#### **AGENDA**

# REGULAR CITY COUNCIL MEETING November 27, 2023 5:30 p.m.

## <u>CITY HALL COUNCIL CHAMBER</u> <u>313 COURT STREET</u>

And VIA ZOOM

https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09

Meeting ID: 881 4776 0127 Passcode: 007612

- 1. CALL TO ORDER
- 2. ROLL CALL OF COUNCIL
- 3. PLEDGE OF ALLEGIANCE
- 4. APPROVAL OF AGENDA
- 5. PRESENTATIONS/PROCLAMATIONS
  - A. David & Kirsten Benko
- 6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to five minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

- 7. CITY MANAGER REPORT
- 8. CITY COUNCIL REPORTS
- 9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be "pulled" from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda

#### CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."

will be placed on the Agenda at the end of the "Action Items" section.

A. Approval of the November 13, 2023 Regular City Council Meeting Minutes

#### 10. PUBLIC HEARINGS

A. Appeal of Planning Commission Resolution No. P.C. 618A-23, denying Appeal #033-23 of the Community Development Director's decision dated February 27, 2023, denying Sign Permit No. 2589-23, *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising* requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a larger billboard.

#### 11. ACTION ITEMS

- A. Special Ordinance 23-599 A Special Ordinance Accepting Real Property on East 3rd Street for Public Parking
- B. Resolution No. 23-039 Suspending the Processing and Issuance of Short-Term Rental Licenses Under The Dalles Municipal Code Chapter 8.02

#### 12. ADJOURNMENT

This meeting conducted VIA Zoom

Prepared by/ Amie Ell City Clerk

#### CITY of THE DALLES



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 FAX (541) 296-6906

## **AGENDA STAFF REPORT**

**AGENDA LOCATION:** Item #9A

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Amie Ell, City Clerk

**ISSUE:** Approving items on the Consent Agenda and authorizing City staff

to sign contract documents.

A. <u>ITEM</u>: Approval of the November 13, 2023 Regular City Council meeting minutes.

#### **BUDGET IMPLICATIONS**: None.

**SYNOPSIS**: The minutes of the November 13, 2023 Regular City Council meeting have been prepared and are submitted for review and approval.

**RECOMMENDATION**: That City Council review and approve the minutes of the November 13, 2023 Regular City Council meeting minutes.

Consent Agenda Page 1 of 1

#### **MINUTES**

# CITY COUNCIL MEETNG COUNCIL CHAMBER, CITY HALL NOVEMBER 13, 2023 5:30 p.m.

#### VIA ZOOM/ IN PERSON

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan

Richardson

**COUNCIL ABSENT**: None

**STAFF PRESENT:** City Manager Matthew Klebes, City Attorney Jonathan Kara, City

Clerk Amie Ell, Police Chief Tom Worthy, Finance Director Angie

Wilson, Community Development Director Joshua Chandler,

Human Resources Director Daniel Hunter,

#### **CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:30 p.m.

#### ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Ell. Long, McGlothlin, Runyon, Randall, Richardson, Mays present

#### PLEDGE OF ALLEGIANCE

Mayor Mays invited the audience to join in the Pledge of Allegiance.

#### **APPROVAL OF AGENDA**

It was moved by Long and seconded by Randall to approve the agenda as amended. The motion carried 5 to 0, Long, Randall, McGlothlin, Richardson, Runyon voting in favor; none opposed; none absent.

#### PRESENTATIONS PROCLAMATIONS

#### Local Government Academy Graduate Recognition

Mayor Mays presented recognition certificates to graduates of the Local Government Academy. He thanked them for their commitment and dedication to the betterment of our community.

#### Northwest Accreditation Alliance Award of Compliance for The Dalles Police Department

Scott Hayes, Executive Director of the Oregon Accreditation Alliance, recognized the work and dedication of the police department staff who worked on the accreditation process. See attached.

#### **AUDIENCE PARTICIPATION**

Donna Lawrence, resident of The City of The Dalles, read her letter about houseless living next to St. Vincent de Paul services center. See attached.

#### **CITY MANAGER REPORT**

City Manager Matthew Klebes reported;

- He recognized work of Library staff on Dia de los Muertos event
- Work on Airport South Apron Project has begun
- Attended Mid-Columbia Community Action Council (MCCAC) housing summit
- Met with MCCAC and Center for Living regarding creation of street outreach team
- David Collins hired to fill city's new IT Director position
- City Council goal setting session will take place on Friday
- Thanked City Clerk for work on Local Government Academy

#### CITY COUNCIL REPORTS

#### McGlothlin reported;

- He will attend goal setting session and airport board meeting this Friday
- Has participated in several meetings regarding homeless

#### Long reported;

Met with City Manager

#### Runyon reported;

- Met with City Manager, Mayor, and 1 other councilor
- Veteran's Day parade participant, thanked Chamber of Commerce
- Took group to Veteran's home to visit, invited Council and audience to visit

#### Richardson reported;

- Attended Columbia Gorge Housing Stabilization Summit
- Met with City manager and Mayor
- Congratulated Police Department on setting high standards with accreditation.
- Will continue efforts to support a new high school

#### Randall reported;

- Attended QLife board meeting
- Attended a debriefing with Mayor and City Manger
- Attended Sister City Reception at City Hall
- Certified Local Government workshop by State Historic Preservation Office
- Participated in mass care training
- Household hazardous waste work plan sub-committee meeting

#### Mayor Mays reported;

- Community Outreach Team meeting
- Presentation to Rotary
- Attended multiple Sister City events
- Economic Development Committee meeting
- Beautification Award presentation
- Presented to the Lion's Club
- Presented to the Local Government Academy
- Judged the Veteran's Day parade, winning float was United States Navy
- Looking for council members to join him in the Starlight Parade

#### **CONSENT AGENDA**

It was moved by Randall and seconded by Long to approve the Consent Agenda as presented. The motion carried 5 to 0, Randall, Long, McGlothlin, Richardson, Runyon voting in favor; none opposed; none absent.

Items approved on the consent agenda were: 1) Approval of the October 23, 2023 Regular City Council Meeting Minutes

#### **ACTION ITEMS**

Resolution No. 23-038 A Resolution Repealing Various Historical Resolutions for Legal Sufficiency

City Attorney Jonathan Kara reviewed the agenda staff report.

It was moved by Randall and seconded by Long to adopt Resolution No. 23-038 A Resolution Repealing Various Historical Resolutions for Legal Sufficiency. The motion carried 5 to 0: Randall, Long, Richardson, Runyon, McGlothlin in favor; none opposed; none absent.

Kara asked council for consensus on whether or not they would like to see future similar resolutions on the consent agenda.

Runyon and McGlothlin both stated they would like these to be on the consent agenda.

Klebes reminded council items can always be pulled from the consent agenda at the start of a meeting.

Runyon said he would like staff to look for instances where the city is more restrictive than state requirements and clean them up to remove things that may be hindering the city.

#### Police Car Purchase

Police Chief Worthy reviewed the agenda staff report.

It was moved by McGlothlin and seconded by Richardson to authorize the City Manager to purchase two new Ford Explorer Interceptor Police Package patrol cars from Underriner Ford in an amount not to exceed \$100,220.00. The motion carried 5 to 0: McGlothlin Richardson, Randall, Long, Runyon in favor; none opposed; none absent.

#### **ADJOURNMENT**

Being no further business, the meeting adjourned at 6:14 p.m.		
Submitted by/ Amie Ell, City Clerk		
SIGNED:	ATTEST:	
Richard A. Mays, Mayor	Amie Ell, City Clerk	

# The Dalles Police Department

#### October 2023

Good evening, Mayor, Councilors, and members of the community. I am Scott Hayes, Executive Director for the Northwest Accreditation Alliance. I appreciate the opportunity to address the Council and present The Dalles Department with its first award of accreditation under the leadership of Chief Tom Worthy.

Law enforcement is experiencing a changing society with increased demands for police accountability and transparency. As in the past, our profession must face these challenges and work with our communities to address their concerns. Accreditation is one step toward building community trust and legitimacy of our profession.

The Northwest Accreditation Alliance was formed under the direction of the Oregon Association of Chiefs of Police, the Oregon State Sheriff's Association, and the Association of Public Safety Communication Officials and provides accreditation services for 94 law enforcement and communication centers.

Accreditation goals are straightforward: to support the continued improvement of law enforcement services, establish best practices through professional standards, establish agency accountability and transparency, and enhance management of operations.

For The Dalles Police Department to become accredited, the agency had to adhere to 106 Law Enforcement standards. Compliance is generally in the form of policy, procedures, Oregon Revised Statutes, Oregon Administrative Rules, and City policy.

Our standards are established on best practices nationally and through changes in Oregon law. In addition to each of the 106 standards, the agency must also show proof of compliance that the agency is following policy and best practices. Re-accreditation occurs every three years. This is a monumental step for any agency to be evaluated by an outside independent organization and have its policies and practices scrutinized.

I know several staff members were involved in the process. Still, I would like to recognize the efforts of Captain Jamie Carrico, Sergeant Eric MacNab, and Sergeant Doug Kramer, who worked diligently in preparing the agency for review.

I would also like to recognize Chief Worthy for his contribution to the Northwest Accreditation Alliance as a sitting Board member of our organization. His involvement provides our member agencies with guidance to meet best practices.

Chief Worthy, on behalf of the Oregon Accreditation Alliance and its Board of Directors, I would like to present you with your first award of accreditation.

I'M HERE TO ASK FOR YOUR HELP. FOR YEARS NOW OUR TOWN HAS HAD PEOPLE LIVING NEXT TO ST. VINCENTS WARMING CENTER. NOT ONLY IS IT UNSIGHTLY AND UNSANITARY, IT HAS DEVALUED AND DAMAGED PROPERTY NEARBY; NEIGHBORS DON'T FEEL SAFE IN THEIR OWN HOMES AND YARDS. TOURISM OF THE HISTORIC BUILDINGS HAS BEEN DIVERTED. CITIZENS CAN'T USE THE SIDEWALK OR FEEL SAFE USING THE STREET AND CRIME RATES HAVE RISEN. OUR CITY POLICE HAVE BEEN DOING ALL THEY CAN, THOUGH IN MANY WAYS THEIR HANDS ARE TIED. I REALIZE YOU HAVE BEEN WORKING HARD ON FIXING THIS PROBLEM. YOU'VE HAD TO COMPLY WITH THE STATE OF OREGON STATUTES AND RULINGS FROM FEDERAL CASE LAW AND SEEMINGLY AN UNWILLINGNESS FROM OUR DA TO BECOME INVOLVED IN THE HOUSELESS ISSUE ACCORDING TO A RECENT ARTICLE BY TOM PETERSON. MR. ELLIS ALSO STATED IN NOVEMBER 8THS GORGE NEWS THAT HE "WILL NOT PROSECUTE ANYBODY EXPERIENCING UNSHELTERED HOUSELESSNESS FOR USING A SHOPPING CART TO CARRY THEIR BELONGINGS". I DON'T UNDERSTAND WHY STEALING SHOPPING CARTS ISN'T A CRIME. I DON'T UNDERSTAND WHY THESE PEOPLE ARE STILL LABELED HOUSELESS. OUR TOWN HAS PROVIDED SHELTER FOR THOSE WHO WANT IT. THESE PEOPLE ON THE STREET HAVE REFUSED THE OFFER. IT'S MY BELIEF THEY REFUSE THE OFFER SO THEY CAN STAY UNDER THE PROTECTIVE UMBRELLA OF THE LABEL "HOMELESSNESS" UNRESTRICTED BY ANY ORDINANCE OR LAW.

THIS IS ALL VERY FRUSTRATING TO SAY THE LEAST. I'VE DONE RESEARCH, AS I'M SURE YOU HAVE, TO SEE WHAT OTHER TOWNS HAVE DONE. ONE THING REALLY STOOD OUT.

SOLUTIONS ALWAYS CAME FROM A STRONG, UNITED CITY COUNCIL. YOU ARE THE LINE OF DEFENSE. PLEASE KEEP TRYING.

#### CITY of THE DALLES



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 FAX (541) 296-6906

## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item #10 A

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Joshua Chandler, Community Development Director

**ISSUE:** Appeal of Planning Commission Resolution No. P.C. 618A-23,

denying Appeal #033-23 of the Community Development

Director's decision dated February 27, 2023, denying Sign Permit

No. 2589-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising requesting to replace an existing off-premises

advertising sign (i.e., a billboard) located adjacent to a city street

with a larger billboard.

#### **BACKGROUND:**

#### Appeal

On **February 27, 2023**, the Community Development Department (**CDD**) denied Sign Permit No. 2589-23 (**Application**) submitted by *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising* (**Appellant**). The Application proposed to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a larger billboard on the property addressed **747 East 2<sup>nd</sup> Street**. Staff's basis for denial was the proposed billboard exceeded the maximum number of billboards allowed per mile pursuant to The Dalles Municipal Code (**TDMC** or **Code**) Section 10.13.050.150(C)(2), which reads (in relevant part):

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

On **July 7, 2023**, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision of SP 2589-23, Notice of Appeal No. 33-23 (**APL 33-23**).

On **September 7 and October 19, 2023**, the Planning Commission deliberated on APL 33-23, and voted 4-2 to deny the appeal request, thus affirming Staff's February 27, 2023,

denial of Application. At the October 19, 2023, Planning Commission meeting, the Planning Commission moved to approve Resolution 618A-23, denying APL 33-23 and affirming denial of SP 2589-23.

On **October 30, 2023**, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision APL 33-23, Notice of Appeal No. 35-23 (**APL 35-23**). Included within APL 35-23, the Appellant submitted a memorandum describing four reasons the City Council should grant the appeal request, thus reversing the Planning Commission's previous decision (see below).

- 1. "Nothing in the text of TDMC 10.13.050.150(C)(2) limits the number of billboards to 8 per radial mile;
- 2. Since 1974, the City has, as a matter of course, approved placement of billboards based on a lineal mile measurement;
- 3. The lineal mile measurement benefits the City's economy, thus fulfilling policies set forth in the comprehensive plan; and
- 4. Changing the interpretation of TDMC 10.13.050.150(C)(2) to a radial mile measurement will render existing billboards nonconforming, thus consigning them to eventual demolition."

Staff will address the issues raised in APL 035-23 regarding applicable criteria of the Code and/or procedural errors within this staff report. The Appellant's legal arguments will be addressed by the City Attorney. Pursuant to TDMC 10.3.020.080(A), appeals are reviewed by this City Council as a *de novo* hearing, meaning a public hearing allowing for the introduction of additional evidence and issues.

#### **History**

Prior to the denial of Application, Appellant inquired with Staff in October 2022 on the placement of a new billboard located within the City's right-of-way at the corner of West 6<sup>th</sup> Street and Cherry Heights Road: at that time, Staff determined the location of the newly proposed billboard would not comply with the provisions of TDMC 10.13.050.150(C)(2) since its approval would result in an excess of the total number of billboards allowed to be located within one mile under the Code. Furthermore, this location was not approved by Staff due to the proximity of underground utility infrastructure and the intersection of both streets. For additional guidance on the matter, Staff consulted with the City Attorney who reiterated Staff's interpretation in that no more than eight (8) signs may be located within a one-mile radius of one another. This billboard location is not the subject of the appeal.

#### **Interpretation at Issue**

Following the **October 2022** determination, Appellant notified Staff it disagreed with Staff's interpretation of TDMC 10.13.050.150(C)(2) based on the method of measuring the distance of a mile: specifically, Staff's interpretation is "per mile" is a distance to be measured *linearly* (i.e., as the crow flies), and Appellant's apparent interpretation is "per mile" is a distance to be measured *as a road mile* (i.e., along each roadway where a sign is proposed to be or actually is located). A map of Staff's interpretation is included as Attachment 5. In an effort to determine the City Council's intent when it adopted TDMC 10.13.050.150(C)(2), Staff coordinated with Wasco County GIS to explore what Appellant's interpretation could look like on The Dalles landscape; Staff attached the

following map for reference (see Attachment 6). For additional context, Staff's presented interpretation of TDMC 10.13.050.150(C)(2) has remained demonstrably consistent since, at least, Staff provided it in response to inquiry the City received from a potential applicant in September 2021 for a new billboard proposal at 2638 West 6<sup>th</sup> Street (see Attachment 7). In addition, Staff included an updated map of the proposal at 2638 West 6<sup>th</sup> Street as Attachment 8.

#### **Terminology**

Since the original application and through Appellant's appeal to the Planning Commission, both Staff and Appellant have maintained consistent positions on the interpretation at issue but both parties have used inconsistent terminology to express those positions. To clarify the distinction between and simplify some of the phrases and concepts used in this Staff Report:

- Staff's position is "8 per mile" should be measured by the <u>linear mile</u> (i.e., as the crow flies). Inherent in that position is the understanding a crow can fly in any direction—accordingly, another way to think about a linear mile is to set the sign at issue as the center of a circle with a radius of 1 mile (i.e., *radially*).
- Appellant's position is "8 per mile" should be measured by the <u>road mile</u> (i.e., as the road curves) on the street or highway adjacent to the sign at issue.

#### **Process**

On February 16, 2023, the Appellant submitted an application to replace an existing billboard located at 747 West 2<sup>nd</sup> Street with a new larger billboard. On February 27, 2023, the Community Development Director (Director) notified Appellant by email its application was denied because it did not comply with the "8 per mile" standard in TDMC 10.13.050.150(C)(2). This is the same interpretation provided to the property owner of 2638 W. 6<sup>th</sup> Street as previously mentioned.

On **June 13, 2023**, Appellant once again met with Staff and expressed its intent to appeal the decision. Appellant provided additional documentation, including some of the information included in APL 33-23, as well as minutes from the **February 4, 1992**, Planning Commission meeting where the Planning Commission considered the sign code for adoption. At that time, Appellant's legal counsel requested the Planning Commission specify the measuring distance between signs along "the road mile", consistent with Appellant's interpretation of the Code standard. The Planning Commission did not include Appellant's legal counsel's recommended clarifying language and—instead—recommended the Code's current language for the City Council's adoption.

On **September 7, 2023**, the Planning Commission held a public hearing at which it heard testimony from Staff, Appellant, and the public. On October 19, 2023, the Planning Commission reconvened to deliberate on the application. Following discussion of the facts and issues, the Planning Commission approved Resolution 618A-23, denying the appeal and affirming the Director's decision.

On October 30, 2023, Appellant appealed the Planning Commission's decision.

#### **Historical Permit Review**

During the **September 7 and October 19, 2023**, Planning Commission meetings, both Appellant and Staff provided additional documentation regarding the historical review of billboards located within the City. Appellant provided Staff with a compilation of

previously issued sign permits, including an individual cover page for all documentation categorized by location. From that information, Staff confirmed a total number of 42 billboard locations throughout the City. While that information provides some evidence of the City issuing permits for signs on City streets at a density greater than "8 per mile", the evidence includes an almost negligible number of total permits – in total, only 3 of the 42 permits reference any mention of the "8 per mile" standard. In addition, numerous permits were erroneously issued in zoning districts where billboards are actually prohibited, including the High Density Residential, Central Business Commercial, and Commercial Light Industrial zoning districts.

In the event the City may have previously interpreted the "8 per mile" standard to mean a road mile rather than a linear mile, the City is not obligated to continue to rely on that interpretation once it determines it is not correct. If the City determines previous permits were issued in error, it can correct those errors and now apply the Code as written, without prejudice to Appellant. Put another way, there is no requirement City actions be consistent with past decisions: Oregon law requires only that a decision must be correct when made – to require consistency for that sake alone would run the risk of perpetuating error.

#### Sign Ordinance History

Prior to the codification of Chapter 10.13 Sign Regulations into TDMC Title 10 in 1998, the City first adopted sign code regulations in January 1974 with Ordinance No. 915, with negligible change to the off-premises sign regulations section since this initial adoption. Minor sentence structure modifications were made to the distance measurements sentence of the off-premises sign regulations section with the adoption of The Dalles Area Sign Ordinance No. 92-1153 on September 21, 1992, as well as the addition of a "City Streets" classification for off-premises signs. Prior to the adoption of Ord. No. 92-1153, the City's sign ordinance had no mention of City Streets. This addition reduced the billboard spacing regulations from 500' to 300' for billboards located on non-highway streets. Staff has included a comparison of the original text included within the sign code from 1974 to the text amendments of 1992, which is the current language included in TDMC 10.13.050.150(C)(2) (see below):

#### • <u>Text: January 1974 – September 1992</u>

The maximum number of advertising signs shall not exceed 8 per mile with no more than five on one side of the street and no closer than 500 feet apart when measured along the street centerline and measured at right angles thereto.

#### • Text: September 1992 – Present

- A. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 500 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented.
- B. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented.

Throughout the multiple sign code work sessions of **1991** and **1992** with Planning Commission concerning The Dalles Area Sign Ordinance No. 92-1153, Appellant was a

vocal contributor in the overall adoption process. During the **February 6, 1992**, Planning Commission meeting, Appellant's legal counsel requested the Commission specify the measuring distance between signs along "the road mile", consistent with Appellant's current interpretation; however, the Commission did not include Appellant's recommended language and instead adopted the current language as stated in TDMC 10.13.050.150(C)(2). A copy of this request has been included within Attachment 2.

Between 1977 and May 1984, the off-premises sign regulations section was also modified from the original sign code of 1974 (Ord. No. 915), to only permit the placement of billboards in the General Commercial (CG) and Industrial (I) zoning districts. That amendment resulted in a considerable reduction in overall area for the placement of billboards throughout the city. Staff has included a comparison of the original text included within the sign code from 1974 and the text included in the 1984 version of the sign code, which is the current language included in TDMC 10.13.050.150(C)(2) (see below):

#### • Text: January 1974 – May 1984

Advertising signs shall be located in commercial or industrial zones, as designed by the City Zoning Ordinance.

#### • Text: **May 1984 – Present**

Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by this Title.

Appellant argues the City has approved the placement of billboards based on a "road mile" measurement since 1974; however, historical research found that only 7% of all billboard permits in the City reference any mention of a road mile measurement. Sign permit determinations are based on regulations consistent with TDMC, not perceived historical precedence; however, Staff considered past permitting processes for reference prior to denial of Application. Staff was unable to find—and Appellant was unable to provide—information justifying any historical precedent or overall consistency of billboard permit review by The Dalles Planning and/or Community Development Departments concerning billboards. Not only is there minimal information regarding distance measurements referencing road mile, but billboard placement within longstanding zoning regulations also appears an oversight. Of the 42 billboards located throughout the city, Staff determined 28 of these billboards are located within zoning districts where billboards are explicitly prohibited. Aside from the CG and I zones, all other zoning districts have been prohibited for billboard placement since 1984. Since 1998 when TDMC was adopted and current zoning district designations established, at least 13 billboard permits have been approved outside of the CG or I zoning districts. Staff included a map of all billboards within the city detailing their location in relation to the underlying zoning district as Attachment 27.

#### **Economic Impact**

Appellant does not explain why economic impact is relevant to the appeal and Staff does not believe it is. Aspirational statements in the Comprehensive Plan about encouraging economic activity are far too general and broad to apply to an individual sign permit application. Nothing in the provided statements about economic vitality in the Comprehensive Plan shed any light on the interpretation in question.

#### REVIEW OF APPLICABLE SUBSTANTIVE MATERIAL:

- Sign Permit No. 2589-23 (SP 2589-23): Included as Attachment 1.
- Notice of Appeal No. 33-23 (APL 33-23): Included as Attachment 2-24.

#### **REQUEST:**

Appellant is requesting approval to replace an existing off-premises sign (i.e., a billboard) with a new, larger sign. The property is addressed 747 East 2<sup>nd</sup> Street and is depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200.

#### **NOTIFICATION:**

Property owners within 300 feet, City Departments, and Franchise Utilities.

#### **COMMENTS RECEIVED:**

No comments received as of the date this staff report was published (August 31, 2023).

#### **REVIEW CRITERIA:**

- I. City of The Dalles Municipal Code, Title 10 Land Use and Development
  - A. De Novo

<u>FINDING #1</u>: This Staff Report serves as a *de novo* staff report for APL 035-23. Criterion met.

B. Right to Appeal Decisions.

<u>FINDING #2</u>: Appellant is a party of record to the particular action because it is the original applicant for SP 2589-23 and appellant for APL 033-23; therefore eligible to appeal the Planning Commission's denial of APL 033-23. **Criterion met.** 

C. Filing Appeal.

FINDING #3: Prior to the Appellant's submission of APL 033-23, Staff identified multiple procedural inconsistencies in TDMC Chapter 10.13 (*Sign Regulations*) that conflict with other portions of TDMC. Although TDMC Chapter 10.13 references an appeal process for denied sign permits, TDMC Chapter 10.3 directly contradicts that process – specifically, TDMC 10.3.020.030(D) provides the Director's approval or denial of a ministerial application (e.g., sign permits, building permits, etc.) is the City's final decision: accordingly, under TDMC Chapter 10.3, Appellant actually has no mechanism to appeal a denied sign permit other than by filing an action against the City in Wasco County Circuit Court.

Generally, appeals of administrative and quasi-judicial decisions require the denied applicant to submit a Notice of Appeal within ten (10) days from the date of the City's denial. Here, the City denied the Application on February 27, 2023, more than 18 weeks from the date APL 33-23 was submitted. When Appellant met Staff on June 13, 2023, it mentioned the idea of resubmitting the sign permit, waiting for another denial, then appealing more expeditiously; however, TDMC 10.3.010.040(D) bars applicants from resubmitting denied applications for one year from the date of denial. Accordingly, under TDMC Chapter 10.3, Appellant

could not have resubmitted its sign permit application until at least February 27, 2024.

Ultimately, Staff determined the procedural contradictions within the Code itself create a gray area for a sign appeal process; therefore, the City decided to err on the side most beneficial to Appellant by allowing this Appeal to move forward without prejudice stemming from the Code's inconsistency. In making this determination, the City Attorney recommended addressing these procedural issues going forward and to work on a comprehensive text amendment to the City's sign code as soon as possible.

Staff informed the Appellant of the ability to move forward with the appeal, but also offered a collaborative alternative on the matter (see correspondence included in the record as Attachment 9). Rather than moving forward with this Appeal, Staff offered to collaborate with Appellant (along with additional community input) on proposed amendments to TDMC Chapter 10.13 – that compromise would have allowed both the City and Appellant to marshal their resources on beginning a comprehensive sign code amendment with a tentative plan to have an initial discussion with Planning Commission by Autumn 2023. In the alternative, Staff explained that once an appeal is filed, the City is instead required to focus efforts and expend resources to defend the appeal, which further prolongs the opportunity to address these inconsistencies and leaves the City open to future litigation.

Appellant failed to respond to Staff's request and submitted APL 33-23 on July 7, 2023.

On September 7 and October 19, 2023, the Planning Commission deliberated on APL 35-23, and voted 4-2 to deny the appeal request, thus affirming Staff's February 27, 2023, denial of Application. At the October 19, 2023, Planning Commission meeting, the Planning Commission moved to approve Resolution 618A-23, denying APL 33-23 and affirming denial of SP 2589-23.

On October 30, 2023, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision APL 33-23, Notice of Appeal No. 35-23 (APL 35-23), within 10 days from following the date of mailing of the Notice of Decision for APL 33-23. **Criterion met.** 

D. Notice of Appeal.

FINDING #4: TDMC 10.3.020.080(D)(3) provides every notice of appeal shall include the "specific grounds why the decision should be reversed or modified, based on the applicable criteria or procedural error." The Appellant submitted documentation within APL 35-23 supporting its interpretation and requesting the Commission reverse Staff's previous decision. Staff will address the issues raised in the Notice of Appeal regarding applicable criteria of the Code and/or procedural errors. The Appellant's legal arguments will be addressed by the City Attorney. Criterion met.

E. Jurisdictional Defects.

<u>FINDING #5</u>: Staff determined no jurisdictional defects exist with the APL 35-23 request. Criterion met.

G. Notification of Appeal Hearing.

<u>FINDING #6</u>: Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on November 13, 2023. Criterion met.

#### 10.13.020.010 Sign Permit

No sign shall hereafter be erected, re-erected, constructed, altered or maintained until a sign permit has been issued, unless no permit is required under Section 10.13.020.030...

<u>FINDING #7</u>: The Application proposes replacing an existing billboard with a new, larger billboard in a similar location. Since the replacement requires structural alterations, a sign permit is required. **Criterion met.** 

#### Section 10.13.020.030 Permit Exceptions

A sign permit shall not be required for routine maintenance, such as repainting and repair of existing signs. Exceptions are also made for exempt signs listed in Section 10.13.030.010. However, a permit is required for a change of business name or any structural alteration to an existing sign.

**FINDING #8:** See Finding #9. Criterion met.

#### Section 10.13.020.040 Permit Procedure

- B. The completed application shall be submitted with the appropriate fee and drawings to indicate the dimension, location, and height of all existing and proposed signs for the subject business.
- F. The Director will determine when the application is complete. The permit will be approved or denied within 15 days from the submittal date, unless referred to a City Commission as herein provided. Variances and appeals will be processed as set forth in Section 10.13.070.100.

<u>FINDING #9</u>: See Finding #1. Application was denied on February 27, 2023, less than 15 days from the submittal date. Criterion met.

#### 10.13.050.150 Off-Premises Advertising Signs

Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by this Title.

<u>FINDING #10</u>: The subject property is located within the CG zoning district and the Highway District for purposes of Chapter 10.13 sign regulations. **Criterion met.** 

A. The maximum height above grade shall be 24 feet, but shall be increased to 40 feet in the Highway District.

**FINDING #11:** Staff determined from the submitted Application the proposed height above grade for the new billboard is 24'. **Criterion met.** 

B. Outdoor advertising signs shall have metal primary structural members.

<u>FINDING #12</u>: The Appellant provided additional information that the new sign would be constructed using steel primary structural members. If the City Council decides to approve the application, a condition of approval will be included

requiring the use of steel primary members. Criterion met with conditions.

C. Size.

2. City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

#### FINDING #13-A: City Streets

The proposed billboard is located on East 2<sup>nd</sup> Street, which is classified within The Dalles Transportation System Plan as an Arterial roadway under the City's jurisdiction. **Criterion met.** 

FINDING #13-B: The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

This provision includes three (3) separate requirements for siting a new or replacement billboard:

• Requirement #1: Signs may not exceed eight (8) per mile.

The maximum number of advertising signs shall **not exceed 8 per mile** with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Staff understands the main emphasis of the argument raised by Appellant through its Appeal is TDMC 10.13.050.150(C)(2)'s reference to "per mile" requires the City to interpret it as applicable to the distance travelled along a road. However, the Code is clear: TDMC Chapter 10.6 (*General Regulations*) provides the City's regulations applicable to all TDMC Title 10 applications, including the Application and this Appeal. Relevantly, TDMC Chapter 10.6, Article 6.070 (*Measurements*) provides the City's regulations concerning measurements. TDMC 10.6.070.010 (*Purpose*) plainly indicates TDMC Chapter 10.6, Article 6.070 "explains how measurements are made in [TDMC Title 10]." Specifically—and simply—TDMC 10.6.070.030(A)(1) provides:

1. Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.

For purposes of ensuring accuracy with its land use review, the City employs the use of a Geographic Information System (GIS) administered by Wasco County. Within the City's GIS database, Staff compiled a complete inventory of all billboards located within the Urban Growth Boundary (UGB) to facilitate the precise measurements of billboard locations and their proximity to one another. By use of a GIS Buffer tool, Staff is able to input the location of a billboard and apply a vicinity range of a specified distance. For the purposes of determining billboard proximity (as required by TDMC

10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (i.e., a circle). This GIS generated buffer provides Staff an accurate, useful, and non-discretionary tool when reviewing application requests. A comparable tool, GIS Select by Location, is used for purposes of noticing all land use applications, similar to the 300' notice provided for the Notices of Public Hearing for the APL 33-23 and APL 35-23.

Upon submitting the location of the proposed billboard, Staff generated the vicinity map included in the record as Attachment 5. That map demonstrates a total of 23 billboards (24 including the subject billboard) within a one-mile radius of the proposed billboard at issue in this Appeal, 13 of which are classified as non-Highway signs (14 including the subject billboard). For the purposes of determining vicinity, "City" and "Highway" billboards are distinguished from one another, although doing so may create clustering of billboards within one area of the City, as shown in Attachment 5.

Without the use of GIS, measuring distances are unreliable, inaccurate, and prone to human error. Appellant provided examples of maps and a previous sign permit with APL 33-23 to demonstrate measuring distances; however, neither submittal included a scale or ratio. As such, those distances should not be considered appropriate measures of distance, especially when compared to the pinpoint accuracy of GIS.

In addition to the Code's insistence on measuring distance along a horizontal plane, TDMC 10.6.070.030(A)(1) provides topography may not be a factor in determining distances. Although "topography", is a not term specifically defined in the Code, Staff have provided three of the most widely accepted and available definitions of topography below:

- The arrangement of the natural and artificial physical features of an area.<sup>1</sup>
- The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.<sup>2</sup>
- O Topography is a field of geoscience and planetary science and is concerned with local detail in general, including not only relief, but also natural, artificial, and cultural features such as roads, land boundaries, and buildings.<sup>3</sup>

All three of those definitions reference "man-made" or "artificial" features, which include roads – accordingly, the consideration of topographical features in the measurement of distances invites subjective, inaccurate, unreliable, and

<sup>&</sup>lt;sup>1</sup> "Topography." *Oxford Languages*, Oxford University Press, 2023, https://www.google.com/search?q=topography&rlz=1C1CHBF\_en&oq=topography&aqs=chrome.0.69i59j35i39i650j0i31i433i512j0i131i433i457i512j0i402i650j0i402i512j46i175i199i433i512j0i512l3.2039j0j7&sourceid=chrome&ie=UTF-8. 28 August 2023.

<sup>&</sup>lt;sup>2</sup> "Topography." *Merriam-Webster Dictionary*, Merriam-Webster, Incorporated, 2023, <a href="https://www.merriam-webster.com/dictionary/topography">https://www.merriam-webster.com/dictionary/topography</a>. 28 August 2023.

<sup>&</sup>lt;sup>3</sup> West, Terry R.; Shakoor, Abdul (2018-03-19). Geology Applied to Engineering (2nd ed.). Waveland Press. pp. 545. ISBN 978-1-4786-3722-6.

constantly-shifting metrics. The City regularly changes its streets and roads, whether by expansion, extension, or otherwise. Roadways or streets may not be a factor in determining distances, contrary to Appellant's interpretation of TDMC 10.13.050.150(C)(2).

Appellant also argues the City's interpretation would cause a "taking" of the property. The United States Supreme Court held a local regulation does not cause a taking unless it denies effectively all economically viable use of the property. *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992). Appellant has not provided any evidence the existing billboard is no longer economically viable or that the decision to deny this application will deny the property all economically viable use. Absent such evidence, the City's interpretation of TDMC 10.13.050.150(C)(2) does not cause a taking.

Finally, Appellant argues this decision is "indistinguishable" from *Holman v. City of Warrenton*, 242 F. Supp. 2d 792 (2002). In Holman, the city approved a conditional use permit for a mini-storage facility, then refused to issue the building permits necessary to build it. In this case, the City denied an application for a permit to *replace* an existing sign (not a new sign that the City approved in a separate decision). Plainly, the decision in *Holman* is completely distinguishable and does not require the City approve this application.

• Requirement #2: Of the eight (8) signs per mile, no more than five billboards may be located on one side of the street.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #2.

• Requirement #3: Of the eight (8) signs per mile, billboards must be no closer than 300' from one another. The point of measurement for this distance is measured at right angles from the street centerline where the sign is located.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #3.

Staff determined the proposed sign exceeds the total number of signs allowed per mile. Criterion not met.

<u>FINDING #13-C</u>: Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

Staff determined from the submitted Application that the total sign area of the

proposed billboard is 192 SF, with a vertical dimension of 8' and a horizontal dimension of 24'. **Criterion met.** 

#### **FINDING #14**: Criterion met.

#### 10.13.070.010 Off-Premises Advertising Signs

Signs and advertising structures which do not conform to the provisions of this Chapter but which lawfully existed and were maintained on the effective date of Ordinance 92-1153 shall remain lawful except as provided in this Article.

FINDING #15: Appellant argues Staff's interpretation of the linear measurement for billboard distances will effectively render existing billboards as nonconforming, eventually leading to the demolition of these billboards. TDMC 10.13.070.010 provides signs are nonconforming if they (1) do not conform to the provisions of the sign code and (2) lawfully existed and were maintained on the effective date of Ordinance 92-1153. The sign at issue in this Appeal was constructed in 2003 (11 years after the effective date of Ordinance 92-1153); accordingly, it is not - and can never be - a nonconforming sign. More appropriately, the instant situation is best governed by TDMC 10.13.020.030, which provides exceptions to the sign code's permitting requirements: specifically, a sign permit is not required for routine maintenance (e.g., repainting and repair of signs), but a permit is required for any structural alterations to existing signs. Here, Appellant's application was for the enlargement of its existing 2003 sign – since enlargement requires altering the existing sign's structure, TDMC 10.13.020.030 mandates a new sign permit processed under current standards. Criterion not applicable.

#### **COUNCIL ALTERNATIVES:**

- 1. <u>Staff recommendation</u>: Move to direct staff to prepare a resolution denying the appeal and affirming the denial of Sign Permit No. 2589-23 as set forth in Planning Commission Resolution No. PC 618A-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
- 2. If Council desires to affirm the Planning Commission's decision based upon additional findings and conclusions, or with different conditions of approval, move to direct staff to prepare a resolution denying the appeal and affirming the Planning Commission's denial of Sign Permit No. 2589-23 as set forth in Resolution No. P.C. 618A-23, based upon the findings and fact and conclusions of law set forth in the agenda staff report, as modified by the Council.
- 3. If Council desires to grant the appeal, move to direct staff to prepare a resolution granting the appeal, reversing the Planning Commission's decision, and approving the application.

#### ATTACHMENTS:

A comprehensive list of all attachments pertaining to Appeal No. 35-23 have been provided chronologically below.

1. Sign Permit No. 2589-23

#### APL 033-23

- 2. APL 033-23 Notice of Appeal
- 3. APL 033-23 Public Hearing Notice
- 4. APL 033-23 Staff Report
- 5. APL 033-23 Staff Report, Attachment 1
- 6. APL 033-23 Staff Report, Attachment 2
- 7. APL 033-23 Staff Report, Attachment 3
- 8. APL 033-23 Staff Report, Attachment 4
- 9. APL 033-23 Staff Report, Attachment 5
- 10. Comments received: Dunn Carney, September 5, 20234
- 11. Memorandum: City Attorney Jonathan Kara, September 7, 2023
- 12. Memorandum: Community Development Director Joshua Chandler, September 7, 2023
- 13. Planning Commission minutes, September 7, 2023
- 14. Memorandum: Community Development Director Joshua Chandler, October 16, 2023
- 15. October 16 Memo, Attachments A
- 16. October 16 Memo, Attachments B
- 17. October 16 Memo, Attachments C
- 18. October 16 Memo, Attachments D
- 19. October 16 Memo, Attachments E
- 20. October 16 Memo, Attachments F
- 21. October 16 Memo, Attachments G
- 22. Planning Commission minutes, October 16, 2023 (DRAFT, proposed adoption: November 17, 2023)
- 23. Resolution 618-A
- 24. APL 033-23 NOD

#### APL 035-23

- 25. APL 035-23 Notice of Appeal
- 26. APL 035-23 Public Hearing Notice
- 27. Billboard Inventory Map
- 28. Resolution No. 23-041A
- 29. Resolution No. 23-041B

# **NOT APPROVED**

Attachment 1

_		
The H	City of The Da Community Developm 313 Court Street Www.thedalles.org	nent Dept
	FEB <b>1 6</b> 2023	
Received	City of The Dalles	
	only of the balloo	

Sign Permit Application

Applicant	Installer Information		
Name: John Lehman for Meadow Outdoor Advertising	Name: Meadow Outdoor Advertising		
Address: P.O. Box 331	Address: P.O. Box 331		
The Dalles, OR 97058	The Dalles, OR 97058		
Phone #: 541.296,9684	Phone #: 541.296.9684		
Email: jlehman@meadowoutdoor.com	Email: jlehman@meadowoutdoor.com		
Business Name: Meadow Outdoor Advertising	Oregon CCB License #: 118370		
P.O. Box 3331, The Dalles, OR 97058	Expiration Date: 11-5-2025		
Sign Information	Map and Tax Lot: 01N13E04AA TL#200		
Business Address: 747 W. 2nd Street	Zoning District: CG - General Commercial		
Type: Freestanding Projecting	Hanging Flush		
Principal Secondary	Temporary		
Illumination: Direct	☐ Indirect ☐ UL #:		
Horizontal Dimension: 24 feet	Vertical Dimension: 8 feet		
Sign Area: 192 sq. ft. Building Frontage:	n/a Street Frontage: n/a		
NOTE: THIS SIGN WILL REPLACE EXISTING  Electrical connection and all supply circuits to be made	8'X16' 516N CURRENTLY IN THIS LOCATION.)  de by a licensed electrical contractor and subject to the		
provisions of the State Electrical Code. A structural pe	ermit is required for certain sign installations.		
SIGN INSTALLATION TO BE COMPLETED WI	THIN 60 DAYS AFTER PERMIT HAS BEEN ISSUED		
Signature of Applicant	Signature of Property Owner		
Jehn Lehman Z-16-23	LEASE COPY ATTACHED WITH  SIGNATURE Date		
Date	SIBNATURE Date		
See Reve	erse Side >>>		
	1 of 2		

#### Additional Application Requirements:

Community Dayslanment Department		
Decision	Approved	x Denied
A		
inventory muse mediae injormation on sign type an	a location.	
the building. Additionally, the ordinance makes dis inventory must include information on sign type an		pes of signage used. This is why the
signage allowed. In order to do this, an inventory business plus any other businesses that are at the		,
The purpose of a sign permit is to verify that the ar	mount of signage reque	ested does not exceed the amount of
A complete inventory of existing property sign(		
A scaled elevation drawing of your proposed signal	gn complete with dime	nsions, location, and color scheme.
	neation neganemen	<del></del>

Community Development Department

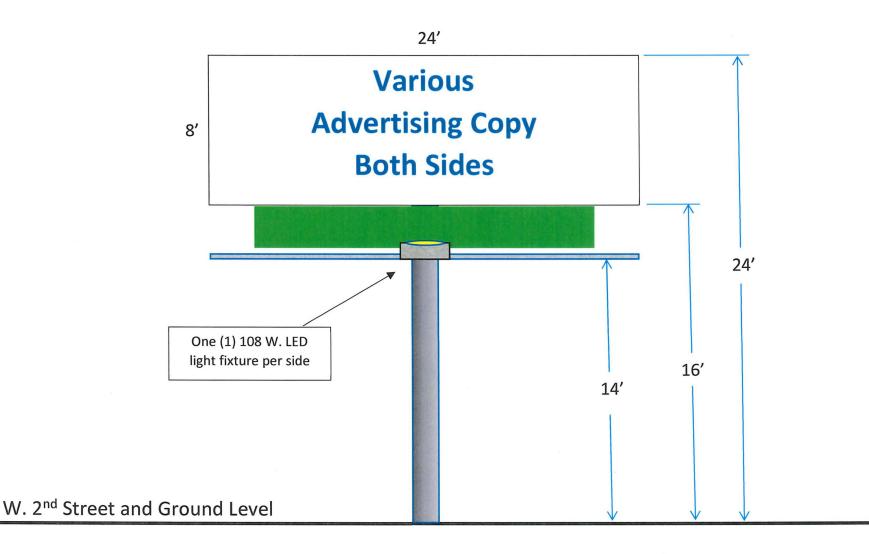
2/27/23

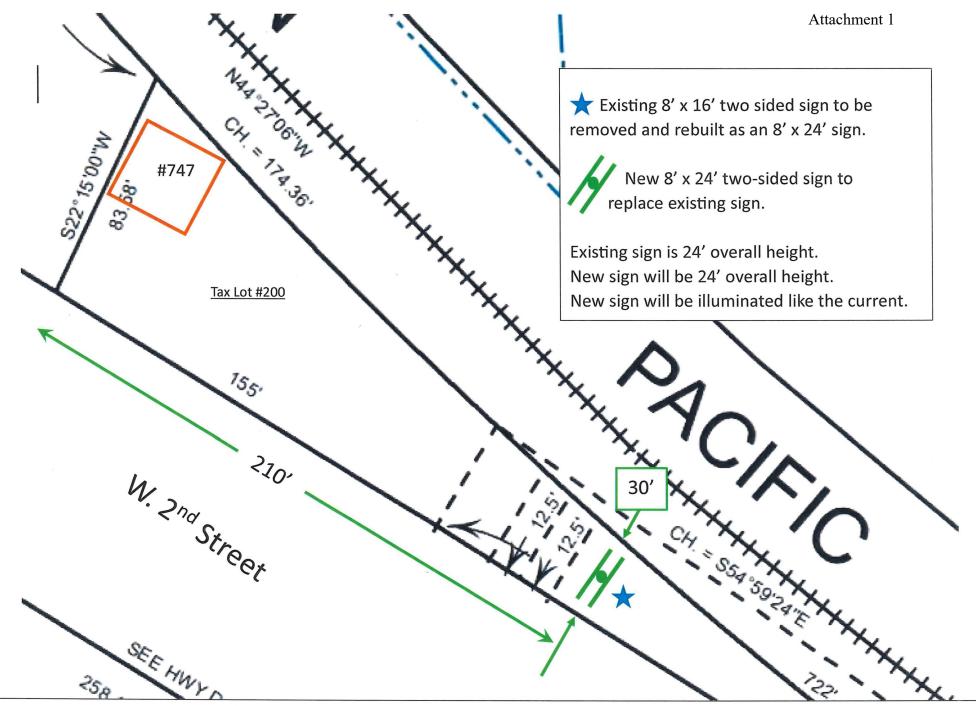
Date

2 of 2

Sign complies with zone requirement and setbacks from other off premises advertising signs. Nearest sign is approximately 520 ft. However, proposed sign is within 1 mile of 25 off premises signs which is not allowed.

# **NOT APPROVED**





Plot Plan for New 8' x 24' Billboard Sign to Replace Existing 8' x 16' Agenda Staff Reported 3t2747 W. 2<sup>nd</sup> Street, The Dalles, Oregon — 01N13E04AA TL#200 age 26 of 597 Page 18 of 565

OUTDOOR ADVERTISING P.O. Box 331 • The Dalles, Oregon 97058 • 541-296-9684

#### AGREEMENT OF LEASE

Lease # 98017

· · · · · · · · · · · · · · · · · · ·	
	AMER1648
This agreement is made this <u>614</u> day of <u>AU6UST</u>	_, 2003 by and between
"LESSOR" and Meadow Outdoor Advertising hereinafter called "LESS	EE".
completed, Lessor nereby leases to Lessee a portion of Lessor's' real outdoor advertising sign structure on the leased property located at an	per year, payable in advance annually beginning upon the date the sign structure is property and thereupon grants exclusive permission to Lessee to erect and maintain and described as:
TOWNSHIP IN. RANGE	13 E. W.M. SECTION 4 NE/4 NE/4
AXLOT IN THE CITY OF THE DAY	13 E. W.M., SECTION 4 NE/4 NE/4, LES, COUNTY OF WARCO, STATE  ST. NONTHLINE 300' EAST OF  CHERRY HEIGHTS POAD
200 TO THE CITY OF THE DATE	Es accord of which , STATE
OF UNELON; W. SECOND	ST. NONTHLINE 300 EAST OF
Lessor further grants to Lessee the unrestricted right to traver across L	essor's property for free access to sight structure and use of the real property described e, repair and otherwise deal with Lessee sign structure including the placement and
Diagram (Location of Proposed Sign)	AMERICAS BUILDING NORTH
Diagram (Education of Proposed Sign)	Bulcoin 4 NORTH
	<b>A</b>
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This could be a second as a	All advantages and a state of the state of t
nder this lease shall remain the property of the Lessee. The Lessor rep	reement. All advertising signboards and structures placed on the leased property resents that he is the owner of the above-described real property and has the
uthority to grant the leasehold estate and to execute this lease for the te roperty.  This lease is binding upon and inures to the benefit of the heirs	erm thereof. The word Lessor as used herein shall include all joint owners of the real special
he provisions on the reverse side of this agreement are incorporated into	o and made a part of this agreement by reference.
CCEPTED BY MEADOW OUTDOOR	ACCEPTED BY LESSOR AMERICAS PROPANE, LP
A Section of the sect	
(Ayhohzed Agent of Meadow Outdoor Advestising)	By 15th Cen
ate	Frint Name 51M STEW
	Address 747 W. ZND STRAKET
	City, State, Zip THE DALLES OR 97058
	Tax ID/SS#_23-32787917
evised 1/02)	-



JUL 7 2023



City of The Dalles

Community Development Dept

313 Court Street The Dalles, OR 97058 (541) 296-5481, ext. 1125 www.thedalles.org

City of The Dalles Application #: \_APL 33-23

Filing Fee: \$500

Receipt #: 485734

Received: 7/7/23

Deemed Complete: 8/4/23

# **Notice of Appeal for Land Use Decision**

Appellant's Name:

J.R. Zukin Corp d/b/a Meadow Outdoor Advertising

Address:

PO Box 331

The Dalles, OR 97058

Phone:

(541) 296-9684

Email:

jlehman@meadowoutdoor.com

Please state the reasons why the appellant qualifies as a party entitled to file a notice of appeal:

The Appellant is the applicant for a sign permit that was denied by the City and therefore is an "aggrieved party" with standing to appeal pursuant to 10.13.070.060D. Please see Ex. A (Application)

Please provide the date and a brief description of the decision being appealed:

Appellant is appealing the Planning Director's February 27, 2023 denial of sign permit application filed February 16, 2023. Please see Ex. B (Denial)

Please cite the specific grounds why the decision should be reversed or modified, and cite the applicable criteria or procedural error which supports the grounds for appeal:\*

Please see the attached Ex. C (Grounds for Reversal) setting forth in detail why the Planning Director's interpretation of the Sign code is wrong and the permit denial must be reversed.

Appellant Signature

Date

<sup>\*</sup>Attach additional sheets as necessary.

City of The Dalles Community Development Dept 313 Court Street The Dalles OF 97058 (5411 196-5481 ext. 1125	Application #: SP 2589-23  Filing Fee: \$120.00  Receipt #: 485639  Deemed Complete: 2/24/23			
Received  City of The Dalles  Community Development Dept	Ready to Issue: 2/24/23  Date Issued: 2/24/23			
	t Application			
Applicant	Installer Information			
Name: John Lehman for Meadow Outdoor Advertising	Name: Meadow Outdoor Advertising			
Address: P.O. Box 331	Address: P.O. Box 331			
The Dalles, OR 97058	The Dalles, OR 97058			
Phone #: 541.296,9684	Phone #: 541.296.9684			
Email: jlehman@meadowoutdoor.com	Email: jlehman@meadowoutdoor.com			
Business Name: Meadow Outdoor Advertising	Oregon CCB License #: 118370			
P.O. Box 3331, The Dalles, OR 97058	Expiration Date: 11-5-2025			
Sign Information	Map and Tax Lot: 01N13E04AA TL#200			
Business Address: 747 W. 2nd Street	Zoning District: CG - General Commercial			
Type: Freestanding Projecting	Hanging Flush			
Principal Secondary	Temporary			
Illumination: Direct	☐ Indirect ☐ UL#:			
Horizontal Dimension: 24 feet	Horizontal Dimension: 24 feet Vertical Dimension: 8 feet			
Sign Area: 192 sq. ft. Building Frontage: n/a Street Frontage: n/a  OTE: THIS SIGN WILL REPLACE EXISTING 8'XIG'SIGN CURRENTLY IN THIS LOCATION.)				
Electrical connection and all supply circuits to be made by a licensed electrical contractor and subject to the				
provisions of the State Electrical Code. A structural permit is required for certain sign installations.				
SIGN INSTALLATION TO BE COMPLETED WITHIN 60 DAYS AFTER PERMIT HAS BEEN ISSUED				
Signature of Applicant	Signature of Property Owner			
Jehn Lehman Z-16-23	LEASE COPY ATTACHED WITH SIGNATURE Date			
Date	SIGNATURE Date			
	rse Side >>>			

1 of 2

Exhibit A Page 1 of 5 Page 29 of 597

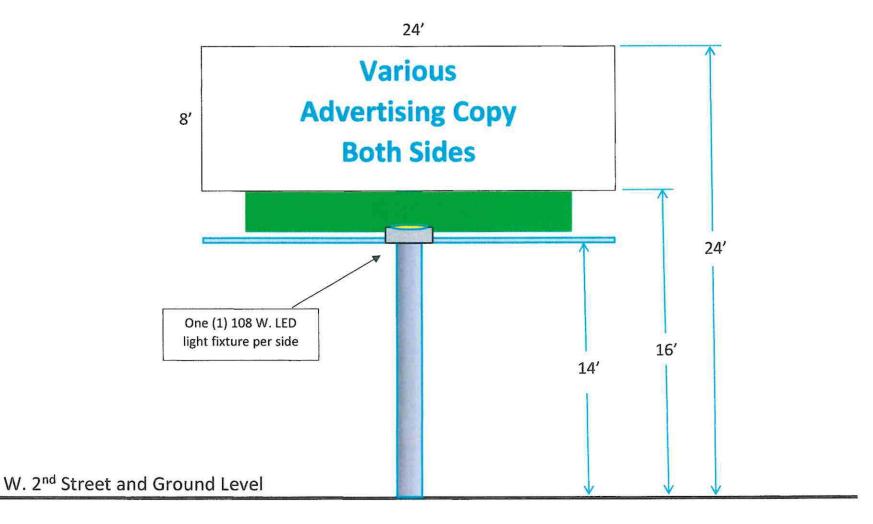
## **Additional Application Requirements:**

A scaled elevation drawing of your	proposed sign	complete with dimens	sions, location, and color sche	me.
A complete inventory of existing pro	operty sign(s)	complete with dimens	ions and location(s).	
The purpose of a sign permit is to verify signage allowed. In order to do this, a business plus any other businesses that the building. Additionally, the ordinancinventory must include information on s	an inventory o are at the sar e makes distin	f existing signs is req ne location. Signage is ctions based upon typ	uired. This includes signs for not based on the business, b	your ut on
Decision	<del></del>	X Approved	Denied	
Community Development Department		Sign com	plies with zone requirement	***************************************
Land But	2/24/23	and setba advertisii	icks from other off premises ng signs. Nearest sign is	
	Date approximately 520		iatory JZU II.	

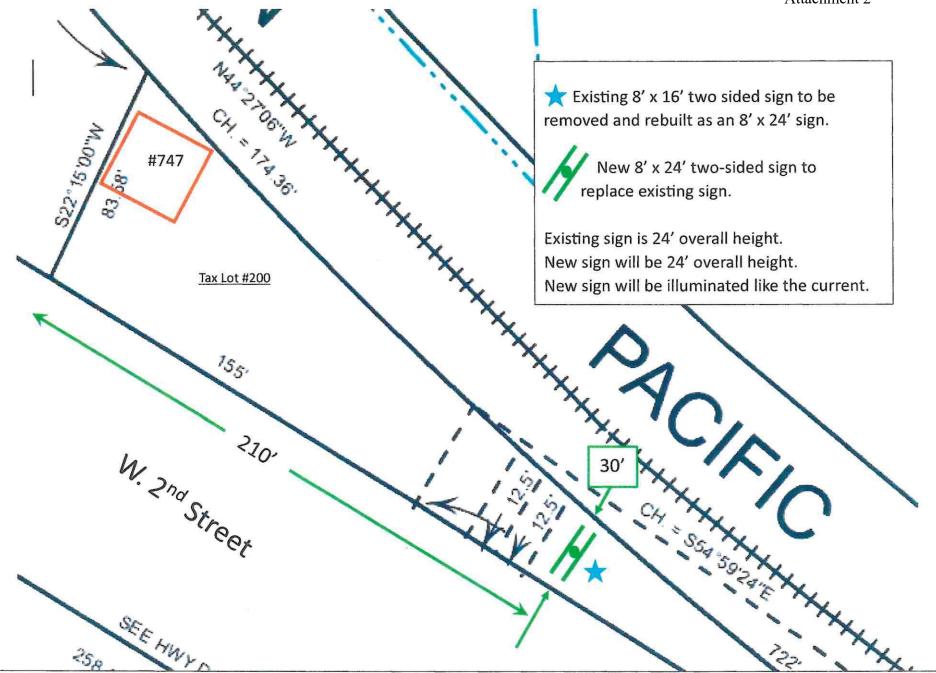
2 of 2

Exhibit A Page 2 of 5 Page 30 of 597

# 8' x 24' Back-to-Back Billboard Elevation Sketch



Proposed Rebuilt Sign to Replace Existing 8' x 16' Sign @ 747 W. 2<sup>nd</sup> Street, The Dalles
Exhibit A
Pagegisla of 597



Plot Plan for New 8' x 24' Billboard Sign to Replace Existing 8' x 16'

Located at 747 W.  $2^{nd}$  Street, The Dalles, Oregon - 01N13E04AA TL#200 Agenda Staff Report | APL 035-23

Page 24 of 565



OUTDOOR ADVERTISING P.O. Box 331 • The Dalles, Oregon 97058 • 541-296-9684

#### AGREEMENT OF LEASE

Lease # 98017

AMER1648
This agreement is made this <u>UTH</u> day of <u>AUGUST</u> , 2003 by and between <u>Programs</u> , <u>LP</u> hereinafter called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE".
In consideration of problems of problems of the sign structure is completed, Lesson nereby leases to Lessee a portion of Lesson's' real property and thereupon grants exclusive permission to Lessee to erect and maintain a outdoor advertising sign structure on the leased property located at and described as:
TOWNSHIP IN., RANGE 13 E. W.M., SECTION 4 NE/4NE/4
200 IN THE CITY OF THE DALLES, COUNTY OF WARCO, STATE
OULDOOR advertising sign structure on the leased property located at and described as:  TOWNSHIP IN., RANGE IS E. W.M., SECTION 4 NELY NELY  TAXLET IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE  OF OREKON; W. SECOND ST. NORTHLINE 300 EAST OF  CHERRY HEIGHTS POAS
Lessor further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described herein as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with Lessee sign structure including the placement and maintenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.
Diagram (Location of Proposed Sign)  AMERICAE  BUICDING  NORTH
W. 2100 St.
RR RR
MEADON SIGN LOCATION
MEADON SIGN LOCATION

The term of this lease is years commencing on the date of this agreement. All advertising signboards and structures placed on the leased property under this lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has the authority to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used herein shall include all joint owners of the real property. This lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

The provisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

ACCEPTED BY LESSOR AMERICAS PROPONE, LP

rint Name 51m Stew

Address 747 W. ZND STREET

City, State, Zip THE DAUGE OR 97058

Revised 1/02)
EW LEASE FORM

Exhibit A Page 5 of 5 Page 33 of 597

#### **Aaron Noteboom**

Subject:

FW: Approved Sign Permit, SP 2589-23

From: Joshua Chandler < ichandler@ci.the-dalles.or.us>

Sent: Thursday, March 9, 2023 3:37 PM

To: John Lehman < ilehman@meadowoutdoor.com > Cc: Paula Webb < pwebb@ci.the-dalles.or.us > Subject: RE: Approved Sign Permit, SP 2589-23

Good afternoon John,

The denied permit and associated email serve as the formal denial to the sign permit. Sign permits are processed as ministerial applications and follow a different process than land use applications; therefore, a "Notice of Decision" is not provided.

Please find the Notice to Appeal form included with this email. The fee to appeal is \$500. Pursuant to Section 10.13.070.060, the Planning Commission shall conduct hearings for sign permit appeals and variances in the same manner and shall apply the same standards as used for variance hearings. The review criteria for variances can be found <a href="here">here</a>. When submitting the Notice of Appeal, you'll also want to provide a narrative that specifically addresses each of these criterion (A-F).

Material submission and payment may be coordinated with our Planning Secretary Paula Webb. She can be reached at 541-296-5481, x1125 or <a href="mailto:pwebb@ci.the-dalles.or.us">pwebb@ci.the-dalles.or.us</a>. The next available Planning Commission meeting will be held on April 20 and requires all material to be submitted no later than March 29.

Please let us know if you have any questions.

Thanks.

Joshua Chandler (he/him/él) Community Development Director City of The Dalles 541-296-5481 x1121

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

From: John Lehman < jlehman@meadowoutdoor.com>

Sent: Thursday, March 09, 2023 2:18 PM

To: Joshua Chandler < <u>ichandler@ci.the-dalles.or.us</u>>
Subject: RE: Approved Sign Permit, SP 2589-23

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Josh.	
,ווכטנ	

Is this the formal denial of our sign permit application or were you going to send me something else? I have not seen anything in the mail or in my e-mails.

Either way, Meadow would like to appeal your denial of this sign permit application. We strongly disagree with your interpretation of this portion of the sign code. We would like to get on the schedule for the next planning committee meeting for this appeal.

Please let me know.

Thanks you,

John Lehman
Lease Manager
Meadow Outdoor Advertising
Growing the best little billboard company in the world.

Desk: 541.296.9684 Cell: 541.993.0045

www.meadowoutdoor.com Follow us <u>Instagram</u>





From: Joshua Chandler < ichandler@ci.the-dalles.or.us>

Sent: Monday, February 27, 2023 3:35 PM

To: John Lehman < ilehman@meadowoutdoor.com > Subject: RE: Approved Sign Permit, SP 2589-23

Good afternoon John,

Thank you bringing this to my attention. It appears this permit was approved erroneously and I've discussed this error with the appropriate planner.

All new signs, even replacement signs, must meet be reviewed to determine compliance with Chapter 10.13. Staff determined more than 8 signs currently exist within 1 mile of this location; therefore, this sign does not comply with code and is unable to be approved as presented.

We apologize for any confusion this may have caused. A full refund for this permit will be issued shortly.

Please feel free to reach out with any questions.

Joshua Chandler (he/him/él) Community Development Director City of The Dalles 541-296-5481 x1121

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule;

From: John Lehman <ilehman@meadowoutdoor.com>

Sent: Monday, February 27, 2023 1:22 PM

To: Joshua Chandler < <u>jchandler@ci.the-dalles.or.us</u>>
Subject: FW: Approved Sign Permit, SP 2589-23

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Josh,

I received this approved application last week to rebuild one of our billboard signs to a larger sign face size. The permit says that the new sign complies with the sign code. According to your interpretation, this sign does not comply with the City of The Dalles sign code. Also, according to your interpretation, the existing sign location would be non-conforming due to more than 8 signs within a mile. Meadow's interpretation, based on past city approvals and documentation, is that there are less than 8 other billboards within a 1 mile stretch of W. 6<sup>th</sup> Street at this location.

Please let me know your thoughts on this permit.

Thanks,

John Lehman
Lease Manager
Meadow Outdoor Advertising
Growing the best little billboard company in the world.

Desk: 541.296.9684 Cell: 541.993.0045

www.meadowoutdoor.com Follow us Instagram





From: Paula Webb < pwebb@ci.the-dalles.or.us >

Sent: Friday, February 24, 2023 4:18 PM

To: John Lehman < ilehman@meadowoutdoor.com>

Subject: Approved Sign Permit, SP 2589-23

Hi John,

Your approved sign permit is attached. Please check in with Building Codes in case you need a permit.

Best,

Paula Webb
Secretary
Community Development Department
City of The Dalles
313 Court Street
The Dalles, Oregon 97058
Office: 541-296-5481 x1125

#### PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

## **NOTEBOOM** LAW LLC

June 1, 2023

Community Development Department ATTN: Planning Commission 313 Court St The Dalles, OR 97058

#### Re: Appeal of Sign Permit Denial | Appellants Written Statement of Support

Dear Planning Commission:

I represent JR Zukin Corp d/b/a/ Meadow Outdoor Advertising ("Meadow"). Please accept this letter as Meadow's written statement in support of its appeal of the Planning Director's denial of Meadow's application for a replacement sign within the city of The Dalles. For the reasons that follow, the Planning Commission should reverse the Planning Director's decision and interpretation of The Dalles' sign code.

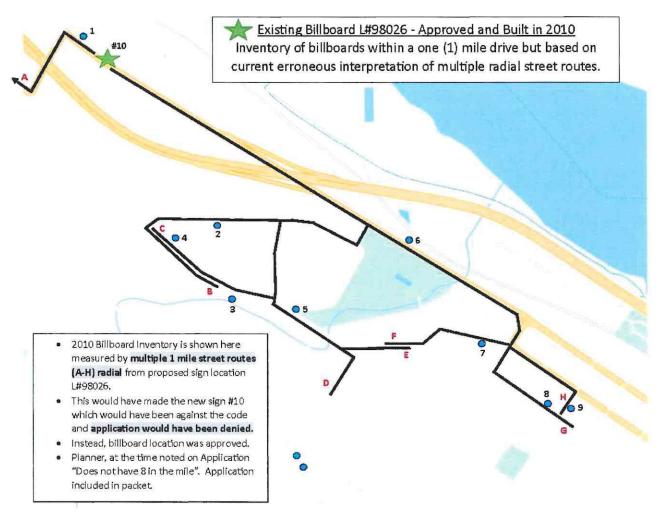
As you may know, Meadow is an outdoor advertising sign company headquartered in The Dalles and which owns, constructs, maintains and operates over 700 billboards throughout Oregon, Washington, Idaho and California. Within the city of The Dalles, Meadow owns and operates 42 billboards, all of which have been previously permitted by the city under its sign code. Those signs are located upon real property which Meadow either owns or leases.

Meadow recently sought to replace one of its existing monopole signs within the city with a larger monopole sign. Planning staff initially approved the replacement sign application as conforming with the City's spacing requirements under the sign code Section10.13.050.150(C)(2) (i.e. "outdoor advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street . . ."). Since the enactment of its sign code, the city has interpreted and applied its spacing requirement to apply to not more than 8 signs per mile of the <u>same</u> street on which the sign is located. Sign owners constructed their signs and entered into long term leases or purchased property in reliance upon that long standing interpretation and application. The Planning Director, however, reversed staff's approval and subsequently denied Meadow's application based on his *new* interpretation of the city's code. No previous planning director or staff have ever interpreted or applied the sign code in the manner in which the Planning Director

#### Page | 2

is now proposing. The Planning Director advised Meadow that the City's prior approvals were based upon what the Planning Director views as a "mistake". Under the Planning Director's new interpretation, there cannot be more than 8 signs on <u>all</u> streets within one mile of the subject sign when measured radially. The following diagrams illustrate this new and much more restrictive interpretation as compared to the prior interpretation.

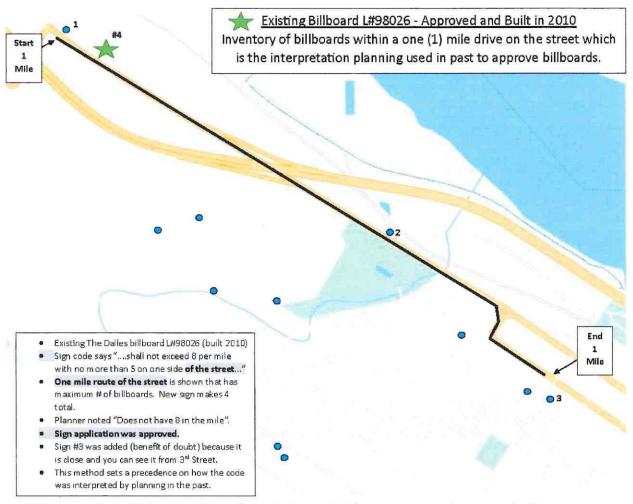
#### **New Interpretation:**



Radial Interpretation - Incorrect, sign would have been denied

Page | 3

#### Old Interpretation:



Actual Interpretation - Correct, sign application was approved; sign was built

The Planning Director will no doubt take the position that under his newfound interpretation, the majority, if not entirety, of Meadow's (and other sign owners) signs within the city should be considered legal but non-conforming signs. The effect of such a change would be monumental. As a result, no existing sign, which violates the spacing requirement as interpreted by the Planning Director, could be structurally altered, relocated or replaced. See 10.13.070.010(C). Any structure alteration, relocation or replacement would make the sign "non-conforming" and subject to removal and an enforcement action under the code.

Moreover, the City's interpretation makes property that is currently eligible to erect a sign ineligible stripping the property owner of its common law right to use and develop its property to include leasing it for the erection of a sign. The Planning Director's interpretation abrogates a portion of Meadow's and all property owners' with the City common law rights of ownership including the right to keep and maintain billboards on their property or leasehold estate and the

Page | 4

right to exercise their leasehold interest free of contractual interference by the government. No compensation has been paid to Meadow or any other owner for this taking. See *Bergford v. Clack. Co. Trans. Serv.* 15 Or App 362, 367 (1973)("To summarily prohibit a lawfully established use of land "would constitute a taking without compensation.")

#### a. The Planning Director's Interpretation Is Inconsistent with Law.

When determining whether a city's interpretation of its code is correct, Oregon courts apply the analytical framework set out in *Portland General Electric v. Bureau of Labor and Industries*, 317 Or 606 (1993) as modified by *State v. Gaines*, 346 Or 160 (2009). The purpose of the analysis is to determine the legislature's intent behind the provision at issue. Under that framework, the courts consider the text in context, then any legislative history and finally, if the intent remains unclear, applies general maxims of construction.

The Planning Director's interpretation is inconsistent with the text and context of the code. The plain text of Section 10.13.050.150(C)(2) provides:

"2. City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimension of 12 feet vertical and 24 feet horizontal."

The plain language references a singular street - "the Street." It does not mention multiple and connecting streets as the Planning Director interprets. The context also supports that the measurement is along a single street. To wit, the phrase "with no more than 5 on one side of the street" is not a standalone requirement to be applied to each connecting street but rather qualifies the phrase "8 per mile." In other words, of the 8 signs within one mile of each other, no more than 5 of those can be on the same side of the street. Likewise, the phrase "no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented" also qualifies the phrase "8 per mile." In other words, of the 8 signs within one mile of each other, they cannot be closer than 300 feet as measured on the street to which the sign is oriented. The Planning Director's interpretation ignores this important context.

The Planning Director's interpretation is also counter to the legislative history behind the Sign Code's "8 per mile" limitation. The limitation was originally adopted in 1992. Planning staff had originally proposed a limitation similar to what the Planning Director now seeks to impose through his interpretation – no more than 8 signs per "square" mile. Meadow objected to that limitation at the time and suggested alternate language that the there be no more than 8 signs per "road mile". The Planning Commission and City Council agreed with Meadow and adopted the language found in the current code. See attached Exhibit D. Meadow has spoken with both Dan Durow, the former Community Development Director and Jim Foster, who represented Meadow at the time and both confirmed that the adopted code imposed a linear single road mile requirement and not the radial multi-road requirement the Planning Directors seeks to impose.

Both parties are willing to testify to the same. That fact that the codes imposes a linear requirement is evident by the number and location of signs throughout The Dalles. If the Planning Director's interpretation were correct, then there would be no more than 7 or 8 total signs in all of The Dalles. In sum, the Planning Director's current interpretation was rejected by the city thirty years ago when it adopted the Sign Code. The legislative history and City's application of the Code runs directly counter to the Planning Director's proposed interpretation.

The Planning Director's interpretation also runs counter to well-established law. Ownership of the sign structure and the permit is personal property. The right to utilize and construct a sign on real property (or lease to a third party to do the same) is an inherent common law right in real property. The Oregon Supreme Court held over a century ago in *Morton v. Wessinger*, 58 Or. 80, 85 (1911) that laws in encroaching on a party's property rights are to be strictly construed against the government and in favor of the property owner presuming that a statute is not intended to interfere with or prejudice a private right or title.

All statutes which encroach on the personal or property rights of the individual, are to be construed strictly, and in the absence of express words or necessary intendment or implication, it will be presumed that a statute is not intended to interfere with or prejudice a private right or title. 26 A. & E. Ency. 661.

Lastly, when interpreting statutory language, the Courts look to maxim's of construction to resolve any remaining doubt. *State v. Gaines*, 346 Or 160 (2009). ORS 174.030 is one such maxim and provides that,

Where a statute is equally susceptible of two interpretations, one in favor of natural right and the other against it, the former is to prevail.

The Oregon Supreme Court determined in *Bileu v. Paisley*, 18 Or 47, 52 (1889) that property ownership is a "natural right." *See also Kosiolek v. Portland R.L. & P Co.*, 81 Or 517, 522 (1916)("The natural rights of a person at common law are the right of personal security in the legal enjoyment of life, limb, body, health, and reputation, the right of personal liberty, and the right of private property.") Consequently, when choosing between the Planning Director's interpretation and Meadows, the court will choose Meadow's as it favors the natural right of property ownership whereas the Planning Directors interpretation is against it.

# b. The Planning Director's Interpretation is an Impermissible Collateral Attack on a Previously Approved, Constitutionally Protected Land Use Permit.

The Planning Director advised Meadow that its prior sign approvals (including the sign at issue) were approved by "mistake." What the Planning Director fails to appreciate is that even if incorrectly approved, they were nevertheless approved and the city failed to timely challenge its

<sup>&</sup>lt;sup>1</sup> It should be noted that billboards have existed across the US since as early as 1830. They were not regulated nationally until the passage of the Lady Bird Johnson Highway Beautification Act in 1965 and were not regulated across Oregon until the passage of the Oregon Motorist Information Act in 1971.

#### Page | 6

own decision. As such, the prior approvals stand as final land use decisions and validly issued, constitutionally protected permits which cannot be subsequently collaterally attacked by the city by denying Meadow's application to reconstruct the sign. *Gansen v. Lane County*, 2021 WL 1964624, at \* 5 ("the county's attempt to correct what the county has essentially concluded was a mistake in the 2002 Building Permit is nothing short of a collateral attack on the correctness of that decision.")

The Oregon District Court's decision in *Holman v. City of Warrenton*, 242 FSupp2d 792 (2002) is on point and instructive. In *Holman*, a property owner sought and obtained a conditional use permit to construct a mini storage facility in downtown Warrenton. The application was approved by the planning commission. The approval was not appealed within the time allotted for appeal and the decision became final. Thereafter, the owner applied for a building permit to construct the facility in accordance with the CUP approval. That request was routed to the City engineer. The City engineer became concerned the CUP did not comply with the City's general ordinance regarding safe streets and instructed the city planner not to approve the building permit request. The planner refused to "sign off" on the permit request and instead directed the owner, at the advice of the City attorney, that they would need to seek a variance.

The owner filed a mandamus action in Circuit Court seeking to compel the City to issue the building permit in accordance with the approved CUP. The court granted the mandamus and ordered the city to issue the building permits holding that the Planning Commission determined that the CUP met all zoning and land use requirements when it approved the application and that decision was binding on the City after the period for appeals passed without objection. The owner then sued the City, including the City engineer and planner, in federal court alleging a deprivation of due process and a temporary taking in the delay of the building permit. The district Court found for the owner on its due process claim, while denying the defendants' claim of qualified immunity, and on summary judgment, awarded over \$30,000 in compensatory damages to the owner against the City engineer and planner individually.

Defendants argued, unsuccessfully, that the owner "did not have an absolute right to the issuance of the building permits because the [owner's] project did not meet the City's planning and zoning code requirements with respect to off-street parking" arguing that the code allowed them to "reexamine" their prior decision for conformance with the code. The District Court rejected that argument agreeing with the Circuit Court's holding that the City could not reexamine the decision after the time for appeal had passed and that the City was precluded from collaterally attacking the approval in a later proceeding citing *Doney v. Clatsop County*, 142 or App 497, 503 (1996)(a party who had the opportunity to participate in a land use decision may not collaterally attack that final decision in a later proceeding.")

The District Court found that the property owner "as a matter of law" had a constitutionally protected property interest to develop his property in a manner consistent with the CUP and in the issuance of a building permit consistent with that CUP. Defendants further argued that they did not deny the building permit but merely delayed the issuance of the permit. The District Court rejected that argument citing to the Ninth Circuit's holding in *Perkins v. City of West Covina*, 113 F3d 1004, 1010 (9th Cir 1997) that even "a temporary, nonfinal deprivation of

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property is nonetheless a 'deprivation' in the terms of the Fourteenth Amendment."

The situation here is indistinguishable from *Holman*. Meadow previously obtained an approval from the city of its land use application for an outdoor advertising sign permit. After the time had passed for the city (or any other party) to challenge that decision, it became final and binding on the city; it became a constitutionally protected property interest. The city cannot subsequently collaterally attack its prior decision by denying Meadow's current application to reconstruct the sign. The sign is lawful and Meadow has all rights to do with its sign as any other permitted sign owner has including the right to relocate, alter or reconstruct.

# c. The Planning Director's Interpretation is a Policy Decision that Should be Made through Legislative Enactment Done in Conformance with Law.

Meadow has signs located in municipalities throughout Oregon. Each of those municipalities has a spacing requirement. None of them have interpreted their spacing requirement to apply in the way the Planning Director proposes. All of them apply it along a single street on which the sign is located. The Planning Director's interpretation stands as an outlier and inflicts substantial harm on the sign and property owners upon which the signs are located. Moreover, it is an abrupt 180 degree turn from how the city has interpreted and applied its code since its inception. Attached hereto as <a href="Exhibit E">Exhibit E</a> is a letter from John Lehman to the Planning Director setting out in detail how the City has previously approved Meadow's billboards using the prior interpretation. Now, without any direction from the Planning Commission or City Council to do so, the Planning Director has taken an about face and adopted an interpretation that casts a cloud over the legal status of virtually all signs within the city. That purported sea change in the law should not be undertaken by a single, unelected staff member who is unaccountable to the public. That type of policy change should only be undertaken as a legislative change enacted by the elected officials of the local government made in conformance with applicable law.

For the reasons stated above, the Planning Commission should reject the Planning Director's new but erroneous interpretation and reverse the Planning Director's denial of the permit application. Meadow reserves all rights, remedies, claims, privileges and defenses it may have including the right to bring suit under 42 USC 1983 seeking damages and nothing herein is or should be construed as a waiver of such.

Sincerely,

NOTEBOOM LAW LLC

MEADOW OUTDOOR ADVERTISING

aher Lehman

Aaron J. Noteboom

John Lehman

Cc: Client

## LEWIS, FOSTER & PEACHEY

ATTORNEYS-AT-LAW
508 WASHINGTON STREET
THE DALLES, OREGON 97058
TELEPHONE (503) 296-5474
FAX NO. (503) 296-5570

JOHN T. LEWIS

THOMAS C. PEACHEY KATHERINE YOUNG

February 4, 1992

The Dalles Planning Commission City Hall 313 Court Street The Dalles, OR 97058

> Re: Revised Sign Code Our file #91-1041

Dear Commissioners:

Since I have to be out of the City at the time of this meeting, I would request that you take the following into consideration in your deliberations on the proposed sign code revisions.

As you are aware, I represent Meadow Outdoor Advertising, Inc., and thus will deal only with those matters affecting billboards.

The Planning staff's proposed revisions in Section 5.180 make fairly dramatic changes in the existing code. At your last meeting you requested that I meet with Scott to see if we could come up with a common proposal. At that time, the staff was concerned about over-sized signs in the areas outside the highway zone. The existing code allowed 648 square foot signs to be placed every 500 feet in those areas. I proposed a reduction in the sign size to 288 square feet and a reduction in the distance between those signs to 300 feet. Given the substantial reduction in size, we felt it was appropriate to allow the signs to be somewhat closer together. The 300 foot requirement is identical to state law requirements. I am not persuaded that in non-highway zone areas, the City needs to be more restrictive than the state.

The second and final concern I have is the new sentence added at the end of the first paragraph of Section 5.180. The inclusion of that language would dramatically reduce the number of signs currently in use by my client. It creates a limitation based on one square mile rather than one

The Dalles Planning Commission February 4, 1992 Page Two

road mile. I believe the historical, as well as the current intent of the City is to limit billboards on a road mile basis. We believe this is appropriate both aesthetically and from a business standpoint, however, the square mile proposal severely curbs my client's ability to maintain signage on one street that is not visible as well as separate and distinct from another street or highway.

I enclose a proposed revision of Section 5.180 that I would ask you to adopt in lieu of the staff proposal. It removes the square mile sentence and allows 300 foot intervals on the small signs outside the highway zone. I believe it is a fair and equitable resolution of this matter and allows my client to continue to serve this area while at the same time reducing the potential impact of larger signs in areas where they should not be.

John Lehman, manager of Meadow, and my associate, Katy Young, will be happy to answer any questions that you might have.

Very truly yours,

James R. Foster

JRF: kt

cc: Meadow Outdoor Advertising /

#### PROPOSED REPLACEMENT OF SIGN CODE SECTION 5.180

- signs shall be located only in General Commercial and Industrial Zones, as designated by the City Zoning Ordinance. The maximum number of advertising signs shall not exceed 8 per road mile with no more than 5 on one side of the street and no closer than 500 feet apart on primary or secondary highways or closer than 300 feet on non-primary or non-secondary highways when measured at right angles to the street or highway centerline to which the sign is oriented.
  - (1) No sign oriented to a primary or secondary highway shall be more than 14 feet high nor more than 48 feet long. Non-primary or secondary highway signs shall not exceed 12 feet in height and 24 feet in width. Sign area shall not be greater than 672 or 288 square feet, respectively, with a maximum height above grade of 24 feet. The height limitation shall be increased to 40 feet in the Highway District.
  - (2) In measuring to determine sizes within the requirements of this section, border and trim shall be included; but foundations, supports and stringers shall not be included.
  - (3) Outdoor advertising signs shall have metal primary structural members.

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## ordinance No. 92- 1153 THE DALLES AREA SIGN ORDINANCE

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			10 40 40 E

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- 6.010 MAINTENANCE AND APPEARANCE
- 6.020 DESIGN AND CONSTRUCTION
- 6.030 CLEARANCE AND SAFEGUARDS



Underwriters Laboratories, Inc. seal of approval. All electrical signs shall be installed in accordance with the National Electric Safety Code as regards distances from electrical line. Electrical equipment used in connection with display signs shall be installed in accordance with the City ordinances regulating electrical installations.

- 5.170 Animated Signs: Except for message signs of the type giving time and temperature information, or signs rotating at a speed not to exceed 7 rpm's, no sign which has any mechanical moving, revolving, rotating, or animated parts are allowed.
- 5.180 Off-Premise Advertising Signs. Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by the City Zoning Ordinance.
  - (1) The maximum height above grade shall be 24 feet, but shall be increased to 40 feet in the Highway District.
  - (2) Outdoor advertising signs shall have metal primary structural members.
  - (3) Size
  - A. <u>Primary and Secondary Highways</u>. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 500 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented. Sign area shall not exceed 672 square feet, with maximum dimensions of 14 feet vertical and 48 feet horizontal.
  - B. <u>City Streets</u>. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

#### CHAPTER VI: MAINTENANCE, CONSTRUCTION, AND SAFEGUARDS

- 6.010 MAINTENANCE AND APPEARANCE
- 6.020 DESIGN AND CONSTRUCTION
- 6.030 CLEARANCE AND SAFEGUARDS
- 6.010 MAINTENANCE AND APPEARANCE. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition.

  SIGN ORDINANCE REVISIONS

SIGN ORDINANCE REVISIONS AUGUST, 1992

18



313 COURT STREET

THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

#### CERTIFICATE OF MAILING

I hereby certify that I served the attached

Notice of Public Hearing

regarding:

APL 033-23 – J. R. Zukin Corp., dba Meadow Outdoor Advertising

On August 24, 2023, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: \_August 24, 2023

Secretary

Community Development Department

aula Webbs

Name ▲	E-mail	
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≣ Tonya Brunney ≣ Ty Wyman	twyman@dunncarney.com	
S Wasco County Assessor	assessor@co.wasco.or.us	
Wasco County Planning	wcplanning@co.wasco.or.us	
- Wasto county Hamming	wepanning@co.wasco.on.as	
ame Aviation Contacts		
Name A	E-mail	

Name	Aviation Contacts	
□Name		E-mail
a Brandon Pike		brandon.pike@odav.orgeon.gov
<b></b> ■ Jeff Renard		manager@flycgra.com
<b>≜</b> ≡ ODA		oda.planning@odot.oregon.gov
<b>≦</b> WA DOT Aviation		AviationLandUse@wsdot.wa.gov

Century Link 902 Wasco St Hood River OR 97031

#### Attachment 3

UNITED STATES OF AMERICA UNDETERMINED PARTY\_ADDRESS AUBURN, OR 97058 BRACE DAN M 1309 E 19TH ST THE DALLES, OR 97058 NORTHERN WASCO CO PARKS & REC DIST 602 W 2ND THE DALLES, OR 97058

WEBB WAYNE L & JANA L 3825 CHERRY HGTS RD THE DALLES, OR 97058 WMB LLC 301 CHERRY HGTS RD THE DALLES, OR 97058 THE DALLES CITY OF 313 COURT ST THE DALLES, OR 97058

BRACE DAN M 1309 E 19TH ST THE DALLES, OR 97058 CHAMBER BLDG 404 W 2ND ST THE DALLES, OR 97058 MJT PROPERTIES LLC 505 CHERRY HGTS RD THE DALLES, OR 97058

HATTENHAUER ENTERPRISE CO #4 LLC PO BOX 1397 THE DALLES, OR 97058 MEADOW OUTDOOR ADVERTISING PO BOX 331 THE DALLES, OR 97058



#### CITY of THE DALLES

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

August 24, 2023

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of The Dalles Planning Commission will conduct a quasi-judicial public hearing on **Thursday, September 7, 2023 at 5:30 p.m.** The meeting will be held in the City Hall Council Chambers, 313 Court Street, The Dalles, Oregon 97058. The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481, ext. 1119, Monday through Friday, from 8:00 am to 5:00 pm to make arrangements. Interested parties may attend in person, via Zoom at

https://us06web.zoom.us/j/82327794645?pwd=c1d2UGhUb1BoVithR0tFUzczcWtXQT09, or by phone at 1-253-215-8782 or 1-669-900-6833. Meeting ID: **823 2779 4645**, Passcode: **001537**. The livestream can be viewed at <a href="https://www.thedalles.org/live-streaming">www.thedalles.org/live-streaming</a>.

This notice is being sent to affected agencies, parties of record, and property owners within 300 feet of the subject property. The request is outlined below, and followed by procedures for the public hearing. The application and all related documents, as well as the applicable criteria, are available for viewing in the Community Development Department in City Hall.

**APPELLANT:** J. R. Zukin Corp., dba Meadow Outdoor Advertising

**APPLICATION NUMBER:** APL 033-23

**REQUEST:** Appeal of the ministerial denial on February 27, 2023 of Sign

Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard

in a similar location.

**PROPERTY OWNER:** Wayne L. and Jana L. Webb

**LOCATION:** The property is located at 747 W. 2<sup>nd</sup> Street and further described as 1N 13E 4 AA tax lot 200. Property is zoned CG – General Commercial District.

**REVIEW CRITERIA:** The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020 Review Procedures, Article 5.060 CG – General Commercial District, Chapter 10.13 Sign Regulations.

#### **COMMENT PROCEDURE:**

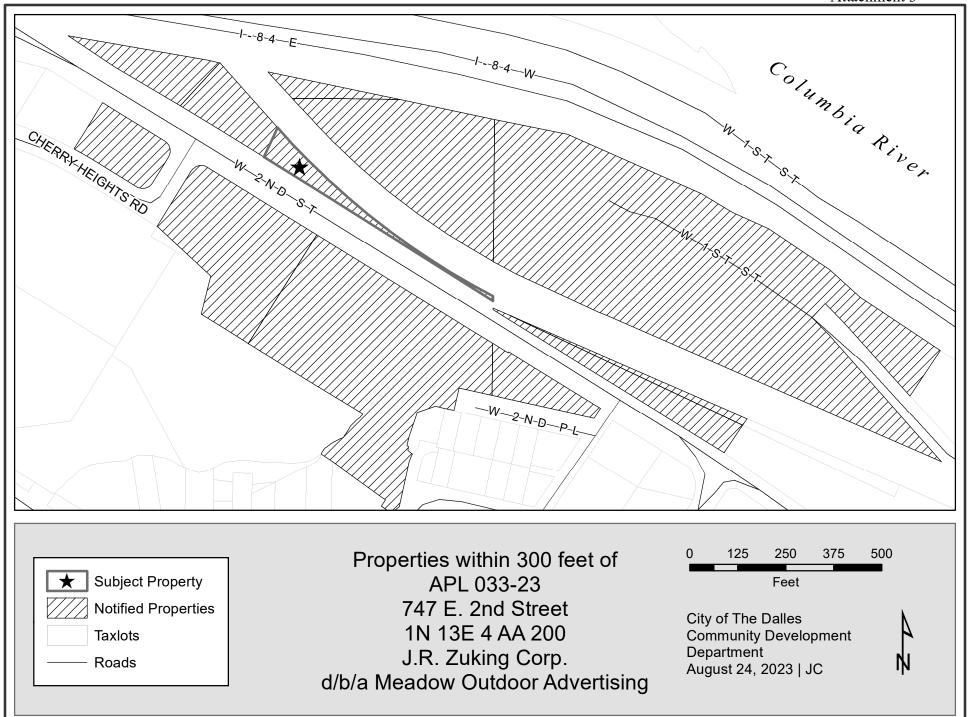
- 1. Signed written comments may be submitted prior to the hearing by mail or personal delivery. Faxes will be accepted only if sent to 541-296-6906. Emails will be accepted only if sent to jchandler@ci.the-dalles.or.us. All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of one page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by 5:00 p.m. on the hearing date or may be presented in person at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found in The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020.070. The full Code is on line at www.thedalles.org.
- 2. Failure to raise an issue during the public hearing process, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue will preclude an appeal to the City Council and the Land Use Board of Appeals based upon that issue.
- 3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant are available for free review or may be purchased at the Community Development Department, 313 Court Street, The Dalles, Oregon 97058.

  A Staff Report will be available for inspection seven days prior to the hearing.

#### **DECISION PROCESS:**

- 1. An application is received, decision date set, and notice mailed to property owners within 300' of the subject property.
- 2. All affected City departments and other agencies are asked to comment.
- 3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
- 4. The provisions of The Dalles Municipal Code and the City of The Dalles Comprehensive Plan must be met.
- 5. A decision is reached by the Planning Commission based on the Findings of Fact in the Staff Report and other evidence submitted.
- 6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
- 7. Aggrieved parties may appeal a quasi-judicial decision to the City Council within 10 days of the date a Notice of Decision is mailed, subject to the requirements for appeal procedures.

Please direct any questions to Joshua Chandler, Director, Community Development Department at (541) 296-5481, ext. 1121, or contact via e-mail <u>jchandler@ci.the-dalles.or.us</u>.





#### **CITY of THE DALLES**

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

#### STAFF REPORT

**Appeal No. 033-23** 

of

Sign Permit No. 2589-23 – J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**Appellant:** Meadow Outdoor Advertising

**Procedure Type:** Quasi-Judicial

**Public Hearing Date:** September 7, 2023

**Assessor's Map:** Township 1 North, 13 East, Section 4 AA

**Tax Lot:** 200

**Address:** 747 East 2<sup>nd</sup> Street

**Zoning District:** "CG" General Commercial

**Prepared by:** Joshua Chandler

Community Development Director

**BACKGROUND:** 

#### **Appeal**

On February 27, 2023, the Community Development Department (**CDD**) denied Sign Permit No. 2589-23 (**Application**) submitted by J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising (**Appellant**). The Application proposed to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard on the property addressed 747 E. 2<sup>nd</sup> Street. Staff's basis for denial was the proposed billboard exceeded the maximum number of billboards allowed per mile pursuant to The Dalles Municipal Code (**TDMC** or **Code**) Section 10.13.050.150(C)(2), which reads (in relevant part):

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

On July 7, 2023, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision of SP 2589-23 (**Notice of Appeal**). Pursuant to TDMC 10.3.020.080(A), appeals are reviewed by this Commission as a *de novo* hearing, meaning a public hearing allowing for the introduction of additional evidence and issues.

#### **History**

Prior to the denial of Application, Appellant inquired with Staff in October 2022 on the placement of a new billboard located within the City's right-of-way at the corner of West 6<sup>th</sup> Street and Cherry Heights Road: at that time, Staff determined the location of the newly proposed billboard would not comply with the provisions of TDMC 10.13.050.150(C)(2) since its approval would result in an excess of the total number of billboards allowed to be located within one mile under the Code. Furthermore, this location was not approved by Staff due to the proximity of underground utility infrastructure and the intersection of both streets. For additional guidance on the matter, Staff consulted with the City Attorney who reiterated Staff's interpretation in that no more than eight (8) signs may be located within a one-mile radius of one another.

#### **Interpretation at Issue**

Following the October 2022 determination, Appellant notified Staff it disagreed with Staff's interpretation of TDMC 10.13.050.150(C)(2) based on the method of measuring the distance of a mile: specifically, Staff's interpretation is "per mile" is a distance to be measured *radially* (i.e., as the crow flies), and Appellant's apparent interpretation is "per mile" is a distance to be measured *as an arc length* (i.e., along each roadway where a sign is proposed to be or actually is located). A map of Staff's interpretation is included as Attachment 1. To analyze Appellant's interpretation, Staff coordinated with Wasco County GIS to explore what this interpretation could look like on The Dalles landscape; Staff attached the following map for reference (see Attachment 2). For additional context, Staff's presented interpretation of TDMC 10.13.050.150(C)(2) has remained demonstrably consistent since, at least, Staff provided it in response to inquiry the City received from a potential applicant in September 2021 for a new billboard proposal at 2638 West 6<sup>th</sup> Street (see Attachment 3). In addition, Staff included an updated map of the proposal at 2638 W. 6<sup>th</sup> Street as Attachment 4.

#### **Process**

On January 6, 2023, Appellant met with Staff and provided documentation of previous sign permit approvals for billboards in the city limits. Staff determined that information was insufficient to meet the evidentiary threshold required to justify ignoring Staff's interpretation of the Code.

On February 16, 2023, Appellant submitted the Application for review, which was erroneously approved and issued by a former employee on February 24, 2023, who mistook the Application to be for the billboard's routine maintenance (only) and not for the replacement and construction of a new billboard. TDMC 10.13.020.030 provides: "a sign permit shall not be required for routine maintenance, such as repainting and repair of existing signs... However, a permit is required for a change of business name or any structural alteration to an existing sign." TDMC 10.15.030 further provides: "All departments, officials, and employees of the City vested with the duty or authority to issue permits shall conform to the provisions of this Title, and shall issue no permit for uses, buildings, or any purpose in conflict with the provisions of this Title. Any permit so issued shall be null and void."

Following this erroneous issuance, Appellant contacted the Community Development Director (**Director**) on February 27, 2023, to inquire about the Application's approval, at which time the Director identified and corrected the mistake and immediately issued a notification of denial via

email to Appellant on the same day. On March 9, 2023, Appellant contacted the Director to inquire whether the February 27, 2023, email was the City's formal denial of the Application, as well to indicate its intent to appeal the decision. The Director informed Appellant the February 27, 2023, email served as the City's formal denial (since Notices of Decisions are not provided for ministerial applications) and provided Appellant with information regarding the process to appeal a decision.

On June 13, 2023, Appellant once again met with Staff to discuss the interpretation and again expressed its intent to appeal the decision. Appellant provided additional documentation, including some of the information now included in the Notice of Appeal, as well as minutes from the February 4, 1992, Planning Commission meeting where the Commission considered the sign code for adoption. At that time, Appellant's legal counsel requested the Commission specify the measuring distance between signs along "the road mile", consistent with Appellant's current interpretation; however, the Commission did not include Appellant's recommended language and instead adopted the current language as stated in TDMC 10.13.050.150(C)(2).

#### **Appeal Timing**

Staff received this information and committed to a response within one week to determine next steps in the process, most notably the ability to file an appeal. It is customary in Oregon land use for appeals to be submitted within a reasonable amount of time from the date of a denied application. As of the date of the June 13, 2023 meeting, the Application had been denied for more than 15 weeks. After further research and consultation with the City's Legal Department, Staff identified multiple inconsistencies between TDMC Chapter 10.13 and other portions of TDMC regarding the right to appeal a sign determination.

On June 22, 2023, Staff informed Appellant of these inconsistencies and the legitimacy of an appeal; however, the City decided to err the side most beneficial to Appellant by allowing them to move forward with its appeal request. Alternatively, Staff offered the option to forego the appeal and work collaboratively with Staff to amend the sign code with a tentative initial discussion at Planning Commission in Autumn 2023 (see Attachment 5). Ultimately, Appellant failed to respond to Staff's request and summarily submitted its Notice of Appeal on July 7, 2023.

#### **REQUEST:**

Appellant is requesting approval to replace an existing off-premises sign (i.e., a billboard). The property is addressed 747 East 2<sup>nd</sup> Street and is depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200.

#### **NOTIFICATION:**

Property owners within 300 feet, City Departments, and Franchise Utilities.

#### **COMMENTS RECEIVED:**

No comments received as of the date this staff report was published (August 31, 2023).

#### **REVIEW CRITERIA:**

#### I. <u>City of The Dalles Municipal Code, Title 10 Land Use and Development</u>

#### Section 10.3.010.040 Applications

A. Acceptance

<u>FINDING #1</u>: On February 16, 2023, Appellant submitted and CDD received Application. On July 7, 2023, Appellant submitted its Notice of Appeal. Both were filed with the CDD during normal business hours and date stamped upon receipt. **Criterion met.** 

B. Completeness

<u>FINDING #2</u>: CDD deemed the Notice of Appeal complete on August 4, 2023. Criterion met.

### Section 10.3.020.050 Staff Report

A. Decision Type

<u>FINDING #3</u>: Pursuant to TDMC 10.13.070.060 (A), "the Planning Commission shall conduct hearings for appeal and variance matters in the same manner and shall apply the same standards as are used for variance hearings conducted pursuant to this Title". Within the Code, variance hearings are processed as quasi-judicial actions pursuant to TDMC 10.3.020.050; therefore, this Appeal is processed in the same manner. **Criterion met.** 

B. Staff Report

FINDING #4: This document serves as the Staff Report. Criterion met.

C. Public Hearings.

**<u>FINDING #5</u>**: The public hearing is scheduled for September 7, 2023, which is within 45 days from the date the Appeal application was deemed complete. **Criterion met.** 

D. Notice of Hearing.

<u>FINDING #6</u>: Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on August 24, 2023, which is 14 days prior the public hearing. Criterion met.

#### Section 10.3.020.070 Public Hearings

A. Quasi-Judicial Hearing Procedure.

FINDING #7: The public hearing will be held in accordance with the Oregon Public Meeting Law (ORS 192.610 – 192.690 *et seq.*), and the procedures for a quasi-judicial public hearing in ORS 227.175(10) and ORS 197.797. **Criterion met.** 

#### Section 10.3.020.080 Appeal Procedures

A. De Novo

<u>FINDING #8</u>: This Staff Report also serves as a *de novo* report for APL 033-23. Criterion met.

#### B. Right to Appeal Decisions.

<u>FINDING #9</u>: Appellant is a party of record to the particular action because it is the original applicant for SP 2589-23 and is therefore eligible to appeal CDD's denial of SP 2589-23. **Criterion met.** 

C. Filing Appeal.

**FINDING #10:** Upon review of the Code, Staff identified multiple procedural inconsistencies in TDMC Chapter 10.13 (*Sign Regulations*) that conflict with other portions of TDMC. Although TDMC Chapter 10.13 references an appeal process for denied sign permits, TDMC Chapter 10.3 directly contradicts that process – specifically, TDMC 10.3.020.030(D) provides the Director's approval or denial of a ministerial application (e.g., sign permits, building permits, etc.) is the City's final decision: accordingly, under TDMC Chapter 10.3, Appellant actually has no mechanism to appeal a denied sign permit other than by filing an action against the City in Wasco County Circuit Court.

Generally, appeals of administrative and quasi-judicial decisions require the denied applicant to submit a Notice of Appeal within ten (10) days from the date of the City's denial. Here, the City denied the Application on February 27, 2023, more than 18 weeks from the date the Notice of Appeal was submitted. When Appellant met Staff on June 13, 2023, it mentioned the idea of resubmitting the sign permit, waiting for another denial, then appealing more expeditiously; however, TDMC 10.3.010.040(D) bars applicants from resubmitting denied applications for one year from the date of denial. Accordingly, under TDMC Chapter 10.3, Appellant could not have resubmitted its sign permit application until at least February 27, 2024.

Ultimately, Staff determined the procedural contradictions within the Code itself create a gray area for a sign appeal process; therefore, the City decided to err on the side most beneficial to Appellant by allowing this Appeal to move forward without prejudice stemming from the Code's inconsistency. In making this determination, the City Attorney recommended addressing these procedural issues going forward and to work on a comprehensive text amendment to the City's sign code as soon as possible.

Staff informed the Appellant of the ability to move forward with the appeal, but also offered a concession on the matter (see correspondence included in the record as Attachment 5). Rather than moving forward with this Appeal, Staff offered to collaborate with Appellant (along with additional community input) on proposed amendments to TDMC Chapter 10.13 – that compromise would have allowed both the City and Appellant to marshal their resources on beginning a comprehensive sign code amendment with a tentative plan to have an initial discussion with Planning Commission by Autumn 2023. In the alternative, Staff explained that once an appeal is filed, the City is instead required to focus efforts and expend resources to defend the appeal, which further prolongs the opportunity to address these inconsistencies and leaves the City open to future litigation.

Appellant failed to respond to Staff's request and submitted its Notice of Appeal on July 7, 2023. **Criterion met.** 

#### D. Notice of Appeal.

<u>FINDING #11</u>: TDMC 10.3.020.080(D)(3) provides every notice of appeal shall include the "specific grounds why the decision should be reversed or modified, based on the applicable criteria or procedural error." The Appellant submitted documentation within the Notice of Appeal supporting its interpretation and requesting the Commission reverse Staff's previous decision. Staff will address the issues raised in the Notice of Appeal regarding applicable criteria of the Code and/or procedural errors. The Appellant's legal arguments will be addressed by the City Attorney. **Criterion met.** 

E. Jurisdictional Defects.

<u>FINDING #12</u>: Staff determined no jurisdictional defects exist with the Notice of Appeal request. Criterion met.

G. Notification of Appeal Hearing.

<u>FINDING #13</u>: Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on August 24, 2023. Criterion met.

#### 10.13.020.010 Sign Permit

No sign shall hereafter be erected, re-erected, constructed, altered or maintained until a sign permit has been issued, unless no permit is required under Section 10.13.020.030...

<u>FINDING #14</u>: The Application proposes replacing an existing billboard with a new, larger billboard in a similar location. Since the replacement requires structural alterations, a sign permit is required. **Criterion met.** 

## Section 10.13.020.030 Permit Exceptions

A sign permit shall not be required for routine maintenance, such as repainting and repair of existing signs. Exceptions are also made for exempt signs listed in Section 10.13.030.010. However, a permit is required for a change of business name or any structural alteration to an existing sign.

FINDING #15: See Finding #14. Criterion met.

#### Section 10.13.020.040 Permit Procedure

- B. The completed application shall be submitted with the appropriate fee and drawings to indicate the dimension, location, and height of all existing and proposed signs for the subject business.
- F. The Director will determine when the application is complete. The permit will be approved or denied within 15 days from the submittal date, unless referred to a City Commission as herein provided. Variances and appeals will be processed as set forth in Section 10.13.070.100.

<u>FINDING #16</u>: See Finding #1. Application was denied on February 27, 2023, less than 15 days from the submittal date. **Criterion met.** 

#### 10.13.050.150 Off-Premises Advertising Signs

Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by this Title.

<u>FINDING #17</u>: The subject property is located within the General Commercial (CG) zoning district and the Highway District for purposes of Chapter 10.13 sign regulations. **Criterion met.** 

A. The maximum height above grade shall be 24 feet, but shall be increased to 40 feet in the Highway District.

<u>FINDING #18</u>: Staff determined from the submitted Application the proposed height above grade for the new billboard is 24'. Criterion met.

B. Outdoor advertising signs shall have metal primary structural members.

<u>FINDING #19</u>: Staff determined the submitted Application did not include information regarding the type of material used for the primary structural members. Criterion not met.

C. Size.

2. City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

## FINDING #20-A: City Streets

The proposed billboard is located on East 2<sup>nd</sup> Street, which is classified within The Dalles Transportation System Plan as an Arterial roadway under the City's jurisdiction. **Criterion met.** 

<u>FINDING #20-B</u>: The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

This provision includes three (3) separate requirements for siting a new or replacement billboard:

• Requirement #1: Signs may not exceed eight (8) per mile.

The maximum number of advertising signs shall **not exceed 8 per mile** with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Staff understands the main emphasis of the argument raised by Appellant through its Appeal is TDMC 10.13.050.150(C)(2)'s reference to "per mile" requires the City to interpret it as applicable to the distance travelled along a road. However, the Code is clear: TDMC Chapter 10.6 (*General Regulations*) provides the City's regulations applicable to all TDMC Title 10 applications, including the Application and this Appeal. Relevantly, TDMC Chapter 10.6, Article 6.070 (*Measurements*) provides the

City's regulations concerning measurements. TDMC 10.6.070.010 (*Purpose*) plainly indicates TDMC Chapter 10.6, Article 6.070 "explains how measurements are made in [TDMC Title 10]." Specifically, and simply, TDMC 10.6.070.030(A)(1) provides:

1. Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.

For purposes of ensuring accuracy with its land use review, the City employs the use of a Geographic Information System (GIS) administered by Wasco County. Within the City's GIS database, Staff compiled a complete inventory of all billboards located within the Urban Growth Boundary (UGB) to facilitate the precise measurements of billboard locations and their proximity to one another. By use of a GIS Buffer tool, Staff is able to input the location of a billboard and apply a vicinity range of a specified distance. For the purposes of determining billboard proximity (as required by TDMC 10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (i.e., a circle). This GIS generated buffer provides Staff an accurate, useful, and non-discretionary tool when reviewing application requests. A comparable tool, GIS Select by Location, is used for purposes of noticing all land use applications, similar to the 300' notice provided for the Notice of Public Hearing for the Notice of Appeal.

Upon submitting the location of the proposed billboard, Staff generated the vicinity map included in the record as Attachment 1. This map demonstrates a total of 23 billboards (24 including the subject billboard) within a one-mile radius of the proposed billboard at issue in this Appeal, 13 of which classified as non-Highway signs (14 including the subject billboard). For the purposes of determining vicinity, "City" and "Highway" billboards are distinguished from one another, although doing so may create clustering of billboards within one area of the City, as shown in Attachment 1.

Without the use of GIS, measuring distances are unreliable, inaccurate, and prone to human error. Appellant provided examples of maps and a previous sign permit with its Notice of Appeal to demonstrate measuring distances; however, neither submittal included a scale or ratio. As such, these distances should not be considered appropriate measures of distance, especially when compared to the pinpoint accuracy of GIS.

In addition to the Code's insistence on measuring distance along a horizontal plane, TDMC 10.6.070.030(A)(1) provides topography may not be a factor in determining distances. Although "topography", is a not term specifically defined in the Code, Staff have provided three of the most widely accepted and available definitions of topography below:

- The arrangement of the natural and artificial physical features of an area. 1
- The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.<sup>2</sup>
- Topography is a field of geoscience and planetary science and is concerned with local detail in general, including not only relief, but also natural, artificial, and cultural features such as roads, land boundaries, and buildings.<sup>3</sup>

All three of these definitions reference "man-made" or "artificial" features, which include roads – accordingly, the consideration of topographical features in the measurement of distances invites subjective, inaccurate, unreliable, and constantly-shifting metrics. Roadways or streets may not be a factor in determining distances, contrary to Appellant's interpretation of TDMC 10.13.050.150(C)(2).

The Appellant also argues that the City's interpretation would cause a "taking" of the property. A local regulation does not cause a taking unless it denies effectively all economically viable use of the property. *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992). The Appellant has not provided any evidence that the existing billboard is no longer economically viable or that the decision to deny the application will deny the property all economically viable use. Absent such evidence, the City's interpretation of TDMC 10.13.050.150(C)(2) does not cause a taking.

Finally, the Appellant argues that this decision is "indistinguishable" from *Holman v. City of Warrenton*, 242 FSupp2d 792 (2002). In Holman, the city approved a conditional use permit for a mini-storage facility, then refused to issue the building permits necessary to build it. In this case, the City denied an application for a permit to *replace* an existing sign; not a new sign that the city approved in a separate decision. As such, the decision in *Holman* is completely distinguishable and does not require the City approve the application.

• Requirement #2: Of the eight (8) signs per mile, no more than five billboards may be located on one side of the street.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #2.

<sup>&</sup>lt;sup>1</sup> "Topography." *Oxford Languages*, Oxford University Press, 2023, https://www.google.com/search?q=topography&rlz=1C1CHBF\_en&oq=topography&aqs=chrome.0.69i59j35i39i650j0i131i433i512j0i131i433i457i512j0i402i650j0i402i512j46i175i199i433i512j0i512l3.2039j0j7&sourceid=chrome&ie=UTF-8. 28 August 2023.

<sup>&</sup>lt;sup>2</sup> "Topography." *Merriam-Webster Dictionary*, Merriam-Webster, Incorporated, 2023, <a href="https://www.merriam-webster.com/dictionary/topography">https://www.merriam-webster.com/dictionary/topography</a>. 28 August 2023.

<sup>&</sup>lt;sup>3</sup> West, Terry R.; Shakoor, Abdul (2018-03-19). Geology Applied to Engineering (2nd ed.). Waveland Press. pp. 545. ISBN 978-1-4786-3722-6.

• Requirement #3: Of the eight (8) signs per mile, billboards must be no closer than 300' from one another. The point of measurement for this distance is measured at right angles from the street centerline where the sign is located.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #3.

Staff determined the proposed sign exceeds the total number of signs allowed per mile. **Criterion not met.** 

<u>FINDING #20-C</u>: Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

Staff determined from the submitted Application that the total sign area of the proposed billboard is 192 SF, with a vertical dimension of 8' and a horizontal dimension of 24'.

Criterion met.

FINDING #21: Criterion met.

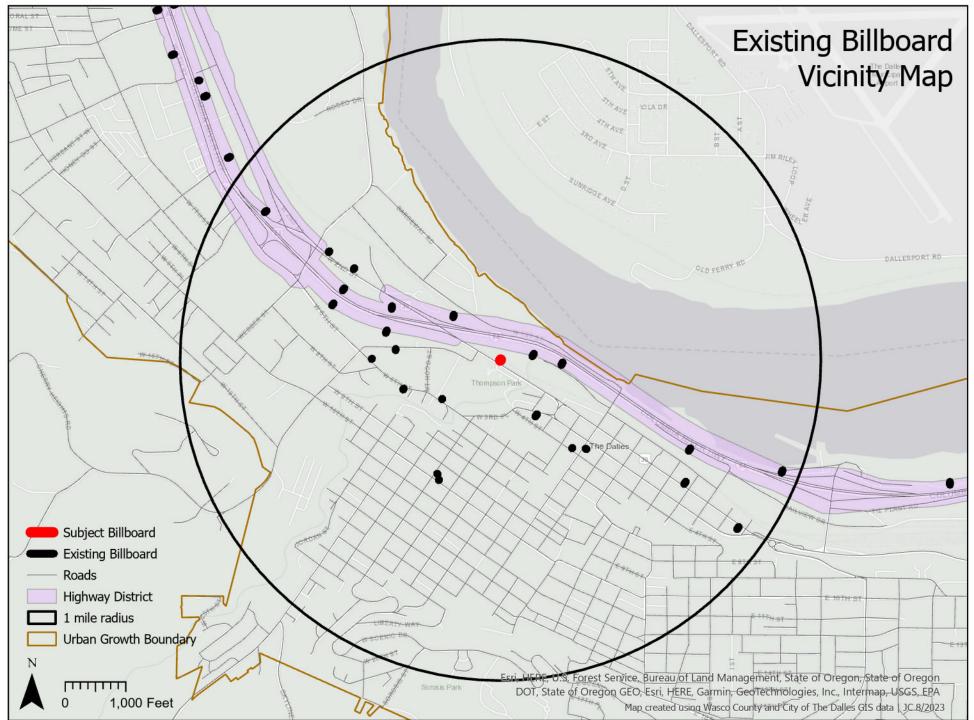
#### **COMMISSION ALTERNATIVES:**

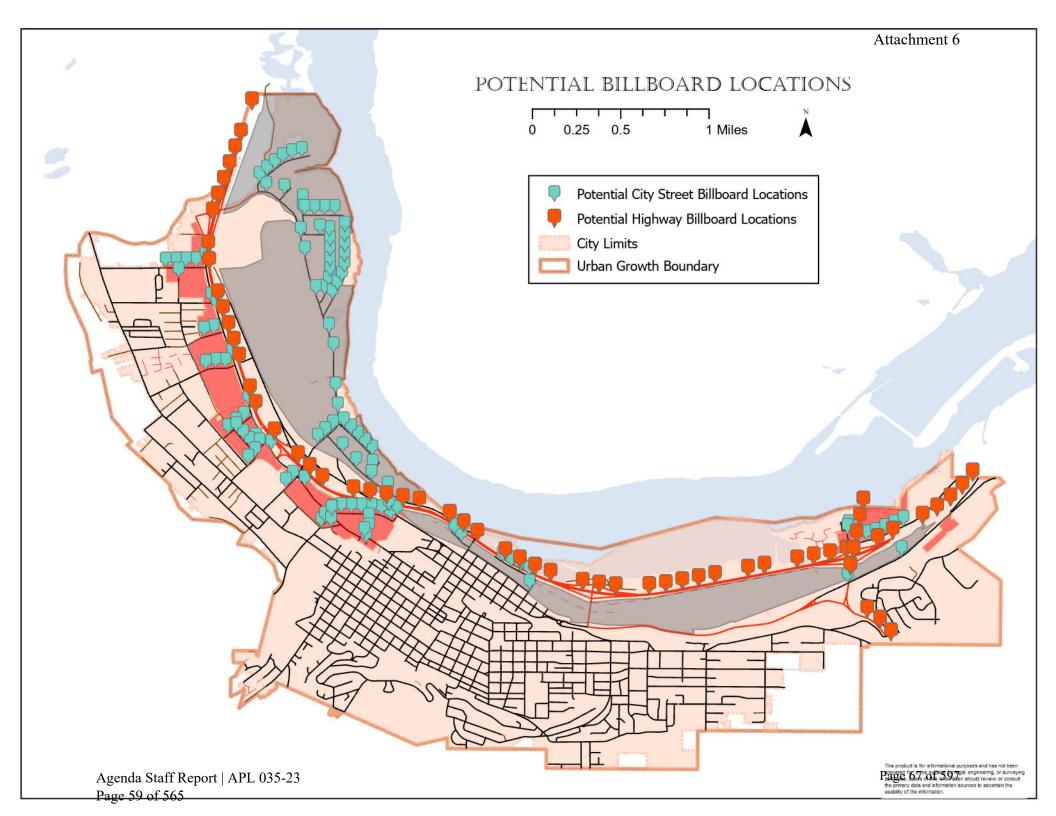
- 1. <u>Staff recommendation</u>: Move to adopt Resolution No. PC 618A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
- 2. Make modifications to then move to adopt an amended Resolution No. PC 601A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
- 3. Move to direct Staff to adopt Resolution No. PC 618B-23, a resolution granting the appeal and overturning Staff's decision. Under this alternative, the Planning Commission is required to identify the specific criteria supporting its decision against Staff's Recommendation.

#### **ATTACHMENTS:**

A comprehensive list of all attachments pertaining to Appeal No. 33-23 have been provided below.

- Attachment 1 Existing Billboard Vicinity Map
- Attachment 2 Potential Billboard Locations
- Attachment 3 Billboard Inquiry: 2638 W. 6<sup>th</sup> Street correspondence, September 2021
- Attachment 4 Billboard Inquiry: 2368 W. 6<sup>th</sup> Street map
- Attachment 5 City correspondence with Appellant, June 22, 2023





 From:
 Scott McKeown

 To:
 Joshua Chandler

 Subject:
 Re: Off-Premises Sign

**Date:** Friday, September 10, 2021 7:48:21 AM

Good morning Joshua,

Se la vie. Thank you for your analysis.

Best regards, Scott

On Sep 9, 2021, at 3:34 PM, Joshua Chandler < <u>ichandler@ci.the-dalles.or.us</u>> wrote:

Good afternoon Scott,

Unfortunately, it appears that we would not be able to approve an off-premises sign at your location due to the proximity to other off-premises signs in the vicinity. Staff has provided a map for reference. Your property is detailed in red with the yellow circles signifying 500' buffers from existing billboards in town. In addition, Staff determined that within 1 mile of your property there are nine billboards to the north and eleven billboards to the south.

Please let me know if you have any additional questions.

#### Joshua Chandler

Associate Planner
City of The Dalles

Office: 541-296-5481 x1121

Cell: 541-993-9583

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**From:** Scott McKeown < scottmckeown@comcast.net >

Sent: Thursday, September 09, 2021 8:13 AM

To: Joshua Chandler < jchandler@ci.the-dalles.or.us>

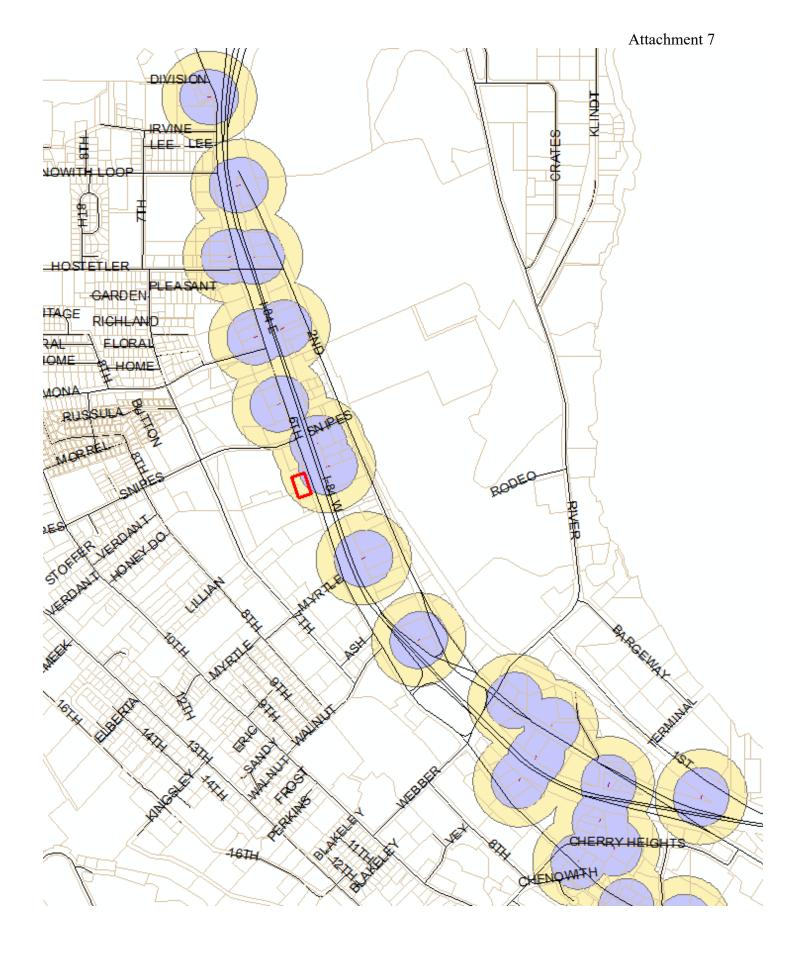
Subject: Off-Premises Sign

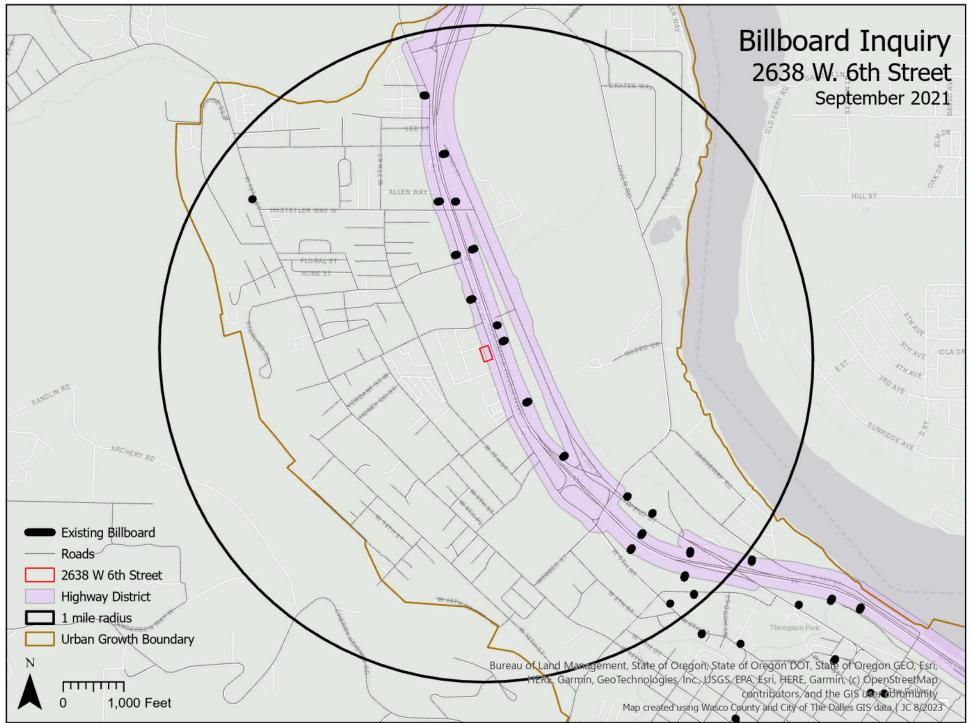
Good morning Joshua,

I hope to apply for an off-premises sign permit to locate a billboard near the south end of the 6th Street Station lot. I have already run underground conduit for lighting the sign. I read the statute as requiring no more than 8 off-premises signs per mile. The distances are close in my case. As a 1/2 mile is 2,640' by Google Maps we meet your requirement with 48' to spare. Is this drawing acceptable for sign permit permit documentation?

Best regards, Scott

<Billboard map.pdf>





From: Joshua Chandler
To: "Chris Zukin"
Cc: Matthew Klebes

Bcc:Jonathan Kara; Kaitlyn CookSubject:Follow Up: Sign Code DiscussionDate:Thursday, June 22, 2023 11:53:11 AM

#### Good morning Chris,

Thank you for your patience. Since we last spoke, I was able to touch base with our legal department to discuss your potential Notice of Appeal (**NA**) to appeal the denied sign permit at 747 W. 2nd Street, denied on February 27, 2023.

In looking through The Dalles Municipal Code (**TDMC**), it appears there are some procedural inconsistencies with Chapter 10.13 (*Sign Regulations*) conflicting with other portions of TDMC. Although Chapter 10.13 references an appeal process for denied sign permits, Chapter 10.3 directly contradicts this process and provides the Community Development Director's approval or denial of a ministerial application (e.g., sign permits, building permits) is the City's final decision [TDMC 10.3.020.030(D)]. Therefore, currently, there is no apparent mechanism to appeal.

Generally, appeals of administrative and quasi-judicial decisions require applicants to submit a NA within 10 days from the date of initial denial. Your sign permit was denied on February 27, 2023, almost four months ago. I vaguely mentioned this when we met last week – at that time, you mentioned resubmitting the sign permit, waiting for the denial, then appealing more expeditiously. Unfortunately, Chapter 10.3 prohibits applicants from resubmitting denied applications for one year from the date of denial [TDMC 10.3.010.040(D)]; therefore, it seems you would need to wait until at least February 2024 before resubmitting an application for this sign permit.

Overall, the procedural inconsistencies within TDMC create a gray area for a sign appeal process; therefore, the City is intending to err on your behalf and allow you to move forward with your appeal request if you choose to do so.

Although we may not agree on the substance of TDMC 10.13.050.150(C)(2), I think we can both agree the inconsistencies and ambiguities currently existing in Chapter 10.13 create unneeded headaches. Our legal team has recommended, now more than once, to address these procedural issues and work on an overall amendment to the sign code sooner than later.

As a result, I wanted to provide two options moving forward:

Option 1: Move forward with the appeal process. If you elect to appeal, you'll need to submit the \$500 appeal fee at your earliest convenience and Staff will work on scheduling the appeal at an upcoming Planning Commission meeting (likely one of its August meetings). Following the appeal, Staff would rededicate its resources to begin working on a comprehensive sign code amendment. Depending on the level of Staff involvement in defending the appeal, the City could tentatively plan on an initial discussion with Planning Commission on the sign code by winter.

Option 2: Forego the appeal process. If you elect to waive an appeal here, Staff can

marshal its resources on beginning a comprehensive sign code amendment now and the City could tentatively plan on an initial discussion with Planning Commission by autumn.

In either case, Staff is committed on making these amendments a priority and plan on beginning the amendment process within the calendar year. To assist in the process, Staff intends on encouraging citizen involvement in the adoption process and would value Meadow's contribution.

Please let me know if you'd like to discuss further and your preferred direction moving forward. Thank you.

**Joshua Chandler** (he/him/él) Community Development Director *City of The Dalles* 541-296-5481 x1121

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### Memorandum

**To:** The Dalles Planning Commission **Date:** September 5, 2023

From: Ty Wyman File No: JRZ1.1

**Subject:** City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . . ." TDMC 10.13.050.150(C)(2) now sets forth that limitation. In 2004, upon approval of the City's planning staff (Ex. 1 hereto), Meadow Advertising placed a billboard at 747 W. 2<sup>nd</sup> St. No fewer than nine such signs sat within a 1-mile radius of that sign, while just three sat within a one lineal mile thereof.

Meadow applied earlier this year to replace the subject sign. The referenced appeal stems from planning staff's denial of that approval, a decision that would change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). On referral from Kristen Campbell, Meadow asked Dunn Carney to evaluate staff's decision. As explained below, we have undertaken significant investigation of the City's land use regulations and records. Analyzing that investigation, I find no support for staff's decision.

<u>Background Law</u>. In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. *See*, *e.g.*, *Estroff v. City of Dundee*, 79 Or LUBA 189 (2019).

Below, I analyze the text and context of TDMC 10.13.050.150(C)(2). I find the text unambiguous in applying the 8-sign limitation to a one-dimensional lineal mile of roadway, not to a two-dimensional radial mile. I then find the context of TDMC 10.13.050.150(C)(2) to evidence clearly this intent, to measure the limitation by lineal mile.

Analysis of the text of TDMC 10.13.050.150(C)(2). The cited regulation reads as follows:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

I am immediately struck by the fact that the "8 per mile" limitation is not stated in a vacuum. Rather, it is stated with direct reference to "the street" and "the street centerline." A street being linear, these references clarify application of the "8 per mile" limitation to a lineal mile of roadway. As such:

1. Staff's change in interpretation of TDMC 10.13.050.150(C)(2) is inconsistent with the text thereof; and

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The Dalles Planning Commission September 5, 2023 Page 2

2. The Commission can find that that text (when considered alone, without consideration of any context in which that regulation was adopted or has been applied) supports a reading that the limitation to 8 signs applies per lineal mile.

The Commission may, thus, decide the matter on this basis alone and uphold Meadow's appeal. Should the Commission choose, however, to proceed with consideration of the context in which the City adopted and applied TDMC 10.13.050.150(C)(2), then I believe the same result would pertain. That context evidences clearly an intent to measure the limitation by lineal, rather than radial, mile.

Analysis of the context of TDMC 10.13.050.150(C)(2). Staff describes one contextual source that supports its interpretation that TDMC 10.13.050.150(C)(2) limits signs to 8 per radial mile. Specifically, it notes that, per TMDC 10.6.070.030, "distances are measured horizontally." Based on this reference, staff explains (at p. 8 of its Aug. 31 report to the Commission) its changed interpretation as follows:

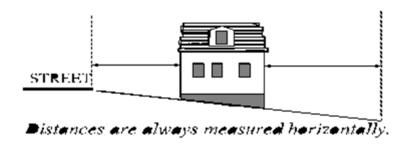
For the purposes of determining billboard proximity (as required by TDMC 10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (*i.e.*, a circle).

I disagree with staff's premise, that TMDC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.

TDMC 10.6.070.030 reads as follows:

Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. See Figure 6-1.

This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.



TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not



The Dalles Planning Commission September 5, 2023 Page 3

apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.

But let's move on to contextual clues outside of the TMDC. Oregon law establishes the primary source of context for any land use regulation, viz., the comprehensive plan. ORS 197.829. Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.

Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.

Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule – "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81-1011, containing the exact same language.

In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.

A third contextual clue to the intended meaning of a land use regulation is the manner in which the City has previously applied it. Here, I understand that there is no disagreement that the City has for decades applied TDMC 10.13.050.150(C)(2) to limit billboards to 8 per lineal mile; staff simply considers that interpretation to have been wrong.

I recognize the Planning Director's authority to administer the code. However, fundamental fairness suggests that no one may recant a prior decision once someone has relied on it. The law recognizes such fairness through the principles of estoppel and collateral attack. The cases of *Gansen v. Lane County*, 2021 WL 1964624 Or LUBA (2021) and *Johnson v.* 

<sup>&</sup>lt;sup>1</sup> The Land Use Board of Appeals shall affirm a local government's interpretation of its comprehensive plan and land use regulations, unless the board determines that the local government's interpretation:

<sup>(</sup>a) Is inconsistent with the express language of the comprehensive plan or land use regulation:

<sup>(</sup>b) Is inconsistent with the purpose for the comprehensive plan or land use regulation;

<sup>(</sup>c) Is inconsistent with the underlying policy that provides the basis for the comprehensive plan or land use regulation; or

<sup>(</sup>d) Is contrary to a state statute, land use goal or rule that the comprehensive plan provision or land use regulation implements.



The Dalles Planning Commission September 5, 2023 Page 4

Landwatch Lane County, 327 Or. App. 485 (2023) have applied these principles to prohibit Oregon municipalities from recanting the legality of permits previously issued.

I find the referenced court decisions applicable to the present case. Quite simply, the City determined in 2003 that the subject sign complied with all regulations applicable to its placement, including TDMC 10.13.050.150(C)(2). As matters of both fairness and law, the City may not now overturn that determination.

Lastly, I urge the Commission to consider the implications of staff's changed interpretation of the billboard placement rules. As Meadow staff will explain at hearing, such decision would render every existing billboard nonconforming. A nonconforming use is by definition consigned to eventual oblivion by undermining Meadow's ability to remodel, rebuild, upgrade, modernize, or replace those signs.

I appreciate the opportunity to assist the Commission's consideration of the matter, and look forward to our hearing this Thursday.





# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street
The Dalles, Oregon, 97058
(541) 296-5481 x 1125

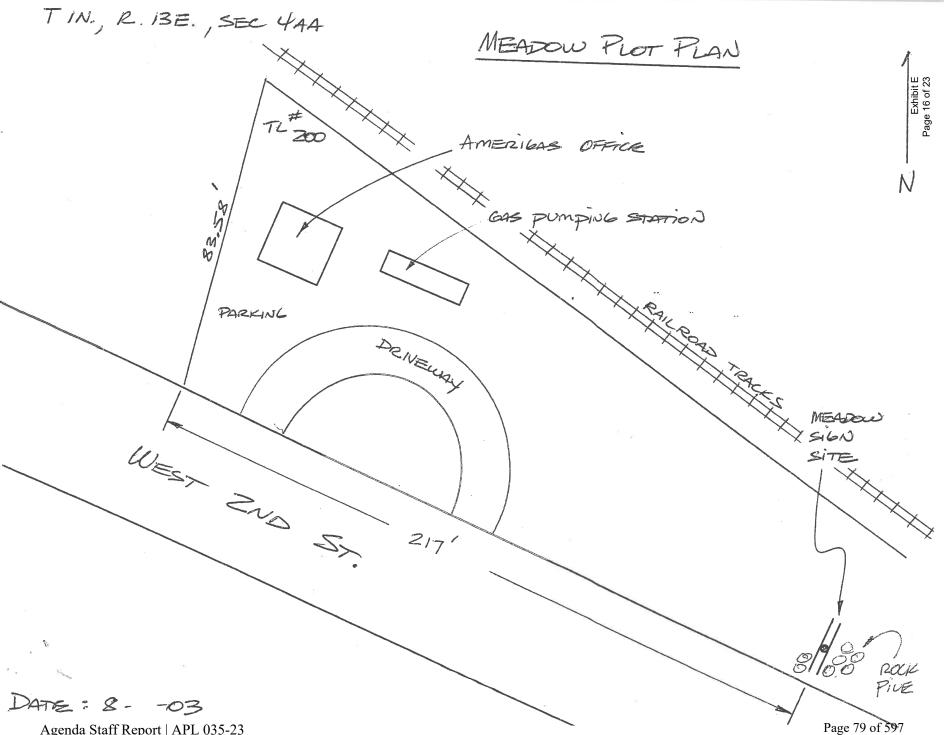
,	INSTALLER INFORMATION				
Name	SELF				
Address					
Phone Number	INSTALLER INFORMATION  SELF  Voc/No				
Current City Installer	Yes/No				
License					
(*)	SIGN INFORMATION				
Business Name	MEADOW OUTDOOR ADVERTISING				
Address	P.O. BOX 331, THE DALLES, OR 97058 )				
Telephone Number	(541) 296-9684				
a ext	VAR OUS				
Sign-Area	250 由 300 中				
Horizontal Dimension	24' 25'				
Vertical Dimension	10.4' 12'				
Type	Projecting - Hanging - Flush - Pole - Other				
Illumination	Direct Indirect, ULNo. Of HOLD				
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LOCATIONS. The purpose o signage allowed. In order to do this businesses that are at the same loca	of a sign permit is to verify that the amount of signage requested does not exceed the amount of s, an inventory of existing signs is required. This includes signs for your business plus any other ation. Signage is not based on the business, but on the building. Additionally, the ordinance s of signage used. This is why the inventory must include information on sign type and location.				
ELECTRICAL CONNECTION ELECTRICAL CONTRACTO	N AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED OR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.				
SIGN INSTALLATION TO BE	E COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.				
Applicant's Signature and Date:	Jelin Lelman 8-8-03				
Permit Number   62	3-326 Permit Fee \$ (25-25)				
Planning Information: COPY VALES PER ADVERTISING ENTITY.					
Application Received CT	PermitIssued CJB				

By and Date:

Exhibit E Page 15 of 23

By and Date:

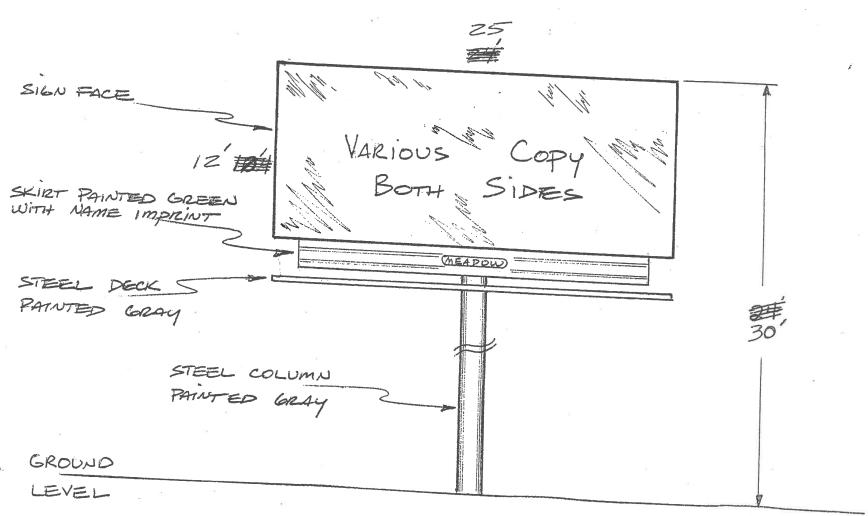
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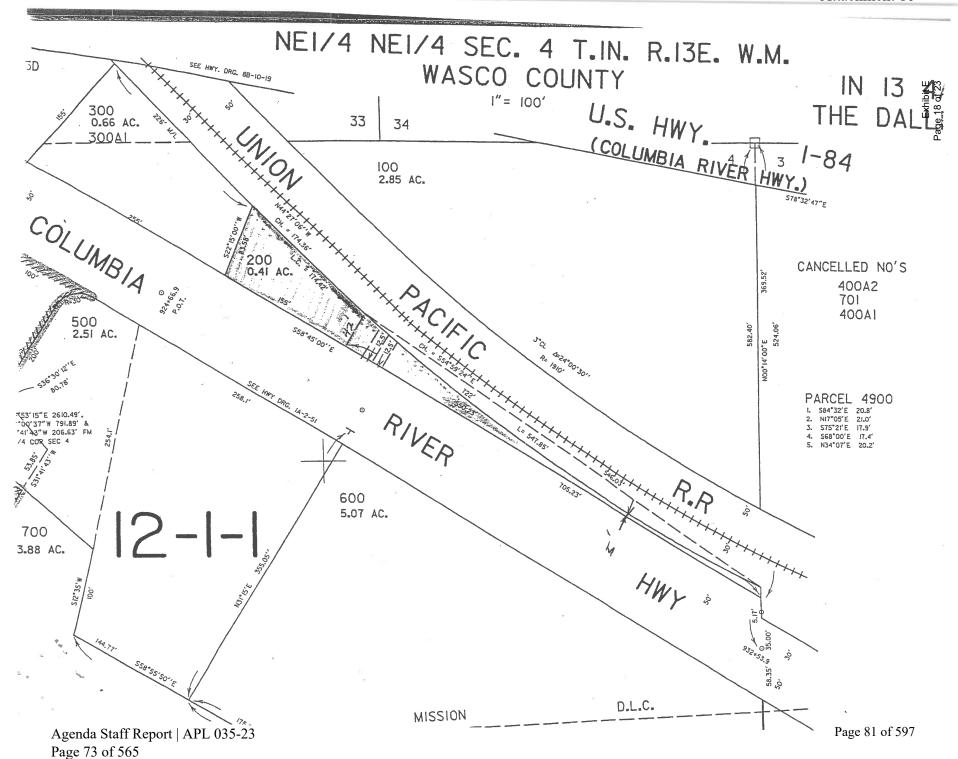


Agenda Staff Report | APL 035-23 Page 71 of 565

# MEADOW SIGN SKETCH

Exhibite 8-6-03 8-17 of 83





L#98017



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

OUTDOOR ADVERTISING 1805 LANA AVE NE, SALEN OREGON 87314	A TOTAL A TOTA
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IS VISIBLE TO: NO. 2 HMY MILE POINT HOMER STATION HOLDERS	
002 8+1346 3305 +03 X YES	
OWNER OF NEAREST SIGN (HWV NO.1) PERMIT NUMBER	REASON.
Meadow 111929 10	ID PROPOSED STON OWNER CODE HIGHWAY CODE DISTRICT
OWNER OF NEAREST SIGN (HWY NO.2) PERMIT NUMBER DISTANCE	17,500 to 1,500 to 1
Wadow and buy suke and 1940	
AUTHORIZED OD DEREPRESENTATIVES SCHATURE	WASTAG RETURNED? WES NO
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* See all affectments re specing SECTION 1 - PL	JRPOSE OF APPLICATION ILRORO
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	AMES AND ADDRESSES Clark - Kep
	ADDRESS (NUMBER AND STREET) /
MEADOW OUTDOOR ADVERTISI	NG P.O. BOX 331 /1127 BARGEWAY RD.
CITY STATE AND ZIP CODE	OUTDOOR ADVERTISING
THE DALLES, OR 97058	
NAME OF PROPERTY OWNER AT SIGN LOCATION	ADDRESS (NOMBELLAND CHIEEL)
AMERIBAS PROPANE LP	747 W. ZND 570 AUG 12 2003
CITY STATE AND ZIP CODE	
THE DALLES, OR 97055	
NAME OF PERSON OR COMPANY TO ERECT SIGN	ADDRESS (NUMBER AND STREET)
MEADOW OUTDOOR ADVERTIS	SWG P.O BOX 331 / NEGOTO BOX 11 PROPOSED DATE TO INSTALL
CITY STATE AND ZIP CODE	
THE DALLES, OR 9705	
SECTION 3 - SKETCH OF SIGN	SECTION 4 - SIGN FACTS
Sketch sign and include message.	A 128 each side SIGN DIMENSIONS
NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE	HEIGHT (FEED) LENGTH (FEED) AREA (SO, FEED) NUMBER AND SIZE OF SUPPORTS
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	128 9-16
	DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS ONE SIDE
	12 BOTH SIDES
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AP COPY	HIGHWAY ROUTE NUMBER OR NAME 392X VISIBLE TO OTHER HIGHWAYS? X YES
BOTH	HIGHWAY ROUTE NUMBER OR NAME 92 VISIBLE TO OTHER HIGHWAYS? YES, WHICH? IF YES, WHICH? I SY
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	DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY
	2. IS BUSINESS ACTIVITY OR ON-PREMISE YES NO
	SIGNING VISIBLE FROM HIGHWAY?
	** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS
<u> </u>	1. SIZE OF COPY LETTERS:
	2. COLOR OF BACKBOARD AND LETTERS
FOR OFFICE USE ONLY	3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE
	BUSINESS IS REGIONALLY KNOWN, EXAMPLES: BROCHURES; PAGES FROM
	VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.  PERMIT FEE AUTHORIZED SIGNATURE (Verifying application is complete and accurate)
Contract of the Contract of Co	
	\$ 600. X Selle Segretation & Compress and accountry  \$ 400 - X Selle Segretation & Compress and accountry  Page 19 of 23

### **ZONE AFFIDAVIT**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

				€ 6				
	NAME OF PERMIT APPLICANT	EADOW OU	ITDOOR AL	OVERTISI.	26			
P.O. BOX 331 / 1127 BARLOWAY PED								
	CITY, STATE AND ZIP CODE THE DALLES, OR 97058 3							
	NAME OF PROPERTY OWNER	MERIGAS	PROPANE	= L.P.	OR A BECEI & 12			
B	NUMBER AND STREET 747 W. ZNO STREET							
	CITY, STATE AND ZIP CODE	TE DANE	e, Or	97058	no			
	SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]							
C	THE DAVES	COUNTY	HIGHWAY ROUTE NUMBER OR N		/			
	200 E	SECTION YAA	TOWNSHIP / No	PANGE	13E.			
The above location is zoned: COMMERCIAL INDUSTRIAL OTHER (Specify):								
DATE ZONING IS EFFECTIVE ZONING AUTHORITY (NAME OF CITY OR COUNTY)  (998 CITY OF THE DALLES								
was estated spot or serioneous	certify that the above olised as part of a constript zoning devised information and/or in iring removal of subje	mprehensive plan ( primarily for the nproper zoning pro	or the developmer purpose of allow	nt of the overall a ing outdoor adv	area and not as			
	<b> ■ CHECK ONE E</b>	BOX & SIGN BENE	ATH APPLICABL	E STATEMENT	1			
The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.								
	PRIZED ZONING REPRESENTATIVE	SR- PL	NHER	TELEPHONE NUMBER 541 296-5481	Φ8 <del>Φ8 Φ3</del>			
The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.								
RIGNATURE OF AUTHO	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE			
Neither of the above statements apply. A letter of explanation is attached.								
GNATURE OF AUTHOR	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	Exhibit E Page 20 of 23			
				<u></u>				



### Memorandum

To: Ty Wyman September 5, 2023 Date:

File No: JRZ1.1 From: Jasmine Vasquez

**Subject:** Meadow Advertising - City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . . . " The referenced appeal stems from planning staff's decision to change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). Such limitation would render all of Meadow's signs nonconforming, thus destined to eventual removal. You asked me to evaluate the extent to which either of these interpretations would be more consistent with the express language, purpose, and underlying policy set forth in the City's Comprehensive Plan.

Comp Plan Goal 9 sets forth a broad purpose of economic opportunity and vitality. [cite] Notably, the plan highlights The Dalles' position as the hub of a five-county regional trade area, "the retail trade center for the Mid-Columbia Region."

The Dalles will maintain its long-time position as a regional retail trade center. Adequate commercial spaces, both undeveloped and redevelopable, should support anticipated growth. Tourism growth presents an opportunity to diversify the local economy. Facilities including the Gorge Discovery Center, Wasco County Museum, Riverfront Park and Trail, a wide variety of historic resources and properties, and abundant recreational opportunities provide the basis for this growth area.

Against this broad backdrop, Goal 9 specifies both Economic Development Goals and policies.

The first listed Economic Development Goal is to "[p]rovide family wage employment opportunities for The Dalles citizens." Policy 14 augments this goal as follows: "Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups." The following evidence demonstrates that, as compared to staff's proffered "radial mile" interpretation, the less restrictive "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

- "American public opinion (80%) reflects that billboards both help create jobs and help businesses attract customers."1
- "Billboards are an important means of communication, especially for local businesses. Billboard advertising in the State of Oregon benefits 2,061 local businesses that

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<sup>&</sup>lt;sup>1</sup> Source: Professor Charles R. Taylor as cited in Outdoor Advertising Association of America Inc.



Ty Wyman September 5, 2023 Page 2

employ 59,168 people. These local businesses are a cornerstone of the economy for the State of Oregon."<sup>2</sup>

The third listed Economic Development Goal is to "Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community." The following evidence demonstrates that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

• "Outdoor advertisers are overwhelmingly local enterprises, not national businesses headquartered elsewhere...in excess of 70% per local market."

Policy 10 is to "[e]ncourage tourism-related services as an element in the diversification of the community's economy." I note the following evidence regarding this policy:

- "In 2019, local recreationists and visitors spend \$289 million in Wasco County. That spending supported 3,700 full and part-time jobs and \$133 million in wages and other compensation."<sup>4</sup>
- "One out of every 5 dollars spent by advertisers on billboards is for travel and tourism."
- "90% of auto travelers nationwide rely on billboards to locate gas, food, lodging and tourism attractions."

From this evidence, I find that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with Goal 9, Policy 10.

The tenth listed Economic Development Goal is to "[e]ncourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl." I note the following evidence regarding this goal:

- "The economic lines of force driving the (billboard) industry this magnet attraction for local advertisers who want to advertise close to their businesses and in certain premium commercialized areas (the commercial centers and the major arterials) means that the core economics of the industry are anti-sprawl."
- "Outdoor advertising clients, studies show, believe that they maximize their outdoor medial spending by advertising close to their businesses and on routes that carry

<sup>&</sup>lt;sup>2</sup> Outdoor Advertising Association of America, Inc. "Economic Impact of Billboard Advertising in the State of Oregon," 2007.

<sup>&</sup>lt;sup>3</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

<sup>&</sup>lt;sup>4</sup> "Economic Analysis of Outdoor Recreation in Oregon," published in 2021. https://industry.traveloregon.com/resources/research/oregon-outdoor-recreation-economic-impact-study/

<sup>&</sup>lt;sup>5</sup> Competitive Media Reporting as Cited in Outdoor Advertising Association of America, Inc.

<sup>&</sup>lt;sup>6</sup> U.S. Travel Data Center as Cited in Outdoor Advertising Association of America, Inc.

<sup>&</sup>lt;sup>7</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001



Ty Wyman September 5, 2023 Page 3

heavy traffic – not residential neighborhoods and not roads on the more distant urban periphery of the city market."  $^{8}$ 

From this evidence, I find that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with the City's tenth listed Economic Development Goal.

Thanks for the opportunity to assist. Please forward any follow up questions.

.

<sup>&</sup>lt;sup>8</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

Repealed by 92-1153

## ordinance no. 915

An Ordinance relating to the erection, maintenance and use of signs; providing for permits for signs, and a Sign Board of Appeals, providing penalties, and declaring an emergency.

THE PEOPLE OF THE CITY OF THE DALLES ORDAIN AS FOLLOWS:

Section 1: Purpose and Scope. The purpose of this ordinance is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

- (1) Protect the health, safety, property and welfare of the public.
- (2) Improve the neat, clean, orderly and attractive appearance of the City.
- (3) Improve the effectiveness of signs in identifying and advertising businesses and facilities.
- (4) Eliminate signs that invite, rather than demand public attention.
- (5) Provide for the reasonable, orderly and effective display of outdoor advertising.
- (6) Preserve, protect and enhance the economic, scenic, historic and aesthetic values and objectives of the City and its citizens.
- (7) Provide effective signing to meet the anticipated differing needs of various areas in the City.

Section 2: Definitions. Words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory and not directory, and the word "building" includes "structure" other than "sign structure". Types of signs are described under the term "sign". Unless the context otherwise requires:

it is necessary for the building to be located more than 50 feet from major frontage right-of-way the Building Official shall have the power to grant a permit for a second principal sign near the right-of-way. All occupant signs within a single structure shall be coordinated together so as not to be in competition.

One secondary sign per occupancy is permitted on a second street, alley or parking lot frontage, provided the sign is no larger than 12 square feet in area.

One directional sign is permitted for each motor vehicle entrance or exit -- limited to a maximum of 4 square feet each.

Section 18: Off-Premise Advertising Signs. Advertising signs shall be located in commercial or industrial zones, as designated by the City Zoning Ordinance. The maximum number of advertising signs shall not exceed 8 per mile with no more than five on one side of the street and no closer than 500 feet apart when measured along the street centerline and measured at right angles thereto.

- (1) No sign shall be more than 14 feet high nor more than 48 feet long, measured on the longest side of the sign. Sign area shall not be greater than 672 square feet.
- (2) In measuring to determine sizes within the requirements of this Section, border and trim shall be included, but foundation, supports and stringers shall not be included.

Section 19: Home Occupation Signs. Home occupations, as defined in the City Zoning Ordinance are permitted no more than one sign which shall not exceed two square feet in area, and be placed on the building.

Section 20: Shopping Centers. Shopping Centers shall be allowed one principal sign to identify the center. All signs

### Minutes of THE DALLES PLANNING COMMISSION

September 1, 1994

The Dalles Public Library Meeting Room 722 Court Street

#### CALL TO ORDER

The meeting was called to order at precisely 7:00 p.m.

#### ROLL CALL

The following Commissioners were present: Terry Turner, Chairman; Michael Maier; David Peters; Thomas Quinn; Walter Hoffman; Ken Farner; and Marianne Barrett. No Commissioners were absent.

The following staff members were present: Scott Keillor, Senior Planner; Gene Parker, City Attorney; and Collese Dahlberg, Administrative Assistant.

Others present included: Jim Foster and Bert Streeter, representing Meadow Outdoor Advertising; Roger Thompson, Electric Sign Service; and Ken Neilsen, representing Wood Art.

#### PUBLIC COMMENT None

MINUTES August 18, 1994 - Farner moved and Peters seconded to approve the minutes as distributed. The motion passed with Maier abstaining.

Farner asked if Keillor had anything to report in regards to the State Marine Board's acceptance of the Riverfront Trail location. Keillor said that the new plan had been delivered and he was of the impression the State Marine Board had approved the change of location before the Port Director submitted the new plan to the City.

#### LEGISLATIVE HEARING

CONTINUATION OF SIGN ORDINANCE AMENDMENT NO. SOA 59-94
Amendments may be considered for all parts of the Sign Ordinance
No.92-1153. Specifically, the Commission will review outdoor
advertising signs and motor vehicle directional sign provisions.

Keillor reviewed the reason for the amendments. He said that although it was rewritten in 1992, the current sign ordinance still contained some conflicting language and some ambiguity. He reviewed the information (table and survey) that had been mailed to the Commission earlier.

The table represented a comparative analysis of sign codes of The Dalles; Nampa, Idaho; and 7 other Oregon cities. The analysis showed that The Dalles is quite liberal in regards to signs. Also included in the mailing had been a survey of The Dalles Area Chamber of Commerce Economic Development Committee in 1991.

Keillor explained that he would like direction from the Commission before he begins drafting new language. He said that some areas he would like the Commission to discuss would be billboards, height and square footage to be allowed. The Commission had questions and comments regarding the table.

It was noted that our sign ordinance had no provisions for historic sign regulation.

If a sign is painted on the inside of a businesses window the sign is not regulated. However, if that same sign were to be painted on the outside of the window, it would require a permit. This was another example of holes in the sign ordinance.

When preparing the analysis Keillor found that some ordinances referred to a billboard as off-site or off-premise advertising. Bend has certain streets specifically called out in the ordinance where billboards are prohibited, and gives a cap on the allowed total number of billboards.

The Dalles allows 8 billboards per lineal mile of freeway. If all billboards allowed by ordinance were built, there would be about 50. This is the same as the state law. In addition, the billboards must be 500 feet apart and only 5 per side of road per mile. On local streets in general commercial and industrial zones the signs are limited to 288 square feet, 8 per mile and 300 feet apart.

Foster said that the City ordinance mirrors the State ordinance [regarding the freeway]. It was noted that the City could chose to be more restrictive.

Foster recited figures showing that in the last several years The Dalles has experienced a decrease of 3800 square feet of billboard space. He said that his client believes they can serve their customers with the signs they currently have.

Barrett asked if it would be safe to say that The Dalles has one of the most liberal sign ordinances in the State. Barrett said that it seems The Dalles is the only city in the Gorge that will absorb new billboards since Hood River is so strict.

The State will permit a company to move a sign 100 miles from its current location. There are a finite number of permits and the State is not increasing that number.

Foster thought that the only cities (of 200 cities in Oregon) in the State that don't allow outdoor advertising were reflected in the table presented by staff. He said that it's not true that The Dalles is the most liberal. He said that LaGrande, Medford and Grants Pass all have ordinances that are similar to ours.

Minutes of September 1, 1994

Page 2 of 8

Attachment 11
CITY ATTORNEY'S OFFICE
CITY OF THE DALLES
313 COURT STREETS

THE DALLES, OREGON 97058

(541) 296-5481 ext. 1150 FAX (541) 296-6906

#### **MEMORANDUM OF LAW**

**TO**: Planning Commission

**FROM**: Jonathan Kara, City Attorney

**DATE**: September 7, 2023

RE: Response to Appellant's September 5, 2023, Memorandum

*J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising*Appeal No. 033-23 - Sign Permit Application No. 2589-23

#### INTRODUCTION

On September 5, 2023, Dunn Carney LLP (**Counsel**) a law firm in Portland, Oregon, and engaged by Appellant for this matter, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record. The **Memorandum** provides legal arguments and theories supporting Appellant's appeal petition to the Planning Commission to reverse the Community Development Director's decision denying Sign Permit Application No. 2589-23.

I reviewed the **Memorandum** and disagree with its arguments, theories, and conclusions, each of which appear to ignore or otherwise overlook dispositive facts and law – my legal analysis below addresses each point in the same order Counsel introduces them in the **Memorandum**.

#### <u>ISSUE</u>

The only issue in this Appeal appears to be whether the City's off-premises sign regulations call for a lineal or radial measurement of the distance between billboards (to determine how **8 per mile** should be considered). If the Planning Commission grants the Appeal petition, it must find:

- <u>TDMC 10.13.050.150(C)(2)</u> (**Spacing Rule**) calls for a *lineal* distance measurement (i.e., following the bends and narrows of street where the sign is located for 1 mile) and not a *radial* distance measurement (i.e., with the sign as the center of a circle having a 1-mile radius); and
- TDMC 10.6.070.030 (Measurement Rule) does not apply to billboards.

Both of the above findings (which Counsel's **Memorandum** urges you to adopt) seem unsupportable and inconsistent with the text, in context, of the City's land use and development ordinance (TDMC Title 10 or **LUDO**), applicable Oregon law, or logic.

#### CONCLUSION

The **Memorandum** highlights Counsel's misinterpretations, mistaken assumptions, incomplete analyses, and confusion of the issues, facts, and Oregon law to support Appellant's strained argument the Spacing Rule and Measuring Rule require the Planning Commission to grant its Appeal by finding the distances between billboards must be uniquely, counterintuitively, and conveniently measured linearly by road mile. On the other hand, nothing about the City's

Response to Appellant's September 5, 2023, Memorandum J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23 Page 2 of 6

interpretation takes a broad, flexible, or particularly creative position: *distances are measured horizontally*. The City urges its Planning Commission to *deny* Appeal No. 033-23.

#### **ANALYSIS**

#### 1. General Principles of Interpretation.

The **Memorandum** provides:

In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. See, e.g., Estroff v. City of Dundee, 79 Or LUBA 189 (2019).

Actually, Oregon law provides discerning the meaning of a municipal code provision requires the City to determine intent of the *City Council* when it enacted the provision, not the Community Development Department (**CDD**) or Planning Commission. Despite Oregon law's clarity on this point, the **Memorandum** and other supporting documents and evidence submitted by Appellant appear to indicate Counsel's misunderstanding of Oregon law by elaborating on CDD staff comments and Planning Commission meeting minutes as indicia of intent supporting Appellant's interpretation of the Spacing Rule – that approach misses the appropriate legal standard and confuses the issue before the decision-maker.

As detailed in **Section 4** below, CDD staff comments or Planning Commission understandings are irrelevant for the determination the City is required to make in this Appeal – Counsel's **Memorandum** and Appellant's slated testimony appears to either ignore or purposefully misstate the binding law of statutory construction.<sup>1</sup>

Simply: the City Council's intent is determined by the express text of the City ordinance, in context, and in light of relevant legislative history. When the text of a specific provision is ambiguous, Oregon courts will look to the context within which the specific provision is located, including surrounding code provisions and the legislative history.<sup>2</sup> The purpose of that analysis is to determine the intent of the governing body (i.e., the City Council) that enacted the legislation.<sup>3</sup>

Here, the perceived ambiguity centers (no pun intended) on whether the Spacing Rule <u>in isolation</u> requires the measurement of a mile to be calculated as a *linear* or *radial* measurement. Oregon law requires the City to investigate the Spacing Rule's context to determine the City Council's intent when it enacted it.<sup>4</sup> Due to its vagueness, the City looked at the Spacing Rule <u>in context</u> with the Measurement Rule, which resolves all ambiguity as to how the distance should be measured. The City understands the Spacing Rule's context to demand a radial measurement. Please see **Section 2**, below.

#### 2. Measurement.

The **Memorandum** provides:

<sup>&</sup>lt;sup>1</sup> Lincoln Loan Co. v. City of Portland, 317 Or 192, 199 (1993).

<sup>&</sup>lt;sup>2</sup> State v. Gaines, 346 Or 160 (2009).

<sup>&</sup>lt;sup>3</sup> Siporen v. City of Medford, 349 Or 247 (2010).

<sup>4</sup> Id

# Response to Appellant's September 5, 2023, Memorandum J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23 Page 3 of 6

I disagree with staff's premise, that TMDC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.

TDMC 10.6.070.030 reads as follows: [cite omitted for brevity]

This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.

[graphic omitted for brevity]

TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.

How distances, heights, slopes, areas, widths, depths, diameters, and other units are measured is critically important to land use and development, which is why the City enacted <u>TDMC Title</u> <u>10, Article 6.070</u> (*Measurements*) – its first section succinctly provides:

This Article explains how measurements are made in this Title.5

<u>TDMC Title 10, Article 6.070</u> contains general regulations applicable broadly across the City's entire LUDO. Relevantly, the Measurement Rule provides the general regulation applicable to measuring distances in <u>TDMC 10.6.070.030(A)</u>:

- 1. Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. [graphic omitted]
- 2. Measurements are shortest distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the 2 objects. See Figure 6-2. (Exceptions are stated in subsections B, C, and D of this section.) [graphic omitted]

Put another way, the Measurement Rule (which is applicable to the entire LUDO, unless listed in TDMC 10.6.070.030(B), (C), or (D), or unless a more specific provision is applicable) is:

- 1. distances are *measured horizontally*<sup>6</sup>; and
- 2. measurements between 2 objects are the **shortest distance** (the shortest distance being, in all cases, a straight line between them).

Counsel and its **Memorandum** simply misinterpret the Measurement Rule. Appellant reads the first two sentences as if they are a single sentence – that is, as if the requirement to measure distance horizontally *only* applies to setbacks and structural dimensions. To the contrary: the first sentence establishes the general rule for purposes of <u>TDMC Title 10</u> that "distances are measured horizontally." This statement establishes a broad standard applicable across the

<sup>&</sup>lt;sup>5</sup> TDMC 10.6.070.010 (*Purpose*).

<sup>&</sup>lt;sup>6</sup> TDMC 10.6.070.030(A)(1)'s second sentence clarifies the general Measurement Rule as applied to measuring distances for <u>setbacks</u> and <u>structure dimensions</u> (which can and do vary for each development site): those distances are measured along a horizontal plane (i.e., a two-dimensional surface parallel to the ground) from the property line, edge of building, structure, storage area, parking area, or other object. Agenda Staff Report | APL 035-23

Response to Appellant's September 5, 2023, Memorandum J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23 Page 4 of 6

entire LUDO. The second sentence then clarifies how topography is not a standard when applying measurements, since considering topography would result in inconsistent application of the Measurement Rule based on each development site's unique characteristics – for example, when using a standard measuring wheel, a site with rolling topography would result in a different setback measurement than a level site: to avoid that discrepancy from impacting the City's development standards, the Measurement Rule clarifies *distances are measured horizontally*.

The **Memorandum**'s stated misinterpretation here results in a circular and conclusory argument: by misunderstanding, misstating, or ignoring the applicability of the Measurement Rule's first sentence to all distances, Counsel appears to argue the Measurement Rule's third sentence supports Appellant's conclusion billboards are exempted from Measurement Rule because the Spacing Rule requires a topographical measurement. If the previous sentence does not seem to make sense, that is because it does not.

Counsel's **Memorandum** overlooks, fail to includes, or otherwise omits <u>TDMC</u> <u>10.6.070.030(A)(2)</u>'s directly on-point provision: *measurements are shortest distance*, unless specifically excepted. Those exceptions are specifically listed for vehicle travel area measurements (e.g., garage entrance setbacks), measurements for certain chimneys, eaves, and bay windows, and exempting underground structures from measurement calculations.<sup>7</sup>

Despite creating other exceptions to the Measurement Rule, the City Council did not create an exception for the measurement of the distance between billboards for purposes of the Spacing Rule – if it wanted an exception to the Spacing Rule, the City Council could have similarly carved one.<sup>8</sup> Since the City Council did not carve out such an exception when it adopted the LUDO, the City must apply the Measurement Rule to billboards (and all other non-excepted measurements) as presented in <u>TDMC 10.6.070.030(A)</u>.

#### 3. Comprehensive Plan.

The **Memorandum** provides:

. . . Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.

Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.

<sup>&</sup>lt;sup>7</sup> TDMC 10.6.070.030(B)–(D).

<sup>&</sup>lt;sup>8</sup> The legal maxim *inclusio unius est exclusion alterius* (known as the "implied exclusion rule") is a canon of legislative construction implemented by courts when examining municipal codes, contracts, and state and federal laws. It generally provides: when a law explicitly mentions one or some things, the presumption is that other things are excluded. For example, if a statute indicates "No person shall drink orange juice, apple juice, cranberry juice, grape juice, or pineapple juice", then that statute does not prohibit a person from drinking lemonade – more importantly, it evinces a legislative intent to specifically list prohibited juices, therefore indicating lemonade is not a prohibited juice because it was not mentioned (while others were). The concept here is the reviewing court considers the legislative body to have put enough thought into that law to include specific prohibited juices, so the reviewing court concludes the legislative intent was to purposefully exclude lemonade (and all other juices).

Response to Appellant's September 5, 2023, Memorandum J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23 Page 5 of 6

Comprehensive Plan policies are broad, aspirational statements regarding the City's goals. The Comprehensive Plan policies described in the Vasquez memo concern the City's economic development goals, including a more diverse economy, encouraging "redevelopment and adaptive use" of downtown commercial space, and the growth of small businesses – none of those can reasonably be understood as authorizing billboards. (I would be surprised if there are not other livability goals in the Comprehensive Plan, such as promoting an attractive downtown or reducing visual clutter, that would support removing billboards.)

Appellant's argument seems to be billboards are supported by Comprehensive Plan policies because billboards promote economic activity. Actually, those general policies provide no support for Appellant's misinterpretation of the Spacing Rule – many billboards do not even promote economic activity in the City, and Appellant does not explain why a billboard that promotes commercial activity elsewhere supports the redevelopment of commercial space in downtown The Dalles.

#### 4. Legislative History.

#### The **Memorandum** provides:

Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule – "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81- 1011, containing the exact same language.

In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.

When the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent: namely, the intent of the respective *city council* when it enacted the provision. **Section 2**'s discussion on the applicability of the Measurement Rule to resolve the Spacing Rule's ambiguity appears conclusive and the City's opinion is the inquiry into the Spacing Rule's intent should be finalized there.

However, even if a reviewing court examined the legislative history further: no matter their title, what a City staff person, Planning Commissioner, or even the Planning Commission believed or intended when the City Council enacted the Spacing Rule is irrelevant under Oregon land use law, and Appellant does not provide any evidence of what the City Council itself intended when it enacted the Spacing Rule.

Actually, in 1992, the City Council rejected a proposal from Appellant<sup>9</sup> to add the words "road mile" to the Spacing Rule. Therefore, reading the words "road mile" into the Spacing Rule now is patently inconsistent with previous City Council actions and is the opposite of its intent.

<sup>&</sup>lt;sup>9</sup> Letter from *Lewis, Foster & Peachey* on behalf of Meadow Outdoor Advertising to The Dalles Planning Commission (February 4, 1992).

Response to Appellant's September 5, 2023, Memorandum J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23 Page 6 of 6

#### 5. Permit History.

#### The **Memorandum** provides:

A third contextual clue to the intended meaning of a land use regulation is the manner in which the City has previously applied it. Here, I understand that there is no disagreement that the City has for decades applied TDMC 10.13.050.150(C)(2) to limit billboards to 8 per

lineal mile; staff simply considers that interpretation to have been wrong.

Appellant argues there is "no disagreement" the City has interpreted the Spacing Rule to limit billboards to 8 per lineal mile "for decades": Appellant fails to present any evidence to support this position and the City does, in fact and in law, disagree. Staff is unable to even locate permits for most of Appellant's billboards in the City, much less permits demonstrating Appellant's preferred *lineal* mile standard.

Further, as mentioned on page 2 of the Staff Report for this Appeal, Staff's interpretation of the Spacing Rule has remained demonstrably consistent since, at least, Staff provided it in response to an inquiry the City received from a potential applicant in September 2021 for a new billboard proposal at 2638 West 6<sup>th</sup> Street.

#### 6. Fairness.

#### The **Memorandum** provides:

I recognize the Planning Director's authority to administer the code. However, fundamental fairness suggests that no one may recant a prior decision once someone has relied on it. The law recognizes such fairness through the principles of estoppel and collateral attack. The cases of Gansen v. Lane County, 2021 WL 1964624 Or LUBA (2021) and Johnson v. Landwatch Lane County, 327 Or. App. 485 (2023) have applied these principles to prohibit Oregon municipalities from recanting the legality of permits previously issued.

I find the referenced court decisions applicable to the present case. Quite simply, the City determined in 2003 that the subject sign complied with all regulations applicable to its placement, including TDMC 10.13.050.150(C)(2). As matters of both fairness and law, the City may not now overturn that determination.

In general, the City agrees it cannot revoke a lawfully issued permit. Here, though, the City is not seeking to revoke Sign Permit 03-326 – instead, this Appeal involves a decision to *deny an application for a new permit* (Sign Permit Application No. 2589-23), not *revoke an existing permit*. Therefore, the cases Counsel cites do not apply. Importantly, because the City is not revoking Appellant's existing sign permit, Appellant is free to continuing lawfully using the existing billboard as long as it would like.

Because this Appeal involves an application for a *new* sign permit, it is subject to the standards in effect when the new application was submitted, <sup>10</sup> including the distance regulation imposed by the Spacing Rule and Measuring Rule.



#### **CITY of THE DALLES**

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

#### MEMORANDUM

**To:** Planning Commission

From: Joshua Chandler, Community Development Director

Date: September 7, 2023

Re: Permit Records Search - Appeal No. 033-23

On September 5, 2023, Dunn Carney LLP (**Counsel**), representing the Appellant, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record.

Included within that Memorandum, Counsel made the unsubstantiated claim the City's Community Development Department has historically interpreted billboard placement measurements on a "linear mile" basis. Although Counsel referenced a 1992 Planning Commission meeting when the Appellant requested the addition of "road mile" into the sign ordinance text, the Planning Commission did not make that requested change and instead kept the language as it currently reads. The current ordinance text has remained the same for the last 31 years. Failing to include this language was clearly intentional; however, Counsel insists that process demonstrated "the intent to limit advertising signs to 8 per linear mile of roadway."

Additionally, Counsel included minutes from the September 1, 1994, Planning Commission meeting, where the minutes reflect a Senior Planner provided "The Dalles allows 8 billboards per lineal mile of freeway." That statement was later confirmed by former Planning Director Dan Durow to be consistent with his own interpretation. Although neither the Planning Commission nor the City Council added the qualifying words "road mile" to the sign code, the former Director took it upon himself to establish his own interpretation as the City's de facto staff policy on the matter. As the City Attorney's memorandum of law underscores: no matter their title (regardless of whether it is City staff, Planning Commissioner, or even the Planning Commission itself), whenever the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent – namely, the intent of the *City Council*.

After reviewing Counsel's September 5 memorandum, the Community Development Department staff conducted extensive research into previously approved billboard permits to determine how this staff policy has been enforced in the past. This research included searching the log book of sign permits (dated from 2006-2023), all documented paper files of all addresses within 100' of each existing billboard, and digital permit files (spanning from about 2018-2023): ultimately, all known files in the City's possession.

Appellant's notice of intent to appeal for APL 033-23 indicates it owns and operates 42 billboards within the City limits; the Community Development Department's exhaustive search found only 20 billboard permits. Specifically:

Of these 20 permits, the following data was gathered:

- 2 of the 20 permits were duplicates, which leaves 18 individual permits.
- Of the remaining 18 permits, 3 permits authorize only billboard maintenance, repair, and relicensing (which activities do not require permits), which leaves 15 individual billboard permits.
- Of those 15 individual billboard permits:
  - 4 permits were approved in the wrong zone district (only the CG and I zone districts have allowed billboards since at least 1992).
  - 4 permits included "linear or road mile" distance measurements to billboards in the vicinity (11 permits had no mention of any distance measurements to other billboards in the vicinity).
  - 2 permits did not include a City sign permit (only having Oregon Department of Transportation approval).

Clearly from this research, it is difficult to claim that the "road mile" or "linear" interpretation has been the historical standard, or whether review of billboards as a whole have had much of a standard altogether.

MINUTES Planning Commission Meeting September 7, 2023 Page 1 of 57

#### **MINUTES**

#### PLANNING COMMISSION MEETING

September 7, 2023 5:30 p.m.

City Hall Council Chambers 313 Court Street, The Dalles, Oregon 97058 Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Addie Case, John Grant, Philip Mascher, Maria Pena, Mark

Poppoff, Nik Portela

**COMMISSIONERS ABSENT**: None

STAFF PRESENT: Director Joshua Chandler, City Attorney Jonathan Kara,

Special Counsel Chris Crean, Secretary Paula Webb

#### CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:31 p.m.

#### PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

#### APPROVAL OF AGENDA

It was moved by Portela and seconded by Poppoff to approve the agenda as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Pena, Poppoff and Portela voting in favor, none opposed.

#### **APPROVAL OF MINUTES**

It was moved by Poppoff and seconded by Case to approve the minutes of August 3, 2023 as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Pena, Poppoff and Portela voting in favor, none opposed.

It was moved by Pena and seconded by Portela to approve the minutes of August 17, 2023 as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Pena, Poppoff and Portela voting in favor, none opposed.

MINUTES
Planning Commission Meeting
September 7, 2023
Page 2 of 57

#### **PUBLIC COMMENT**

Warren Sawyer, 500 E. 3rd Street, The Dalles

Mr. Sawyer paraphrased his concerns with future development of Basalt Commons, Attachment 1.

#### **QUASI-JUDICIAL PUBLIC HEARING**

APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, 747 W. 2<sup>nd</sup> Street, 1N 13E 4 AA tax lot 200

Request: Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 5:44 p.m.

Director Chandler provided the staff report and presentation, Attachment 2. He noted the property address was incorrectly cited in the staff report on pages 1, 3 and 7. The correct address is 747 W. 2<sup>nd</sup> Street.

Director Chandler referred to additional material submitted via email or on the dais:

- Memorandum from Dunn Carney, received via email September 5, 2023, Attachment 3
- Memorandum of Law from City Attorney Kara, on dais September 7, 2023, Attachment 4
- Memorandum from Director Chandler, on dais September 7, 2023, Attachment 5

Chair Cornett asked if any decision in the history of the department used specifically the linear measurement.

Director Chandler explained the Department's actions after receipt of the memorandum from Appellant's counsel claiming that linear/road mile was historically used in The Dalles. Staff used ArcGIS to determine each address within 100 ft. of a billboard within the City of The Dalles. Each individual property file was searched (approximately 200 properties). The Notice of Appeal said there are 42 billboards owned and operated by Meadow Outdoor. Staff searched all property files and digital files from 2016, 20 permits were found. Two were duplicates, three were for maintenance and repair and did not require a permit. Of the 15 remaining permits, four referenced linear distance on the permit. Eleven had no mention of linear distance or the distance to another billboard.

Commissioner Grant asked if there was any reference to radius in The Dalles Municipal Code (TDMC or Code). Chandler replied the Code ultimately looks at the measurement section of the Code, which measures distance horizontally.

Commissioner Grant then asked if the Code was open to interpretation. Director Chandler replied when reviewing the Code, you often have to consider more than one section. Staff

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concluded a radial measurement should be used; there is no mention it should be measured by the road. The Code states specifically that measurements should not be taken on topography.

Commissioner Grant asked if the application met any criteria. Chandler replied the staff report contained 24 findings. All but four findings met criteria.

Special Counsel Crean clarified. In the Code, Chapter 6.070 provides a number of provisions that apply across the entire development code. Article 10.6.070.030 says when the development code refers to distances, "Distances are measured horizontally." No matter where in the Code a distance is referenced, it is measured horizontally because of this provision. This provision results in a radial measurement.

Commissioner Mascher asked if this discussion was only about changing the size of the sign. Director Chandler replied that was correct. Any structural change must go through a new sign permit process and meet current standards.

Commissioner Mascher stated the Code clearly references the progression of a street, whether horizontal or not. He added it was odd to use two different means of measuring.

Attorney Kara replied no more than five on one side of the street refers to position, not distance. In the context of the Code, there is no ambiguity; it resolves the intent. If in one area we use one standard, we are not held to that same standard in other areas.

Commissioner Mascher stated a radius is not a distance, it is an area. If we measure billboards in a radius, we are not measuring distance, we are measuring an area.

Attorney Kara replied a radius is a measurement of distance. If measuring from a center point, all points are equidistant from the center, one mile away. It is as precise as it gets in all directions.

Commissioner Mascher stated he would agree to disagree on that point.

Special Counsel Crean said it is a distance because it is one-half of a diameter. Commissioner Portela added that because the diagram itself uses a circle it could be confusing to the eye.

#### Chris Zukin, 5525 Cherry Heights Road, The Dalles

Mr. Zukin is the General Manager of Meadow Outdoor Advertising, a family business in The Dalles since 1981. He provided three illustrations, Attachment 6.

Mr. Zukin stated the linear interpretation has been in effect since 1974. When the Sign Code was reviewed in 1981, 1982 and 2007, the interpretation was not changed. If the radial interpretation is applied throughout the City, every billboard owned by Meadow Outdoor will be nonconforming. None of the billboards could be relocated or reconstructed for safety or aesthetic reasons. Theoretically, in 30 to 40 years of this interpretation being in place, the billboards we own in The Dalles could go away. Obviously, this is a hardship for our business.

Mr. Zukin asked the Planning Commission to overturn this denial based on that erroneous interpretation. He also asked the Commission to work with City Council to approve a code amendment that would insert the word "linear" into the Code to reduce future confusion.

Chair Cornett asked if linear mile was the same as road mile. Mr. Zukin replied, sure.

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Chair Cornett noted the deadline for an appeal had passed, and asked why it was delayed. Mr. Zukin replied he and Mr. Lehman were unavailable on the meeting days, so asked to push the meetings out. He added that Mr. Lehman was responsible for submitting the application and requesting an appeal.

Chair Cornett referred to Mr. Zukin's request that the Planning Commission and City Council amend the Code to improve clarity and include "linear mile." Chair Cornett stated the Planning Department offered the opportunity to work with Mr. Zukin before tonight's meeting. Why was that opportunity not taken?

Mr. Zukin replied Director Chandler said it was his strong opinion this was the right interpretation. Mr. Zukin did not see a chance to change Director Chandler's mind. Zukin added he met with both Director Chandler and City Manager Klebes regarding this issue and received no forward movement. Mr. Zukin did not see how working together on a new sign code was going to make any progress.

Chair Cornett addressed Mr. Zukin to confirm he knew any new Sign Code would come to the Planning Commission. While the Commission considers Staff recommendations, the Commission makes our own decisions. "Did you not see that as a possibility or an efficient road?"

Mr. Zukin replied he was on the 2007 sign committee; it took nine months to complete. He felt it was not worth the effort when it would result in no improvement. It was easier to come before the Commission.

Commissioner Mascher asked if Mr. Zukin saw the map demonstrating if the road mile were applied, it would result in 150 signs. Mascher asked if Mr. Zukin had comments on the map.

Mr. Zukin replied he had seen the map. To reach the reality you would have to overlay the map with zoning, property ownership, and other things. The reality is probably about 42 billboards in The Dalles; there could not be 100 billboards in The Dalles.

#### Dan Durow, 1628 W. 13th Street, The Dalles

Mr. Durow said he was asked by the Applicant to review the staff report and other materials, and to make comment. Mr. Durow was the Community Development Director from 1990 to 2012, and participated in many sign code revisions. When you finish the subject sentence it says, "...measured at right angles to the street centerline to which the sign is oriented." This sentence must be read in total. Those parts do not add up to a radial measurement. This was not the intent or the interpretation during my tenure with the City. When balancing the needs of the traveling public and businesses, and aesthetics of the signs, it becomes a policy decision. Planning Commission and City Council may change the decision, but it should not be an Administrative decision.

Mr. Durow drew an illustration to explain the method for taking measurements on a slope. That illustration will be available at a later date. His written comment is Attachment 7.

Chair Cornett stated the discussion was not about sign height or setbacks, but how the number of signs within a mile are measured.

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Mr. Durow replied this was never discussed as an area measurement. It was always discussed and interpreted as a linear measurement.

#### Scott Hege, 6580 Martin Road, The Dalles

Mr. Hege referred to Mr. Durow's statement that said the interpretation from 1972 through today has been the same interpretation. Now there is a new interpretation. Each permit they applied for was approved by the Planning Department up until today when the interpretation changed.

My role as the former Director of the Port of The Dalles was to bring businesses here and help existing businesses to stay and expand. That is done by providing a supportive climate. This interpretation is not supportive. The City needs jobs and a tax base.

Mr. Hege continued, not all of the signs are a revenue source for only Meadow Outdoor Advertising. They are a source for businesses to generate revenue. Many other users include non-profit groups, Public Health, and the Oregon Department of Transportation (ODOT). Changes to the Code should result from the work of the Planning Commission and City Council. One person should not change the interpretation to obliterate all of the signs in our community.

Chair Cornett noted no signs would be obliterated in response to this hearing. Signs will continue to remain in existence until they are changed. Mr. Hege replied the signs will disappear over time if this interpretation is upheld.

#### John Lehman, 92464 Biggs-Rufus Hwy, Rufus, Oregon

Mr. Lehman stated this would have a huge negative impact on Meadow, the businesses and the community. Born and raised in The Dalles, Mr. Lehman has worked for Meadow since 1991. During his time with Meadow, it has always been a requirement to show there are no more than eight billboards in one linear mile section of the highway or street. It was never measured as a radius.

Mr. Lehman created numerous maps showing the one-mile inventory along the street or highway in order to secure billboard permits. Examples of the maps are included in the original appeal packet. The measurement of The Dalles Sign Code mirrors ODOT's code. Mr. Lehman created a master interstate line map inventory with the Planners. In the last 32 years, only nine new billboards were built.

Mr. Lehman asked the Planning Commission to instruct Staff to reverse incorrect interpretation of The Dalles Sign Code.

Chair Cornett asked if Meadow measured road miles reflective of ODOT's code. Mr. Lehman replied that was correct. The Sign Code is mirrored on ODOT's code. ODOT has a linear interpretation, measuring between mile markers.

Chair Cornett noted the Planning Commission's decision is based on The Dalles Municipal Code, not ODOT's code.

Mr. Lehman said if this interpretation stands, all of our signs will be nonconforming.

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#### Ty Wyman, Counsel for the Appellant, Dunn Carney, 851 SW Sixth Ave., Suite 1500, Portland

Mr. Wyman thanked the Commission and Staff. This case is coming together in an odd way procedurally. The evidence is coming to you quite late. Mr. Wyman asked the Commission to accept additional evidence, either through a continued hearing or through an open record period.

Chair Cornett asked if Mr. Wyman was formally requesting an extension. Mr. Wyman replied he was requesting the record remain open for 14 days.

Special Counsel Crean noted ORS 197.797(6) states if someone requests the record held open, the Commission must do that. It can be held open for additional written evidence. The Commission would review that evidence, then at a future meeting deliberate and make a decision. The Commission does not have to take any new public testimony, just written evidence. Alternatively, the hearing can be continued for at least 7 or 14 days, and continue to accept written evidence as well as verbal testimony. If someone submits new evidence, everyone has the opportunity to respond, followed by another 7 days to review responses. After that, the record may be closed. The applicant will then have a final 7 days to submit any final written argument with no new evidence. This is the 7/7/7 rule. The Commission would then return and review everything submitted, deliberate and make a decision without any additional testimony. The record cannot be closed until the final argument is received.

Chair Cornett stated public testimony would continue at this meeting. After tonight, verbal testimony will be closed. The record will remain open for written testimony.

#### Jim Wilcox, 416 W. 7th Street, The Dalles

Mr. Wilcox stated the Planning Office has lost institutional memory. Not one person remains from 2006. New staff is making a different interpretation. The Code has not changed since 1992. The Code for sandwich signs is over 11 pages long, the billboard Code is only two pages. The method of measurement is not referenced in the Sign Code.

Mr. Wilcox said if he read the Code, he would do exactly what Meadow is doing. Without background knowledge, he would reach this conclusion because nothing is referenced.

Mr. Wilcox strongly supports the appeal. The Commission needs to take the past into consideration.

Attorney Kara said he and Director Chandler were not here 30 years ago. They have only the Code in front of them. The thing that matters is the intent of City Council.

Mr. Wilcox asked if the research went back to 2006. Director Chandler replied Staff found permits back to 1984. Of those, only four mentioned anything to do with distance.

Chair Cornett confirmed there were inconsistencies in the submittals and approvals. Director Chandler agreed; evidence is not available to show how the applications were approved.

Mr. Wilcox said what is on paper is not what was going on. The signs are there and they were permitted, period. Director Chandler replied of the 15 permits, four were approved by the Planning Department in the wrong zone. Two are in residential zones on E. 10<sup>th</sup> and Trevitt Streets, approved in 2012. In a residential zone, billboards are not allowed.

Mr. Wilcox stated there are inconsistencies throughout the Code.

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#### Ryan Rupert, 1819 Cliff Street, The Dalles

Mr. Rupert stated state, federal and county highways are all measured by the mile markers. If your regulation says no more than eight per mile, why would you need to look at any other definition of mile? Mr. Rupert said this is the interpretation for all the entities Mr. Zukin works with. GIS does not work for this.

There were no comments in opposition.

Commissioner Mascher asked if Staff reviewed how this is handled in other counties or cities. Director Chandler replied Staff enforces The Dalles Municipal Code; there is no reason to consider methods in other jurisdictions.

Commissioner Mascher asked for the clearest language that references a radial mile. Attorney Kara replied the simplest language is found in TDMC 10.6.070.030(A)(2), "Measurements are shortest distance." The shortest distance between two points is a straight line.

Commissioner Grant asked if Staff had a map showing all the existing signs, and how many would be nonconforming to this rule if interpreted as a radius. Director Chandler replied no. Speaking to the points made about nonconforming, if a few signs were removed, many remaining billboards would be conforming.

Commissioner Grant then asked if there are multiple signs that are nonconforming based on this interpretation. Director Chandler replied yes. On the map shown earlier, 14 are around each other. We also have nonconforming signs because they are in the wrong zone. No matter how we measure it, multiple signs are nonconforming, some of which should not have been approved.

Commissioner Grant asked if a billboard exceeded its life expectancy and needed to be replaced for safety reasons. The radius limits our capacity in that area, correct?

Special Counsel Crean replied. The Code for nonconforming structures states, "If a nonconforming structure is damaged by any means, the structure may only be reconstructed..." This notion if the sign is damaged it cannot be repaired or replaced is not true. The Code specifically allows a nonconforming sign to be reconstructed, and goes on to say, "Ordinary maintenance and repair is permitted..." These signs can be maintained and reconstructed for a very long time. The notion they will all evaporate is not supported by the Code.

Attorney Kara said if there are issues with this interpretation, they need to be supported by substantial evidence. In my opinion, very little of what was heard tonight qualifies. If the Planning Commission would like to see something completely different from its Sign Code, that would be great direction to provide to Staff.

Commissioner Portela asked if the total number of signs were just the total, or the total of one entity. If the signs are not permitted by the City, why would we count them? Special Counsel Crean replied the answer is because the Code does not distinguish between them. The Code says the number of signs within a certain distance are counted. This provision is 50 years old and has never been revised. Many sections of the Sign Code need attention. The Community Development Department is planning to revise the Sign Code in upcoming months. If we limit the number of signs within a certain distance, we should distinguish between state, federal and local entities, or clarify that they all count.

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Special Counsel Crean reiterated a point regarding the structure of the Code. Several comments stated the provision to measure distance is not referenced in the Sign Code, therefore it does not apply. That simply is not the case. TDMC Article 6.070.010 expressly states, "This Article explains how measurements are made..." The entire article is dedicated to establishing how to measure different things for purposes of the development code. These measurements apply throughout the entire Code.

Commissioner Portela said it makes sense that ODOT uses mile markers. He asked if most jurisdictions operate under the definition of a radial mile.

City Attorney Kara stated best practices are going to be for Staff to examine what best practices are for future revisions to this Code. For now, it does not matter if a different jurisdiction has word for word what our Code says and ends up using a different measurement.

Commissioner Portela said the argument of ODOT versus a planning department would then be invalidated. ODOT functions off distance and, of course, would use a linear mile.

Chair Cornett clarified. When asking for the difference between the City's Code and ODOT's Code, Cornett was trying to illustrate the provision used by ODOT does not exist in our Code. How other people do things does not matter; we use TDMC only.

Chair Cornett added the decisions the Commission makes work within the microcosm of TDMC. The Commission does not consider how it will affect one single business, many businesses or businesses yet to come. It does not consider economic development or anything regarding The Dalles. It is not the Commission's place to decide what is best for a specific business or not, or the overall vitality of The Dalles. The Commission also focuses on historic decision making, which we have found to be inconsistent. Cornett added the Commission will continue working on the RV Code and the Sign Code as well. However, the Commission must be considerate and careful when making these decisions. The decision made on this issue, will have an effect on how we modify, amend, change or replace ordinances regarding billboards and signs in the future. Any revisions to the Code will not affect applications already submitted.

Chair Cornett responded to testimony given in favor of the application. Cornett stated, "It is our job to change ordinances, think about the ordinances, apply the ordinances for signs. That responsibility is ours."

Chair Cornett closed the public testimony, written testimony remains open. He then requested clarification of the timeline for submissions.

Special Counsel Crean stated any new evidence must be submitted to the Planning Department by close of business on Thursday, September 14, 2023. Any responsive evidence must be submitted by close of business on Thursday, September 21, 2023. The Applicant's final argument must be submitted by close of business on Thursday, September 28, 2023.

City Attorney Kara is unavailable October 5, 2023. Special Counsel Crean suggested the hearing continue October 19, 2023, and asked if that was acceptable to the Applicant.

The Applicant's counsel, Mr. Wyman, requested the record remain open for 14 days to allow deeper research into past practices. Chair Cornett agreed to the request.

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Special Counsel Crean stated for the record, new evidence must be submitted by close of business Thursday, September 21, 2023. Responsive evidence must be submitted by close of business on Thursday, September 28, 2023. The Applicant's final argument must be submitted by close of business on Thursday, October 5, 2023.

Chair Cornett stated we would revisit the hearing October 19, 2023. He then asked if any participant request the public hearing be reopened on October 19 meeting. Counsel Crean replied the request could be made, but the Commission was not required to grant the request.

Chair Cornett closed the public hearing at 7:41 p.m. The written record will remain open until the dates identified.

There were no resolutions.

#### STAFF COMMENTS / PROJECT UPDATES

Director Chandler thanked everyone for attending.

Director Chandler introduced new Associate Planner, Frank Glover.

The meeting September 21, 2023 will include another application. Director Chandler requested everyone's attendance.

#### **COMMISSIONER COMMENTS / QUESTIONS**

Chair Cornett thanked all the Commissioners for attending, and said their input is invaluable. He added this was a good test for the Commission.

Chair Cornett added no one would be negative or upset, there is no negative feeling or emotion connected with this process. We do the job as best we can. We may disagree and that's okay. Please be honest with your direction.

Commissioners Pena and Grant are unable to attend on September 19, 2023.

Special Counsel Crean stated the Commission cannot talk about the hearing with anyone outside this meeting. He added the Commissioner's may talk as long as no more than three Commissioners are present for the discussion.

City Attorney Kara stated he would attempt to attend more often in person. He invited the Commissioners to contact him with questions.

#### <u>ADJOURNMENT</u>

Chair Cornett adjourned the meeting at 7:49 p.m.

Continued on next page.

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Submitted by/

Paula Webb, Secretary

Community Development Department

SIGNED:

ATTEST:

Paula Webb, Secretary

Cody Cornett, Chair

Community Development Department

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Attachment 1

My name is Warren Sawyer, my wife and I own Sawyer Properties located at 500 E. 3<sup>rd</sup> St. in The Dalles. I'm here tonight to get information about the Basalt Commons development regarding the parking plan for the development and request answers to a few questions. As far as I know there has not been a formal site plan submitted. Right now, I feel there is a lack of information and communication regarding details of their parking plan from the developers and the city's planning department even though that information is available. My hope is that there will be ample opportunity for public input and that important decisions are made by people elected to represent the citizens of The Dalles rather than by city staff alone. To be clear I am not opposed to the development but am opposed to the development not being required to provide adequate off-street parking.

According to the code the minimum required parking for the development is "not less than 1 parking space for every dwelling unit" which equates to 108 spaces. The minimum requirement for the commercial ground floor of 9821 square feet averages between 3 and 7 spaces per 1000 square feet depending on the type of business. Using 4 spaces per 1000 square feet as an example, that would be an additional 39 spaces, and if they expanded the ground floor to two stories because of the additional 5 feet of height from the conditional use permit then the requirement would be 78. So, at a minimum the municipal code would require 147 off-street parking spaces. Developments such as this are exactly why the code was enacted in the first place, so there would be adequate parking to support residences, commercial activity, and customers. It's possible that the minimum number of off-street parking required by the code is less than what's actually needed if residences average more than 1 car per dwelling unit along with staff of the complex, employees of the commercial units, customers, and visitors of the residences. Other than their preliminary plan submitted over a year ago showing only 36 off-street parking spots, I do not have any idea how many dedicated off-street parking spots are in the current plan, and I do not think that is public knowledge. It would appear the planning department has decided to waive the minimum parking requirements and depend on the difference being made up with on-street public parking in the general vicinity of the development. I'm not sure there is even enough onstreet in the general vicinity to satisfy the additional parking needed above their dedicated off-street parking and most of those on-street parking spots are in a Prohibited Parking District. My perception is that there is not and will result in competition between existing businesses, customers, and residents to find any place to park at all reasonably close to where they work, shop, or live. There is a municipal code that states the Minimum and Maximum Off-Street Parking Requirements "May Be" Waived for developments within CBC-2 zone of the Central Business Commercial District. It does not state that the parking requirements are waived, must be waived or are exempt. From my understanding this is possibly a staff decision so I'm not sure it has to be approved by the planning commission, which if so, is just plain wrong and I think the code is not being used as it was intended for small footprint developments in the downtown core area where on-street public parking would work rather than required off-street parking. To make generalized comparisons of potential vehicle ownership of the apartment residences between The Dalles and large metro areas where people work, live and do business in a more confined area and depend on public transportation for travel outside of their primary area seems presumptive and inappropriate as the two areas are much different in population density.

- 1. How many off-street parking spots are being required and how many are being proposed?
- 2. Is it only a staff decision to approve waiving the minimum/maximum off-street parking requirements or is it a decision for the planning commission to vote on?
- 3. Will property owners and businesses affected by the development be notified of a planning commission meeting regarding site plan approval and have time for public comment?
- 4. Is city planning and the development counting on-street parking to satisfy the parking needs? These are public parking and should not be counted at all.
- 5. Most of the downtown area is in a Prohibited Parking District for on-street parking including most of the area surrounding the development. Will Municipal Code 6.08.020 attached be enforced?
- 6. Where are people going to park that does not create an undue hardship on existing businesses, customers and residents?

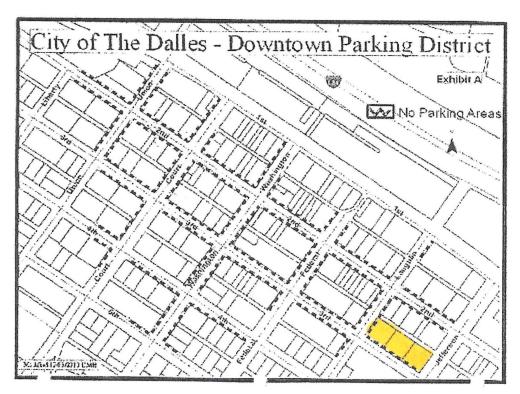
The Dalles, Oregon Municipal Code

Title 6 TRAFFIC

Chapter 6.08 DOWNTOWN PARKING DISTRICT

#### 6.08.020 Prohibited Parking.

A. No person shall park a motor vehicle upon the public streets in the downtown parking district described in Section 6.08.010 while said person is at their place of employment, business profession, or residence, when said placement of employment, business profession, or residence is located within the Central Business Zone Boundary as shown on Exhibit A, between the hours of 9:00 a.m. and 6:00 p.m. except as provided in Section 6.08.030.



**Exhibit A** 

For purposes of this section, the term "employment" shall include being engaged for wages, credit or other remuneration or as a volunteer for a public or private enterprise.



# City of The Dalles Planning Commission

THURSDAY, SEPTEMBER 7, 2023 | 5:30 PM

Appeal No. 033-23

of Sign Permit No. 2589-23

Appellant: J. R. Zukin Corp. d/b/a Meadow Outdoor Advertising

Address: 747 W. 2nd Street

Assessor's Map and Tax Lot: 1N 13E 4 AA 200

Zoning District: General Commercial "CG"

#### Additional Material

- 9/5/23 Memorandum: Dunn Carney LLP, Appellant's Counsel
- 9/7/23 Memorandum: Jonathan Kara, City Attorney
- 9/7/23 Memorandum: Joshua Chandler, CDD Director

Subject Property
747 W. 2<sup>nd</sup> Street
1N 13E 4 AA 200



**PLANNING COMMISSION** 

#### Subject Billboard

Dimensions:

Face = 8' x 16'

Height = 24'

Current advertisement removed for the purposes of this presentation.



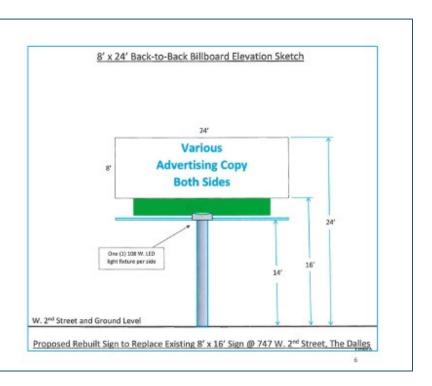
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#### Proposal

Dimensions:

Face = 8' x 24'

Height = 24'



# **Project Timeline**

#### Sign Permit No. 2589-23:

Submitted: February 16, 2023
 Denied: February 27, 2023

#### Appeal No. 033-23

Appeal Filed: July 7, 2023
 Appeal Deemed Complete: August 4, 2023
 Notice of Appeal sent: August 24, 2023
 Planning Commission hearing: September 7, 2023

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# Basis for Denial Within one-mile radius: 24 billboards (total) 14 non-Highway billboards 64 10 21 12 65 10 21 12 66 17 10 21 12 67 10 20 1

#### Interpretation at Issue

TDMC 10.13.050.150 (C)(2)

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

#### Interpretation at Issue

TDMC 10.13.050.150 (C)(2)

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Radial Mile - City's Interpretation

Road or Linear Mile - Appellant's Interpretation

# Interpretation at Issue

- · Same language since at least 1974
  - · Later amendments distinguished between City Streets and Highways
- In 1992, Appellant requested the addition of "road mile" into Sign Ordinance
- · Upon adoption, "road mile" was not added into Sign Ordinance
- Existing language has been unchanged since 1992

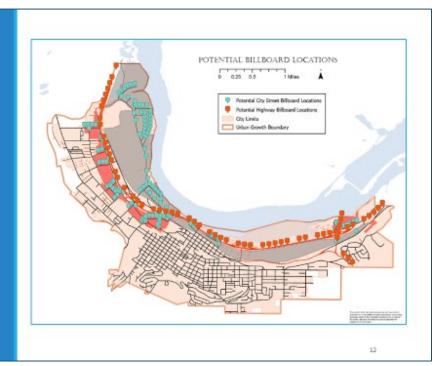
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#### Road/Linear Mile

Staff generated map to demonstrate:

No more than 8 signs per linear mile on all roadways in UGB

Only signs in CG and I zones permitted; billboards are not permitted in all other zones



PLANNING COMMISSION

# Filing Appeal

- Staff corresponded with Appellant multiple times (10/22 6/23) to discuss potential appeal
- Multiple procedural inconsistencies within TDMC 10.13 and 10.3
  - Any person aggrieved by a determination of the Director may appeal to the Planning Commission... (10.13.070.060(D))
  - The approval or denial of a ministerial action shall be the City's final decision. (10.3.020.030(D))
    - No mechanism to appeal denied sign permit aside from action in Wasco County Circuit Court

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#### Filing Appeal

- Oregon Land Use: Appeals are to be submitted within a reasonable time from date of denial
- TDMC: Administrative and Quasi-Judicial decisions required to submit Notice of Appeal within 10 days from denial
- SP 2589-23 denied on February 27, 2023
- 18+ weeks from Notice of Appeal submittal

#### Filing Appeal

- Staff considered TDMC inconsistencies for filing an appeal
- Decided to err on side most beneficial to Appellant; allow Appeal to move forward
- Offered concession (Attachment 5) with goal of amending the inconsistencies of Chapter 10.13
  - 1. Move forward with Appeal
  - 2. Collaborate with Staff on amending inconsistencies with Chapter 10.13
- Appellant provided no response; submitted Notice of Appeal

#### Review Criteria

- Criterion met
- Criterion not met
  - Finding #19 10.13.050.150(B)
  - Finding #20 A, B, C 10.13.050.150 (C)(2)

An application may not be approved if criteria are not met

#### Finding #19 (10.13.050.150 (B))

Outdoor advertising signs shall have metal primary structural members.

Structural information not included on application

Criterion not met

1.

# TDMC 10.13.050.150 (C)(2)

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

# Finding #20 A, B, C

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

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#### Finding #21

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

Criterion met - No further discussion.

# Finding #20

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Three requirements for sign placement:

- 1. shall not exceed 8 per mile
- 2. no more than 5 on one side of the street
- no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented

21

#### Finding #20 A: Requirement #1

City Streets. The maximum number of advertising signs **shall not exceed 8 per mile** with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

# Measuring Distance (10.6.070.030 (A)(1))

Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.



2

#### Measuring Distance (10.6.070.030 (A)(1))

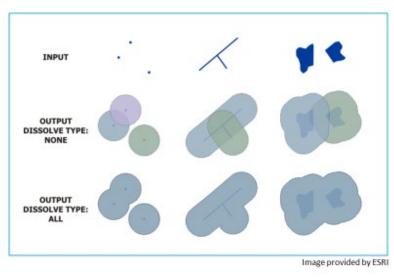
Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.

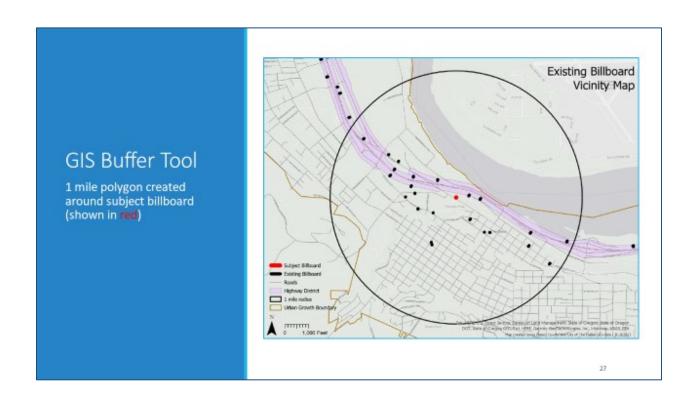
# Geographic Information Systems (GIS)

- · City uses ESRI GIS software; administered by Wasco County
- · Widely used computer aided system
- Allows for pinpoint accuracy
- · Without GIS, measuring distances are unreliable, inaccurate, and prone to human error

#### GIS Buffer Tool

Geoprocessing tool that creates buffer polygons around input features to a specified distance





#### Measuring Distance (10.6.070.030 (A)(1))

Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.



# Topography

- Not specifically defined in TDMC
- Three common definitions provided below:
  - The arrangement of the natural and artificial physical features of an area.
  - The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.
  - Topography is a field of geoscience and planetary science and is concerned with local detail in general, including not only relief, but also natural, artificial, and cultural features such as roads, land boundaries, and buildings.
- · Include "man-made" and "artificial features" (e.g. roads)
- Roadways and streets are not factors in determining distance, thus "Road/Linear mile" interpretation is incorrect

2

#### Finding #20 B: Requirement #2

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

# Finding #20 C: Requirement #3

City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and

no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

3

#### Commission Alternatives

- Staff recommendation: Move to adopt Resolution No. PC 618A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
- Make modifications to then move to adopt an amended Resolution No. PC 601A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
- Move to direct Staff to adopt Resolution No. PC 618B-23, a resolution granting the appeal and overturning Staff's decision. Under this alternative, the Planning Commission is required to identify the specific criteria supporting its decision against Staff's Recommendation.

# **Next Steps**

Staff intends on beginning a comprehensive review of the City's regulatory system/process for signs

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# Questions?

THURSDAY, SEPTEMBER 7, 2023 | 5:30 PM

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September 7, 2023
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#### Memorandum

**To:** The Dalles Planning Commission **Date:** September 5, 2023

From: Ty Wyman File No: JRZ1.1

**Subject:** City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . . ." TDMC 10.13.050.150(C)(2) now sets forth that limitation. In 2004, upon approval of the City's planning staff (Ex. 1 hereto), Meadow Advertising placed a billboard at 747 W.  $2^{nd}$  St. No fewer than nine such signs sat within a 1-mile radius of that sign, while just three sat within a one lineal mile thereof.

Meadow applied earlier this year to replace the subject sign. The referenced appeal stems from planning staff's denial of that approval, a decision that would change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). On referral from Kristen Campbell, Meadow asked Dunn Carney to evaluate staff's decision. As explained below, we have undertaken significant investigation of the City's land use regulations and records. Analyzing that investigation, I find no support for staff's decision.

<u>Background Law.</u> In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. *See*, *e.g.*, *Estroff v. City of Dundee*, 79 Or LUBA 189 (2019).

Below, I analyze the text and context of TDMC 10.13.050.150(C)(2). I find the text unambiguous in applying the 8-sign limitation to a one-dimensional lineal mile of roadway, not to a two-dimensional radial mile. I then find the context of TDMC 10.13.050.150(C)(2) to evidence clearly this intent, to measure the limitation by lineal mile.

Analysis of the text of TDMC 10.13.050.150(C)(2). The cited regulation reads as follows:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

I am immediately struck by the fact that the "8 per mile" limitation is not stated in a vacuum. Rather, it is stated with direct reference to "the street" and "the street centerline." A street being linear, these references clarify application of the "8 per mile" limitation to a lineal mile of roadway. As such:

1. Staff's change in interpretation of TDMC 10.13.050.150(C)(2) is inconsistent with the text thereof; and

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The Dalles Planning Commission September 5, 2023 Page 2

> The Commission can find that that text (when considered alone, without consideration of any context in which that regulation was adopted or has been applied) supports a reading that the limitation to 8 signs applies per lineal mile.

The Commission may, thus, decide the matter on this basis alone and uphold Meadow's appeal. Should the Commission choose, however, to proceed with consideration of the context in which the City adopted and applied TDMC 10.13.050.150(C)(2), then I believe the same result would pertain. That context evidences clearly an intent to measure the limitation by lineal, rather than radial, mile.

Analysis of the context of TDMC 10.13.050.150(C)(2). Staff describes one contextual source that supports its interpretation that TDMC 10.13.050.150(C)(2) limits signs to 8 per radial mile. Specifically, it notes that, per TMDC 10.6.070.030, "distances are measured horizontally." Based on this reference, staff explains (at p. 8 of its Aug. 31 report to the Commission) its changed interpretation as follows:

For the purposes of determining billboard proximity (as required by TDMC 10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (i.e., a circle).

I disagree with staff's premise, that TMDC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.

TDMC 10.6.070.030 reads as follows:

Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. See Figure 6-1.

This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.



TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not

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apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.

But let's move on to contextual clues outside of the TMDC. Oregon law establishes the primary source of context for any land use regulation, viz., the comprehensive plan. ORS 197.829. Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.

Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.

Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule – "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81-1011, containing the exact same language.

In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.

A third contextual clue to the intended meaning of a land use regulation is the manner in which the City has previously applied it. Here, I understand that there is no disagreement that the City has for decades applied TDMC 10.13.050.150(C)(2) to limit billboards to 8 per lineal mile; staff simply considers that interpretation to have been wrong.

I recognize the Planning Director's authority to administer the code. However, fundamental fairness suggests that no one may recant a prior decision once someone has relied on it. The law recognizes such fairness through the principles of estoppel and collateral attack. The cases of *Gansen v. Lanc County*, 2021 WL 1964624 Or LUBA (2021) and *Johnson v.* 

 $<sup>^{1}</sup>$  The Land Use Board of Appeals shall affirm a local government's interpretation of its comprehensive plan and land use regulations, unless the board determines that the local government's interpretation:

 <sup>(</sup>a) Is inconsistent with the express language of the comprehensive plan or land use regulation;

<sup>(</sup>b) Is inconsistent with the purpose for the comprehensive plan or land use regulation;

<sup>(</sup>c) Is inconsistent with the underlying policy that provides the basis for the comprehensive plan or land use regulation; or

<sup>(</sup>d) Is contrary to a state statute, land use goal or rule that the comprehensive plan provision or land use regulation implements.

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The Dalles Planning Commission September 5, 2023 Page 4

Landwatch Lane County, 327 Or. App. 485 (2023) have applied these principles to prohibit Oregon municipalities from recanting the legality of permits previously issued.

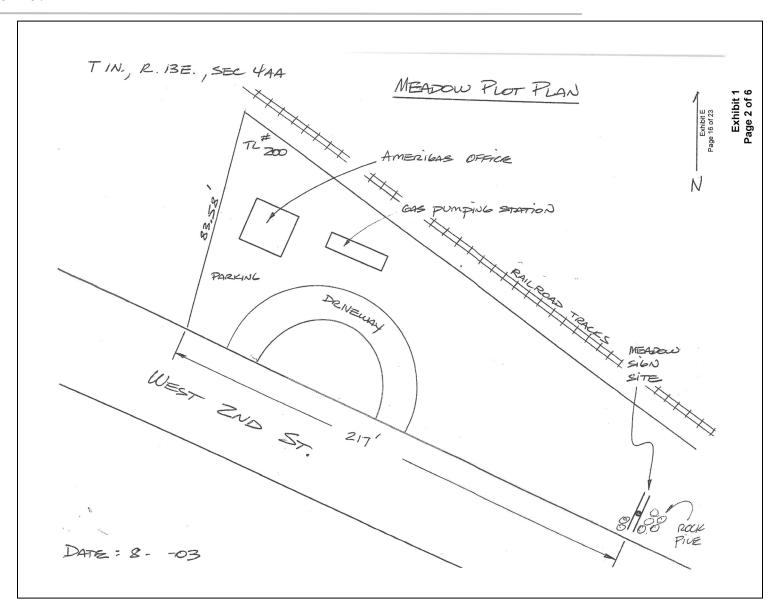
I find the referenced court decisions applicable to the present case. Quite simply, the City determined in 2003 that the subject sign complied with all regulations applicable to its placement, including TDMC 10.13.050.150(C)(2). As matters of both fairness and law, the City may not now overturn that determination.

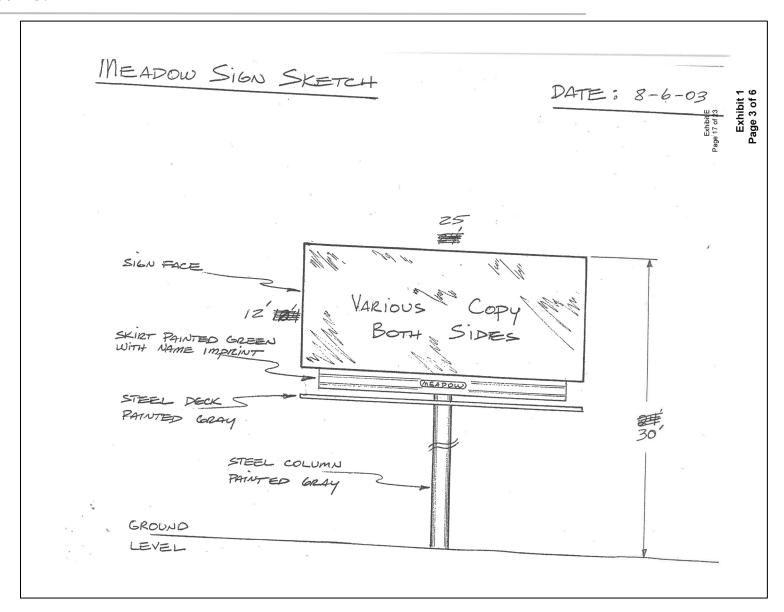
Lastly, I urge the Commission to consider the implications of staff's changed interpretation of the billboard placement rules. As Meadow staff will explain at hearing, such decision would render every existing billboard nonconforming. A nonconforming use is by definition consigned to eventual oblivion by undermining Meadow's ability to remodel, rebuild, upgrade, modernize, or replace those signs.

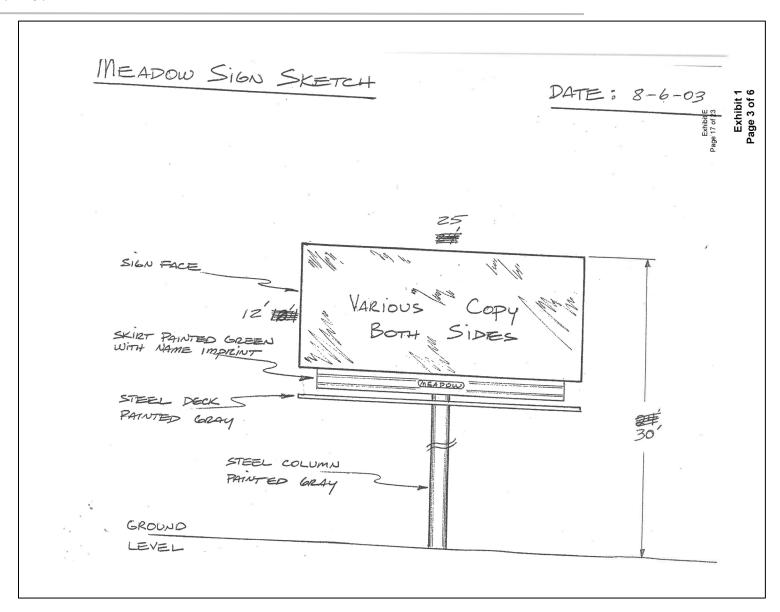
I appreciate the opportunity to assist the Commission's consideration of the matter, and look forward to our hearing this Thursday.

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FOR OFFICE USE ONLY	3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF STATE ADVERTISING PROGRAM.
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Planning Commission Meeting
September 7, 2023
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Attachment 3



#### Memorandum

To: Ty Wyman Date: September 5, 2023

From: Jasmine Vasquez File No: JRZ1.1

**Subject:** Meadow Advertising - City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . . ." The referenced appeal stems from planning staff's decision to change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per <u>radial</u> mile (as opposed to the prior interpretation of 8 per <u>lineal</u> mile). Such limitation would render all of Meadow's signs nonconforming, thus destined to eventual removal. You asked me to evaluate the extent to which either of these interpretations would be more consistent with the express language, purpose, and underlying policy set forth in the City's Comprehensive Plan.

Comp Plan Goal 9 sets forth a broad purpose of economic opportunity and vitality. [cite] Notably, the plan highlights The Dalles' position as the hub of a five-county regional trade area, "the retail trade center for the Mid-Columbia Region."

The Dalles will maintain its long-time position as a regional retail trade center. Adequate commercial spaces, both undeveloped and redevelopable, should support anticipated growth. Tourism growth presents an opportunity to diversify the local economy. Facilities including the Gorge Discovery Center, Wasco County Museum, Riverfront Park and Trail, a wide variety of historic resources and properties, and abundant recreational opportunities provide the basis for this growth area.

Against this broad backdrop, Goal 9 specifies both Economic Development Goals and policies.

The first listed Economic Development Goal is to "[p]rovide family wage employment opportunities for The Dalles citizens." Policy 14 augments this goal as follows: "Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups." The following evidence demonstrates that, as compared to staff's proffered "radial mile" interpretation, the less restrictive "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

- "American public opinion (80%) reflects that billboards both help create jobs and help businesses attract customers."
- "Billboards are an important means of communication, especially for local businesses.
   Billboard advertising in the State of Oregon benefits 2,061 local businesses that

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DCAPDX\4839976.v2

Exhibit 2 Page 1 of 3

<sup>&</sup>lt;sup>1</sup> Source: Professor Charles R. Taylor as cited in Outdoor Advertising Association of America Inc.

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employ 59,168 people. These local businesses are a cornerstone of the economy for the State of Oregon.  $^{\prime\prime}2$ 

The third listed Economic Development Goal is to "Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community." The following evidence demonstrates that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

 "Outdoor advertisers are overwhelmingly local enterprises, not national businesses headquartered elsewhere...in excess of 70% per local market."<sup>3</sup>

Policy 10 is to "[e]ncourage tourism-related services as an element in the diversification of the community's economy." I note the following evidence regarding this policy:

- "In 2019, local recreationists and visitors spend \$289 million in Wasco County. That spending supported 3,700 full and part-time jobs and \$133 million in wages and other compensation."<sup>4</sup>
- "One out of every 5 dollars spent by advertisers on billboards is for travel and tourism."
- "90% of auto travelers nationwide rely on billboards to locate gas, food, lodging and tourism attractions."

From this evidence, I find that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with Goal 9, Policy 10.

The tenth listed Economic Development Goal is to "[e]ncourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl." I note the following evidence regarding this goal:

- "The economic lines of force driving the (billboard) industry this magnet attraction for local advertisers who want to advertise close to their businesses and in certain premium commercialized areas (the commercial centers and the major arterials) means that the core economics of the industry are anti-sprawl."
- "Outdoor advertising clients, studies show, believe that they maximize their outdoor medial spending by advertising close to their businesses and on routes that carry

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Exhibit 2 Page 2 of 3

Outdoor Advertising Association of America, Inc. "Economic Impact of Billboard Advertising in the State of Oregon," 2007.

<sup>3</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

<sup>&</sup>lt;sup>4</sup> "Economic Analysis of Outdoor Recreation in Oregon," published in 2021. https://industry.traveloregon.com/resources/research/oregon-outdoor-recreation-economic-impact-study/

<sup>&</sup>lt;sup>5</sup> Competitive Media Reporting as Cited in Outdoor Advertising Association of America, Inc.

<sup>&</sup>lt;sup>6</sup> U.S. Travel Data Center as Cited in Outdoor Advertising Association of America, Inc.

<sup>7</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

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Ty Wyman September 5, 2023 Page 3

heavy traffic – not residential neighborhoods and not roads on the more distant urban periphery of the city market. $^{\rm MB}$ 

From this evidence, I find that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with the City's tenth listed Economic Development Goal.

Thanks for the opportunity to assist. Please forward any follow up questions.

DCAPDX\4839976.v2

Exhibit 2 Page 3 of 3

<sup>8</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

Repealed by

ORDINANCE NO. 915

An Ordinance relating to the erection, maintenance and use of signs; providing for permits for signs, and a Sign Board of Appeals, providing penalties, and declaring an emergency.

THE PEOPLE OF THE CITY OF THE DALLES ORDAIN AS FOLLOWS:

<u>Section 1: Purpose and Scope</u>. The purpose of this ordinance is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

- (1) Protect the health, safety, property and welfare of the public.
- (2) Improve the neat, clean, orderly and attractive appearance of the City.
- (3) Improve the effectiveness of signs in identifying and advertising businesses and facilities.
- (4) Eliminate signs that invite, rather than demand public attention.
- (5) Provide for the reasonable, orderly and effective display of outdoor advertising.
- (6) Preserve, protect and enhance the economic, scenic, historic and aesthetic values and objectives of the City and its citizens.
- (7) Provide effective signing to meet the anticipated differing needs of various areas in the City.

Section 2: Definitions. Words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory and not directory, and the word "building" includes "structure" other than "sign structure". Types of signs are described under the term "sign". Unless the context otherwise requires:

- 1 -

Exhibit 3 Page 1 of 2

it is necessary for the building to be located more than 50 feet from major frontage right-of-way the Building Official shall have the power to grant a permit for a second principal sign near the right-of-way. All occupant signs within a single structure shall be coordinated together so as not to be in competition.

One secondary sign per occupancy is permitted on a second street, alley or parking lot frontage, provided the sign is no larger than 12 square feet in area.

One directional sign is permitted for each motor vehicle entrance or exit -- limited to a maximum of 4 square feet each.

Section 18: Off-Premise Advertising Signs. Advertising signs shall be located in commercial or industrial zones, as designated by the City Zoning Ordinance. The maximum number of advertising signs shall not exceed 8 per mile with no more than five on one side of the street and no closer than 500 feet apart when measured along the street centerline and measured at right angles thereto.

- (1) No sign shall be more than 14 feet high nor more than 48 feet long, measured on the longest side of the sign. Sign area shall not be greater than 672 square feet.
- (2) In measuring to determine sizes within the requirements of this Section, border and trim shall be included, but foundation, supports and stringers shall not be included.

Section 19: Home Occupation Signs. Home occupations, as defined in the City Zoning Ordinance are permitted no more than one sign which shall not exceed two square feet in area, and be placed on the building.

Section 20: Shopping Centers. Shopping Centers shall be allowed one principal sign to identify the center. All signs

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### Minutes of THE DALLES PLANNING COMMISSION

September 1, 1994

The Dalles Public Library Meeting Room 722 Court Street

#### CALL TO ORDER

The meeting was called to order at precisely 7:00 p.m.

#### ROLL CALL

The following Commissioners were present: Terry Turner, Chairman; Michael Maier; David Peters; Thomas Quinn; Walter Hoffman; Ken Farner; and Marianne Barrett. No Commissioners were absent.

The following staff members were present: Scott Keillor, Senior Planner; Gene Parker, City Attorney; and Collese Dahlberg, Administrative Assistant.

Others present included: Jim Foster and Bert Streeter, representing Meadow Outdoor Advertising; Roger Thompson, Electric Sign Service; and Ken Neilsen, representing Wood Art.

#### PUBLIC COMMENT None

 $\underline{\text{MINUTES}}$  August 18, 1994 - Farner moved and Peters seconded to approve the minutes as distributed. The motion passed with Maier abstaining.

Farner asked if Keillor had anything to report in regards to the State Marine Board's acceptance of the Riverfront Trail location. Keillor said that the new plan had been delivered and he was of the impression the State Marine Board had approved the change of location before the Port Director submitted the new plan to the City.

### LEGISLATIVE HEARING

CONTINUATION OF SIGN ORDINANCE AMENDMENT NO. SOA 59-94
Amendments may be considered for all parts of the Sign Ordinance
No.92-1153. Specifically, the Commission will review outdoor
advertising signs and motor vehicle directional sign provisions.

Keillor reviewed the reason for the amendments. He said that although it was rewritten in 1992, the current sign ordinance still contained some conflicting language and some ambiguity. He reviewed the information (table and survey) that had been mailed to the Commission earlier.

The table represented a comparative analysis of sign codes of The Dalles; Nampa, Idaho; and 7 other Oregon cities. The analysis showed that The Dalles is quite liberal in regards to signs. Also included in the mailing had been a survey of The Dalles Area Chamber of Commerce Economic Development Committee in 1991.

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Keillor explained that he would like direction from the Commission before he begins drafting new language. He said that some areas he would like the Commission to discuss would be billboards, height and square footage to be allowed. The Commission had questions and comments regarding the table.

It was noted that our sign ordinance had no provisions for historic sign regulation.

If a sign is painted on the inside of a businesses window the sign is not regulated. However, if that same sign were to be painted on the outside of the window, it would require a permit. This was another example of holes in the sign ordinance.

When preparing the analysis Keillor found that some ordinances referred to a billboard as off-site or off-premise advertising. Bend has certain streets specifically called out in the ordinance where billboards are prohibited, and gives a cap on the allowed total number of billboards.

The Dalles allows 8 billboards per lineal mile of freeway. If all billboards allowed by ordinance were built, there would be about 50. This is the same as the state law. In addition, the billboards must be 500 feet apart and only 5 per side of road per mile. On local streets in general commercial and industrial zones the signs are limited to 288 square feet, 8 per mile and 300 feet apart.

Foster said that the City ordinance mirrors the State ordinance [regarding the freeway]. It was noted that the City could chose to be more restrictive.

Foster recited figures showing that in the last several years The Dalles has experienced a decrease of 3800 square feet of billboard space. He said that his client believes they can serve their customers with the signs they currently have.

Barrett asked if it would be safe to say that The Dalles has one of the most liberal sign ordinances in the State. Barrett said that it seems The Dalles is the only city in the Gorge that will absorb new billboards since Hood River is so strict.

The State will permit a company to move a sign 100 miles from its current location. There are a finite number of permits and the State is not increasing that number.

Foster thought that the only cities (of 200 cities in Oregon) in the State that don't allow outdoor advertising were reflected in the table presented by staff. He said that it's not true that The Dalles is the most liberal. He said that LaGrande, Medford and Grants Pass all have ordinances that are similar to ours.

Minutes of September 1, 1994

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CITY ATTORNEY'S OFFICE CITY OF THE DALLES 313 COURT STREETS

THE DALLES, OREGON 97058

(541) 296-5481 ext. 1150 FAX (541) 296-6906

#### **MEMORANDUM OF LAW**

TO: Planning Commission

FROM: Jonathan Kara, City Attorney

DATE: September 7, 2023

RE: Response to Appellant's September 5, 2023, Memorandum

J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising
Appeal No. 033-23 - Sign Permit Application No. 2589-23

#### INTRODUCTION

On September 5, 2023, Dunn Carney LLP (**Counsel**) a law firm in Portland, Oregon, and engaged by Appellant for this matter, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record. The **Memorandum** provides legal arguments and theories supporting Appellant's appeal petition to the Planning Commission to reverse the Community Development Director's decision denying Sign Permit Application No. 2589-23.

I reviewed the **Memorandum** and disagree with its arguments, theories, and conclusions, each of which appear to ignore or otherwise overlook dispositive facts and law – my legal analysis below addresses each point in the same order Counsel introduces them in the **Memorandum**.

#### **ISSUE**

The only issue in this Appeal appears to be whether the City's off-premises sign regulations call for a lineal or radial measurement of the distance between billboards (to determine how 8 per mile should be considered). If the Planning Commission grants the Appeal petition, it must find:

- TDMC 10.13.050.150(C)(2) (Spacing Rule) calls for a lineal distance measurement (i.e., following the bends and narrows of street where the sign is located for 1 mile) and not a radial distance measurement (i.e., with the sign as the center of a circle having a 1-mile radius); and
- TDMC 10.6.070.030 (Measurement Rule) does not apply to billboards.

Both of the above findings (which Counsel's **Memorandum** urges you to adopt) seem unsupportable and inconsistent with the text, in context, of the City's land use and development ordinance (<u>TDMC Title 10</u> or **LUDO**), applicable Oregon law, or logic.

#### CONCLUSION

The **Memorandum** highlights Counsel's misinterpretations, mistaken assumptions, incomplete analyses, and confusion of the issues, facts, and Oregon law to support Appellant's strained argument the Spacing Rule and Measuring Rule require the Planning Commission to grant its Appeal by finding the distances between billboards must be uniquely, counterintuitively, and conveniently measured linearly by road mile. On the other hand, nothing about the City's

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Planning Commission September 7, 2023 **Response to Appellant's September 5, 2023, Memorandum** J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23 Page **2** of **6** 

interpretation takes a broad, flexible, or particularly creative position: *distances are measured horizontally*. The City urges its Planning Commission to *deny* Appeal No. 033-23.

#### **ANALYSIS**

#### 1. General Principles of Interpretation.

#### The Memorandum provides:

In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. See, e.g., Estroff v. City of Dundee, 79 Or LUBA 189 (2019).

Actually, Oregon law provides discerning the meaning of a municipal code provision requires the City to determine intent of the *City Council* when it enacted the provision, not the Community Development Department (**CDD**) or Planning Commission. Despite Oregon law's clarity on this point, the **Memorandum** and other supporting documents and evidence submitted by Appellant appear to indicate Counsel's misunderstanding of Oregon law by elaborating on CDD staff comments and Planning Commission meeting minutes as indicia of intent supporting Appellant's interpretation of the Spacing Rule – that approach misses the appropriate legal standard and confuses the issue before the decision-maker.

As detailed in **Section 4** below, CDD staff comments or Planning Commission understandings are irrelevant for the determination the City is required to make in this Appeal – Counsel's **Memorandum** and Appellant's slated testimony appears to either ignore or purposefully misstate the binding law of statutory construction.<sup>1</sup>

Simply: the City Council's intent is determined by the express text of the City ordinance, in context, and in light of relevant legislative history. When the text of a specific provision is ambiguous, Oregon courts will look to the context within which the specific provision is located, including surrounding code provisions and the legislative history.<sup>2</sup> The purpose of that analysis is to determine the intent of the governing body (i.e., the City Council) that enacted the legislation.<sup>3</sup>

Here, the perceived ambiguity centers (no pun intended) on whether the Spacing Rule <u>in isolation</u> requires the measurement of a mile to be calculated as a *linear* or *radial* measurement. Oregon law requires the City to investigate the Spacing Rule's context to determine the City Council's intent when it enacted it.<sup>4</sup> Due to its vagueness, the City looked at the Spacing Rule <u>in context</u> with the Measurement Rule, which resolves all ambiguity as to how the distance should be measured. The City understands the Spacing Rule's context to demand a radial measurement. Please see **Section 2**, below.

### 2. Measurement

The **Memorandum** provides:

<sup>&</sup>lt;sup>1</sup> Lincoln Loan Co. v. City of Portland, 317 Or 192, 199 (1993).

<sup>&</sup>lt;sup>2</sup> State v. Gaines, 346 Or 160 (2009).

<sup>&</sup>lt;sup>3</sup> Siporen v. City of Medford, 349 Or 247 (2010).

<sup>4</sup> Ic

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I disagree with staff's premise, that TMDC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.

TDMC 10.6.070.030 reads as follows: [cite omitted for brevity]

This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.

[graphic omitted for brevity]

TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.

How distances, heights, slopes, areas, widths, depths, diameters, and other units are measured is critically important to land use and development, which is why the City enacted <u>TDMC Title</u> 10, Article 6.070 (Measurements) – its first section succinctly provides:

This Article explains how measurements are made in this Title.5

<u>TDMC Title 10, Article 6.070</u> contains general regulations applicable broadly across the City's entire LUDO. Relevantly, the Measurement Rule provides the general regulation applicable to measuring distances in <u>TDMC 10.6.070.030(A)</u>:

- Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. [graphic omitted]
- 2. Measurements are shortest distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the 2 objects. See Figure 6-2. (Exceptions are stated in subsections B, C, and D of this section.) [graphic omitted]

Put another way, the Measurement Rule (which is applicable to the entire LUDO, unless listed in <u>TDMC 10.6.070.030(B), (C), or (D)</u>, or unless a more specific provision is applicable) is:

- 1. distances are measured horizontally6; and
- 2. measurements between 2 objects are the *shortest distance* (the shortest distance being, in all cases, a straight line between them).

Counsel and its **Memorandum** simply misinterpret the Measurement Rule. Appellant reads the first two sentences as if they are a single sentence – that is, as if the requirement to measure distance horizontally *only* applies to setbacks and structural dimensions. To the contrary: the first sentence establishes the general rule for purposes of <u>TDMC Title 10</u> that "distances are measured horizontally." This statement establishes a broad standard applicable across the

<sup>&</sup>lt;sup>5</sup> TDMC 10.6.070.010 (Purpose).

<sup>&</sup>lt;sup>6</sup> TDMC 10.6.070.030(A)(1)'s second sentence clarifies the general Measurement Rule as applied to measuring distances for <u>setbacks</u> and <u>structure dimensions</u> (which can and do vary for each development site): those distances are measured along a horizontal plane (i.e., a two-dimensional surface parallel to the ground) from the property line, edge of building, structure, storage area, parking area, or other object.

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entire LUDO. The second sentence then clarifies how topography is not a standard when applying measurements, since considering topography would result in inconsistent application of the Measurement Rule based on each development site's unique characteristics – for example, when using a standard measuring wheel, a site with rolling topography would result in a different setback measurement than a level site: to avoid that discrepancy from impacting the City's development standards, the Measurement Rule clarifies *distances are measured horizontally*.

The **Memorandum**'s stated misinterpretation here results in a circular and conclusory argument: by misunderstanding, misstating, or ignoring the applicability of the Measurement Rule's first sentence to all distances, Counsel appears to argue the Measurement Rule's third sentence supports Appellant's conclusion billboards are exempted from Measurement Rule because the Spacing Rule requires a topographical measurement. If the previous sentence does not seem to make sense, that is because it does not.

Counsel's **Memorandum** overlooks, fail to includes, or otherwise omits <u>TDMC</u> 10.6.070.030(A)(2)'s directly on-point provision: **measurements are shortest distance**, unless specifically excepted. Those exceptions are specifically listed for vehicle travel area measurements (e.g., garage entrance setbacks), measurements for certain chimneys, eaves, and bay windows, and exempting underground structures from measurement calculations.<sup>7</sup>

Despite creating other exceptions to the Measurement Rule, the City Council did not create an exception for the measurement of the distance between billboards for purposes of the Spacing Rule – if it wanted an exception to the Spacing Rule, the City Council could have similarly carved one. Since the City Council did not carve out such an exception when it adopted the LUDO, the City must apply the Measurement Rule to billboards (and all other non-excepted measurements) as presented in <u>TDMC 10.6.070.030(A)</u>.

### 3. Comprehensive Plan.

### The **Memorandum** provides:

... Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.

Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.

<sup>&</sup>lt;sup>7</sup> TDMC 10.6.070.030(B)–(D).

The legal maxim *inclusio unius est exclusion alterius* (known as the "implied exclusion rule") is a canon of legislative construction implemented by courts when examining municipal codes, contracts, and state and federal laws. It generally provides: when a law explicitly mentions one or some things, the presumption is that other things are excluded. For example, if a statute indicates "No person shall drink orange juice, apple juice, cranberry juice, grape juice, or pineapple juice", then that statute does not prohibit a person from drinking lemonade – more importantly, it evinces a legislative intent to specifically list prohibited juices, therefore indicating lemonade is not a prohibited juice because it was not mentioned (while others were). The concept here is the reviewing court considers the legislative body to have put enough thought into that law to include specific prohibited juices, so the reviewing court concludes the legislative intent was to purposefully exclude lemonade (and all other juices).

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Comprehensive Plan policies are broad, aspirational statements regarding the City's goals. The Comprehensive Plan policies described in the Vasquez memo concern the City's economic development goals, including a more diverse economy, encouraging "redevelopment and adaptive use" of downtown commercial space, and the growth of small businesses – none of those can reasonably be understood as authorizing billboards. (I would be surprised if there are not other livability goals in the Comprehensive Plan, such as promoting an attractive downtown or reducing visual clutter, that would support removing billboards.)

Appellant's argument seems to be billboards are supported by Comprehensive Plan policies because billboards promote economic activity. Actually, those general policies provide no support for Appellant's misinterpretation of the Spacing Rule – many billboards do not even promote economic activity in the City, and Appellant does not explain why a billboard that promotes commercial activity elsewhere supports the redevelopment of commercial space in downtown The Dalles.

#### 4. Legislative History.

#### The Memorandum provides:

Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule — "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81- 1011, containing the exact same language.

In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.

When the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent: namely, the intent of the respective *city council* when it enacted the provision. **Section 2**'s discussion on the applicability of the Measurement Rule to resolve the Spacing Rule's ambiguity appears conclusive and the City's opinion is the inquiry into the Spacing Rule's intent should be finalized there.

However, even if a reviewing court examined the legislative history further: no matter their title, what a City staff person, Planning Commissioner, or even the Planning Commission believed or intended when the City Council enacted the Spacing Rule is irrelevant under Oregon land use law, and Appellant does not provide any evidence of what the City Council itself intended when it enacted the Spacing Rule.

Actually, in 1992, the City Council rejected a proposal from Appellant<sup>9</sup> to add the words "road mile" to the Spacing Rule. Therefore, reading the words "road mile" into the Spacing Rule now is patently inconsistent with previous City Council actions and is the opposite of its intent.

<sup>&</sup>lt;sup>9</sup> Letter from Lewis, Foster & Peachey on behalf of Meadow Outdoor Advertising to The Dalles Planning Commission (February 4, 1992).

Attachment 5



### CITY of THE DALLES

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

#### **MEMORANDUM**

To: Planning Commission

From: Joshua Chandler, Community Development Director

Date: September 7, 2023

Re: Permit Records Search - Appeal No. 033-23

On September 5, 2023, Dunn Carney LLP (**Counsel**), representing the Appellant, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record.

Included within that Memorandum, Counsel made the unsubstantiated claim the City's Community Development Department has historically interpreted billboard placement measurements on a "linear mile" basis. Although Counsel referenced a 1992 Planning Commission meeting when the Appellant requested the addition of "road mile" into the sign ordinance text, the Planning Commission did not make that requested change and instead kept the language as it currently reads. The current ordinance text has remained the same for the last 31 years. Failing to include this language was clearly intentional; however, Counsel insists that process demonstrated "the intent to limit advertising signs to 8 per linear mile of roadway."

Additionally, Counsel included minutes from the September 1, 1994, Planning Commission meeting, where the minutes reflect a Senior Planner provided "The Dalles allows 8 billboards per lineal mile of freeway." That statement was later confirmed by former Planning Director Dan Durow to be consistent with his own interpretation. Although neither the Planning Commission nor the City Council added the qualifying words "road mile" to the sign code, the former Director took it upon himself to establish his own interpretation as the City's de facto staff policy on the matter. As the City Attorney's memorandum of law underscores: no matter their title (regardless of whether it is City staff, Planning Commissioner, or even the Planning Commission itself), whenever the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent – namely, the intent of the City Council.

After reviewing Counsel's September 5 memorandum, the Community Development Department staff conducted extensive research into previously approved billboard permits to determine how this staff policy has been enforced in the past. This research included searching the log book of sign permits (dated from 2006-2023), all documented paper files of all addresses within 100' of each existing billboard, and digital permit files (spanning from about 2018-2023): ultimately, all known files in the City's possession.

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Appellant's notice of intent to appeal for APL 033-23 indicates it owns and operates 42 billboards within the City limits; the Community Development Department's exhaustive search found only 20 billboard permits. Specifically:

Of these 20 permits, the following data was gathered:

- 2 of the 20 permits were duplicates, which leaves 18 individual permits.
- Of the remaining 18 permits, 3 permits authorize only billboard maintenance, repair, and relicensing (which activities do not require permits), which leaves 15 individual billboard permits.
- · Of those 15 individual billboard permits:
  - 4 permits were approved in the wrong zone district (only the CG and I zone districts have allowed billboards since at least 1992).
  - 4 permits included "linear or road mile" distance measurements to billboards in the vicinity (11 permits had no mention of any distance measurements to other billboards in the vicinity).
  - 2 permits did not include a City sign permit (only having Oregon Department of Transportation approval).

Clearly from this research, it is difficult to claim that the "road mile" or "linear" interpretation has been the historical standard, or whether review of billboards as a whole have had much of a standard altogether.

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Attachment 6

# The Dalles City Sign Code 92-1153

A. Primary and Secondary Highways.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street

and no closer than 500 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented. Sign area shall not exceed 672 square feet, with maximum dimensions of 14 feet vertical and 48 feet horizon.

B. City Streets.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street

and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceeded 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.



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Attachment 7

Community Development Department ATTN: Planning Commission 313 Court Street The Dalles, Oregon 97058

From: Daniel C Durow, 1628 W. 13th Street, The Dalles, Oregon, 97058

RE: Appeal of Sign Permit No. 2589-23, Application Denial.

Dear Planning Commissioners.

Recently, I was contacted by the applicant for the appeal of this sign permit denial. I was asked to review the staff report and other pertinent information and comment on what I found.

I was the Community Development Director for the City of The Dalles from 1990 through 2012. In that capacity, I directed and participated in at least one major revision and several other lessor revisions to the sign code over the years. I also participated in administrative decisions and the preparation of staff reports in which the sign code was interpreted and applied.

Because of this unique position, my comments that follow are not necessarily made on behalf of the applicant or the City. I am making these comments to help the Planning Commission understand the intent and customary interpretation of the code as I, and my staff, did throughout that time. As it appears, these past decisions and interpretations are an important element in making the current findings on this appeal.

The key issue revolves around the Code Section 10.13.050 (C)(2), which reads in part: 
"The maximum number of advertising signs shall not exceed 8 per mile with 
no more than 5 on one side of the street and no closer than 300 feet apart 
when measured at right angles to the street centerline to which the sign is 
oriented."

First: The current staff report for Appeal No. 033-23, interprets this section to mean a one-mile radius distance from the proposed sign location. This interpretation is not consistent with the intent on how the ordinance was written, interpreted, or applied during my tenure. In fact, I could not determine how a radius measurement might be devised from this language. The language was clearly intended to be interpreted as linear measurements not an area measurement.

Second: I have reviewed the exhibits provided by staff and tried to understand how this area interpretation could be applied and still make sense, but it just doesn't. The one-mile radius encompasses an aera of 3.14 square miles; over two thousand acres. It includes an area ranging from the airport property on the Washington side of the river on the north, to a portion of the Community College property on the south, then west to the intersection of 10<sup>th</sup> and Chenoweth Loop Road, and then east to include the marina. There are many more than eight signs within this expansive area, all of which become non-conforming under this interpretation. Creating many non-conforming signs was not the intent of the language noted above.

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Third: The intent of the broader language of the sign code was to reach a balance between the needs of the traveling public and businesses to advertise, and the negative esthetics and ineffectiveness of having too many signs. This balance is not based on some scientific formula but on the needs and desires of the community. This balance can and does change over time. But this is a policy decision determined through hearings with adoption by the City Council, not by what appears to be an inconsistent, unusual, and unsupported interpretation of a section of the code.

Fourth: The staff report notes on page 8, first paragraph, that distance measurements are made according to Section 10.6.070.030(A)(1) which reads:

"Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage, storage area, parking area, or other object. These distances are not measured by following the topography of the land."

This language was specifically intended to measure setbacks and other structural dimensions on a parcel of land that had a non-zero slope. When the distance to a structure is measured on a sloped line, greater or lesser than 0 (zero) degrees, the resulting horizontal setback or other structural dimensions would end up being either more or less than what the code intended. This language was added to make it clear how setbacks and other structural dimensions would be measured on a property that had a non-zero slope.

Thank you for the opportunity to pass along information that may be helpful in your deliberations.

Sincerely,

Daniel C. Durow



### **CITY of THE DALLES**

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

### **MEMORANDUM**

**To:** Planning Commission

From: Joshua Chandler, Community Development Director

**Date:** October 16, 2023

**Re:** Appeal Application No. 033-23

At the September 7, 2023, Planning Commission meeting, *Dunn Carney LLP* (**Counsel**), representing the Appellant, *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising* (**Appellant**), requested the opportunity to present additional evidence, arguments, or testimony regarding Appeal Application No. 033-23 (**Appeal**). Pursuant to ORS 197.797(6), the Planning Commission granted Appellant's request by leaving the record open until October 5, 2023, and scheduling its final deliberations on the Appeal for October 19, 2023. The public hearing component of the Appeal was closed on September 7, 2023.

Immediately following that meeting, Appellant submitted a copy of multiple petitions (totaling 38 individual signatures) requesting the Planning Commission direct the Planning Director (more appropriately referred to as the *Community Development Director*) to interpret billboard distance measurements on a "per linear mile" basis. A copy of those petitions are attached to and made part of this document as **Attachment A**.

On September 21, 2023, staff received the following material from Appellant for inclusion in the record for the Appeal:

- Attachment B: Compilation of previously issued Meadow Outdoor Advertising sign permits
- Attachment C: Meadow Outdoor Advertising, billboard structure specifications
- Attachment D: Diagram of The Dalles Municipal Code (TDMC) 10.6.070.030(A)(1) prepared by Dan Durow
- Attachment E: Declaration of John Lehman
- Attachment F: Linguistics Analysis prepared by Dr. William G. Eggington

On October 5, 2023, staff received the following material from Appellant for inclusion in the record for the Appeal:

• Attachment G: Memorandum prepared by Ty Wyman of Dunn Carney LLP

After reviewing the submitted material, staff provides the following summary:

#### • Attachment A

Staff has provided no comment.

### • Attachment B

This compilation of previously issued sign permits included an individual cover page for all documentation categorized by location. From this information, staff confirmed a total number of 42 billboard locations throughout the City. While the information here provides some evidence of the City issuing permits for signs on City streets at a density greater than "8 per mile", the evidence includes an almost negligible number of total permits – in total, only 3 of the 42 permits reference any mention of the "8 signs per mile" standard. In addition, numerous permits were issued in zoning districts where billboards are actually prohibited, including the High Density Residential, Central Business Commercial, and Commercial Light Industrial zoning districts.

In the event the City may have previously interpreted the "8 per mile" standard to mean a linear mile rather than a radial mile, the City is not obligated to continue to rely on that interpretation once it determines it is not correct: if the City determines the previous permits were issued in error, it can correct the error and apply the Code as written, without prejudice to Appellant. Put another way, there is no requirement City actions be consistent with past decisions, but only that a decision must be correct when made – to require consistency for that sake alone would run the risk of perpetuating error.

### Attachment C

This document details Appellant's standard billboard structure specifications for installation. Although provided for reference of Appellant's construction standards, the structural information was not included in the original sign permit application (SP 2589-23). As TDMC 10.13.050.150(B) provides: *Outdoor advertising signs shall have metal primary structural members*.

### Attachment D

This diagram was provided as clarification to Mr. Durow's demonstration during his testimony at the public hearing component of the September 7, 2023, Planning Commission meeting. When testifying to the Commission, Mr. Durow stated the "intent" of the "horizontal" standard for measuring distance in TDMC 10.6.070.030(A) was to deal with how to measure setbacks on a sloped site. That interpretation is contrary to the actual text of TDMC 10.6.070.030(A), which is not limited to setback measurements alone – plainly, TDMC 10.6.070.010 states the purpose of Article 6.070 is to explain how measurements are made "in this Title [10]." TDMC 10.6.070.030 then provides the standard for measuring distance throughout the Land Use and Development Code (i.e., Title 10 to The Dalles Municipal Code). TDMC 10.6.070.030(A) states categorically that distances are measured horizontally. It then goes on to further clarify how the standard should be applied to measuring setbacks on a sloped site. Nothing in the explanation about how to measure distance on a sloped site indicates the horizontal standard was

intended to apply only to sloped sites. Indeed, if that were true, there would not be a standard for measuring distance for the rest of TDMC.

The text of TDMC 10.6.070.030 is clear: *Distances are measured horizontally*. Consistent with the purpose of Article 6.70, this standard applies to the entire Land Use and Development Code wherever it requires a calculation of distance.

### • Attachment E

The declaration by Mr. Lehman provides an account on his time living in the community and time spent working for Appellant. The declaration does not provide evidence about previous City Council determinations regarding the billboard distance measurements.

### Attachment F

Staff determined this testimony merely underscores the fact that the text is ambiguous and can be interpreted in multiple ways. The opinion of Dr. Eggington does not negate the fact that there are other plausible interpretations.

### • Attachment G

The memorandum describes four reasons the Appellant believes the Planning Commission should grant the Appeal: (1) the text of TDMC 10.13.050.150(C)(2); (2) the City's history of approving billboards based on a linear mile measurement; (3) the economic benefit of billboards; and (4) the negative effect of rendering existing billboards nonconforming.

Staff has provided response to all relevant information included in the memorandum below.

<u>Gansen v. Lane County</u>. Gansen has no bearing on this Appeal. In Gansen, the county engineer determined the subject property was a "legal lot" in 2001. In 2002, the county issued a building permit for the property in which it again determined the property was a legal lot. In 2019, the owner (Gansen) sought a legal lot verification in anticipation of an application for a property line adjustment. The hearings officer concluded the 2001 and 2002 decisions were not binding on the county and the lot was unlawful. Gansen appealed to LUBA, which reversed the hearings officer's decision, concluding the 2002 building permit was a final land use decision no longer subject to review – as such, the hearings officer erred by concluding the county was not bound by the 2002 decision.

Here, in stark contrast: *no one is challenging the <u>existing sign permit</u>.* We assume that permit was issued correctly and (even if it was not), it is too late to challenge it now. The application at appeal here is for a <u>new sign permit</u>, which must be reviewed under the standards and criteria in effect today. In other words, the City is not reviewing (much less invalidating) any existing sign permits; instead, it is simply applying requirements of TDMC to an application for a new sign. *Gansen* is therefore inapplicable.

**Economic Impact**. Appellant does not explain why economic impact is relevant to the Appeal and staff does not believe it is. Aspirational statements in the Comprehensive Plan about encouraging economic activity are far too general and broad to apply to an individual sign permit application. Nothing in the provided statements about economic vitality in the Comprehensive Plan shed any light on the interpretation in question.

**Nonconforming Use.** Appellant argues Staff's interpretation of the radial measurement for billboard distances will effectively render existing billboards as nonconforming, eventually leading to the demolition of these billboards. TDMC 10.13.070.010 provides signs are nonconforming if they: (1) do not conform to the provisions of the sign code, and (2) lawfully existed and were maintained on the effective date of Ordinance 92-1153. The sign at issue in this Appeal was constructed in 2003 (11 years after the effective date of Ordinance 92-1153); accordingly, it is not – and can never be – a nonconforming sign. More appropriately, the instant situation is best governed by TDMC 10.13.020.030, which provides exceptions to the sign code's permitting requirements: specifically, a sign permit is not required for routine maintenance (e.g., repainting and repair of signs), but a permit is required for any structural alterations to existing signs. Here, Appellant's application was for the enlargement of its existing 2003 sign – since enlargement requires altering the existing sign's structure, TDMC 10.13.020.030 mandates a new sign permit processed under current standards.

To: The City of The Dalles Planning Commission and City Council

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...the maximum number of advertising signs shall not exceed 8 per

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x Joana Stanek

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x Connie Thomasian

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x Marcia Sawyer

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x Robb VanCleave

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x William Timin SKy
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X BRIAN LAUTERBACH

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x Cimmie Schutz

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x Carolyn Waso

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x Vicki a. Matthew

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x Bill Matthew

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x WAYNE VON BORSTEZ

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x Bost W. Thomas



Dat	e: 9/12/23
Lea	se #: <u>98015</u>
Les	sor: City of the Dalles
Date	sor: <u>City of the Dalles</u> e Sign Built: <u>1998</u>
Hwy	y/St: <u>T-84</u>
	Odot Permit
V	City Sign Permit
V	City Building Permit State building Coeles
V	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

#### LEASE AGREEMENT

LEASE NUMBER:	98015
DESCRIPTION:	I-84 SL 1.3 mi. E/O West The Dalles Exit 83

#### WITNESSETH:

1. The Lessor hereby leases and grants exclusively for the purpose of erecting and maintaining outdoor advertising structures, the following described real property located in the City of The Dalles, Wasco County, State of Oregon:

A portion of the property located on Assessor's Map# IN 13 3BD, Tax Lot #100. The location of the proposed structure is shown on the map attached as Exhibit "A".

Lessor further grants to Lessee such free access to and the use of the real property described above as Lessee requires to construct, post, paint, illuminate, maintain, repair, and remove the structures and advertisements placed thereon. The term "structures" as used herein shall mean outdoor advertising structures including fixtures, power poles, lines and connections. The term "premises" as used herein shall mean that portion of the real property where Lessee's structures are placed. The Lessor reserves for its use and benefit of Lessor and Lessor's tenants, lessees, and other persons authorized by Lessor, the right to use all of the ground surface of the parcel herein leased and all the area lying below the bottom of Lessee's sign (except for the space occupied by the steel post or posts supporting said sign) for ingress and egress and other beneficial and reasonable uses.

2. The initial term of this lease shall be for a term of ten (10) years commencing upon August 1, 2014, and terminating upon July 31, 2024. If the lease is not in default as of May 1, 2024, Lessee shall have the option to renew the lease for an additional ten (10) year period, which term would commence on August 1, 2024, by giving written notice on May 1, 2024 of its intent to renew the lease. The terms and conditions of the renewal term shall be identical with those for the original ten (10) year lease term.

Thereafter, this lease agreement may be renewed for successive ten (10) year terms. The terms of any successive renewals shall be the same as those of the original lease term, except that Lessor and Lessee must mutually agree upon the rent for each successive rental term. If the parties have not mutually agreed upon the terms of the rent for a successor term, by 90 days prior to the date the lease agreement is scheduled to expire, then the lease agreement shall expire, and Lessee will be obligated to remove the sign from the premises in accordance with the provisions of this lease agreement.

3. The rent shall be One Thousand Seven Hundred Fifty Dollars (\$1,750.00) per year payable annually in advance commencing August 1, 2014.

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Page 1 of 5 – Meadow Outdoor Advertising Lease

- 4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees, or others employed in the construction, maintenance, repair or removal of its signs on the property.
- 5. Lessee understands and agrees the portion of the premises being leased is adjacent to the Lessor's wastewater treatment plant, and that the Lessor is initiating a planning process for an expansion and modernization of the existing plant. Lessor agrees as part of the planning process that it will use its best efforts to ensure that no structure or obstacle is placed in such a manner as to obstruct or impair Lessee's sign. In the event Lessor determines the Lessee's sign must be removed to facilitate the expansion or renovation of the Lessor's wastewater treatment plant, Lessor shall have the right to terminate this lease, or any successor lease agreement, upon thirty (30) days written notice to Lessee, and Lessee shall remove its sign within thirty (30) days of receipt of the written notice. If Lessor determines that placement of a structure is necessary to facilitate the expansion or renovation of Lessor's wastewater treatment plant, which structure obstructs or impairs the visibility of Lessee's sign, then Lessee shall have the option to terminate this lease agreement, or any successor agreement, upon thirty (30) days written notice to Lessor. If the lease agreement is terminated under this provision, Lessee shall receive a refund of the portion of rent paid for the unexpired term.
- 6. In the event of any potential change in ownership of the property hereby leased, Lessor agrees to notify Lessee of such potential change at least thirty (30) days prior to any closing consummating such change in ownership. Lessor also agrees to give the prospective purchaser formal written notice of the existence of this lease at least thirty (30) days prior to such a closing and agrees to grant to Lessee an unconditional right of first refusal to purchase said property. Lessor will first offer property to Lessee on the same terms and conditions as received from the prospective buyer, and Lessee must exercise this right no later than thirty (30) days after receipt of written notice of said potential change of ownership.
- 7. Lessee shall have the right to sub-lease or assign this agreement to others and such signs owned by them shall be subject to the terms and conditions of this lease. It is agreed between the parties that Lessee, or such other person, as the case may be, shall remain the owner of all of said advertising signs, structures, and improvements, and that notwithstanding the fact that the same constitute real estate fixtures, the Lessee or such person, as the case may be, shall have the right to remove said signs, structures, and improvements at any time during the term of this lease, or after the expiration of this lease.
- 8. This is an exclusive lease. Lessor agrees not to permit the placement of any other off-premise signs by anyone other than Meadow Outdoor Advertising on this property or any adjacent properties which Lessor owns or controls.
- 9. In the event the law of the State of Oregon or the ordinances of Wasco County or the City of The Dalles shall lawfully prohibit the operation of Lessee's sign and/or require its removal, the Lessee shall be entitled to terminate this lease thirty (30) days after giving Lessor written notice of the prohibition or required removal and after removal of Lessee's sign and sign structure from the leased premises. In said notice, Lessee shall cite the law and/or ordinance requiring the Lessee to prohibit operation of the sign or require its removal. The Lessee shall continue to pay the pro rata rental to Lessor thereafter through the date the sign is removed.

10. All maintenance, repair, upkeep and restoration of the sign improvement placed on the leased premises shall be performed by Lessee at Lessee's expense. Lessee agrees to keep the premises and the sign improvement on the premises in a clean, neat and proper condition and in a good and safe condition of maintenance and repair at Lessee's expense.

In the event the placement of the sign, the supporting structure, or the concrete foundation for the advertising sign results in the restriction or obstruction of access required by Lessor to perform emergency repairs or maintenance upon the sewer treatment plant, and Lessor, in its discretion, determines that no alternative means of access to perform the repairs is available to Lessor, the Lessee shall be responsible for the costs of removal and replacement of the sign, the supporting structure, or the concrete foundation, to ensure the Lessor has access to perform the necessary repairs or maintenance.

- 11. Lessee, it successors, assigns, owners, holding companies and all others acting by, through, or under Lessee, agrees not to bring any legal actions or suits against Lessor, nor to raise any counterclaim or defense in any action brought by Lessor against Lessee, at the termination of this lease, relating to the enforcement of the termination of the lease, eviction by Lessor against Lessee, and/or removal of the advertising sign and appurtenances therefrom which is the subject of this lease. Lessee waives all rights and claims for damages, relocation expenses and fees, which it might have against Lessor from this time to any time in the future and covenants not to sue Lessor, by way of complaint, counterclaim or defense, which said covenant shall survive the termination and/or term of this lease, for or in any way relating to the removal of the advertising sign and all equipment, structures and appurtenances thereto on the property left at the termination of this lease and/or for any other claim for damages for "just compensation", relocation fees and expenses which are owed to Lessee by Lessor in the future by virtue of ORS Chapter 377; 23 U.S.C. Sect. 131, et. seq.; ORS Chapter 281; 42 U.S. C. Sect. 4622, 4623, 4624, 4625, 4626, 4651, 4652, 4653 & 4654; or by any other Federal or State statute, or City ordinance or rule. Lessee further agrees that it will not seek any temporary restraining order and/or permanent injunction to prohibit the removal of the advertising sign and appurtenances therefrom at the termination of this lease for any reason whatsoever.
- 12. Lessee at its sole cost and expense shall remove the sign and all ofthe sign structure upon any termination of this lease so that said sign and sign structure shall be removed from the leased premises and the leased premises restored to its original condition at the date of the termination of this lease.
- 13. This lease is binding upon, and inures to the benefit of the heirs, executors, successors and assigns of Lessor and Lessee.
- 14. All rents to be paid pursuant to this lease and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature. This lease shall constitute the sole agreement of the parties relating to the lease of the above described premises. Neither party shall be bound by any statement, warranties, or promises, oral or written, unless such statements, warranties, or promises are set forth specifically in this lease.
- 15. Lessor warrants the title of said leasehold for the term herein mentioned. In the event this lease is not renewed or is canceled, Lessor agrees that it will not for a period of five (5) years subsequent to the date of termination, release said premises to any other

advertiser or outdoor advertising company other than Lessee for advertising purposes. Lessor represents that it is the owner of the property covered by this lease and has the authority to execute this lease.

If any rent shall be due and unpaid for fifteen (15) days after written notice 16. that it is due, or default shall be made in any of the covenants herein contained (other than the payment of rent or other charges) following thirty (30) days written notice by Lessor to Lessee specifying the nature of the default with reasonable particularity and allowing the Lessee to remedy said default within said thirty (30) days, then the Lessee shall remove the sign structure and appurtenances thereto and it shall be lawful for the Lessor to enter the premises and remove all persons therefrom and said sign structure and appurtenances, the Lessee hereby waiving any notice to quit or intention to re-enter. In the event it is necessary to institute suit or action to enforce any of the covenants or provisions in this lease or to effect a re-entry upon said premises by the Lessor, the Lessee agrees to pay to the Lessor its attorney fees and expenses of such suit or action and the cost, if any, or removing said sign structure and appurtenances. Lessee covenants to pay to Lessor the rent specified herein and at the expiration of the term of this lease or other termination to remove said sign structure and to surrender and quit the premises hereby leased in as good a state and condition as the same now are or shall be put into, damages by the elements excepted. The Lessee, on paying the said rent and performing the covenants herein contained, shall and may peaceably and quietly have and enjoy the leased premises for the term herein specified, and any successor terms. No assent, express or implied, by the Lessor to any breach of any of the covenants or agreements herein shall be deemed to be a waiver of any succeeding breach of the same covenant or agreement or as a waiver of the covenant and/or agreement itself.

CITY OF THE DALLES

Nolan K. Young, City Manager

313 Court Street

The Dalles, OR 97058

JR ZUKIN CORP,

a California Corporation d.b.a.

MEADOW OUTDOOR ADVERTISING

DX

J. Chris Zukin, President

PO Box 331

The Dalles, OR 97058

ADDENDUM TO ATTACHED LEASE AREA SKETCH OF LEASED PREMISES N. I-84 MEALOW 14X48 N The City of The DAlles INDICATE FOLLOWING: 1) sketch of sign 2) property lines 3) street names 4) buildings, landmarks, etc. 5) north, south, east, west MEADOW OUTDOOR ADVERTISING REPRESENTATIVE Exhibit "A"

SIGN PERMIT CITY OF THE Use Zone INCUSTRIAL The Dalles Community Development Benaringent 313 Court Street Fire Zone The Dalles, Oregon 97058 Variance -Conditional Use (541) 296-5481 \*City licensed installer is required Contractor. Mendow Outlook Advertising Sign for: Mendow outdook Advertising Business Address: P. O. ROX 331 - The Dalles Address: P. O. ROX 331 The Dalles on Telephone: (541) 2 96-9684 IN off PREMise Advertising Siga Permit to: [X] Erect (1) [ ] Alter (2) [ ] Relocate (3) [ ] Wall Sign (1) [ M Freestanding Sign (4) [ ] Roof Sign (7) 1 Projecting Sign (2) Pole Sign (5) Barber Pole (8) Wall Facade for Signs (6) [ ] Street or Wall Clock (9) ] Marguee Sign (3) Expires:\_ DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN Height to Bottom: Horizontal Dimension: Vertical Dimension: Height to Top: \_\_\_\_\_ Area of Sign: 672 SQ. ft. EA. FACE Illuminated: Removal Agreement Signed \_\_\_\_\_ Planning Action \_\_\_\_\_\_ SIGN SKETCH SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED: overhend power ine I-84 ROAD Bed ELECTRICAL CONNECTION AND ALL SUPPLY TRICAL CONTRACTOR SUBJECT TO PROVISIONS MENSON OUTLOOK A LVENTISING CIRCUITS TO BE MADE BY LICENSED ELEC-Applicant's Signature: Application Received by: \_ Date: Permit Issued by da Staff Report | APL 035-23 Page 196 of 565

RI EIVED Attachment 16

Attachment 16

Notation: 2961 91-119 OWN

Permit No: ST99TD0018 Type: ST

Site Address: 50 LAUGHLIN ST

Location: Changed Plans Building Permit was Issued on 9

This Payment

Total Fees: Total ALL Pmis:

Account Code 76900 1212

Description

TOA ST/ME- PLAN REFIEW

RECEIVED JAN 1 5 1999

# GIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

Attachn	nent	İ	6

DEPARTMENT OF TRANSPORTATION DRIVER AND MOTOR VEHICLE SERVICES BUSINESS REQULATION OUTDOOR ADVENTISMO 1005 LANA AVE NE, SALERI OREGON 87314	EOUID	OOR ADV	ERIISING	
SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINT			OFFICE APPROVA	
Proposed sign 800 2 85.198 231/155 🗵	YES   NO	APPRIOVED BY	PERMITNUMBER 16M079	10-20-9
IS VISIBLE TO: - AND THE POINT A MILE POINT	YES NO	ONFORMING NON-CONFOR		
DWNER OF NEAREST SIGN (HWY NO.1) PERMIT NUMBER DISTA	NCE TO PROPOSED SIGN	REASON		921799
MEADOWS: 6 H-752 1750	ACE TO PROPOSED SIGN	OWNER CODE	HIGHWAY CODE	DISTRICT
	45.2	111916	A	09
	5-99	CANCELLATION DATE	WAS TAG PETURNED? [	YES NO
		F APPLICATION		
REPLACEMENT TAG - LOST TAG NO.		RELOCATION IN	N LIEU OF PERMIT N	0.64-204
RECONSTRUCTION OF PERMIT NO.		BUSINESS IDE	NTIFICATION ☆	
☐ DIRECTIONAL**		BENCH	BUS SHELTER	
	- NAMES AND	ADDRESSES		DVERTISING
Mendon Outloon Adventis	1	SS (NUMBER AND STREET) $P.O.Box$	HECE	VED
CITY STATE AND ZIP CODE	sing 1	1.01D0X	33/ <sub>OCT 12</sub>	1998
The DDIIes, OR. 97058				
CITY Of The Dalles, OR.	ADDRES	SS (NUMBER AND STREET)  COURT	Refer Action/hee/	05
CITY STATE AND ZIP CODE		COURT		produces consideration to the second control of the second control
TheDALLES, OR. 9705				
Mendin Bulloon Advertisin		S (NUMBER AND STREET)	P > /	
CITY STATE AND ZIP CODE			PROPOSED DATE TO	
The Dalles, OR	7/	058	10-00	78
SECTION 3 - SKETCH OF SIGN	Α		4 - SIGN FACTS	
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE	HEIGHT (FEET)		DIMENSIONS FEET) NUMBER AND SIZE OF	SUPPORTS
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	DISTANCE BETWE	48 67 EN BOTTOM OF PANEL & GRO	- 1	42"
	26'	EN BOTTOM OF FAREL & GAL	ADVERTISING IS	ONE SIDE  BOTH SIDES
VARIOUS Off Premise	В	SIGN	LOCATION, 927n	201. UPRP
Advertising Copy	WASC	0(33)		NEAREST INTERSECTION  OF CHASE
	HIGHWAY ROUTE	NUMBER OR NAME	VISIBLE TO OTHER HIG	11
(one Side)	HWY, S			≥ NO
anoa)	SIDE OF NO. 1		IORTH 🛣 SOUTH 🗌	EAST WEST
	SIDE OF NO. 2	, ,	ORTH SOUTH	EAST WEST
	11	ETE THIS SECTION F		ICATION SIGNS
	<b>!</b>	S ACTIVITY OR ON-PREMI	SE YES	NO
	<u> </u>	LE FROM HIGHWAY?		
	1. SIZE OF CO	PLETE THIS SECTION	N FOR DIRECTIONA	L SIGNS
▼ FOR OFFICE USE ONLY ▶		BACKBOARD AND LETTER	s	
9-20-98 issued in freu of 6 H 0204	3. SUBMIT WI	TH APPLICATION ADDIT		
		REGIONALLY KNOWN. FACTS ABOUT OR SAMP		
	PERMIT FEE	AUTHORIZED SIGNATURE	(Verifying application is complete	and accurate)
3451 (8-96) Agenda Staff Report   APL 035-23	\$ 200,44	IN Bed	Page	206 of 597
Page 198 of 565	1 #.267	7 Poul 11 12	00	~

#### **ZONE AFFIDAVIT**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	MEALOW	Quttana	Advert	2011.				
Λ	0 -		Naver()	SING	•			
A	GO, BOX	331						
		les, ox	9703	58		Marie de como de la como dela como de la como dela como de la como		erq.
	NAME OF PROPERTY OWNER	1			0010	OOR ADVER	1101160	+
	CITY OF	The	)Alles			RECEIVED		
В	3/3 C/	ourt 5	Treet			OCT 12 199	18	-
	The DAIL	es, or	97058		S	A\$OS.	*********	
		100	SIGN LOCA	ATION	Action		the section of the se	
	CITY (IF INSIDE CITY)	COUNTY	FER TO OTHER SIDE OF 1 HIGHWAY ROUTE			SIDE OF HIGHWAY	MILE POINT	166
	The DAlles	WAS CO SECTION	HWY. 2	-Roes	T-64	SOUTH	85,0	3
	100	SECTION SECTION	TOWNSHIP / /			RANGE / 3		
<b>\$7</b>	THIS SECTION TO I			COUNT	Y ZONII		OITV B	
		COMMERCIAL	NDUSTRIAL				1111	
DATE ZONING IS EFF		ZONING AUTHORITY (NAM			OTHER (S	pecity):		
0/9	18	City		lles				
spot or s Erroneous	certify that the above blised as part of a control of a c	omprehensive d primarily fo improper zonir	plan for the dev r the purpose o ng procedures wi	elopmei of allow	nt of the ina outo	overall area	and not	as
	<b> ■ CHECK ONE</b>	BOX & SIGN	BENEATH APP	LICABL	E STAT	EMENT 1		
rui	e above location a es and other require	nd proposed s ments of the ci	ign complies wi	th all ap	plicable	ordinances,	plans,	
X /=	ORIZED ZONING REPRESENTATIVE	TITLE	Issurak Ma	mer	TELEPHO (541)	NE NUMBER 296-548/	DATE /0/5/9/	8
Th	e above location and ins, rules and other i	d/or proposed s	sign <b>does not co</b>	mply w	ith all ap		nances,	-
IGNATURE OF AUTHO	PRIZED ZONING REPRESENTATIVE	TITLE			TELEPHON	NE NUMBER	DATE	
Ne	ither of the above st	atements apply	A letter of exp	olanatio	n is atta	ched.		
GNATURE OF AUTHO	RIZED ZONING REPRESENTATIVE	TITLE			TELEPHON	E NUMBER	DATE	
_	genda Staff Report   APL	035-23				Page 20	7 of 597	

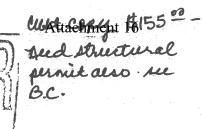


Dat	e: <u>09/14/23</u>
Lea	se #: 97649
Les	sor: Northern Wasco Country Parks & Recreation
Dat	e Sign Built: 1971
Hwy	//St:
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

SIGN PERMIT APPLICATIO

CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



WHO DONG TOTAL Davelopment Dept.

INSTALLER INFORMATION

A 1	THE THE PROPERTY OF THE PARTY O
Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	541 - 296 - 9684
Oregon CCB	CCB# 112370
Installer License	Expiration Date: 11-5-2010
	CION INFORMATION

SIGN INFORMATION **Business Name** MEADOW Address 1318 W. 2nd 97058 Telephone Number 541-296-9684 Text VARIOUS Sign Area Horizontal Dimension **Vertical Dimension Type** Projecting - Hanging - Flush - Pole -Other Illumination Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE

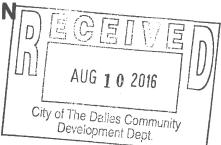
331251113 CODES OFFICE AT 541.298.446	
SIGN INSTALLATION TO BE COMPLETED	WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.
Applicant's Signature and Date:	Lolma
Permit Number 10-815	Permit Fee \$ 155 00
Planning & Zoning Information: Zone Di	strict-CLI-Hury District
Application Received By and Date:  By and Date:	Permit Issued By and Date: Sall 4-12-10
(> 40'MAV	from anade at hands

of freewarf Agenda Staff Report | APL 035-23

Page 201 of 565

SIGN PERMIT APPLICATION
CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



**INSTALLER INFORMATION** 

	INTO TALLET IN ORMATION
Name	MEADOW OUTDOOR ADVERTISING
Address	PO. BOX 331, THE DALLES, OR 97058
Phone Number	541-296-9684
Oregon CCB	CCB # 118370
Installer License	Expiration Date:
	SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DAVES, DR 97058
Telephone Number	541-296-9684
Text	VARIOUS
Sign Area	672 SQ. FT. PER SIDE
Horizontal Dimension	48'
Vertical Dimension	14'
Type	Projecting Thanging Telush Tools TTomn Wother R

Illumination Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN

COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

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SIGN INSTALLATION Applicant's Signature and Date:		TITHIN 120 DAYS AF		RMIT HAS BEEN ISSUED.
Permit Number	16-7210	Permit Fee	\$	15500
Planning & Zoning Info	ormation: Zone Dis	strict - P/OS		
Application Received By and Date:	8/23/16 N/C	Permit Issued By and Date:	M	1 1 / haener 8/23/1
-84 to be used	as baseele	vation -	/ /	, , , , , , , , , , , , , , , , , , , ,

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#### SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125

INSTALLER INFORMATION Name MEADOW OUTDOOR ADVERTISING Address THE PALLES Phone Number 541) 296-9684 Current C.C.B. 118370 License EXP: 11-5-2018 SIGN INFORMATION **Business Name** Address Telephone Number Text Sign Area Horizontal Dimension Vertical Dimension Type Projecting - Hanging - Flush - Pole - Other ARD WITH Illumination Direct, Indirect, UL No.: PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED. Applicant's Signature 7-14-2017 and Date: **Permit Number** Permit Fee Planning & Zoning Information: inwator - as Pulliz **Application Received** 

Permit Issued

By and Date:

By and Date:



# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION Outdoor Advertising Sign Permits • 4040 Fairview Industrial Drive SE, MS #2 • Salem, OR 97302 • (503) 986-3656

Transportation	• •			•		2403
Part 1: Applicant information, sign spec	ifications	3	· · · · · · · · · · · · · · · · · · ·			0,400
NAME OF APPLICANT  Meadow Outdoor Advertising						8
MAILING ADDRESS						
P.O. Box 331						
The Dalles	STATE	97058	PHONE 541-296-968	4 541-296	6-1855   E-MAI	ու ehman@meadowoutdoo
TYPE OF LEGAL ENTITY  ☐ Oregon corporation ☐ Individual ☐ Indi	vidual, dba	a; "		⊠ <sub>Other:</sub> a Cal	ifornia Corp.	dba Meadow
NAME OF PERSON OR COMPANY TO ERECT SIGN					2	
Meadow Outdoor Advertising				· · · · · · · · · · · · · · · · · · ·		
P.O. Box 331	,					
The Dalles	OR	97058	541-296-9684			hman@meadowoutdoo
PURPOSE OF APPLICATION			DATE AND TIME APPLICA	TION RECEIVED (ODD	OT USE ONLY)	
⊠ Reconstruction of permit no.: 6H0218			-			
☐ Relocation of permit no.:			-			
☐ Preexisting sign permit application (complete	Supplem	ent)	1			,
☐ Replacement plate for permit no.: SIGN FACE HEIGHT (FEET)   SUPPORT NUMBER	Teverous	FRICH INCLUDING STRUG	- LIBE FACE AND CONFICUR	DATION OF CURRON	C (MAY NOT DECEN	IBLE AN OFFICIAL SIGN - ORS 377,720)
14' One (1)	SKEICHUI	r SIGN, INCLUDING STRUC	TORE, FACE, AND CONFIGUR	RATION OF SUPPORT	S. (MAY NO! RESEN	ible an official sign — ors 377.720)
SIGN FACE LENGTH (FEET) SUPPORT SIZE 36"						
sign face area (sq. feet) support material Steel					14' AD CO	PY
HAGL 41' 🛛 Tri-vision					0-0-0	41' 1-84
sign FACES  □ Single face (SF)  □ Back to back (BB)	7			***		, in
NAME OF HIGHWAY US Interstate 84	-	9	HIGHWAY ROUTE NUMBER	R SIDE OF H		ESTIMATED MILE POINT 85.88
STREET ADDRESS OF SIGN SITE  No address; Vacant land			TOWNSHIP 01N	RANGE 13E	SECTION/SUI	BSECTION MAP TAX LOT 400
The Dalles	STATE	21P 97058	LOCATION MARKING  The site is mark	ked as follows:	Existing Billb	ooard Sign
ROPERTY OWNER NAME Norther Wasco County Parks and Rec	reation		OTHER INFORMATION			
Alling ADDRESS 602 West 2nd Street	- Couron		Sign will be pos Sign will not be			activity open to the public
ary	STATE	ZIP				,
The Dalles	OR	97058	7			
art 2: Certification of applicant						
The applicant or authorized representative of the hat information was accurate and complete whe urisdiction certification. The applicant further cert ign, and that highway right of way will not be cros	n the local ifies by sig	jurisdiction signed ining that the land d	its certification, and t escribed in this appli	hat no changes cation is not end	were made or	will be made after the local
RINT APPLICANT NAME			PRINT TITLE (IF SIGNING AS	REPRESENTATIVE)		
Meadow Outdoor Advertising	•		Real Estate Re	presentative		
Jelu Telmes	m		MAR	ZCH Z	22, 2	2017
DOT USE ONLY						
SITE LOCATION	1 12	APPR		PERMIT NO.	PERMIT	NFORMATION
		Approved	☐ Denied		<u> </u>	8 Lles
3HWAY I NO. HIGHWAY WAME bia River				OWNER COD	E - 0 1 1	
N MILEPT 85.880 ES	DECISION	MADE BY PCLy	DECISION DATE	<i>07</i>	Wall	O CONSTRUCTION DATE.
MILEPT 35.880 ES SHWAY 2 NO. HIGHWAY 2 NAME	- pu	OANGEL ATION DATE	5/2/20	* Failure to	Just within 180 days	a results in cancellation of permit.
MILEPT 85.880 ES SHWAY 2 NO. HIGHWAY 2 NAME  E MILEPT ES	- pu	OANGEL ATION DATE	13 /2 / 20 LATION	<i>07</i>	Wall	10.5
MILEPT 35.880 ES HWAY 2 NO. HIGHWAY 2 NAME	CANCELL	OANGEL ATION DATE	13 /2 / 20 LATION	* Failure to	Just within 180 days	a results in cancellation of permit.  Non-conforming

Part 3: Certification of local jurisdiction – zoning and compliance with local regulations This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656. ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1) 05 A. Current zoning of the sign site described on this application: B. This is a (check one): □ Commercial classification □ Industrial classification Other (describe): C. Location was first zoned a commercial or industrial classification □ On or before January 1, 1973 □ After January 1, 1973 Toate is unknown or cannot be determined D. Check if the following statement is accurate: Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. COMPLIANCE WITH LOCAL REGULATIONS Check only one: M The proposed sign location and structure comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction. ☐ The proposed sign location and structure do not comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction. ☐ Neither of the above statements is fully accurate. A letter of explanation is attached. Certification of local jurisdiction All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

			- M. V.	<i>W</i>		
						-
DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY	OO NOT WRITE BEL	OW THIS LINE	- ODOT PI	ERMIT OFF	ICE USE ON	ILY

ODOT SIGN PERMIT OFFICE USE ONLY

CHECK NUMBER

SIGNATU

PERMIT FEE

DATE PAID

1,0000



#### **OUTDOOR ADVERTISING SIGN PERMIT APPLICATION**

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

Part 1: Applicant information, sign specifications NAME OF APPLICANT OUTDOOR ADVERTISING MAILING ADDRESS OR TYPE OF LEGAL ENTITY □ Oregon corporation □ Individual ☐ Individual, dba: " □ Othe NAME OF PERSON OR COMPANY TO ERECT SIGN MEADOW OUTDOOR ADV. INTO MAILING ADDRESS CITY FAX F-MAH Samo PURPOSE OF APPLICATION TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS ☐ Reconstruction of permit no.: SF (3 permits): Relocation of permit no.: LoH D/2 BB (6 permits): ☐ Preexisting sign permit application (complete Supplement) ☐ Replacement plate for permit no.: SIGN FACE HEIGHT (FEET) SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS-(MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720) SUPPORT NUMBER 12 DNE SIGN FACE LENGTH (FEET) BOTH 36 SIGN FACE AREA (SO FEET) SIGN FACES Back to back (BB) ☐ Single face (SF) NAME OF HIGHWAY HIGHWAY ROUTE NUMBER SIDE OF HIGHWAY INTERSTATE 84 00 Z SOUTH WEST 6774 STREET 1323 LOCATION MARKING The site is marked as follows: EXISTNU L PROPERTY OWNER NAME OTHER INFORMATION Sign will be posted for compensation MAILING ADDRESS ☐ Sign will not be at the location of a business or activity open to the public THE Part 2: Certification of applicant The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance. PRINT APPLICANT NAME PRINT TITLE (IF SIGNING AS REPRESENTATIVE)

Attachment (32

Part 3: Certification of local jurisdiction – zoning and compliance with local regulations

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656. ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1) Ommercial General A. Current zoning of the sign site described on this application: B. This is a (check one): Commercial classification Industrial classification ☐ Other (describe): C. Location was first zoned a commercial or industrial classification: On or before January 1, 1973 ☐ After January 1, 1973 □ Date is unknown or cannot be determined D. Check if the following statement is accurate: Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. COMPLIANCE WITH LOCAL REGULATIONS Check only one: The proposed sign location and structure comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction. ☐ The proposed sign location and structure do not comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction. Neither of the above statements is fully accurate. A letter of explanation is attached. Certification of local jurisdiction All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY

600.00



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY  PROPERTY OF THE PROPERTY		MAINTENANCE  SUPERING NO  FULL CONTROL ACES  (YES 2 NO)  LONG CONTROL ACES  (YES 2 NO)  (YES 2 NO)  LONG CONTROL ACES  (YES 2 NO)  (YES			OFFICE APPRO	DVALSECT	ON .
REPLACEMENT TAG - LOST TAG NO. RECONSTRUCTION OF PERMIT NO. DIRECTIONAL **		☐ RELOCATIO ☐ BUSINESS II ☐ BENCH	N INLI DENTH	EU OEL FICATION S SHEL	PERMIT NO. 7HO MITDOOR AL RECF	OVERTISIN	VG
NAME OF PERMIT APPLICANT	2 - NAME	ES AND ADDRES	SES				
Meadow Outdoor Advertising	. His	P.O. Box 33			MAR 0 9		
The Dalles, Oregon 97058		PHONE HUMBER (541) 296 - 96		Re		03	
NAME OF PROPERTY OWNER AT SIGN LOCATION		NAME OF PERSON OR C	OMPANY	TO ERECT :	ion	V	
Gary Bloom MALING ADDRESS	3	Meadow Outdoor Advertising					
3190 Odell Highway	r e	P.O. Box 331					
Hood River, Oregon 97031		The Dalles, Oregon 97058					
SECTION 3 - SKETCH OF SIGN	2 86250 100		7 10		NFACTS		
NOTE: SIGN MUST NOT IMITATE OR ESEMBLE. IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	HEIGHT (FI	de land paid grade de	SIGN AREA (S	DIMENS QFEET)	One 36" steel	pipe	
AD CODY BOTH SIDES.	Se feet  COUNTY  Wasco  HIGHWAY  Interstat	ROUTE NUMBER OR NA	SIGNI	OCATION (OR THE DO VISIBLE TO F "YES,")	DISTANCE FROM NEARE Alles  O OTHER HIGHWAYS? WHICH? OIG Hwy. 30	BOTH SIDES	f Hoslet
	SIDE OF N	O. 1 HIGHWAY ( D	NORTH NORTH		OUTH EAST	☐ WEST	
	1. DISTA	OMPLETE THIS SECTI ANCE FROM PROPOSED SINESS ACTIVITY OR	ON FOR	BUSINE	SS IDENTIFICATIO		1
	ON-PF	REMISE SIGNING VISIBLE				10	
		OMPLETE THIS SECT OF COPY LETTERS:	ION FO	R DIREC	TIONAL SIGNS		
	2. COLO	R OF BACKBOARD AND	LETTERS	8		The second second	
VFOR OFFICE USE ONLYV  20/07 STRUCK FOR STR	DOSIN		OWN. EX	KAMPLES: IPLES OF	BROCHURES; PAGE: OUT-OF-STATE ADVE	S FROM RTISING	
	\$600.00 DATE PAID	1	M	E (Vehitripa)	epplication is complete and	accurate)	
	3-9-0						

			ZONE	AFFIDAVIT					
	appropriat	e city or c	ounty zoning	ons A, B, and C, then authority for verifica liance section.	contact tion of ti	the ne zoning			
A	Meadow Outdoo MAILING ADDRESS P.O. Box 331	r Advertis	ing		0		ADVERTISING EIVED		
	The Dailes, Oreg	on <b>97058</b>	8	0.80		MAR (	0 9 2004		
В	NAME OF PROPERTY OWNER  Gary Bloom  MAILING ADDRESS  PTASOS Refer								
В	3190 Odell Highway CITY, STATE AND ZIP CODE Hood River, Oregon 97031								
				SIGN LOCATION	<del></del>				
2	CITY (IF INSIDE CITY)	COUNTY	(REFER	HIGHWAY ROUTE NUMBER OR		SIDE OF HIGHWA	AY MILE POINT		
C	The Dalles Wasc			I - 84, Old Hwy. 30		<b>South</b> RANGE	82.59		
	1800	29DD		2 N.		13 E.			
	<b>♦THIS SECTION</b>	TO BE C	OMPLETED I	BY CITY OR COUNTY	ZONING	<b>AUTHORIT</b>	Y¥		
The above lo		COMMER	CIAL INI	DUSTRIAL OTHI	ER (Speci	fy):			
June 1	1,1998	Cit.	y of Th	e Dalles					
This will ce established strip zoning information	plement, in File- rtify that the above as part of a comp g devised primari	describe prehensively for the zoning	ed sign loca e plan for the purpose procedures	ation is zoned as in he development of of allowing outdo will result in per	the ove	rall area a ertising si	nd not as spot or gns. Erroneous		
	<b>VCHECK</b>	ONE BO	K & SIGN BEN	NEATH APPLICABLE	STATEM	ENT↓			
	pove location and pequirements of the			ies with all applcial	ole ordin	ances, pla	ns, rules and		
SIGNATURE OF AUTH	IORIZED ZONING REPRESENTATI	VE	TITLE		TELEPHON	ENUMBER	DATE		
	ove location and/ond other requirement			es not comply with unty.	all appl	icable ordi	nances, plans		
SIGNATURE OF AUTH	ORIZED ZONING REPRESENTATION	Æ	TILE		TELEPHON	E NUMBER	DATE		
Neither	of the above state	ements a	pply. A lett	er of explanation	is attac	hed.			
SIGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIV	E	TITLE		TELEPHON	NUMBER	DATE		
X cues ?	STENHARD	_	SP. PI	ANNER	SAIL	16-5481	43/05/06		

Attachment 16



### **OUTDOOR ADVERTISING SIGN PERMIT APPLICATION**

Outdoor Advertising Sign Permits • 4040 Fairview Industrial Drive SE, MS #2 • Salem, OR 97302 • (503) 986-3656

NAME OF APPLICANT	information, sign spe	cification	S			,
Meadow Outdo	or Advertising					
P.O. Box 331						
The Dalles		STATE	97058	541-296-9684	541-296-1855	jlehman@meadowout
TYPE OF LEGAL ENTITY  Oregon corporation	on 🛘 Individual 🗘 Ind	lividual, db	a: "	" <b>R</b> (	Other a California (	Corp. dba Meadow
NAME OF PERSON OR COMP	ANY TO ERECT SIGN				74701.	
Meadow Outdoo	or Advertising	· · · · · ·				
P.O. Box 331						
The Dalles		STATE	97058	PHONE 541-296-9684	FAX 541-296-1855	E-MAIL ilehmon@moodowoute
PURPOSE OF APPLICATION		1011	1 07000	DATE AND TIME APPLICATION		jlehman@meadowout
■ Reconstruction of	permit no.: 6H0218				•	,
☐ Relocation of perm	nit no.:					
	ermit application (complete	e Suppleme	ent)			
☐ Replacement plate SIGN FACE HEIGHT (FEET)	for permit no.:					
14'	One (1)	SKETCH OF	SIGN, INCLUDING STE	RUCTURE, FACE, AND CONFIGURATIO	ON OF SUPPORTS. (MAY NOT	RESEMBLE AN OFFICIAL SIGN - ORS 377
SIGN FACE LENGTH (FEET)	SUPPORT SIZE	1		48'		
48' SIGN FACE AREA (SQ. FEET)	36" SUPPORT MATERIAL	_		14'		
672	Steel			11 4	`	
MGL 41'	☐ Tri-vision	1		11 1	41' I-84	
HGN FACES	Li In-vision	-				15'
☐ Single face (SF) 2	Back to back (BB)			11 🔻		713
US Interstate 84		i.		HIGHWAY ROUTE NUMBER	SIDE OF HIGHWAY	ESTIMATED MILE POINT
TREET ADDRESS OF SIGN SITE				TOWNSHIP RANG	North	85.88  NASUBSECTION MAP TAX LOT
No address; Vacar	nt land				3E NO. 02	2 400
The Dalles		OR 2	97058	LOCATION MARKING  The site is marked a	s follows: Existing E	Billboard Sign
ROPERTY OWNER NAME	. 5			OTHER INFORMATION		
NOTTHER VVASCO CO	unty Parks and Recr	eation		Sign will be posted for	•	·
602 West 2nd Stre	et			Sign will not be at the	e location of a busines	s or activity open to the public
ry The Dalles		STATE Z		7		ė
The Dailes		OR .	97058			
rt 2: Certification of	applicant		(9)			
ne applicant or authorize	ed representative of the a	pplicant ce	rtifies by signing	below that the information c	ontained in this applic	ation is accurate and complete
at information was accuised information was accu	rate and complete when he applicant further certifi	the local ju	risdiction signed	its certification, and that no	changes were made	e or will be made after the locally any prohibition on this type of
n, and that highway rigi	nt of way will not be cross	ed to acces	s the sign or site	for construction or mainten	ance.	y any pronibition on this type of
ITAPPLICANT NAME	1			PRINT TITLE (IF SIGNING AS REPRE		
leadow Outdoor Ac	ivertising		2	Real Estate Represe	entative	
WXIM.	Lilim	200 -		AUGUST	25 7	2011-
	11000000			FIVIOUSI	,0	
ot use only		<b>医范里</b> 亚洲岛	Salo Sala Sala Sala			
HIGHWAY I NAME.		like salivi	□ Approved	Arren de Francis	PERMIT NO	
MILERY	des .	DESISIONMA	CONTRACTOR CONTRACTOR AND	Denied    Decision base	OWNER CODE	
TINGHWAY 2 NAME		FISH				CONSTRUCTION DATE
	les'	GANCELLATIC	N DATE	REASON	2. 元、かつまれば中国国際は第二人の日本の本語は	sirys ensules in case thatigh of planting.  LE Nort-conforming
		COMMENT			REASON	2 Mon-comprising
Transport						
# 15 TO	REGION E					

Attachment 16

Part 3: Certification of local jurisdiction – zoning and compliance with local regulations
This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office. (503) 986-3656

CDOT Guidoor Advertising Sign Office, (503) 986-3656.
ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)
A. Current zoning of the sign site described on this application: The Parks & Open Space
B. This is a (check one):
☐ Commercial classification
□ Industrial classification C
Other (describe): Powles & Open Space
C. Location was first zoned a commercial or industrial classification:
☐ On or before January 1, 1973
☐ After January 1, 1973
Date is unknown or cannot be determined
D. Check if the following statement is accurate:
Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primar for the purpose of allowing outdoor advertising signs.
COMPLIANCE WITH LOCAL REGULATIONS
Check only one:
The proposed sign location and structure comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
☐ The proposed sign location and structure do not comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
□ Neither of the above statements is fully accurate. A letter of explanation is attached.
ertification of local jurisdiction
Il of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information improper zoning can result in permit cancellation.)
NT NAME OF CITY COUNTY REPRESENTATIVE CITY OR COUNTY WITH JURISDICTION  COTT OF The TOTAL TO ILES
E OF CITY/COUNTY REPRESENTATIVE PHONE FAX
PSAQUATE VIGUREY  NATURE OF CITY/COUNTY REPRESENTATIVE
Much Ilvaen 6/23/16
THE REPORT OF THE PARTY OF THE

DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY



### SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED E	RY DISTRICT MAINTENANCE
le visible to: ( No. 1 town and 1	AND INO
	是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
COURTER BEST SECTION OF THE PROPERTY OF THE PR	
KONTACANA CARACTERIA	
	Biographic Management (Application of the Control
* /S/19 HICK SUM	DATE CHECKED CANCELLATION DATE WAS SEED 9
- Company of the Comp	11 2004
SECTIO	ON 1 - PURPOSE OF APPLICATION
REPLACEMENT TAG - LOST TAG NO.	
RECONSTRUCTION OF PERMIT NO	RELOCATION INLIEU OF PERMIT NO. 6H0131
DIRECTIONAL **	BUSINESS IDENTIFICATION*
	BENCH BUS SHELTER OUTDOOR ADVERTISE
NAME OF PERMIT APPLICANT	CH 2 - NAMES AND ADDRESSES
Meadow Outdoor Advortising	P.O. Box 331 MAK 0 6 2007
CIT STATE AND ZIP CODE	PHONE NUMBER
The Dalles, OR 97058  NAME OF PROPERTY OWNER AT SIGN LOCATION	(541)296-9684
J.D. Hattenhauer	MANIE OF PERSON ON COMPANY (OF ENERGY STEET PROTECTION
MAILING ADDRESS	Meadow Outdoor Advertising
P.O. Box 1397	P.O. Box 331
CITY STATE AND ZIP CODE The Dalles, OR 97058	CITY STATE AND SEP CODE
	The Dalles, OR 97058
SECTION 3 - SKETCH OF SIGN	SECTION 4 - SIGN FACTS
Signah sign and include message	SIGN DIMENSIONS
NOTE SIGN MUST NOT IMPLATE OR ESEMBLE IN STYLE OR COLOR STATE HIGHWAY OF ICIAL SIGNS OR DEVICES	HEIGHT (FEET) LENGTH (FEET) AREA (SQ FEET) NUMBER AND SIZE OF SUPPORTS
	12 48 1152 One 36" pipe
	45' ADVERTISING IS ON:
AD CORN	SIGN LOCATION
Bort Sigs	CITY (OR DISTANCE FROM MEAREST ATTERSECTION)
	HIGHWAY ROUTE NUMBER OR MAKE
	Interstate 84  VISIBLE TO OTHER HIGHWAYS? F "YES," WHICH?  VISIBLE TO OTHER HIGHWAYS? NO
	SIDE OF NO. 1 HIGHWAY   NORTH   SOUTH   EAST   WEST
	WEST U WEST
	K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS  1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY:
A TO A TO A STATE OF THE STATE	2. IS BUSINESS ACTIVITY OR
	ON-PREMISE SIGNING VISIBLE FROM HIGHWAY YES NO  KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS
	1, SIZE OF COPY LETTERS:
45000	2. COLOR OF BACKBOARD AND LETTERS
<b>♦</b> FOR OFFICE USE ONLY	3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE
in the state of th	BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT OF STATE ADVERTISING
	PROGRAM PROGRAM
	PERMIT FEE  AUTHORIZED SIGNATURE (Verliging perfection is complete and accurate)  **Example 1.5
	DATE PAID A TOWNSHIP
	3-6-07 //
	4807
1(11-00) #//507 28/500	
1(11-00) #4807 =8/800 - Agenda Staff Report   API 035-23	Page 220 of 597

#4807 28/800 — Agenda Staff Report | APL 035-23 Page 212 of 565

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		ZONE	AFFIDAVIT		Attachy	vont 16				
		2011	AITIDATI		Attachn	ient ro				
	appropriate	ONS: Complete section of the sign comp	ons A, B, and C, then c authority for verification	ontact the	e zoning					
	NAME OF PERMIT APPLIC		To see B		· .					
	MAILING ADDRESS	(£. ),		OUTDOOR ADVERTISING						
A	P.O. Box 331 CITY, STATE AND ZIP CODE	11 U		0010	HECEIVED					
The Dalles, OR 97058 MAR 0 6 2007										
	NAME OF PROPERTY OWNER									
	J.D. Hattenhauer			. PT	AS					
. B	MAILING ADDRESS	9		Action		S.C. Million Conference of Asperts				
	P.O. Box 1397 Gity, State and Zip Code									
	The Dalles, OR 970									
			SIGN LOCATION	CATION)						
	CITY (IF INSIDE CITY)	COUNTY	TO OTHER SIDE OF THIS APPLICATION HIGHWAY ROUTE NUMBER OR NAME		SIDE OF HIGHWAY	MILE POINT				
C	The Dalles	Wasco	Interstate 84		south RANGE	84.59				
	TAXLOT	SECTION 03BB	01N							
	JTUIS SECTION		BY CITY OR COUNTY	ZONING	13E AUTHORITY					
The above loca			IDUSTRIAL   OTHE							
DATE ZONING IS EFFE	CTIVE 1	ZONING AUTHORITY (NAME OF C	ITY OR COUNTY)			,				
Jane 11,19	199 Wlamadu	" CAY OF I	he Palles	· ·		and the second				
This will cert established strip zoning information	tify that the above as part of a comp devised primaril and/or improper noval of subject si	rehensive plan for y for the purpose zoning procedures gn or signs.	eation is zoned as income the development of each of allowing outdoors will result in permanent.	the ove for adv mit bei	erali area and ertising sign ng declared	not as spot of s. <b>Erroneous</b>				
AND THE PROPERTY OF THE PROPER			NEATH APPLICABLE							
The abo	ove location and p equirements of the	roposed sign comp city or county.	olies with all applciab	ole ordin	nances, plans	s, rules and				
SISNATURE OF AUTHO	DRIZED ZONING REPRESENTATION	T 75602	iate Planer	TELEPHOI	296 5481	DATE 29,07				
The abo	ove location and/ond other requirement	or proposed sign doesn't or co	<b>bes not comply wi</b> th ounty.	all app	olicable ordina	ances, plans				
SIGNATURE OF AUTHO	RIZED ZONING REPRESENTATIV	E TITLE		TELEPHO	NE NUMBER	DATE				
X				1						
☐ Neither	of the above state	ements apply. A le	tter of explanation	is atta	ched.					
SIGNATURE OF AUTHO	RIZED ZONING REPRESENTATIV	E TITLE	96°	TELEPHO	NE NUMBER	DATE				
·										



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAIN	
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	🚇 💄 🧸 🗂 venegajece nga
	THE BUILDING PRINCIP
CONTROL CONTROL CONTROL SECURIZIONI	adominento caencia (2000) precade e información de la compania del compania del compania de la compania del la compania de  la compania de la
tonici provinci di presento delle sectore. Provincio	TOTAL TOTAL CONTRACTOR OF THE
(see attached) SECTION 1.	- PURPOSE OF APPLICATION
REPLACEMENT TAG - LOST TAG NO	RELOCATION IN LIEU OF PERMIT NO. 640131
RECONSTRUCTION OF PERMIT NO	BUSINESS IDENTIFICATION*
☐ DIRECTIONAL **	BENCH BUS SHELTER
SECTION 2	- NAMES AND ADDRESSES OUTDOOR ADVERTISIE
NAME OF PERMIT APPLICANT	ADDRESS (NUMBER AND STREET)
MEADOW OUTDOOR ADVERTIS	5/NG P.O. BOX 331
CITY STATE AND ZIP CODE THE DALLES, OREBON	97058 OCT 26 2004
NAME OF PROPERTY OWNER AT SIGN LOCATION	AODRESS (NUMBER AND STREET)
J.D. HATTENHAUER	P.O. Box 139 Patien
THE DAWES, OR 97058	
IAME OF PERSON OR COMPANY TO ERECT SIGN	ADDRESS (NUMBER AND STREET)
MEADOW OUTDOOR ADV.	P.O. Box 331
THE PALLES OR 9705	PROPOSED DATE TO INSTALL  /-/-05
SECTION 3 - SKETCH OF SIGN	SECTION 4 - SIGN FACTS
Sketch sign and include message.	SIGN DIMENSIONS (1) E Mill Cree
NOTE: SIGN MUST NOT IN TRATE OR RESEMBLE. IN STYLE	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET) NUMBER AND SIZE OF SUPPORTS
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	12' 48' 1/52 ONE 36" PIPE
	DISTANCE BETWEEN BOTTOMOT PANEL & GROUND ADVERTISING IS ONE SIDE SIDE SIDE SIDE SIDE SIDE SIDE SID
	E PIGNI OCATION
	COUNTY WASCO CITY (OR DISTANCE FROM NEAREST INTERSECTION) THE DALLES
-++	HIGHWAY ROUTE NUMBER OR NAME VISIBLE TO OTHER HIGHWAYS?   YES
	I - 24 IF "YES," WHICH? NO
	SIDE OF NO. 1 HIGHWAY IN ORTH SOUTH EAST WEST
╶ <del>┊╸┆╸┆╸┆╸┆╸┆╸╣╺</del> ┇╸┼╸┩	SIDE OF NO. 2 HIGHWAY IN NORTH SOUTH EAST WEST
	☐ ★ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS
	DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY     SUSINESS ACTIVITY OR ON-PREMISE
	SIGNING VISIBLE FROM HIGHWAY? YES NO
	** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS
	1. SIZE OF COPY LETTERS:
FOR OFFICE USE ONLY	2. COLOR OF BACKBOARD AND LETTERS
	BUSINESS IS REGIONALLY KNOWN EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.
	PERMIT FEE OO AUTHORIZED SIGNATURE (Verifying application is complete and accurate)
Agenda Staff Report   APL 035-23  Page 214 of 565	\$ 600. X pelle Felle 1802-01-597
rage 214 01 305	- 11 - 11 - 11 - 11 - 11 - 11 - 7 - 1 - 1

### **ZONE AFFIDAVIT**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

A	* "		n.	æ			* (* <u>a</u> .
	NAME OF PERMIT APPLICANT	MEADO	N O	utpoor	ADVER	TISING	
Δ	NUMBER AND STREET	P.O. B	OX -	331		4	111
	CITY, STATE AND ZIP CODE	THE I	BULE	s, OR	970	PARTDOOR	ADVERTISING
				ENHAUE		REC	EIVED
B	NUMBER AND STREET	P.O. E	OX 1	397		OCT	2 6 2004
	CITY, STATE AND ZIP CODE	THE I	PALLE	s, OR	9705	S Refer	
- 27		*		SIGN LOCATION OTHER SIDE OF THIS A			
C	CITY (IF INSIDE CITY) THE DAUES	COUNTY		HIGHWAY ROUTE NUMB	ER OR NAME	SIDE OF HIGHWAY	MILE POINT 84.58
	TAX LOT /OO	SECTION 3	BB	TOWNSHIP / /	V.	RANGE 131	=.
<b>.</b>	HIS SECTION TO	BE COMPL	ETED B	Y CITY OR CO	UNTY ZONI	NG AUTHOR	ITY 3
		COMMERCIA	10	NDUSTRIAL	OTHER (S		
DATE ZONING IS EFF	ECTIVE 1998	ZONING AUTHORIT	The The	Dalles	·		
was estal spot or s Erroneou	certify that the aborblised as part of a strip zoning devises information and/ouring removal of sul	comprehens ed primarily r improper z	sive plan  for the  coning pro	for the develop purpose of a	pment of the allowing out	overall area door advertis	and not as sing signs.
	<b>▼ CHECK ON</b>	E BOX & SI	GN BEN	EATH APPLIC	ABLE STAT	EMENT 3	
	ne above location a les and other requir						
X X X X X X X X X X X X X X X X X X X	FOR EED ZONING REPRESENTATIVE	1	#15500	ciate Plan	10 (541)2	ONE NUMBER X1129 96-5481	10/25/04
□ Tr	ne above location a ans, rules and othe	nd/or propos requiremen	sed sign on the	does not compoint or county.	oly with all a	oplicable ordir	nances,
SIGNATURE OF AUTH	IORIZED ZONING REPRESENTATIVE		TITLE		TELEPH	ONE NUMBER	DATE
Χ							
☐ Ne	either of the above s	statements a	apply. A	letter of expla	nation is att	ached.	
CICNATI IDE CE AUTU	ORIZED ZONING REPRESENTATIVE		TITLE	E)	TELEPHO	ONE NUMBER	DATE
	enda Staff Report   API					Page 223	of 597
Pag	ge 215 of 565	- 2					

MERCIA STATE HIGHWAT DIVISION CONFORMING No Attachment of 6 DATE \_ APPROVED BY \_ APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT PERMIT NUMBER \_\_ ISSUED BEFORE SIGN IS ERECTED CANCELLED . DATE . FORM NO. E-451 (REV. 7-71) DISTRICT .-PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES FOR OFFICE USE ONLY A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED 1800 WEST SECOND STREET, THE DALLES, OREGON NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION NOTICE: ATTACH COPY OF PITTOCK BLOCK PROPERTY OWNER'S SIGNED CONSENT OR CITY \_ ENGINEER STATION \_ DITACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED. FIELD CHECKED BY DISTRICT ENGINEER OCTOBER 1. 1971 TE TO BE ERECTED \_\_\_ \_ MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. STANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY IN OWNER HONALD INCORPORATED \_\_\_\_\_ PERMIT NO. 6H-49 \_ DISTANCE . DIRECTION SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS ZONED COMMERCIAL OR INDUSTRIAL UNZONED COMMERCIAL OR INDUSTRIAL AREA ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE. ME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN HENALD INCORPORATED N DIMENSIONS-EXCLUDE SUPPORTS SIGN SQUARE FEET 1344" DOUBLE FACED \_ LENGTH \_\_\_ 48 AND SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE 4 STEEL SCHEDULE OF FEES SIGN AREA SO, FEET ouble Focecl 51 TO \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO \$10 \$20 801 TO 1200 \$30 OVER 1200 SIGNATURE OF SIGN OW ACCOMPANYING THIS APPLICATION \$ 15.00 Page 224 of 597

#### ZONE AFFIDAVIT

SIGN LOCATION (FRO	OM APPLICATION)					
x LOT 200	SECTION	2	TOWNSHIP	North	RANGE 13	East
S WILL CERTIFY THAT	THE ABOVE DESC	RIBED SIGN	OCATION			
A DOME	BANKO YII	100000		1901.40 .000.0020		
INE DOUBS	OR	(COUNTY)	IS ZONED	COMMERCIAL OR I	NOUSTRIAL BY T	HE
	700 060					
Wasco Co	waly for	anning	ZONING AUTHORITY			
	\$3					11 00/1606
1 X 4 3	A Second	THE RESIDENCE OF THE			The product of the second control of	34.



Date	= 9/12/23
	e #: 980(f
Less	or: <u>Cary Bloom (wheeler communication)</u> Sign Built: <u>2004</u>
Date	Sign Built: 2004
Hwy	/St:
V	Odot Permit
V	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

NOTA:

UNE INVENTORY MAPS



## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRIPLED BY DISTRIP	IGI.	MAINTENANCE	P	ERMIT.	OFFICE APPRO	OVAL SECTION OF THE S	ON
RECONSTRUCTION OF PERMIT NO  DIRECTIONAL **	RPO	⊠ RELOCATION	ON INLI	EU QE E FICATIO B SHELL	ERMIT NO. 7HO	DVERTISIN	IG
SECTION 2 - NA	AMES	S AND ADDRES	SES	1-6	RECF		
NAME OF PERMIT APPLICANT  Meadow Outdoor Advertising  CITY STATE AND 2P GODE		P.O. Box 33	1	PT	MAR 0 (	2004	
The Dalles, Oregon 97058		(541) 296 - 9		Re	ion		-
MANE OF PROPERTY OWNER AT SIGN LOCATION Gary Bloom MALING ADDRESS		Meadow Outdoor Advertising					
3190 Odell Highway	P.O. Box 331 CITY STATE AND ZIP CODE						
lood River, Oregon 97031	The Dalles, Oregon 97058					TE T	
SECTION 3 - SKETCH OF SIGN		SEC	CTION	4 - SIGI	N FACTS		
NOTE: SIGN MUST NOT IMITATE OR ESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	HT (FEE	LENGTH (FEET)	AREA	DIMENS SQ PEET)	NUMBER AND SIZE O	v Pagasa F	
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		appropriate	city or co	mplete sectional	ons A, B, and C, authority for ve liance section.	then contact					
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	3	The Dalles, Oregon 97058  NAME OF PROPERTY OWNER  Gary Bloom  MAILING ADDRESS  3190 Odell Highway  CITY, STATE AND ZIP CODE									
		Hood River, Oregon 97031  SIGN LOCATION  (REFER TO OTHER SIDE OF THIS APPLICATION)  CITY (IF INSIDE CITY) COUNTY HIGHWAY ROUTE NUMBER OR NAME SIDE OF HIGHWAY MILE POINT									
C		The Dailes TAX LOT 1800	Wasco SECTION 29DD		1 - 84, Old Hwy. 30 TOWNSHIP 2 N.		south RANGE 13 E.		82.59		
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SIGNATURE O	of Author	EZED ZONING REPRESENTATIVE		SP. P	LANNER		A6-9481	DATE 03	195/06		

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x**1/25** 

FEB 2 0 2004

INSTALLER INFORMATION

Al	TWO TALLER INFORMATION
Name	MEADOW OUTDOOR ADVENTISING
Address	P.O. BOX 331 , THE DALLES, OR 97058
Phone Number	(541) 296 -9684
Current City Installer	(Yes/No
License	1 23/10

SIGN INFORMATION

	OIGH HAI OIGMATION
Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 970.
Telephone Number	(541) 296-9684
Text	VARIOUS OFF-PREMISE COPY
Sign Area	576 PERSIDE
Horizontal Dimension	48'
Vertical Dimension	12' BILLBORD
Type	Projecting - Hanging - Flush - Pole Other
Illumination	Direct, Indirect, UL No.:
DI EACE ATTACLLA OC	

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

<u>LOCATIONS</u>. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

Applicant's Signature and Date:	VITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  2-20-04
Permit Number   104-384	Permit Fee \$ (25 99
Planning Information: MUST PROVIDE	UL A.
Application Received C38 By and Date: #2/24/64	Permit Issued C3B By and Date: \$\psi_3/\psi_5/\psi_4

H	Attachment No.	180707
4	RECEIVED FROM MEADOW OUTDOOR ADUSE.	\$125世
	ONE HUNDRED TWENTY - FIVE & ON/000	DOLLARS
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	RECEIPT	RECEIVED FROM MEADOW OUTDOOR ADVER.  ONE HUNDRED TWENTY - FNE & PARTY OFOR RENT SIGN PERMIT Ø4-384  ACCOUNT OCASH FROM TO



**Department of Transportation** 

Right of Way Section 355 Capitol Street NE Salem, Oregon 97301-3871

Telephone (503) 986-3600 FAX (503) 986-3625

File Code:

February 18, 2004

John Lehman Meadow Outdoor Advertising PO Box 331 The Dalles OR 97058

RE: Application procedure

Dear Mr. Lehman:

You asked what would be the proper procedure for completing an application when the spacing from a standing sign to its relocation site disqualifies the site at the local level.

In the portion of the permit application reserved for the local jurisdiction, the local official could complete the option "Neither of the above statements apply. A letter of explanation is attached." The letter from the local official would need to state that the proposed sign does not comply only due to the standing sign's spacing from the proposed sign. Assuming the remainder of the application meets statutory requirements, I would be able to issue the permit on the condition that the existing sign must be removed immediately upon construction of the new sign. I would also ask for follow-up documentation demonstrating the local jurisdiction did approve the project.

If you need additional information or clarification, please contact me. You may feel free to ask local officials to contact me directly if they have any questions.

Sincerely,

Amy Joyce

**Outdoor Advertising Signs** 

Program Technician

RECEIVED FEB 2 0 2004



P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

February 27, 2004

City of The Dalles 313 Court Street The Dalles, Oregon 97058

Attn: Chris

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Please be advised that Meadow owns and controls the Meadow sign structure located at the "Darigold" location. This sign structure cannot be moved, removed, or "demolished" by any party except for Meadow.

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Thank you for your time and consideration in this matter. Please advise me of your decision as soon as possible, as we must consider our legal options if the priority of our application is not restored.

Sincerely,

John Lehman

**Operations Manager** 

JL/md Enclosure





P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

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JL/md Enclosure



P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

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City of The Dalles 313 Court Street The Dalles, Oregon 97058

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John Lehman

Sincerely,

Operations Manager

JL/md



March 12, 2004

Department of Transportation

Right of Way Section 355 Capitol Street NE Salem, Oregon 97301-3871

Telephone (503) 986-3600 FAX (503) 986-3625

Patrick Smith, Permit Specialist ODOT District & 3313 Brett Clodfelter Way The Dalles OR 97058

File Code:

RF:

Request for site check Wasco County, US I-84 South side, Hwy 002, milepoint 82.59 (approximate)

Dear Patrick:

We are processing a permit application for a proposed sign relocation and need a field check. I would appreciate you checking this site, and completing the attached Site Field Check form. Enclosed are copies of the application, and the lease document which has a sketch of the sign site.

The applicant indicates the sign will also be visible to "Old Highway 30." As I understand it this is Historic Columbia River Highway (Hwy 100), but I could be wrong about that. In any case, if the sign will be visible to a second highway please indicate the highway number and milepoint.

Finally, on the sketch the applicant shows a business (Wheeler's Communications) nearby. Please let me know the distance from the sign site to the business. Depending on when this area was zoned commercial, the sign may need to be within 750' of a commercial or industrial business.

Call or e-mail me with any questions. Thanks for your help.

Sincerely,

Amy dovce

**Outdoor Advertising Sign Permits** 

Program Technician

C: John Lehman

Encls: Site Field Check form Application (copy) Lease w/ sketch (copy)



P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

February 23, 2004

City of The Dalles 313 Court Street The Dalles, Oregon 97058

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JL/md

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John Lehman

G:\Real\_Estate\MeadowOutdoor\The Dalles\Correspondence\LtCityReSignApp(022304).DOC

Home Depot question

VARIOUS LINE MAP INVENTORY NEFERGENCES SUBMITTED INSUTORY ON BACK

Attachment 16

Page 1 of 1

I-84

J Chris Zukin

Amy.B.JOYCE@odot.state.or.us

THIS SIDD READS TO I-84

Sent:

From:

Monday, September 20, 2004 11:36 AM

AND W. GTH STREET

To:

czukin@meadowoutdoor.com

Subject: Home Depot question

Chris: You wrote to us about the Home Depot sign in The Dalles. This is an on premise sign, as it is at the end of a drive that serves only the advertised activity. Property ownership is not determinative. Since you mentioned the city's treatment of the sign as off-premise, note that in the on/off premise determination, it is not rare for us to view a sign one way and the local jurisdiction view it in another.

Amy Joyce ODOT Outdoor Advertising Signs Program Technician 503-986-3546 Applic O FLOTOLAN (2) ELEN. SKATCH O GRE CINE MAD FOR DAWN

(2) ON 300 Lacar SION-OFF

thome trapor contact
withher or measure TARROW

(714) 259-0500

BOB DELANEY

Attachment 16



### CITY of THE DALLES

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5461 ext. 1125 FAX: (541) 298-5490 Community Development Dept.

## Memorandum via fax

To:

Amy Joyce, ODOT

Fax: 503/986-3625

CC:

John Lehman, Meadow Outdoor Advertising

Fax: 541/296-1855

From: Chris Bernhardt, Senior Planner

Date:

March 18, 2004

Re:

Completed Meadows sign application

Page: 2 (including cover page)

Per our phone conversation, here is the completed backside of the off-premise sign application.

Attachment 16

		ZONE	AFFIDAVIT					
		10NS: Complete secti e city or county zoning etion of the sign comp	FAULTIONIC TOP VEHICLE	contact tion of ti	the ne zoning			
200	NAME OF PERMIT APPL MERGOW Outdoor				, CO., CO.			
Δ	MALING ACCRESS OUTDOOR ADVERTIS							
	P.O. Box 331 City, State And Sproof				RECEIVED			
	The Dalles, Oregon 97058				MAR 0 9 2004			
	NAME OF PROPERTY OWNER  Gary Bloom				PT AS OS			
В	MALING ADDRESS 3190 Odell Highw	ay						
	Hood River, Orego	on <b>970</b> 31						
			SIGN LOCATION					
	CITY (IF INSIDE CITY)	COUNTY .	HICHWAY ROUTE NUMBER OR NU	CATRONO.	SEC OF HIGHWAY	MILE PORT		
6	The Dalles	Wasco	I - 84, Old Hwy. 30		South	82.59		
	1800	29DD	2 N.		13 E.			
	THIS SECTION	TO RE COMPLETED I	Y CITY OR COUNTY	ONING	AUTHORITY	J.		
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丁レドミ リ		ZONG AUTHORITY (NAME OF CIT						
301-E 11,	סוייו	CITY OF THE	PALLES					
strip zoning information a requiring rem	This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and voic, requiring removal of subject sign or signs.							
		ONE BOX & SKIN BEN						
The abo	The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.							
SIGNATURE OF AUTHOR X	DEP ZONINO REPRESENTATIVA	mle		TELEPHONE	(OCHER	DAYE		
The above	The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.							
MIGHATURE OF AUTHORS	ZEO ZOMNG REPRESENTATIVE	TITLE		TELEVISION	WINDER	DATE		
Neither of the above statements apply. A letter of explanation is attached.								
	ED ZOMING REPRESENTATIVE	साम्ह	i	TELEVIORE	VILLER	BATE		
CHOIS 35	ENHA-BOT	- SP. PL	ANN=P	SAILZA	6-9431	43/45/46		



SIGN PERMIT APPLICATION CITY OF THE DALLES

> 313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x**1125**

FEB 2 0 2004

INSTALLER INFORMATION

Name	THE THE CIVIL ON THE PARTY OF T
	MEADON OUTDOOR ADVENTISING
Address	P.O. BOX 331 THE DALLES, OR 97058
Phone Number	(541) 296 -9684
Current City Installer	(Yes/No
License	Tesho

SIGN INFORMATION

Business Name

MEADOW OUT OOM ADVERTISING

Address

P.O. BOX 331, THE DAVIES OR 9705

Telephone Number

(541) 296-9684

Text

VARIOUS OFF-PREMISE COPY

Sign Area

FOR SIGN INFORMATION

FOR SIGN INFORMATION

PROJECTION OUT OOM ADVERTISING

PROJECTION OUT OOM ADVERTISING

FOR 9705

Type

SIGN INFORMATION

MEADOW OUT OOM ADVERTISING

FOR 9705

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PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

Direct, Indirect, UL No.:

LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED V	VITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.
Applicant's Signature	( ) THE PERMITTING BEEN ISSUED.
and Date:	Lellin 2-20-04
Permit Number 04-384	Permit Fee 5 175 22
Planning Information: MUST PAYIDS	1)1 ±
10071 170102	
Application Received C38	now in propagation with
Application Received C38	PermitIssued CSB
By and Date: \$\psi_2\psi_4	By and Date: \$5/05/24

Illumination



**Department of Transportation** 

Right of Way Section 355 Capitol Street NE Salem, Oregon 97301-3871

Telephone (503) 986-3600 FAX (503) 986-3625

Chris Bernhardt, Senior Planner City of The Dalles 313 Court St The Dalles OR 97058



File Code:

RE:

Local Approval of Meadow Outdoor Advertising Sign

Relocation of state sign permit #7H0012

Wasco County, US Route I-84

South side, Hwy 002, milepoint 82.59 (approximate)

Dear Mr. Bernhardt:

We received from Meadow Outdoor Advertising an application for relocation of state sign permit #7H0012 to the above referenced location. A copy is enclosed.

First, in order for Meadow's application to be complete, please fill in the zoning information near the middle of the back page.

Second, on the back of the application, you indicated the sign would not meet local rules. You also wrote a letter stating that approval for this sign hinges on removing the sign at 2N 13E 29DA TL#1700. That property description does not match any of the active state sign permits in the area.

I am wondering if the description has changed over time. I think the sign you describe is state permit #7H0012. That permit, issued 7/17/87, references a property location of 2N 13E 29DA TL#3500 (copy enclosed). It is located on the south side of I-84 at milepoint 82.52. Please verify which sign must be removed to meet local regulations.

Please call me if you want to discuss this matter. Thanks for your assistance.

Sincerely,

Amy Joyce

**Outdoor Advertising Signs** 

Program Technician

C: John Lehman

Encl: permit application (copy) Permit #7H0012 (copy)



P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

March 5, 2004

**Oregon Dept of Transportation** 355 Capitol Street NE Salem, OR 97301

Attn: Ms. Amy Joyce

Dear Amy:

Enclosed is an application for a sign we plan to build in The Dalles. The application has been signed off by the City of The Dalles. The site field check has not been completed. A check in the amount of \$600.00 has been included to pay the permitting fees.

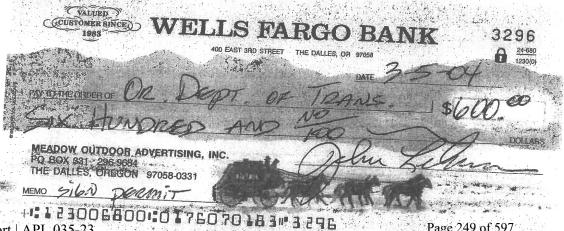
Also included with the application is a copy of our agreement with the landowner which includes a plot plan showing the location of the proposed sign.

Please let me know if there is any other information that you will need to process this request. Thank you for your time and consideration.

Sincerely,

John Lehman **Operations Manager** 

JL/md Enclosures



Agenda Staff Report | APL 035-23 Page 241 of 565

Page 249 of 597



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY	DISTRICT	MAIN	<b>TENANCE</b>	PE	RMIT C	FFICE /	APPRO	VAL SECTION
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SECTION  NAME OF PERMIT APPLICANT	2 - NAME		ADDRES	SES				
Meadow Outdoor Advertising		P.O	GADDRESS Box 331	1				
The Dalles, Oregon 97058		PHONE	NUMBER ) 296 - 9					
NAME OF PROPERTY OWNER AT SIGN LOCATION  Gary Bloom  MAILING ADDRESS			F PERSON OR C					
MAILING ADDRESS 3190 Odell Highway		MAILING	dow Out		Adver	using		
CITY STATE AND ZIP CODE			Box 331					
Hood River, Oregon 97031		The	Dalles, C		. 070			
			Dailes, C	regor	1 9/05	8		
SECTION 3 - SKETCH OF SIGN						8 FACTS		
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Neither C		ements a		etter of explanat		ed.	DATE



### CITY of THE DALLES

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 FAX: (541) 298-5490 Community Development Dept.

March 5, 2004

Amy Joyce Program Technician Outdoor Advertising Signs Oregon Department of Transportation 355 Capitol Street NE Salem, OR 97301

Re: Local approval of proposed Meadow Outdoor Advertising Sign

Ms. Joyce,

This letter is to clarify our statement on Meadow Outdoor Advertising's ("Meadow") Off Premise Outdoor Advertising Sign Application that "Neither of the above statements apply".

As proposed, Meadow's application to place an off-premise advertising sign at the property identified at 2N 13E 29DD TL# 1800 is not in compliance with our regulations governing placement of off-premise signage. Specifically, the City of The Dalles Ordinance #92-1153, Section 5.150(3)(a) requires that such signs be place no closer than 500' apart when measured at right angles to the street or highway centerline to which the sign is oriented.

The proposed sign is less than 500' from an existing off-premise advertising sign located on 2N 13E 29DA TL# 1700. We have therefore conditioned our local approval of the sign to the removal of the sign at the above-noted location. Once said sign is removed, the proposed sign will be in compliance will all necessary requirements.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Chris Bernhardt Senior Planner

Community Development Dept.

offer BERNHARDST

cc: Property file



Agenda Staff Report | APL 035-23

Page 245 of 565

TDOOR ADVERTISING P.O. Box 331 • The Dalles, Oregon 97058 • 541-296-9684

agreement is made this TTH day of ANUARY, 2004 by and between GARY BLOOM nafter called 1ESSOR* and Meadow Outdoor Advertising herienther called 1ESSEE.  naideration of		AGREEMENT OF LEASE		Lease #
nsideration of a losses to seed and maintain an outdoor advertising sign structure in the lease of protein of Lessor's real property and thereupon grants exclusive is some losses to seed and maintain an outdoor advertising sign structure on the leased property located and and described as and described and				
TOWNSHIP Z.N., RANGE BE, W.M., JECTIN 29 DD  Situated in the City of THE PAUS County of Was a State of Delegary  The State of Delegary  Of further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described or surther grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure including the placement and terrance of support shortcure, service ladders, illumination facilities, devices, power poles, power lines and convertible.  TO ILLUMINATE ACTION OF THE PAUS COUNTY OF THE PAUS C	agreement is made this	VAR Y_, 2004 by and between ising hereinafter called "LESSEE".	GARY	BLOOM
WHEELERS  COMMUNICATIONS  SITE OF ACCOUNTS  TO ILLUMINATE  COMMUNICATIONS  SITE OF ACCOUNTS  TO ILLUMINATE  COMMUNICATIONS  THE DALES  COMMUNICATIONS  This lease is 's as commencing on the date of this agreement. All advertising signboards and structures placed on the leased property with is lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above described real property and has the vity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used between shall include all joint owners of the real vity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used between shall include all joint owners of the real vity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used between shall include all joint owners of the real vity to grant the reasen and thus to the benefit of the heris, executors, successors, and assigns of the Lesson and the Lessor.  Totalesed Apreld Name Grant Defendence.  Print Name Gazy A. Bloom  Print Name Gazy A. Bloom	ission to Lessee to erect and maintain an outdoor adv	rertising sign structure on the leased prop	erty located at and de	scribed as:
WHEELERS  COMMUNICATIONS  SITE OF ACCOUNTS  TO ILLUMINATE  COMMUNICATIONS  SITE OF ACCOUNTS  TO ILLUMINATE  COMMUNICATIONS  THE DALES  COMMUNICATIONS  This lease is 's as commencing on the date of this agreement. All advertising signboards and structures placed on the leased property with is lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above described real property and has the vity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used between shall include all joint owners of the real vity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used between shall include all joint owners of the real vity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used between shall include all joint owners of the real vity to grant the reasen and thus to the benefit of the heris, executors, successors, and assigns of the Lesson and the Lessor.  Totalesed Apreld Name Grant Defendence.  Print Name Gazy A. Bloom  Print Name Gazy A. Bloom	TOWNSHIP ZN., RA.	NGE 13 E. W.M.	SECTION	29DD,
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(Authorized Agent of Moodow Outdoor Advertising)  Print Name Gary D. Bloom	EPTED BY MEADOW OUTDOOR	ACCEPTED BY LESSO By Hay D	Bloom	BLOOM
	(Authorized Agent of Meadow Outdoor Advertising)			
				Hwy.



P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

February 27, 2004

City of The Dalles 313 Court Street The Dalles, Oregon 97058

Attn: Chris

Dear Chris:

We are in serious disagreement with your decision to place the Home Depot offpremise sign permit application in front of the Meadow Outdoor Advertising offpremise sign application. Our application for a local sign permit was interrupted due to an erroneous decision by the City not to sign-off on our state sign application on a date prior to Home Depot's application.

On February 13, 2004, I visited the City Planning office to apply for an off-premise sign permit and to obtain a local sign-off on my State sign permit application. This was the start date of my application process. I was told by you that the City could not approve our local sign permit because the existing sign we own near Darigold was too close to our new proposed site. You also stated that you could not sign-off on our State permit because of the proximity of the existing sign by Darigold being too close.

At this point, I asked for a sign-off on the third line of the State application that reads "Neither of the above statements apply. A letter of explanation is attached." A letter could have been attached that explained that our sign complied in all aspects except for spacing from the "Darigold" sign and would comply once that sign was removed. You refused to sign-off in this fashion. Meadow Outdoor Advertising was prevented from filing its application for a City permit on February 13 by your refusal to act in accordance with standard City procedure.

On February 17, 2004, I e-mailed Amy Joyce of ODOT in Salem with my local sign-off suggestion. Amy e-mailed me back saying that this type of sign-off was the correct procedure and a letter of explanation by the City was proper and would be acceptable. She also told me that she would send me a letter that I could bring into the City for proof.

On February 20, 2004, I received the letter from Amy. I made a copy of this letter and a copy of our sign inventory, both which I brought to you. You told me that you were previously wrong about this sign-off and that after you checked the inventory, if everything looked okay, you could sign-off on our State application as I had originally requested. You also asked me if I had turned in a sign permit application and I told you that I had not because I had been checking with the State about the local sign-off. At that time, you told me that I should turn in my application for the City permit, which I did.

On February 23, 2004, you called and said you had checked the sign inventory along I – 84 and I needed to come in to talk with you about issues regarding our new sign location. In our meeting this day, you told me that Home Depot turned in an application for their freestanding sign on February 19, 2004, one day before I did, and therefore, their sign application was in a position in front of Meadow's. Home Depot's sign would be considered off-premise because it would be located on a separate parcel from the building. Based on your inventory research, Home Depot's sign would be the eighth (8<sup>th</sup>) sign within a mile, if our existing "Darigold" sign was removed. Therefore, our proposed new sign would not be allowed because it would be the ninth (9<sup>th</sup>) sign within a mile.

Please be advised that Meadow owns and controls the Meadow sign structure located at the "Darigold" location. This sign structure cannot be moved, removed, or "demolished" by any party except for Meadow.

We also discussed the possibility of Home Depot making their sign on-premise by making lot line adjustments. You said that if their sign was on-premise, it would keep them from putting up their principle flush signage on their building.

Chris, this is a serious matter that, unless corrected, will result in substantial damage to Meadow. Looking at the timeline of events, it is clear that Meadow Outdoor Advertising attempted to make application for an off-premise sign on February 13, 2004 and for erroneous reasons was denied the ability to apply. Based on all the facts, and on principles of fundamental fairness, I must ask that our application be placed in a position in front of the Home Depot application and our State application be signed-off as described in this letter.

Thank you for your time and consideration in this matter. Please advise me of your decision as soon as possible, as we must consider our legal options if the priority of our application is not restored.

Sincerely,

John Lehman

**Operations Manager** 

JL/md Enclosure

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Page 249 of 565



Department of Transportation

Right of Way Section 355 Capitol Street NE Salem, Oregon 97301-3871

Telephone (503) 986-3600 FAX (503) 986-3625

February 18, 2004

John Lehman Meadow Outdoor Advertising PO Box 331 The Dalles OR 97058

File Code:

RE:

Application procedure

Dear Mr. Lehman:

You asked what would be the proper procedure for completing an application when the spacing from a standing sign to its relocation site disqualifies the site at the local level.

In the portion of the permit application reserved for the local jurisdiction, the local official could complete the option "Neither of the above statements apply. A letter of explanation is attached." The letter from the local official would need to state that the proposed sign does not comply only due to the standing sign's spacing from the proposed sign. Assuming the remainder of the application meets statutory requirements, I would be able to issue the permit on the condition that the existing sign must be removed immediately upon construction of the new sign. I would also ask for follow-up documentation demonstrating the local jurisdiction did approve the project.

If you need additional information or clarification, please contact me. You may feel free to ask local officials to contact me directly if they have any questions.

Sincerely,

Amy Joyce

**Outdoor Advertising Signs** 

Program Technician

RECEIVED FEB 2 0 2004

From: Sent:

Amy.B.JOYCE@odot.state.or.us

3 «

Wednesday, February 18, 2004 8:16 AM

To:

jlehman@meadowoutdoor.com

Subject:

RE: Letter Regarding Local Sign-off on State Application



Meadow re local - jurisdictions ....

John: the letter is going out in today's mail. Attached is a copy. Amy.

----Original Message----

From: John Lehman [mailto:jlehman@meadowoutdoor.com]

Sent: Wednesday, February 18, 2004 8:15 AM

To: JOYCE Amy B

Subject: Letter Regarding Local Sign-off on State Application

Amy:

Will you be sending this via the Postal Service or e-mail? Thanks for your

John

John: that is what I think should happen in this case. I'll send a letter to you stating that. Amy.

Amy Joyce ODOT Outdoor Advertising Signs Program Technician 503-986-3546

February 18, 2004

John Lehman Meadow Outdoor Advertising PO Box 331 The Dalles OR 97058

RE: Application procedure

Dear Mr. Lehman:

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If you need additional information or clarification, please contact me. You may feel free to ask local officials to contact me directly if they have any questions.

Sincerely,

Amy Joyce Outdoor Advertising Signs Program Technician

From: Sent:

Amy.B.JOYCE@odot.state.or.us Tuesday, February 17, 2004 12:01 PM ilehman@meadowoutdoor.com

To: Subject:

RE: Local Sign Permit Sign-off on back of Application

John: that is what I think should happen in this case. I'll send a letter to you stating that. Amy.

Amy Joyce
ODOT Outdoor Advertising Signs
Program Technician
503-986-3546

----Original Message----

From: John Lehman [mailto:jlehman@meadowoutdoor.com]

Sent: Tuesday, February 17, 2004 8:37 AM

To: JOYCE Amy B

Subject: Local Sign Permit Sign-off on back of Application

#### Amy:

I am working with the City of The Dalles on a new sign location. In order for the new sign to go in at the proposed site, the next sign to the west will need to come down. In fact, we will be using the relocation credit from the removed sign on the new sign location. The new location meets The Dalles city code in all aspects except for the sign to the west being too close. Once this sign is removed, the new site completely meets the local code requirements.

The City is reserved to sign-off on the back of my application because at this point, the new location does not meet code. If they sign -off that the new location does not comply, then I am denied the ability to build the new sign.

My question is this: Would it make sense for the City to sign-off on the third section on the back of the application where it states "Neither of the above statements apply. A letter of explanation is attached." I suggested that they sign-off on this section and attach a letter that explains that the new sign location meets all requirements of the sign code after the existing sign to the west is removed. This way they would be able to feel comfortable that they had not approved something that does not meet code.

Is this the proper use of this section of the application? If so, please mail me back an answer that I can bring in to the City.

Thank you Amy for your assistance.

John Lehman

From:

John Lehman [jlehman@meadowoutdoor.com]

Sent: To: Tuesday, February 17, 2004 8:37 AM

To:

'Amy Joyce - ODOT'

Subject:

Local Sign Permit Sign-off on back of Application

Amy:

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Is this the proper use of this section of the application? If so, please mail me back an answer that I can bring in to the City.

Thank you Amy for your assistance.

John Lehman

From:

4 0 a \*\*

> John

J Chris Zukin [czukin@meadowoutdoor.com] Sent: Thursday, February 12, 2004 3:32 PM To: 'John Lehman' Subject: RE: Home Depot No new information. We should proceed with the permitting of the Wheelers location. > ----Original Message----> From: John Lehman [mailto:jlehman@meadowoutdoor.com] > Sent: Monday, February 09, 2004 3:29 PM > To: 'Chris Zukin' > Subject: Home Depot > Chris > Any new information on the sign on this property?

LINE MAP ON SACE

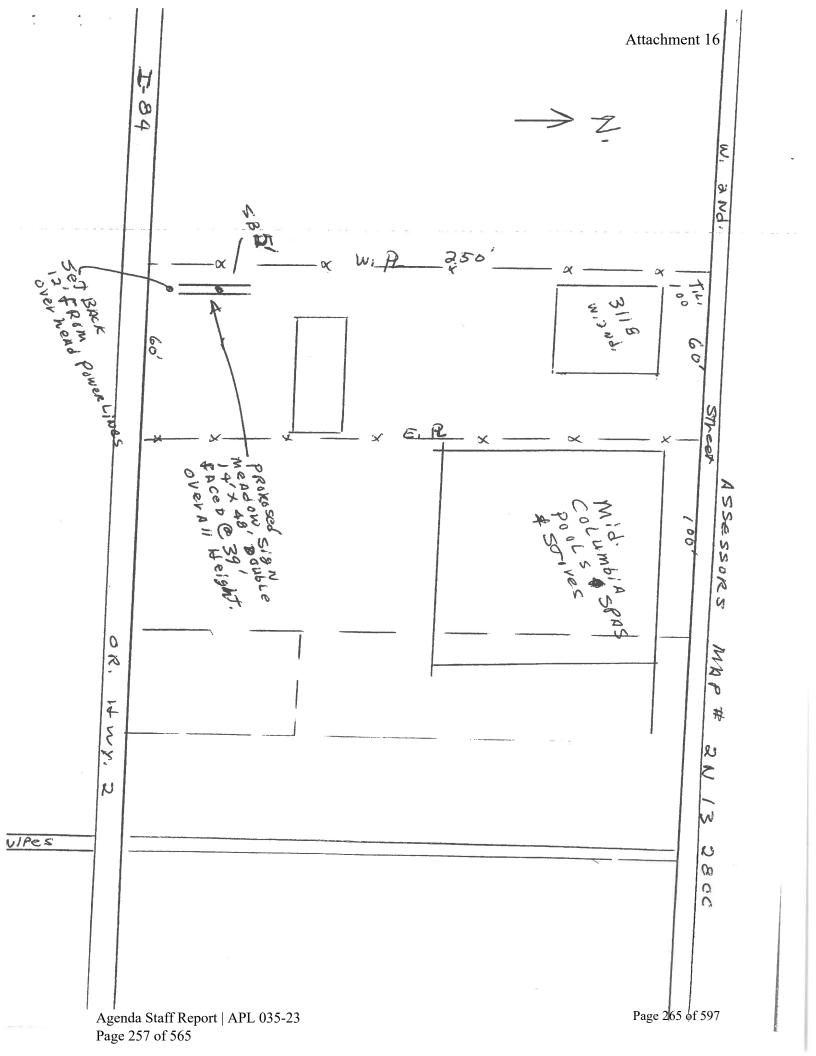
SIGN PERMIT

RECEIVED Attachment 16

LHU	13	014
ment	16	T. 90

I-84

Use Zone $M-1$	CITY OF THE DALL	TO 8 1998
Fire Zone	*	Permit NO
Variance	o 10 Court Street	Permit Fee #125.00
Conditional Use	_	:
	(341) 296-3481	
		*City licensed installer is required
Sign for: MeAdow Out	LOOK Advertising Contractor	
		P. O. BOD 331-The Dalles, OR. 9703
Telephone: 296-968	94 Telephone:	296-964¢
Permit to: [\(\hat{1}\) Erect (1) [ ] \(\hat{1}\) [ ] Wall Sign (1) [ ] Projecting Sign (2) [ ] Marguee Sign (3)		[] Roof Sign (7) [] Barber Pole (8) [] Street or Wall Clock (9)
DETAILS OF CO	INSTRUCTION, INSTALLATION, AND ILL	
Horizontal Dimension: 48		
Vertical Dimension: 141	Height to Bott	
Area of Sign:672	Height to Top:	
Removal Agreement Signed	Illuminated: _	UL No.:
	Planning Action	n
SIGN INSTALLATION TO BE CON	ADI ETED MATERIA	
120 DAYS AFTER PERMIT HAS BE	FN ISSUED.	SIGN SKETCH
	14'	48/
		39
ELECTRICAL CONNECTION ANI CIRCUITS TO BE MADE BY LI TRICAL CONTRACTOR SUBJECT OF THE STATE ELECTRICAL CODE	CENSED ELEC	
	_	or ADVertisiva
	Applicant's Signature By Berte S	heet Date: 1-8-98
Application Received by:	2) A-M3	
		Date: 1 9 - 9 9
Permit Issued by:	1 Rm	Date:/ 27-98



Display Dev	300 931217		WASCO	03/18/96	Page 1 14:57:20
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STATE OF OREGON

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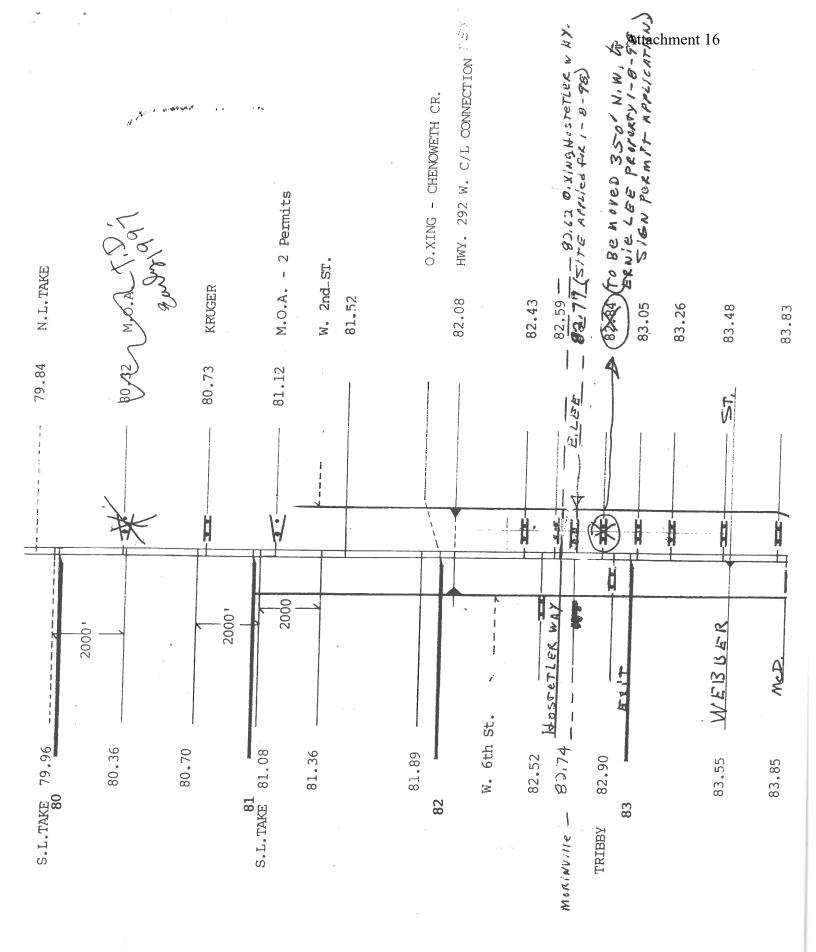
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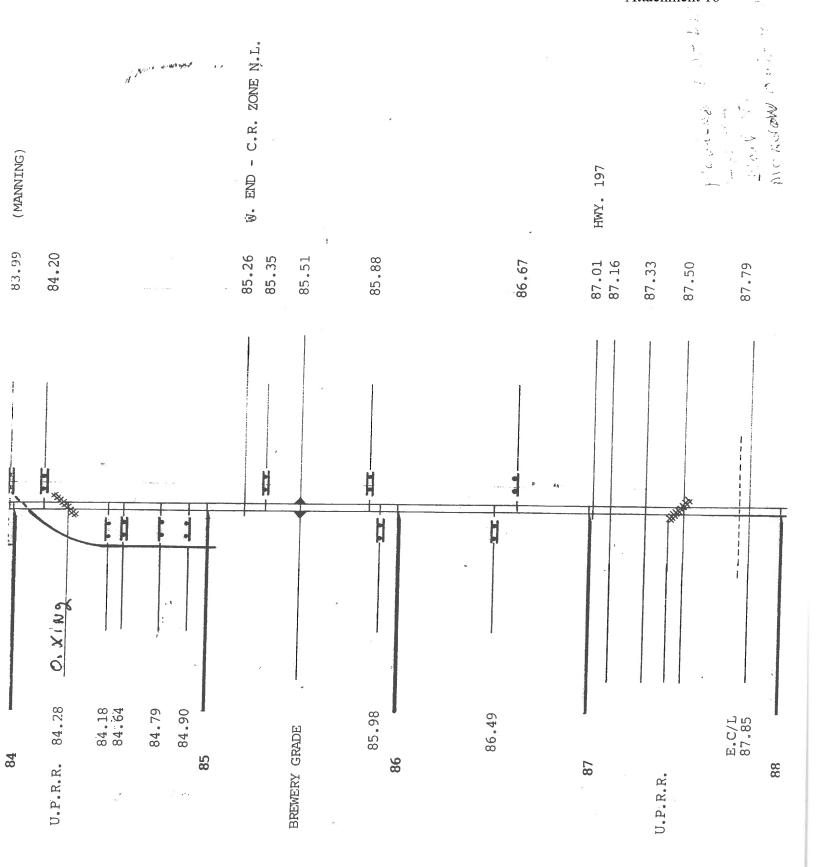
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KILOMETER

SEE MAP 2N IS 28

528e 8 1 NE





I Met with Scott Keillor Goday RE: The500' Spaceing. I showed Him 3 EXAMPLES IN W. The Palle Between MP. 82 \$83 Where we had Existing Signs Lesethan 300' agast from Each other & accres 71-89 from Each other. also & Left him a copy of oregon Control act Shipwing Where The 500's spaceing relates to Same Suce of Road only Rather Than a Radial Spacesing, Scott Then Signed The State farming Zoneing affidavit Southe Trubby Site which is 410 from The Travelodge Board on the AL of I-84. I Then Left The application with The Huy, Dist. for The field check. Scott advised The Sign Code new Jain meeting 5 chedualif for may 7th Has Been Part found to may 27 Th. Please Sunther Discuss The 8 paceing Issue with 8 cott for Souly 4 Be Sure it is Revised to Relate The 500' Spacing to Same Sile of Road only, Before The may 27th meeting. Thanks

Page 270 of 597

4-28-92.

JOHN L

PORTLAND

4-30

Sor The Bary Whistler Location in Portland - The allress is S.55 POWELL BLUP: Plant Hand Control

Powell BLVP. Please Have a copy of the Report Sent to me by FAX @ (503) 747-6550,

By 5-8-92, to file with city Bldg, formit applieder.

The Dalles

The Tribby Lease in The Dalles - West 6Th S.L. 400'

West of SNIPES AVE, Please or al Same Sout Direct

To me in Springfield So I can file for Bly.

Parmit - Recall This is for a FLANK Powler

Parell of The Street of the South Control of the Street of the South Control of the South Control of the Street of the South Control of the Street of the South Control of the Street of the

Panel on The West face & a Single Poster Panel East faceing on 4- I-BEAM STEEL @ 18' HAGL.

ONTARIO

Please Reviso my order for ENgineering on The Cone Leave John 2. \$ Joe Want This Location Built as a 14'x 48' rather Than 19' & 48'. Therefore I will Need Engineering for a 14'x 48' Reverse flag VEB 30° @ 35' HAGL. I will be fileing for a Variance for The Height on this one, Due to Height Limit of 35' o. A. H. in The Zone.

Agenda Staff Report | APL 035-23 Page 263 of 565

Page 271 of 597



Pate: 9/11/23
ease #:97651
essor: Clear danvel October
ate Sign Built: 1971
wy/St: <u>I-84</u>
Odot Permit
City Sign Permit
City Building Permit
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'

. E. SALEM HIGHW BLDG . SALEM OP	ISION RETURN ORIGINAL COPY ONLY
HI/ SALEM, OR	EGON 97310 CO RMING NATERCHATCHED 67
PERMIT ADDITION	ION AND THE SHOP ASSISTED AND ASSISTED AND ASSISTED ASSIS
I LIGHT ATTLICAT	APPROVED BY DATE
COMPANIED BY PROPER FEE MUST BE SUBMITTED	D AND PERMIT NUMBER
ISSUED BEFORE SIGN IS ERECTED	CANCELLED DATE
MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY	CODEDISTRICT
APPROPRIATE FEES	FOR OFFICE USE ONLY
ER ER TERMIT WILL NOT BE ISSUED UNLESS ALL DI	ATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED
PPORATED STAND	
S OF PROPERTY OWNER AT SIGN LOCATION	NOTICE: ATTACH COPY OF
GC RAILROAD PORTLAND, OREGON	PROPERTY OWNER'S SIGNED CONS
near SIGN L	LOCATION
OR CITY THE DALLES	HIGHWAY INTERSTATE 80N
SOUTH MILEPOINT	T OF MP 84
N.E.S.W.	ENGINEER STATION 450 10 11
M DISTRICT ENGINEER FOR VERIFICATION OF LOCATIO	ON REQUIRED FOR NEW SIGN TO BE ERECTED.
THIRTHEOUTH DESIGN TO	Med 2 -dl-1
	FIELD CHECKED BY MONTH OF THE PROPERTY OF THE
TED OCTOBER 1, 1971	MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.
MMERCIAL OF INDUSTRIAL ONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE	UNZONED COMMERCIAL OR INDUSTRIAL AREA
ON REVERSE SIDE OF THIS APPLICATION	DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND
ON REVERSE SIDE OF THIS APPLICATION  SESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT  CORPORATED	DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND
ON REVERSE SIDE OF THIS APPLICATION  ESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT  CORPORATED  EXCLUDE SUPPORTS	DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND SIGN SIGN SQUARE FEET
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TO: OREGON STATE HIGHWAY DIVISION	LINDHAD DEFENDED OF THE SECOND THE SECOND THE SECOND THE SECOND THE SECOND SECO	AA A
SALEM, OREGON 97310	action with the permit server we make a particular than the land of	
RE: SIGN LOCATION (FROM APPLICATION)	two way	
TAX LOT 300 SECTION	2 September 2	A SHE Y
	TOWNSHIP _ / NOLT	
THIS WILL CERTIFY THAT THE ABOVE DESCRIBE	RANGE	3
her The Pallos	ED SIGN LOCATION	
(CITY) OR OR	0020	
- Wasco County Plans	OUNTY) S ZONED COMMERCIAL OR INDUSTRIAL DEY	THE .
Trans	sing Commen	INE.
ERRONEOUS INFORMATION WILL RESULT IN PERM	MIT DELLE	
The second secon	BEING DECLARED NULL AND VOID	
	SIGNED Les Sources -/K	
The second reserved the second second	Sieuce still	
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GRUBEL THERE BY ME SAME DAY	MINING BE TRUE *	
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SIGNS PERMITTED DREV OF COMMUNICIAL OR INDUSTRIAL ARGEST ATTACH EKETCH MAR OF AREA SHOW DIMENSIONS OF DESCOND

SHING MAP, PLUT SIGN ON MAP AND COMPLETE ZONE

ON REVEREE SOUR OF THIS APPLICATION

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CHANG ELEMON . . PARCE

SEEDER OF SIGN INDICASE IN SEPTEMBERS OF STREET

## Application for a Building Permit

APPLICATION NO		WASCO COUNTY BUILDING DEPARTMENT THE DALLES, OREGON				
	J. P. Industrial Area	~F	Four	dation		
	Addition	<b>!</b> I				
Zoning DistrictFire Zone		Material	1	0		
	y	Width	Dep	th in Ground		
	posal		FRAME			
		Cill	SIZE	SPACING	SPAN	
Name Cra	ry Honald	Girders				
Name						
<sup>A</sup> City	Phone					
i Name		Joist - 2nd Floor				
o Address		Joist - Celling				
rio Li		Bearing Studs				
City	Phone	Non-Bearing Studs				
	CLASS OF WORK	Roof Rafters			4	
New (3) 519n5			COVERING			
Alteration		Daterior Walls	Ceil	ing		
Addition		Titlerior Walls	,	f		
Size of Bldg.		41	HEATING			
	No. of Families	Туре				
Use of Bldg.		Fireplace				
LOCA	TION ON PROPERTY					
Size of Lot: Sq. Ft	LengthWidth	Furnace— Gas - Oil - I		Flue Size		
Pront Set Back	Rear Set Back	Furnace				
Side Set Back		Fuel Tank	Gals Locati	ion V	ent	
Vo. of Bldgs. Vow on Lot	Use of Bldgs.  Now on Lot	Remarks:				
	A 2 9325	Conform	to U.	3 C.	***************************************	
177	ne / 2.1	* State	High	vay		
			regulati	ions		
4/100						
				***************************************		
ress condition that the said const	agreed that if this permit is granted, it is on the ex- cruction shall conform to all the Ordinances of Wasco of buildings and may be revoked upon the violation	Dy Samtaria.				
I also agree to comply with	all ordinances concerning the construction or repair	Ву	***************************************			
sidewalks adjacent to the buildi	ng site.	Approved By Fire Ward	len			
ignature of Permittee	0/5/1	Ву				
Ву	Hary SHonals	Permit Is Hereby	rante	d Date 8	117/7/	
Agenda S Page 267	Staff Report APL 035-23	Ву	Building Official	Page 275 of 59	7	



Dat	e: 9/13/23
Lea	se #:98001
Les	sor: Made & Charlotte Velador
Dat	e Sign Built: 1984
Hwy	y/St: I-84
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

SITE FIELD CHECK (TO BE COMPLETED BY DISTRI		
ON LON ( TO BE COMPLETED BY DISTRI	ICT MAINTENANCE OFFICE	DIALE ARRIAG ASSES
NO. HWY MILE POINT ENGINEER STATE	HON RULL CONTROL ACCESS   APPROVED BY	RMIT OFFICE APPROVAL SECTIO
Riposed sign 2 82/3	TYES NO ()	3 L 3 3 I I I I I I I I I I I I I I I I
ISIBIO (O) NO. 2 HWY MILE POINT ENGINEER STAT	TION FULL CONTROL ACCESS Y CONFO	
EBOT NEAREST SIGN (HWYNG I) PERMIT NUMBER	L NONCO	ONFORMING 515-
And Assembly as a second as a sec	DISTANCE TO PROPOSED SIGN REASON	Victoria de la Companya de la Compa
ER OF NEATEST SIGN (HWY NO.2) PERMIT NUMBER	DISTANCE TO PROPOSED SIGN OWNER CODE	
		HIGHWAY CODE DISTRICT
ICT MANAGER CH REPRESENTATIVE SIGNATURE	DATE CHECKED CANCELLATION O	
16-15 - 216 - 216 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	First Charles to the second	WAS TAG RETURNED? YES
SECTION	ON 1 - PURPOSE OF APPLICAT	
REPLACEMENT TAG - LOST TAG NO		
RECONSTRUCTION OF PERMIT NO. 3	1-00 22 -	TION IN LIEU OF PERMIT NO
	BUSINES	S IDENTIFICATION *
☐ DIRECTIONAL ☆☆	BENCH	BUS SHELTER
SECTI	ON 2 - NAMES AND ADDRESSE	
OF PERMIT APPLICANT		
MeAdow Outdoor No	Wentising P.O. B.	OK 331
OF PROPERTY OWNER AT SIGN LOCATION	058	
	ADDRESS (NUMBER AND ST	
MEAGOW OWTGOOR Add	vewising 1.0,15	0 x 33/
he DAlles, OR, 9	77070	
F PERSON OR COMPANY TO ERECT SIGN	7038	<u> </u>
ATE AND ZIP CODE ACK	ADDRESS (NUMBER AND STR	50 K 3.3 /
D 12 1 1	0	PROPOSED DATE TO INSTALL
re DAlles, OR	97058	4-1-97
SECTION 3 - SKETCH OF SIGN		ION 4 - SIGN FACTS
Sketch sign and include message.	A	
NOTE: SIGN MUST NOT INITIATE OR RESEMBLE IN STALE	TOURS (PER ) ILEMOTH (CCC)   As	GIGN DIMENSIONS  EA (SQ. FEET) NUMBER AND SIZE OF SUPPORTS
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	12' 48'	1152 57001
18'	DISTANCE BETWEEN BOTTOM OF PANE	L & GROUND
	38	ADVERTISING IS ONE SIDE
AFIONS OF PREMISE		SIGN LOCATION BOTH SID
	B	SIGN LOCATION  CITY (OR DISTANCE FROM NEAREST INTERSECT
	COUNTY W A SCO	SIGN LOCATION  CITY (OR DISTANCE FROM NEAREST INTERSECT  THE DAILES
	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME	SIGN LOCATION  CITY (OR DISTANCE FROM NEAREST INTERSECT  OF DAILES  VISIBLE TO OTHER HIGHWAYS?
	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  1-84 — LJ WY,	CITY (OR DISTANCE FROM NEAREST INTERSECT  CONTY OF DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  IF "YES," WHICH?
	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  L-S4 — LJ WY,  SIDE OF NO. 1 HIGHWAY	CITY (OR DISTANCE FROM NEAREST INTERSECT  CONTY OF DAILES  VISIBLE TO OTHER HIGHWAYS?  IF "YES." WHICH?
BOTH SIDES	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  L-SA — LJ WY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY	SIGN LOCATION  CITY (OR DISTANCE FROM NEAREST INTERSECT  CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?
BOOT SIDES	B COUNTY  WASCO HIGHWAY ROUTE NUMBER OR NAME  LSA— LJ WY, SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  C ★ COMPLETE THIS SPOTE	CITY (OR DISTANCE FROM NEAREST INTERSECT  CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?
BOOK SIDES	B COUNTY  WASCO HIGHWAY ROUTE NUMBER OR NAME  L-S4 — LJ WY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  C ** COMPLETE THIS SPOTT  1. DISTANCE FROM PROPOSED S	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VISIBLE TO OTHER
BOOK SIDES	B COUNTY  WASCO HIGHWAY ROUTE NUMBER OR NAME  L-S4 — LJ WY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  C ** COMPLETE THIS SPOTT  1. DISTANCE FROM PROPOSED S  2. IS BUSINESS ACTIVITY OR ON-	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VISIBLE TO OTHER
BOOK SIDES	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  L-SA - LJ WY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  1. DISTANCE FROM PROPOSED S  2. IS BUSINESS ACTIVITY OR ON- SIGNING VISIBLE FROM HIGHWAY	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  IF "YES." WHICH?  NORTH SOUTH EAST W  NORTH SOUTH EAST W  PLICE BASHES DEAT HIGHTON SIGNS  IGN TO SUSINESS ACTIVITY  PREMISE YES NO
BOOK SIDES	COMPLETE THIS SEGUING VISIBLE FROM HIGHWAY  SIDE OF NO. 2 HIGHWAY  D A COMPLETE THIS SEGUING VISIBLE FROM HIGHWAY  COMPLETE THIS SEGUING VISIBLE FROM HIGHWAY  D A COMPLETE THIS SEGUING VISIBLE FROM HIGHWAY	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  IF "YES." WHICH?  NORTH SOUTH EAST W  NORTH SOUTH EAST W  PLICE BASHES DEAT HIGHTON SIGNS  IGN TO SUSINESS ACTIVITY  PREMISE YES NO
ADVERTISING COPY BOOK SIDES	COMPLETE THIS SECURITY OR ONLING VISIBLE FROM HIGHWAY  LESA - LAWY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  C & COMPLETE THIS SECURITY OR ONLING VISIBLE FROM HIGHWAY  C & COMPLETE THIS SECURITY OR ONLING VISIBLE FROM HIGHWAY  C & COMPLETE THIS SECURITY OR ONLING VISIBLE FROM HIGHWAY  D & COMPLETE THIS SECURITY OR ONLING VISIBLE FROM HIGHWAY	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VISIBLE TO OTHER
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BOTA SIDES	B COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  L-SA-LWY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  1. DISTANCE FROM PROPOSED S 2. IS BUSINESS ACTIVITY OR ON-SIGNING VISIBLE FROM HIGHWAY  D & COMPLETE THIS SE  1. SIZE OF COPY LETTERS:  2. COLOR OF BACKBOARDAY  3. SUBMIT WITH APPL  ACTION  ACTION  3. SUBMIT WITH APPL  ACTION	CITY (OR DISTANCE FROM NEAREST INTERSECT  CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VI
	B COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  L-SA-LWY,  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  1. DISTANCE FROM PROPOSED S 2. IS BUSINESS ACTIVITY OR ON-SIGNING VISIBLE FROM HIGHWAY  D ** COMPLETE THIS SE  1. SIZE OF COPY LETTERS: 2. COLOR OF BACKBOAR ACTION  3. SUBMIT WITH APPLICATION  BUSINESS IS REGIONALLY KNOWN	CITY (OR DISTANCE FROM NEAREST INTERSECT  CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VI
BOTA SIDES	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  SIDE OF NO. 2 HIGHWAY  1. DISTANCE FROM PROPOSED S  2. IS BUSINESS ACTIVITY OR ON- SIGNING VISIBLE FROM HIGHWAY  D AACOMPLETE THIS SE  1. SIZE OF COPY LETTERS:  2. COLOR OF BACKBOAR AND ACTION BUSINESS IS REGIONALLY KNOW VISITOR'S LOG; FACTS ABOUT OR SE	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VISIBLE TO OTHER
BOTA SIDES	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  SIDE OF NO. 2 HIGHWAY  1. DISTANCE FROM PROPOSED S  2. IS BUSINESS ACTIVITY OR ON- SIGNING VISIBLE FROM HIGHWAY  D AACOMPLETE THIS SE  1. SIZE OF COPY LETTERS:  2. COLOR OF BACKBOAR AND ACTION BUSINESS IS REGIONALLY KNOW VISITOR'S LOG; FACTS ABOUT OR SE	CITY (OR DISTANCE FROM NEAREST INTERSECT  VISIBLE TO OTHER HIGHWAYS?  VISIBLE TO OTHER

### ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	NAME OF PERMIT APPLICANT  MEASOW	out	Jook	Adv	10 KTiC	/ No. 8	
Λ	NUMBER AND STREET		<u> </u>		CV 11 3		
A	P. O. SO CITY, STATE AND ZIP CODE		<u>ح /                                    </u>		. 7		
	The DA				7 05	8	
	NAME OF PROPERTY OWNER  NUMBER AND STREET	OU.	1200	R Na	vero	15/ng	
В	P. O, 1	BOX	33	/			
	CITY, STATE AND ZIP CODE	Alles	s, C	OR.	9703		
=			(DEFED TO	SIGN LOCA	ATION		
	CITY (IF INSIDE CITY)	COUNTY		HIGHWAY ROUTE	NUMBER OR NAME	SIDE OF HIGHWA	1 - 10
	TAX LOT / 800	WAS (		TOWNSHIP	- 12 m/s.	PANGE	00,
	3,000	291		<u> </u>	N	/3	
<b># 1</b>	THIS SECTION TO	BE COMPI	ETED B	Y CITY OR	COUNTY	ZONING AUTHO	DRITY 1
The above lo	ocation is zoned:		*	INDUSTRIAL	OTH	HER (Specify):	
DATE ZONING IS EFF		ZONING AUTHOR			0.1.	he Dalles	
1950	Ç	104320	celen	ry / cara	Cury 1	100 172/00/	
was esta spot or s Erroneou	certify that the above blised as part of a control strip zoning devise is information and/or uiring removal of sub-	comprehen ed primaril r improper :	sive plar ly for the zoning pr	n for the dev e purpose	velopment of allowin	of the overall ar g outdoor adve	ea and not as entising signs.
	<b>▼ CHECK ON</b>	E BOX & S	IGN BEN	NEATH APP	LICABLE	STATEMENT 3	,
TI ru	he above location a	and propos ements of	sed sign the city o	complies w	ith all appl	licable ordinance	es, plans,
SIGNATURE OF AUTH	HORIZED ZONING REPRESENTATIVE		Plar	ining A	sel.	TELEPHONE NUMBER	DATE / 9/0
	he above location ar ans, rules and other	requireme				all applicable of	rdinances,
SIGNATURE OF AUTH	HORIZED ZONING REPRESENTATIVE		TITLE			TELEPHONE NUMBER	DATE
X		2144					
N	either of the above s	statements	apply. A	letter of ex	planation	is attached.	
SIGNATURE OF AUTH	HORIZED ZONING REPRESENTATIVE		TITLE			TELEPHONE NUMBER	DATE
XA	genda Staff Report   AP	PL 035-23				Pag	ge 278 of 597
$\mathbf{p}_{\mathbf{z}}$	age 270 of 565			35543 Stall 1	1 1 1 1 1	:	

SIGN PERMIT APPLICATION	Attachment 16
FIGHT APPLICATION	PERMIT NUMBER ISSUE DATE  O 0 31-0033 5-10-84
MISE OUTDOOR ADVERTISING SIGN	CONSTRUCTION DATE
OREGON STATE HIGHWAY DIVISION PERMIT UNIT, E. SALEM HIGHWAY BLDG. P.O. BOX 14030, SALEM, OR 97310	C NONCONFORMING days 9-7-84  REASON:
PURPOSE OF APPLICATION	OWNER CODE HIGHWAY CODE DISTRICT 9
STRUCTION OF PERMIT NO.	E CANCELLATION DATE WAS TAG RETURNED?
STRUCTION OF PERMIT NO.	YES NO
ATION IN LIEU OF PERMIT NO.	D SITE FIELD CHECK
SS IDENTIFICATION*   BENCH	T (To be completed by District Maint. Office)  S MILE POINT OF PROPOSED SIGN ENGINEER STATION  2207 457
ONAL**   BUS SHELTER	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHW  MEADOW OUTDOOR ADVERTISING
NER	T PERMIT NUMBER DISTANCE TO PROPOSED SIGN DIRECTION  2/64 - /96 2/64 WEST
OW OUTDOOR ADVERTISING	S FIELD OFFICKED BY (DISTRICT MAINT, SUPERVISOR'S SIGNATURE)
Box 331	E Part offa
IP CODE	SIGN LOCATION
DALLES, OPECON 97058	COUNTY CITY (OR DISTANCE FROM)
Y OWNER AT SIGN LOCATION	HIGHWAY ROUTE NUMBER OR NAME
OUTDOOR ADVERTISING	I-84
Box 331	SIDE OF HIGHWAY  NORTH SOUTH EAST WEST
Dalles Oregon 97058	SIGN DIMENSIONS — EXCLUDE SUPPORTS
DR COMPANY TO INSTALL SIGN	HEIGHT (FEET) LENGTH (FEET) AREA INCLUDING CUTOUT (SQ. FT.)
OUTDOOR ADVERTISING	12' 48' 576'  NUMBER AND SIZE OF SUPPORTS DISTANCE BETWEEN PANEL AND GROUND
The state of the s	5 - STEEL 30'
PCODE PROPOSED DATE TO INSTALL	ADVERTISING IS ON
ALLES ORE	☐ ONE SIDE ☐ BOTH SIDES
BOX FOR BUSINESS IDENTIFICATION SIGNS	SKETCH OF SIGN INCLUDING MESSAGE
ROM PROPOSED SIGN TO BUSINESS	ly via
ACTIVITY OR ON-PREMISE SIGNING M HIGHWAY? YES NO	ADVERTISING ON
ECEIVED	ONE SIDE
MAYERS 1984	
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	Page 1/U of 3U/

### ZONE AFFIDAVIT

Attachment 16

### OREGON STATE HIGHWAY DIVISION PERMIT UNIT

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RE: SIGN LOCATION (FROM APPLICATION)	TO DET AND BOY CAUSE) A
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## Application for a Building Permit

APPLICATION NO		WASCO COUNTY BUILDING DEPARTMENT THE DALLES, OREGON				
Building Address U,	P. Industrial Area.	Specifications	Found			
Block Lot	Addition					
Zoning District		Material	Foot	ings		
Fire Zone		Width				
Proposed Water Supply		FRAME				
Proposed Sewage Disposal			SIZE	SPACING	SPAN	
o Name Gara	1 Honald	Sill				
Address		Girders				
A City	Name W67 Honald Address City Phone					
City	Phone	Joist - 2nd Floor				
Š Name			I			
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Ö City	Phone	Bearing Studs				
	rione	Non-Bearing Studs				
	SS OF WORK	Roof Rafters				
New (3) Signs	Repair		COVERING			
Alteration	Demolish	Exterior Walls	Ceilin	g		
Addition		Interior Walls	,			
Size of Bldg.			HEATING			
Ieight Basement	No. of Families	Type				
Jse of Bldg		Fireplace		777 611		
LOCATIO	N ON PROPERTY					
ize of Lot: Sq. Ft	Length Width	Furnace— Gas - Oil - Elec		Flue Size	1	
		Furnace				
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o. of Bldgs.	Use of Bldgs.	Remarks:		701		
ow on Lot	Now on Lot	Conform to	OUR	^		
	1.0	* State 1	402			
	The first transfer of the second	* State Highway regulations				
	W.		7			
	1					
ss condition that the said construction	that if this permit is granted, it is on the ex- n shall conform to all the Ordinances of Wasco nildings and may be revoked upon the violation	Approved By Sanitarian Pu				
I also agree to comply with all o sidewalks adjacent to the building site	rdinances concerning the construction or repair	Ву		***************************************		
some to the banding sill		Approved By Fire Warden			Allenger	
gnature of Permittee		Ву				
Ву	any Stonals	Permit Is Hereby	anted	Date 8/	7/7/	
Agenda Staf	f Reportate APL-035-23	By	ing Official	age 284 of 597		

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Dat	e: 9/13/23
Lea	se #: <u>20508</u>
Les	sor: Fred Meyer
Date	e Sign Built: <u>197/</u>
Hwy	1/St: I-84 Fred lleyers Parling Lot
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
П	Any Notes that Refer to '8 per mile'

DIV

# OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE) PERMIT OFFICE APPROVAL SECTION MILE POINT ENGINEER STATION FULL CONTROL WE DESS tosed sign 2017 0384 + 10 X YES 640130 10 3 s isible to: 🖷 MILE POINT ENCINEERSTATION FULL CONTROL MESSES CONSTRUCTION DATE CONFORMING YES 10 5 NON-CONFORMING IN NER DE NEAREST SIGN (HWY NO.1) PERMIT NUMBER REASON: Averlowly Liber Count DISTANCE TO PROPOSED SIGN. 6 1 2 10 4 on Males osice Pecon DISTANCE TO PROPOSED SIGN 116 THORIZED OPEN HERRESENTATIVES SIGNATURE DATE CHECKED CANCELLATION DATE WAS TAG RETURNED? 14 26 163 NO SECTION 1 - PURPOSE OF APPLICATION REPLACEMENT TAG - LOST TAG NO. RELOCATION IN LIEU OF PERMIT NO. RECONSTRUCTION OF PERMIT NO. 6H-130 BUSINESS IDENTIFICATION \* DIRECTIONAL \*\* **BENCH BUS SHELTER SECTION 2 - NAMES AND ADDRESSES** NAME OF PERMIT APPLICANT ADDRESS (NUMBER AND STREET) MEADOW OUTDOOR ADVERTISING P.O. BOX 331 CITY STATE AND ZIP CODE PECEIVED THE DALLES. OPECON 97058 NAME OF PROPERTY OWNER AT SIGN LOCATION ADDRESS (NUMBER AND STREET) 02 MEADOW OUTDOOR NOVERTISING P.O. Box 331 CITY STATE AND ZIP CODE Refer THE DALLES, 97058 OREGON Action NAME OF PERSON OR COMPANY TO ERECT SIGN ADDRESS (NUMBER AND STREET) MEADOW OUTBOOK ADVERTISING P.O. BOX 331 PROPOSED DATE TO INSTALL 97058 THE DALLES, OREGON **SECTION 3 - SKETCH OF SIGN** SECTION 4 - SIGN FACTS Sketch sign and include message. SIGN DIMENSIONS HEIGHT (FEET) LENGTH (FEET) NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE AREA (SQ. FEET) NUMBER AND SIZE OF SUPPORTS OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES 14' 48' tar 13 44 ONE DISTANCE BETWEEN BOTTOM OF PANEL & GROUND. ONE SIDE ADVERTISING IS 50 X **BOTH SIDES** В SIGN LOCATION COUNTY CITY (OR DISTANCE FROM NEAREST INTERSECTION) WASCO THE DALLES HIGHWAY ROUTE NUMBER OR NAME VISIBLE TO OTHER HIGHWAYS? YES I-84 Hwy 002 IF "YES," WHICH? NO NO SIDE OF NO. 1 HIGHWAY ☐ NORTH 🛛 SOUTH 🗌 EAST ☐ WEST SIDE OF NO. 2 HIGHWAY ☐ NORTH ☐ SOUTH ☐ EAST WEST ☑ ★ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS 1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY 100 2. IS BUSINESS ACTIVITY OR ON PREMISE X YES SIGNING VISIBLE FROM HIGHWAY? NO. \*\* COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS 1. SIZE OF COPY LETTERS: 2. COLOR OF BACKBOARD AND LETTERS. FOR OFFICE USE ONLY 1 3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM. PERMIT FEE AUTHORIZED SIGNATURE (Verifying applicat Page 286 of 597 Agenda Staff Report | APL 035-

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### ZONE AFFIDAVIT

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_111	NAME OF PERMIT APPLICANT	A 10 20 11		<u> </u>	
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A	P. O. BOK	331		RECEI	VET
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8	NAME OF PROPERTY OWNER	=5, OR 97	058	13	- 636
	MEADOW OUT	DOOR ADVERTIS	146	Parasassa AScore	**************************************
В	NUMBER AND STREET P.O. BOX	22	7.		
	CITY, STATE AND ZIP CODE				
	THE DANES	OR 97058			
		S	IGN LOCATION		
	CITY (IF INSIDE CITY)	COUNTY	THER SIDE OF THIS APPLICATION OF N		HWAY MILE POINT
	THE DALLES	WASLO	I-84	SOUTH	
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	10.				HORITY #
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spot or s	blised as paπ of a c strip zoning devise	e described sign local omprehensive plan for d primarily for the improper zoning pro- ject sign or signs.	or the developmen	t of the overall	area and not as
	<b>▼ CHECK ONE</b>	<b>BOX &amp; SIGN BENE</b>	ATH APPLICABLI	STATEMENT	1
rui	ne above location ar les and other require	nd proposed sign coments of the city or o	emplies with all ap		
(IHPUS 7	ORIZED ZONING REPRESENTATIVE	SP. PLA	NALEG	TELEPHONE NUMBER	DATE
				541 296 - 5481	
Th pla	e above location and uns, rules and other r	d/or proposed sign <b>d</b> orequirements of the c	pes not comply with the county.	th all applicable	ordinances,
GNATURE OF AUTHO	DRIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Ne	ither of the above sta	atements apply. A le	tter of explanation	n is attached.	:
NATURE OF AUTHO	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Agen	da Staff Report   APL 03	35-23	£		287 of 597
•	279 of 565	-			

#### MArttachment 46 APPROVED BY ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT PERMIT NUMBER ISSUED BEFORE SIGN IS ERECTED CANCELLED ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED RESS OF PROPERTY OWNER AT SIGN LOCATION 3500 NOTICE: ATTACH COPY OF Mill Creek Rd. PROPERTY OWNER'S SIGNED CONSENT MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. O THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY PERMIT NO. \_ SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS ED COMMERCIAL OR INDUSTRIAL UNZONED COMMERCIAL OR INDUSTRIAL AREA ACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS IDAVIT ON REVERSE SIDE OF THIS APPLICATION DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE D ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE SCHEDULE OF FEES SIGN AREA SO. FEET 150 350 \$14 \$21 \$10 \$30 801 TO 1200 OVER 1200 SIGNATURE OF SIGN OWN ACCOMPANYING THIS APPLICATION

VALUE HOD

NCH ZONING MAD WAT BIRN ON MAR. AND COMPLETE TONE

ON REVENUE SIDE OF THIS REELICATION

DATE DOC 22-7/
TO: OREGON STATE HIGHWAY DIVISION
PERMIT UNIT SALEM, OREGON 97310
RE: SIGN LOCATION (FROM APPLICATION) # 2 - South Side -MP-82.28
TAX LOT $3100$ SECTION $33$ TOWNSHIP $2N$ RANGE $138$
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION
IN THE DOLLES OR IS ZONED COMMERCIALL OR INDUSTRIAL BY THE
City of the Dalles
ZONING AUTHORITY
ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.
SIGNED Chees & Long
TITLE Building Suspection
THE EXPLANA THE PROPERTY IS AND THE PROPERTY IS DAYS FROM DATE PROPERTY ISSUED.
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	RECEIVED FROM MEADOW OUTDON Dall. \$12500
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	PAYMENT 125 DU DEFECK
Y	BAL. DUE O MONEY BY LINE 53/16



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Lea	se #:
Date	e Sign Built: Aguired
Hwy	//St: <u>I-84</u>
	Odot Permit
	City Sign Permit County
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'



Dat	e: <u>9/13/23</u>
Lea	se #: <u>98014</u>
Les	sor: Mary L. Lee
Dat	e Sign Built: 1998
Hwy	//St: <u>T-84</u>
P	Odot Permit
d	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

SIGN PERMIT

RE IVED Attachment 16

Use Zone M-I	CITY OF T	HE DALLES	Permit No
Fire Zone	313 Cou The Dalles, C	urt Street	Permit Fee \$125,00
Variance Conditional Use	(541) 2	-	
			*City licensed installer is required
Sign for: MeAdow Ould Business Address: 3/18 Telephone: 396-968  Permit to: [XÎ Erect (1) [ ] A [ ] Wall Sign (1) [ ] Projecting Sign (2) [ ] Marguee Sign (3)	Alter (2) [ ] Relocate (3) [ ] Freestanding Si [ ] Pole Sign (5) [ ] Wall Facade for	Telephone: 2	Rod 331-The Dailes, or, 9703 96-9696  Roof Sign (7)  Barber Pole (8)  Street or Wall Clock (9)
DETAILS OF CO		Height to Bottom: Height to Top:	
SIGN INSTALLATION TO BE CO 120 DAYS AFTER PERMIT HAS B	EEN ISSUED:	14	SIGN SKETCH
CIRCUITS TO BE MADE BY TRICAL CONTRACTOR SUBJECT OF THE STATE ELECTRICAL COL	LICENSED ELEC- TO PROVISIONS	Sow out Look	A DVert/Siva  Date: 1-8-98
Application Received by:	D-10-1018		Date: /- 8-93
Permit Issued by:	I RM		Date: 1-27-98

Attachment 16
60 day preopprive
SIGN The propping

Diffe. Business	NO. 1 HWY	BE COMPLET	ED BY DISTRICT	MAINTENANCE OFFICE)		ERMIT OF	FICE APPROV	AL SECTION
Proposed sign	000	82.77	ENGINEER STATIO	FULL CONTROL ACCESS	APPROVED BY		EHMIT NUMBER	ISSUE DATE
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				YES NO		ORMING		CONSTRUCTIO
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Meadow	20	7R-0	09	818.4	REASC			v=
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DISTRICT MANAGER OR	REPRESENTATI	VE SIGNATURE		DATE CHECKED	CANCELLATION			
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DIRECT	IONAL <sup>☆☆</sup>				BENCH	В	US SHELTER	
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#### **ZONE AFFIDAVIT**

	Meddow Outl Number and Street	eor Advers	n'sing		
A	NUMBER AND STREET  Por Box 331  CITY, STATE AND ZIP CODE				
	The Dalle	S, OR	97058		
	ERNIE W.			1	
В	NUMBER AND STREET	STreet	<i>t</i> -		-
	Hood Riven	OR. 976	3/		
	,	[REFER TO	SIGN LOCATION OTHER SIDE OF THIS APPLICAT		
C	The DAILES W TAXLOT SECTION	KSC-O	HIGHWAY ROUTE NUMBER OR N.  1-84 (HW)  TOWNSHIP		BD.77
		18CC	2 N		E
<b>4</b> 7	THIS SECTION TO BE CO	MPLETED BY	CITY OR COUNT	Y ZONING AUT	HORITY 1
The above lo		ERCIAL AUTHORITY (NAME OF CIT		THER (Specify):	
was esta spot or s Erroneou	certify that the above des blised as part of a compr strip zoning devised pri s information and/or impro uiring removal of subject s	ehensive plan marily for the oper zoning pro	for the developmen purpose of allowi	t of the overall	area and not as
	CHECK ONE BOX	& SIGN BENI	EATH APPLICABLE	STATEMENT	
ru	ne above location and proles and other requirement	oposed sign cos of the city or	omplies with all appounty.	plicable ordinar	nces, plans,
SIGNATURE OF AUTH	ORIZED ZOMING REPRESENTATIVE	TITLE	1//	TELEPHONE NUMBER	2/1/98
Th	e above location and/or pans, rules and other requir	roposed sign dements of the	oes not comply wit	th all applicable	ordinances,
IGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Ne	ither of the above stateme	ents apply. A lo	etter of explanation	n is attached.	
GNATURE OF AUTHO	DRIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
	genda Staff Report   APL 035-2	23	=		Page 295 of 597
Do	ge 287 of 565				



Date: 9/12/8
Lease #:
Lessor: Meadow avecl
Date Sign Built: 2007
Hwy/St: <i>I-84</i>
Odot Permit
City Sign Permit
City Building Permit
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'
NOTE: - REBUILT NEIBHBORNG 12x48 ON
HATTENHAVER PROPERTY. 2007 - BUILT NEW HOXZO ON MEADOW PROPERTY
SAME TIME. 2007



		TABLETED DV DIC	TRICT M	AMTENANCE	PERMIT OF	FICE APPROVAL SECTION	
SITE FIELD CH		MPLETED BY DIS	ON IND	FILL CONTROL ACCESS	APPROVED BY PE		
Proposed sign	00a 84.	72 2322+97	7 X Y	ES NO	X 2	DCO 17 5 4 6 7  CONSTRUCTION DATE	
is visible to:	NO. 1 HWY MILES	DINT ENGINEERS TALK		ES NO	CONFOR	RMING 9,07	
OWNER OF MEAREST SI	IGN (HWY NO 1)	PERMIT NUMBER	DISTANCE TO	PROPOSED SIGN		MFORMING T	
				PROPORTION PACE	REASON OWNER CODE	HIGHWAY CODE DISTRICT	
OWNER OF NEAREST S	IGN (HWY NO 2)	PERMIT NUMBER	DISTANCE TO	PROPOSED SIGN	111916	, A 9	
AUTHORIZED ODON REL	PRESENTATIVE SIGNATU	RE /	DATE CHECKE	2004	CANCELLATION DA	WAS TAG RETURNED?	
	hick Sur	1 / 4	PURPO	SE OF APPLICA	TION		
		SECTION 1			75	540041 .	
T REPLACEME	NT TAG - LOST 1	AG NO		RELOCATION		54004   RMIT NO. 14R016	
RECONSTRUCTION OF PERMIT NO  DIRECTIONAL **				BUSINESS II	DENTIFICATION*  J BUS SHELTEROUTDOOR ADVERTISH		
				C) DEITOT.		HEURIVED	
		SECTION	2 - NAME	S AND ADDRES	SES		
NAME OF PERMIT APPL	ICANT			P.O. Box 33	1	MAR 0 6 2007	
Meadow Out	tdoor Adverti	sing		PHONE NUMBER		PT AS OS	
The Dalles,	OR 97058			(541)296-961	14	Rolor	
NAME OF PROPERTY O	wherates Location Loc	ein <i>a</i>		Meadow Ou	tdoor Adve	rtising	
MAILING ADDRESS		omg		P.O. Box 33			
P.O. Box 33'				CITY STATE AND OF C	ODE		
The Dailes,	OR 97058			The Dalles,			
	ION 3 - SKETCH	l OF SIGN		SE	CTION 4 - SIG		
	otch sion and include		А		SIGN DIMEN	SIONS Triumber and size of supports	
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			DISTANCE 32	BETWEEN BOTTOM OF	AMEL & GROUND	ADVERTISING IS ON:	
			COUNTY			OR DISTANCE PROM NEAREST INTERSECTION	
AD	ve side		Wasco	Wasco Highway Route Number or Name Visible to Other Highways?			
I M	4						
Ur	DU 9108		interst		IF YES	WHICH? NO	
Ur	1100		SIDE OF	NO. 1 HIGHWAY ( NO. 2 HIGHWAY (	IF YES  NORTH  NORTH □	SOUTH   EAST   WEST   SOUTH   EAST   WEST	
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SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTEN	PERMIT OFFICE APPROVAL SECTION CONTROL NOZES 100 PERMIT OFFICE APPROVAL SECTION CONTRO	
Proposed Supplies of the Secondary Social Section (2015) and the Secondary Section (2015) and the	TBORON BORON	
THE RESERVE OF THE PARTY OF THE	TENTION OF APPLICATION	j Xiŝ
REPLACEMENT TAG - LOST TAG NO.	RELOCATION IN LIEU OF PERMIT NO. 5HC	140
RECONSTRUCTION OF PERMIT NO.	☐ BUSINESS IDENTIFICATION★	
DIRECTIONAL**	☐ BÊNCH ☐ BUS SHELTER	
	MANES AND ADDRESSES.	e produce a construction of
NAME OF PERMIT APPLICANT MEADOW OUTDOOR ADVENT	ADDRESS (NUMBER AND STREET)	
CITY STATE AND ZIP CODE	OCT 26 2004	
THE PHOCE TO	- OUTDOOK ADVE	RTISIN
NAME OF PROPERTY OWNER AT SIGN LOCATION  MEADOW OUT DOOK AOV.	P.O. BOX 33 (leferRECEIVE	D
CITY STATE AND ZIP CODE THE DAUTES, OR 9705	FEB 25 20	05
NAME OF PERSON OR COMPANY TO ERECT SIGN  MEADOW OUTDOOR ADV.	ADDRESS (NUMBER AND STREET)  P. O. BOX 3S Refer ACTION  PROPOSED DATE TO MISTALL	OS
THE DAUTES, OR 9,		
SECTION 3 - SKETCH OF SIGN	SECTION 4 - SIGN FACTS	
Sketch sign and include message.	SIGN DIMENSIONS . / E of Gran	nCon
NOTE: SIGN MUST NOT IMITATE OF RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OF DEVICES	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET) NUMBER AND SIZE OF SUPPORTS  10' 30' 600 ONE 36" PH  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND	25
	DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS ONE SI	
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	SIGN LOCATION	COTTON
	COUNTY  COUNTY  COTTY (OR DISTANCE FROM NEAREST INTERS	
AD COPY	COUNTY  COUNTY  CITY (OR DISTANCE FROM NEAREST INTERS  THE DALLE  HIGHWAY ROUTE NUMBER OR NAME  VISIBLE TO OTHER HIGHWAYS?	
AD COPY	COUNTY  WASCO  THE DAVE  HIGHWAY ROUTE NUMBER OR NAME  T-84  IF "YES," WHICH?	YES
AD COPY	COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  THE DALLE  VISIBLE TO OTHER HIGHWAYS?  IF "YES," WHICH?  SIDE OF NO. 1 HIGHWAY IIII NORTH SOUTH EAST	YES NO
AD COM	COUNTY  CITY (OR DISTANCE FROM NEAREST INTERS  THE DALLE  HIGHWAY ROUTE NUMBER OR NAME  L-&+  SIDE OF NO. 1 HIGHWAY  NORTH  NORTH  SOUTH  EAST  NORTH  COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIG	YES NO WEST WEST
AD COPY	COUNTY  CITY (OR DISTANCE FROM NEAREST INTERS  THE DALLE  HIGHWAY ROUTE NUMBER OR NAME  L-2 4  SIDE OF NO. 1 HIGHWAY  NORTH  SOUTH  EAST  SIDE OF NO. 2 HIGHWAY  NORTH  SOUTH  EAST  COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGN.  1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY	YES NO WEST WEST
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AD COMPANIES - STATE OF THE STA	CITY (OR DISTANCE FROM NEAREST INTERS  THE DALLE  HIGHWAY ROUTE NUMBER OR NAME  IF "YES," WHICH?  SIDE OF NO. 1 HIGHWAY IN NORTH SOUTH EAST  SIDE OF NO. 2 HIGHWAY IN NORTH SOUTH EAST  SIDE OF NO. 2 HIGHWAY IN NORTH SOUTH EAST  I SOUTH EAST  COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGN  1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY  2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  PAR COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS	YES NO WEST WEST
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AD CRY JONES   2-22-05   FOR OFFICE USE ONLY 1	CITY (OR DISTANCE FROM NEAREST INTERS  THE DALLE  HIGHWAY ROUTE NUMBER OR NAME  IF "YES," WHICH?  SIDE OF NO. 1 HIGHWAY IN NORTH SOUTH EAST  SIDE OF NO. 2 HIGHWAY IN NORTH SOUTH EAST  SIDE OF NO. 2 HIGHWAY IN NORTH SOUTH EAST  I SOUTH EAST  COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGN  1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY  2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  PAR COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS	YES NO WEST WEST NS

#### **ZONE AFFIDAVIT**

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	NAME OF PERMIT APPLICANT	MEAQ	ow C	UTDOOR	ADVE	PTICIA	L.
A	NUMBER AND STREET	P.O. B				OUTDOO	R ADVERTISING ECEIVED
* 4	CITY, STATE AND ZIP CODE	THE I	AUES	OR 976	58	FEE	3 2 5 2005
	NAME OF PROPERTY OWNER	MEAD	ow C	UTDEOR A	ADVER	PT NOW SING	AS0S
B	NUMBER AND STREET	P.O. B	ox 3:	31		0011	CEIVED
	CITY, STATE AND ZIP CODE	THE	ALLE	S, OR 97	058	OCT	2 6 2004
9	4	30		SIGN LOCATION OTHER SIDE OF THIS APPLICAT	NONI	PT 1 AS	
C	CITY (IF INSIDE CITY) THE DALLE TAXLOT	S COUNTY	sco	HIGHWAY ROUTE NUMBER OR N		SOUTH	84.71
	200	Section 3	BB	TOWNSHIP		WGE 13	3
t 1	HIS SECTION TO	BE COMP	LETED BY	CITY OR COUNT	ZONING	AUTHOR	RITY-3
The above loc	cation is zoned:	COMMERCIA	AL IN	IDUSTRIAL O			
June 11, 10		ZONING AUTHOR	TY (NAME OF CIT)	city of The I	Jallac		
spot or s Erroneous	nised as part of a trip zoning devis	comprehen ed primaril r improper:	sive plan t y for the zoning pro	ation is zoned as ir for the developmen purpose of allowi cedures will result in	t of the ov	rerall area	and not as
	<b>▼ CHECK ON</b>	E BOX & S	IGN BENE	ATH APPLICABLE	STATEN	IENT 2	
ruie	e above location a	and propos ements of t	ed sign co	omplies with all app			plans,
IGNATURE OF AUTHO	RIZED ZONING REPRESENTATIVE HUT		75Socia	ate Planner	TELEPHONE N	UMBER X1129 1-5481	10/25/04
The	e above location arns, rules and other	nd/or propos requiremen	sed sign d	oes not comply wit	h all applic	cable ordin	nances,
GNATURE OF AUTHO	RIZED ZONING REPRESENTATIVE		TITLE		TELEPHONE N	UMBER	DATE .
Nei	ther of the above s	tatements a	apply. A le	etter of explanation	is attach	ed.	5
	enda Staff Report   API 291 of 565	L 035-23	TITLE		TELEPHONE NO	<b>мв</b> раде 299	<b>0159</b> 7

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Attac	nment	16

DEPARTMENT OF TRANSPORTATION OFFICE AND INCIDENCE REPORCES GUARDON ADMINISTRANCE CULTIFORN ADMINISTRANCE SURFICE SUR	OUTDO	OOR A	ADVER	TISING	
SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTI	ENANCE OFFICE)		RMIT OFFI	CE APPROVAL SE	
				3. Great to	lua lui municului
		100746	. FMINE C. VEQEMING		
DIMER OF CHEST SIGN (WALCA) PERMITTURED	ES DE LES ELS ELS	: 5.6%			
C MERCENES SCROWNESS SERVICES				WWW.	
THE PROPERTY OF THE PROPERTY O	(4.50.00)	(SeeFe)		Kerangayan bir	S III Ne
(See attached) SECTION 1 - 1	PURPOSE OF	APPLICA	TION	Amerika da a d	
REPLACEMENT TAG - LOST TAG NO	X	RELOCA	ATION IN LIE	J OF PERMIT NO.	540041
RECONSTRUCTION OF PERMIT NO		BUSINE	SS IDENTIFI	CATION *	
☐ DIRECTIONAL **		BENCH		S SHELTER	
SECTION 2 -	NAMES AND A	ADDRESS (NUMBER AND		FOUTDOOR AD	verrere.
MEADOW OUTDEEN ADVENT	TISING P		30× 3.	ž.	
THE DALLES, OR 9705				OCT 26	2004
NAME OF PROPERTY OWNER AT SIGN LOCATION  MEADOW OUTDOOK ADV.		NUMBER AND	OK 33	77 AS. aces	ÜS
CITY STATE AND ZIP CODE THE DAUTES, OR 976.	58				
NAME OF PERSON OR COMPANY TO ERECT SIGN  MEADOW OUT DOOR ADV.		NUMBER AND S	TREET)	======================================	
TTY STATE AND ZIP CODE	7058			PROPOSED DATE TO INSTAI	
SECTION 3 - SKETCH OF SIGN		SE	CTION 4 - S	IGN FACTS	
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE	HEIGHT (FEET)	ENGTH (FEET)		NSIONS 2/1 E of NUMBER AND SIZE OF SUPPO	Gram Con
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	/O'	30'	600	ONE 36"	PIPE
	4.1	32'	ANEL & GROUND	ADVERTISING IS -	ONE SIDE BOTH SIDES
	COUNTY		SIGN LOC	ATION CITY (OR DISTANCE FROM NEARES	T INTERSECTION
AD COPY	WAS	LO			LES
Rond Sides	HIGHWAY ROUTE NU	MBER OR NAM	1	VISIBLE TO OTHER HIGHWAY: IF "YES," WHICH?	YES NO
	SIDE OF NO. 1 H	IGHWAY I	NORTH	SOUTH EAST	
	SIDE OF NO. 2 HI			SOUTH EAST	
	1. DISTANCE FR			BUSINESS IDENTIFICATION	ON SIGNS
	2. IS BUSINESS SIGNING VISIBLE	ACTIVITY OR	ON-PREMISE	YES NO	
	D ** COMP	LETE THIS	SECTION FO	OR DIRECTIONAL SIG	GNS
	1. SIZE OF COPY		AD LETTER?		
FOR OFFICE USE ONLY	2. COLOR OF BA 3. SUBMIT WITH	•		L DOCUMENTS TO SHO	W THAT THE
	BUSINESS IS A	REGIONALLY	KNOWN. EXAM	APLES: BROCHURES; P OF OUT-OF-STATE ADVERTISING	AGES FROM
Agenda Staff Report   APL 035-23	PERMIT FEE SO	AUTHORIZED X	SIGNATIONE (Verity)	ng application is complete and ac Page 300 o	
3451 (8-96) Page 292 of 565	or all	N		tictal Alex	

### ZONE AFFIDAVI

	NAME OF PERMIT APPLICANT	EADOW (	DUTION	ADVERT	isiat/
A	P.	0. Box 3	31	12.0.0.	12110
	CITY, STATE AND ZIP CODE	it- Day-	On a	7052	
	NAME OF PROPERTY OWNER	FADOW (	)UTDOOR	ANTEST	
B	NUMBER AND STREET	O. Box 3	31	OUT	DOCATOVERTISIN
	CITY, STATE AND ZIP CODE		S, OR 9		OCT 2 6 2004
			SIGN LOCATION	N>8	UCI 2 0 2007
	CITY (IF INSIDE CITY)	[REFER TO	OTHER SIDE OF THIS APPLI	CATION] Refer	
C	THE DALLES	WASCO	I-84	SOU	IGHWAY MILEPOINT ST24 84.7/
	200	3 BB	/W	RANGE	13
ŧ.	THIS SECTION TO BE	COMPLETED BY	CITY OR COUN	TY ZONING AUT	THORITY D
The above k			IDUSTRIAL [		
DATE ZONING IS EF	TECTIVE ZOI	VING AUTHORITY (NAME OF CITY	OR COUNTY)		
June 11, 1	1998	Blundut -	City of The	Dalles	
spot or Erroneou	certify that the above of ablised as part of a comstrip zoning devised part information and/or impuring removal of subject	primarily for the	for the developme	ent of the overall	area and not as
	<b>▼ CHECK ONE B</b>	OX & SIGN BENE	ATH APPLICABI	E STATEMENT	
(	ne above location and les and other requireme	proposed sign co	emplies with all a		
GNATURE OF AUTH	Manufut	#SSOCIO	ete Planne	TELEPHONE NUMBER	X112 DATE 10/25/04
Th pla	ne above location and/or ans, rules and other requ	proposed sign do	es not comply w		
	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE AND MARKET	
<u> </u>				TELEPHONE NUMBER	DATE
Ne	either of the above state	ments apply. A le	tter of explanation	on is attached.	
	*				
	DRIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	20 DATE 07
Aş	penda Staff Report   APL 035		2	TELEPHONE NUMBER Pag	ge 30 <b>1 of 5</b> 97



SITE FIELD CH	IECK (TO	BE COMPL	ETED BY	DISTR	ICT MAIR	JTENANCE	D	COMME 6				
	NO. 1 HWY		EVENOMBER!	FATIONS		CONTROL ACCE		ERMIT C	FFICE	APPR		
Proposed sign		and the second	share subjects and add-		T YES		33 477	4 1		-	ts	SUEDATE
is visible to:	NO. 1 HWY	MILE POINT	ENGINEER S	TATION		CONTROL ACCE	SS	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Control of the contro		in the second	en Souriera No.
		*** * * * ****			YES	NO	In	CONFO	PMING	1.00 miles ( 1.00	CONSTR	UCTION D
OWNER OF NEAREST SK	GN (HWY NO 1)	PERMI	TNUMBER	DISTA	NCE TO PROP							10 <sup>2</sup>
Chairn on the								NON-COREASO	ante:	MING	7	And I
OWNER OF NEAREST SK	SN (HWY NO 2)	PERMIT	NUMBER	DISTA	NCE TO PROP	OSED SIGN		R CODE		HIGHWAY	CODE	DISTRICT
AUTHORIZED ODOT REPI	TOTAL TOTAL		La - Had bas were	ting and the second	erik oleh Aktoria di San			SHITE		laC eff		DISTRICT
X	CESENIA IIVE S	IGNATURE		DATE	CHECKED		CANCI	ELLATION DA	TE 1	WAS TAG F	RETURNE	)2
			000000						Tracking of A. a.	YES		NO
			SECTION	1 - PU	RPOSE (	OF APPLICA	ATION					
REPLACEMEN RECONSTRUC DIRECTIONAL	TION OF P	OST TAG NO				RELOCATIO BUSINESS I BENCH	DENIIF	EU OF PE ICATION SHELTE	, *	55UE		
			SECTION	2 - NA	MES AN	D ADDRES	SES					· -
NAME OF PERMIT APPLICA						NG ADDRESS						
Meadow Outd	oor Adv	ertising			P.C	). Box 33	1					
The Dalles, OF					PHON	E NUMBER						
AME OF PROPERTY OWNE		47.00				1)296-968				1		
Meadow Outdo	OF Adve	Allon Atieina			NAME	OF PERSON OR C	OMPANY T	O ERECT SK	GN			
AILING ADDRESS	JOI AUVE	ruəniy			Mea	adow Out	door	<u>Advert</u>	ising			
2.O. Box 331						GADDRESS Box 331	1					
TY STATE AND ZIP CODE						ATE AND ZIP COL						
he Dalles, OR	97058					Dalles, C		158				
SECTION	3 - SKET	CH OF SIGN	V	T								
	ion and inclu					SEC		- SIGN		}		a.
NOTE: SIGN MUST NO	OT IMITATE O	RESEMBLE IN	STYLE	A	T (FEET)	ENGTH (FEET)	SIGN D	PIMENSI	ONS			
OR COLOR. STATE HIG	HWAY OFFIC	IAL SIGNS OR D	EVICES	10					NUMBER A		F SUPPOR	TS
			7	1		BOTTOM OF PAN	-600	300	One 24	" pipe		
				32	TOE BETTTEEN	BUITOM OF PAN	IEL & GRO	UND	ADVER	TISING IS	ON:	
		<del></del>		В			OLONIA		DOON	E SIDE	S SOTH	STORS
AD CO	nge.			COUN	TY		SIGNI	OCATIO CITY (OR D	N STANCE FE	OM NEAD	EST MITER	CFOTON
males	0:00			Wasc				The Dall	es	COM HALLAND	COI INTER	SECTION
UNE	7108	-		Inters	tate 84	NUMBER OR NA	- 1	VISIBLE TO	OTHER HIG	HWAYS?	□ Y	ES
					F NO. 1 HIGH	TAVAVI IT		IF "YES," WF	IICH?		N 🗵	0
	11		1	SIDE O	F NO. 2 HIGH		NORTH NORTH		=	EAST	□ w	
	11									EAST	□ W	
	1-1		w=V	1. DI	STANCE FRO	E THIS SECTION PROPOSED	SIGN TO	BUSINES	SIDENT	IFICATIO	N SIGN	S
de ava av		15 × + × 0 (1) × 1.	raculuş i	4. 10	DOSINESS &	CHVITYOR				:		
				40	-PREMISE S	IGNING VISIBLE	E FROM H	IIGHWAY	☐ YE	S 🗆	NO	
				D KI	COMPLET	E THIS SECT	ION FOR	DIRECTI	ONAL SI	GNS		
				1, SIZ	E OF COPY	LETTERS:						
J.cop.or				2. CO	LOR OF BAC	KBOARD AND L	LETTERS_					
₩FOR OF	FICE USE	ONLY₩		3. SU	BMIT WITH A	PPLICATION AD	DITIONA	DOCUME	NTC TO O			_
		ragin of He	Assert according	500	SHAFOO IO KI	EGIUNALLI KNI	OVVN FX	AMDIEC. E		CC. DAGE		
			A 81.1 - A.B.		DGRAM	FACTS ABOUT	OR SAME	PLES OF O	JT-OF-ST	ATE ADVE	RTISING	
	±4.3 × 1			PERMIT FE		AUTHORIZED S	GNATURE	(Verifying an	plication is o	omolete en	l acquests	
				\$600.0	0	XXX	M	1/1		omplete and	accurate)	. 1
		* . * -		DATE PAID		1		MAK	Nº VU			
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I(11-00) A genda	Staff Repo	ort   APL 03:	5-23						P	Page 302	of 597	

		ZONE	AFFIDAVIT	) Attacl	ment 16
	appropriate	ONS: Complete secti city or county zoning tion of the sign comp	ons A, B, and C, then	contact the tion of the zoning	
A	Meadow Outdoor Mailing Address P.O. Box 331 City, State and Zip Code The Dalles, OR 97	Advertising			
В	Meadow Outdoor Mailing Address P.O. Box 331 City, State and zip code The Dalles, OR 970	Advertising			
			SIGN LOCATION		
	CITY (IF INSIDE CITY)	COUNTY	O OTHER SIDE OF THIS APPL HIGHWAY ROUTE NUMBER OR N	VAME SIDE OF HIGHWAY	MILE POINT
6	The Dalles TAXLOT	Wasco SECTION	Interstate 84	south	84.72
	200	03BB	01N	13E	
	<b>↓</b> THIS SECTION	TO BE COMPLETED I	BY CITY OR COUNTY	ZONING AUTHORITY	¥
			DUSTRIAL   OTHE	R (Specify):	
June 11, 92	wjavnendirents	ZONING AUTHORITY (NAME OF CIT	YOR COUNTY) The Dalles	5	
This will ce established strip zonin information	rtify that the above I as part of a compr g devised primarily and/or improper a moval of subject sig	ehensive plan for to for the purpose zoning procedures	ne development of of allowing outdo	the overall area an	d not as spot or
	<b>Ф</b> СНЕСК (	ONE BOX & SIGN BEN	EATH APPLICABLE	STATEMENT¥	
other r	pove location and prequirements of the	city or county.	es with all applciab	· ·	
X X X	ORIZED ZONING REPRESENTATIVE		L Dames	(54) 296-5481	DATE
The ab	pove location and/or nd other requiremen	proposed sign doe	s not comply with	- /	ances, plans
SIGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Neither	of the above stater	nents apply. A lette	er of explanation i	is attached.	
SIGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE



SITE FIELD CH	IECK (TO	BE COMP	LETED BY	DISTRIC	T MAII	TENANCE	P	FRMIT	OFFIC	EADD	POVAL	SECTION
Proposed sign is visible to:	NO. 1 HWY	MILE POINT	A PARK AREA SELECTION	SAISUS Lagranda	YES	CONTROL ACCE	SS PAR	STONE OF EXP	PERMIT	NUMEER		SUSPAIL
is visible to: (	NO. Tallet	A STATE OF THE STA	ENGINEER!	3 3 3 3 3 3 3	YES	CONTROL ACCE		CONF			CONST	RUGIONA
OWNER OF NEAREST SE	GN (HWY NO 1)	PERM	IIT NUMBER		11.55	OSED SIGN	$\exists \exists$	NON-C			<u> </u>	N. no.
OWNER OF NEAREST SK	GN (HWY NO 2)	DEDA	IT NUMBER					REASC	)N:		e 12.1	***
Markey Albertania			III NOMBER	DISTANC	E 10 PROF	OSED SIGN	OWA	ER CODE	7	HIGHWA	AY CODE	DISTRICT
AUTHORIZED ODOT REP	RESENTATIVE S	IGNATURE	2	DATE CH	ECKED	<u> </u>	CAN	ELLATION D	ATE	WAS TA	G RETURNI	
			SECTION	1 - PUR	POSE (	OF APPLIC	ATION	andres de l'esta	er	Y	S	N(O
						7. 7.1 12.10	Allon					
REPLACEMENT RECONSTRUCT DIRECTIONAL	CTION OF P	OST TAG NO PERMIT NO.		in the second se			DENTI	EU OF P FICATIO S SHELT	N*			5-4 017
NAME OF PERMIT APPLICA			SECTION	12-NAN		D ADDRES	SES					
<b>Meadow Outdo</b>	oor Adv	ertisina		-	1	NG ADDRESS  D. Box 33	1				,	
CITY STATE AND ZIP CODE The Dalles, OF					PHON	E NUMBER						•
NAME OF PROPERTY OWNE	R AT SIGN LOC	ATI ON				1)296-96		TO EDECT (	HON			
Meadow Outdo	or Adve	ertising			Me	adow Out	tdoor	Adver	tising	g		
P.O. Box 331						G ADDRESS Box 33'	!					
The Dalles, OR	07050				CITYS	TATE AND ZIP CO	DE					
					Ine	Dalles, (				-		
	ion and inclu	CH OF SIG	N			SEC		4 - SIGN		TS		95
NOTE: SIGN MUST NO	OT IMITATE O	RESEMBLE	STYLE	HEIGHT	(FEET)	LENGTH (FEET)		DIMENS SQ FEET)	IONS NUMBE	R AND SIZE	E OF SUPPO	107e
OR COLOR, STATE HIG	HWAY OFFIC	IAL SIGNS OR	DEVICES	10		30	600			24" pip		51(10
man or a new community of the community	×			32	E BETWEE	BOTTOM OF PA			ADY	VERTISING ONE SIDE	IS ON:	TH SIDES
AD G	Sing			COUNTY			SIGN	CITY (OR	DISTANCE	FROM NE	AREST INT	ERSECTION
PAOTH	GIDA	4		Wasco	Y ROUTE	NUMBER OR N	AME	The Da	lles		57 🔲	
			-2"	Interst				IF "YES," V	VHICH?			
					NO. 1 HIG NO. 2 HIG		NORTI NORTI			☐ EAS	_ ==	WEST WEST
				C KC	OMPLET	E THIS SECT	ION FO	R BUSINE	SS IDE	NTIFICA	TION SIG	
				2. ISB	USINESS.	OM PROPOSEI ACTIVITY OR			SACTIV	TTY:	_	
						SIGNING VISIBI TE THIS SEC				YES [	] NO	
						LETTERS:	IJON PC	IN DIREC	IONAL	SIGNS		
				2. COL	OR OF BA	CKBOARD AND	LETTER:	S				
<b>Ψ</b> FOR OF	FICE USE	ONLY₩		3. SUBI	AIT WITH	APPLICATION A	DDITION	AL DOCUM	ENTS TO	O SHOW 1	THAT THE	
		据特别 計 群	o izstreja	HOIV	OR'S LOG SRAM	EGIONALLY KN FACTS ABOU	OR SAN	MPLES OF (	OUT-OF-	STATE AL	OVERTISIA	NG
A STATE OF THE STA	Fire C	State of the		\$600.00		AUTHORIZED	SIGNATUR	E (Verifying)	application	is complete	and accura	te)
Tic *				DATE PAID		1 ger	<i>v</i> - <i>v</i>	110		ne		
				CHECK#		1 //						
		<u> </u>				1		*				
1(11-00) Agenda	a Staff Ren	ort   APL 03	35-23							Page 30	04 of 597	7

			70NE	AFFIDANIT (F	Att	achment 16
			ZONE	AFFIDAVIT (		
		appropriate		ons A, B, and C, then on authority for verificat liance section.		
	A	Meadow Outdoor Mailing ADDRESS P.O. Box 331 CITY, STATE AND ZIP CODE				
	, 2 1	The Dalles, OR 97 NAME OF PROPERTY OWNER Meadow Outdoor	3			
	В	MAILING ADDRESS  P.O. Box 331  CITY, STATE AND ZIP CODE		-	Ţ	
		The Dalles, OR 970	058			
			(REFER T	SIGN LOCATION O OTHER SIDE OF THIS APPLIE	CATION)	
	C	CITY (IF INSIDE CITY)  The Dalles  TAX LOT	Wasco SECTION	Interstate 84 TOWNSHIP	SIDE OF HIG SOUTH RANGE	HWAY MILE POINT 84.72
		200	03BB	01N	13E	
		<b>↓THIS SECTION</b>	TO BE COMPLETED E	BY CITY OR COUNTY 2		NTY¥
			OMMERCIAL KLINI		R (Specify):	
1	zoning is effe	1998 anendment	ZONING AUTHORITY (NAME OF CIT	FTh. DA	les	
est stri info	ablished a p zoning rmation a	as part of a compr devised primarily	ehensive plan for the for the purpose zoning procedures	ne development of to of allowing outdoor	he overall area or advertising	and said zoning was a and not as spot or signs. Erroneous ared null and voic,
		<b>VCHECK</b> (	ONE BOX & SIGN BEN	IEATH APPLICABLE S	TATEMENT <b>↓</b>	
A		ove location and pr quirements of the		es with all applciabl	e ordinances, p	plans, rules and
X	TURE OF AUTHOR	RIZED ZONING REPRESENTATIVE	est Associa	te Plamer	TELEPHONE NUMBER X 541) 296-548	1129 DATE 1 1/29/07
			proposed sign doents of the city or cou	s not comply with a inty.	all applicable or	rdinances, plans
SIGNAT	URE OF AUTHOR	IZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
	Neither o	of the above stater	ments apply. A lette	er of explanation is	s attached.	
SIGNATI	JRE OF AUTHORI	ZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE

L# 16978 Attachment 16



TES   TO   NEW CONFIDENTIAL SECURIOR   DESIGNATION   DES	SECTION 1 - PURPOSE OF APPLICATION  RELOCATION IN LIEU OF PERMIT NO. 6HOIS I  BUSINESS IDENTIFICATION*  RELOCATION IN LIEU OF PERMIT NO. 6HOIS I  BUSINESS IDENTIFICATION*  BENCH BUSINESS OUTDOOR ADVERTISIN  SECTION 2 - NAMES AND ADDRESSES  ADDRESS (NUMBER AND STREET)  RECEIVED
(See a lacked)  SECTION 1 - PURPOSE OF APPLICATION  REPLACEMENT TAG - LOST TAG NO.  RECONSTRUCTION OF PERMIT NO.  BUSINESS IDENTIFICATION *  DIRECTIONAL ***  SECTION 2 - NAMES AND ADDRESSES  NAME OF PERMIT APPLICANT  MEADOW OUTDOOR ADVERTISING P.O. Box 331	SECTION 1 - PURPOSE OF APPLICATION  AG NO. RELOCATION IN LIEU OF PERMIT NO. 6HO131  T NO. BUSINESS IDENTIFICATION*  BENCH BUS SHELTER  SECTION 2 - NAMES AND ADDRESSES  ADDRESS (NUMBER AND STREET)  RECEIVED
REPLACEMENT TAG - LOST TAG NO. RELOCATION IN LIEU OF PERMIT NO. 6HO13  RECONSTRUCTION OF PERMIT NO. BUSINESS IDENTIFICATION *  DIRECTIONAL**  SECTION 2 - NAMES AND ADDRESSES  NAME OF PERMIT APPLICANT  MEADOW OUTDOOR ADVERTISING P.O. BOX 331  RECEIVED	RELOCATION IN LIEU OF PERMIT NO. 6HO131  TO NO. BUSINESS IDENTIFICATION *  BENCH BUS SHELTER  SECTION 2 - NAMES AND ADDRESSES OUTDOOR ADVERTISIN  ADDRESS (NUMBER AND STREET)  RECEIVED
RECONSTRUCTION OF PERMIT NO. BUSINESS IDENTIFICATION *  DIRECTIONAL**  SECTION 2 - NAMES AND ADDRESSES  NAME OF PERMIT APPLICANT  MEADOW OUTDOOR ADVERTISING P.O. Box 331  RECEIVED	BUSINESS IDENTIFICATION *  BENCH BUS SHELTER  SECTION 2 - NAMES AND ADDRESSES OUTDOOR ADVERTISIN  ADDRESS (NUMBER AND STREET)  RECEIVED
DIRECTIONAL***  SECTION 2 - NAMES AND ADDRESSES  NAME OF PERMIT APPLICANT  MEADOW OUTDOOR ADVERTISING P.O. Box 331  RECEIVED	BENCH BUS SHELTER  SECTION 2 - NAMES AND ADDRESSES OUTDOOR ADVERTISIN  ADDRESS (NUMBER AND STREET)  DECEIVED
SECTION 2 - NAMES AND ADDRESSES OUTDOOR ADVERTIS  NAME OF PERMIT APPLICANT MEADOW OUTDOOR ADVERTISING P.O. Box 331	SECTION 2 - NAMES AND ADDRESSES OUTDOOR ADVERTISIN
MEADOW OUTDOOR ADVERTISING P.O. BOX 331	ADDRESS (NUMBER AND STREET) PECEIVED
MEADOW OUTDOOR ADVERTISING P.O. BOX 331	
/VIEW 001 001 00 0000	
	OCT 2 6 2004
THE DALLES, OREGON 97058	
NAME OF PROPERTY OWNER AT SIGN LOCATION  J. D. HATTENHAUER  ADDRESS (NUMBER AND STREET)  P. O. BOX 139 7 dates)	ADDRESS (NUMBER AND STREET)
CITY STATE AND 70 COOF	
THE DAVIES, OR 97058	
NAME OF PERSON OR COMPANY TO ERECT SIGN ADDRESS (NUMBER AND STREET)	97058
CITY STATE AND ZIP CODE	97058 ADDRESS (NUMBER AND STREET)
THE PACCE, OF THE	97058  Z ADV. ADDRESS (NUMBER AND STREET) P.O. BOX 331 PROPOSED DATE TO INSTALL
	97058  Z ADV.   ADDRESS (NUMBER AND STREET)   P.O. 130× 33    PROPOSED DATE TO INSTALL   1-1-05
Sketch sign and include message.	97058  2 ADV.   ADDRESS (NUMBER AND STREET) PROPOSED DATE TO INSTALL   -1-05   SIGN   SECTION 4 - SIGN FACTS
HEIGHT (FEET)   LENGTH (FEET)   AREA (SQ. FEET)   NUMBER AND SIZE OF SUPPORTS	97058  Z ADV.   ADDRESS (NUMBER AND STREET)   PROPOSED DATE TO INSTALL
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES 12' 48' 1152 UNIZ 36" PIPE	ADDRESS (NUMBER AND STREET)  Z ADV. P.O. BOX 331  PROPOSED DATE TO INSTALL  1-1-05  SIGN  SECTION 4 - SIGN FACTS  SIGN DIMENSIONS (ID E MILL (vee))  HEIGHT (FEET) LENGTH (FEET) AREA (SO, FEET) NUMBER AND SIZE OF SUPPORTS.  12' 48' 1152 ONE 36" PIPE
CR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES.  12' 48' 1152 ONE 36" PIPE  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  ADVERTISING IS ONE SIDE	ADDRESS (NUMBER AND STREET)  ADV. P.O. BOX 331  PROPOSED DATE TO INSTALL  1-1-05  SIGN SECTION 4 - SIGN FACTS  SIGN DIMENSIONS (D E MILL ("ree")  SECTION STYLE  IN STYLE  IN SOR DEVICES  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  ADVERTISING IS ONE SIDE
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES:  12' 48' 1152 ONE 36 PIPE  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS BOTH SIDES	ADV. P.O. BOX 33   PROPOSED DATE TO INSTALL   -   - 0.5
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  12' 48' 1152 ONE 36 PIPE  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS BOTH SIDES  SIGN LOCATION  CITY OR DISTANCE FROM NEAREST INTERSECTION	ADDRESS (NUMBER AND STREET)  PROPOSED DATE TO INSTALL  PROPOSED DATE T
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES:  12' 48' 1152 ONE 36' PIPE  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS BOTH SIDES	ADDRESS (NUMBER AND STREET)  PROPOSED DATE TO INSTALL  PROPOSED DATE T
THE DALLES  HIGHWAY ROUTE NUMBER OR NAME  VISIBLE TO OTHER HIGHWAYS?  YES  INDICATION  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  IF "YES," WHICH?  NO	ADDRESS (NUMBER AND STREET)  PROPOSED DATE TO INSTALL  1-1-05  SIGN  SECTION 4 - SIGN FACTS  SIGN DIMENSIONS (ID E MILL (Year)  HEIGHT (FEET) LENGTH (FEET) AREA (SO, FEET) NUMBER AND SIZE OF SUPPORTS  NS OR DEVICES  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  45  SIGN LOCATION  COUNTY  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  I - 24  IF "YES," WHICH?  NO
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THE DALLES  HIGHWAY ROUTE NUMBER OR NAME  IF "YES," WHICH?  SIDE OF NO. 2 HIGHWAY  NORTH SOUTH SIGNS  SOUTH SIDE ADVERTISING IS  ONE SIDE  ADVERTISING IS  ONE SIDE  ADVERTISING IS  ONE SIDE  SIGN LOCATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  THE DALLES  HIGHWAY ROUTE NUMBER OR NAME  IF "YES," WHICH?  SIDE OF NO. 1 HIGHWAY  NORTH SOUTH SAST WEST	ADDRESS (NUMBER AND STREET)  PROPOSED DATE TO INSTALL  1-1-05  SIGN  SECTION 4 - SIGN FACTS  SAGRE.  A SIGN DIMENSIONS (DEM) (Vee)  HEIGHT (FEET) LENGTH (FEET) AREA (SO, FEET) NUMBER AND SIZE OF SUPPORTS  12' 48' 1/52 ONE 36' PIPE  NS OR DEVICES  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS ONE SIDE  SIGN LOCATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  THE DALLES  HIGHWAY ROUTE NUMBER OR NAME  I - 24 IF "YES," WHICH? NO  SIDE OF NO. 1 HIGHWAY IN NORTH SOUTH EAST WEST
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#### **ZONE AFFIDAVIT**

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Δ	NUMBER AND STREET	P.O. Box .	331			
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B	AND CONTRACTOR	P.O. Box		Appell Challenger Sen and C	OCT	2 6 2004
No.	CITY, STATE AND ZIP CODE	THE DALLE	=s, OR 9	7058	oler	OS
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	TAX LOT	SECTION 3 BB	TOWNSHIP / N.	RAN	13	E.
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		<b>/</b>		HER (Specia	fy):	
DATE ZOMING IS EFFI	ECTIVE 11, 1998	ZONING AUTHORITY (NAME OF CIT	Dalles			
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		nd proposed sign c ements of the city or	omplies with all app county.			
CONSTURE OF AUTHO	PRIZED ZONING REPRESENTATIVE	HSSOC	iate Planes	(541)296-5	MBER X1129 5481	6/25/04
		d/or proposed sign <b>d</b> requirements of the o	oes not comply with city or county.	all applica	able ordin	ances,
GNATURE OF AUTHO	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUM	//BER	DATE
Nei	ther of the above sta	atements apply. A l	etter of explanation	is attache	ed.	
Ag	RIZED ZONING REPRESENTATIVE genda Staff Report   API	_ 035-23 TITLE		TELEPHONE NUM	Page 307	pate of 597
Pa	ge 299 of 565					



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		ZONE	AFFIDAVIT	Affaci	nment 16					
	appropriate		ons A, B, and C, then co authority for verification							
	NAME OF PERMIT APPLI Meadow Outdoor									
Δ	P.O. Box 331				1					
	CITY, STATE AND ZIP CODE									
	The Dailes, OR 97									
	J.D. Hattenhauer									
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CITY, STATE AND ZIP CODE										
	The Dalles, OR 970	058								
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C	CITY (IF INSIDE CITY)  The Dalles	COUNTY	HIGHWAY ROUTE NUMBER OR NAM Interstate 84	SIDE OF HIGHWA	94.59					
	TAX LOT	SECTION	TOWNSHIP	RANGE	04.99					
	ATHIS SECTION	O3BB	01N BY CITY OR COUNTY ZO	13E						
The above loca					rv .					
DATE ZONING IS EFFEC	CTIVE CIVIL CHAIN	OMMERCIAL INE ZONING AUTHORITY (NAME OF CIT'S	Y OR COUNTY)	(Opcony).						
Jane 11,19	as voi amonung	City of 1)	re Dalles							
established a strip zoning information a	as part of a compr devised primarily	ehensive plan for the for the purpose zoning procedures	tion is zoned as indic ne development of th of allowing outdoor will result in permi	e overall area a r advertising sig	nd not as spot or ins. Erroneous					
	<b>VCHECK</b> (	ONE BOX & SIGN BEN	IEATH APPLICABLE ST	TATEMENT¥						
The abo	ve location and pr quirements of the	oposed sign compli	es with all applciable	ordinances, plai	ns, rules and					
SNATURE OF AUTHOR	PED ZONING REPRESENTATIVE		7	541)296 5481	DATE 29,07					
The abor	ve location and/or d other requiremen	proposed sign <b>doe</b> nts of the city or cou	s not comply with all inty.	ll applicable ordi	nances, plans					
GNATURE OF AUTHORI	ZED ZONING REPRESENTATIVE	TITLE		ELEPHONE NUMBER	DATE					
] Neither o	f the above stater	nents apply. A lette	er of explanation is	attached.						
GNATURE OF AUTHORIZ	ZED ZONING REPRESENTATIVE	TITLE	5.	ELÉPHONE NUMBER	DATE					
	1									

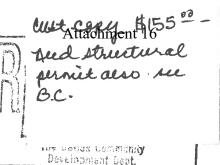


Dat	e: 9/8/23
Lea	se #: <u>18899</u>
Les	sor: George Hansel
Date	e Sign Built: 1972 Robuit 2010
Hwy	1/St: 1318 W. Welst - I-84
V	Odot Permit
V	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Defer to '8 per mile'

SIGN PERMIT APPLICATION

90 DAY EXTENSION PER DENISE BALL AS OF TODAY, 8-11-10, CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	541 - 296 - 9684
Oregon CCB	CCB# 118370
Installer License	Expiration Date: 11-5-2010

SIGN INFORMATION **Business Name** MEADOW Address 1318 W. 2nd 77058 Telephone Number 541-296-9684 Text VARIOUS Sign Area 576 Horizontal Dimension Vertical Dimension 12' Type Projecting - Hanging - Flush - Pole - Other BILLBOA Illumination Direct. Indirect. UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.

SIGN INSTALLATION	TO BE COMPLETED W	/ITHIN 120 DAYS AF	TER PERMIT HAS BEEN ISS	SUED.			
Applicant's Signature and Date:		Letin	ii .				
Permit Number	10-815	Permit Fee	\$ /5500				
Planning & Zoning Information: Zone District -CLT - Huy Austruct							
Application Received By and Date:	Ball 4-12-10	Permit Issued By and Date:	HBall 4-12-10				
	10111111	1 . 0	1 - 1 1 -	/			

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P. O. Box 331 (mailing) • 1201 Bargeway Road (shipping) • The Dalles, Oregon 97058 541-296-9684 • FAX 541-296-1855

April 13, 2010

Oregon Dept. of Transportation Right Of Way Section Outdoor Advertising Sign Permits 355 Capitol St. NE, Rm. #408 Salem, OR 97301-3872

Attn: Amy Joyce

Dear Amy:

Enclosed is an application for the reconstruction of an existing sign that we have in The Dalles, Oregon. The application has been signed-off by the local jurisdiction and is ready for processing. Of course, the site field check still needs to be performed by ODOT personnel.

I have also included a copy of the current ground lease, a copy of the existing sign plot plan and a check in the amount of \$600.00 to pay the permitting fees.

Please let me know if there is any other information that you require and I look forward to your approval.

Sincerely,

John Lehman

Page 304 of 565

Meadow Outdoor Advertising

MEADOW OUTDOOR ADVERTISING
1201 BARGEWAY ROAD (541) 296-9684
P. O. BOX 331
THE DALLES, OR 97058

PAY TO THE ODO. T.

SECONDARY ROAD (541) 296-9684

P. O. BOX 331
THE DALLES, OR 97058

PAY TO THE ODO. T.

WELLS FARGO BANK, N.A.
OREGON
WELLSFARGO.COM
FOR

1.1 2 300 E B 00 10 1 7 5 0 7 0 1 B 3 11 5 0 E 1

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Planning Department Attachment Street The Dalles, OR 97058 (541) 296-5481

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mm 1182					LARS	180	







### **OUTDOOR ADVERTISING SIGN PERMIT APPLICATION**

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

Part 1: Applicant information, sign specifications	
MEADON OUTDOOR AD	NENTISING
P.O. Box 331	
THE DALLES STATE OR 219 9705	8 296-9684 296-1855 Reacavaite
TIPE OF LEGAL ENTITY	= 1296-9684   296-1855   medicavaite
☐ Oregon corporation ☐ Individual ☐ Individual, dba: "	
MEADOW OUTDOOD AD	NEATINIAL
P.O. Box 331	
STATE ZIP	PHONE SY/ FAX SY/
THE DALLES STATE OR PROSE OF APPLICATION	3 296-9684 296-1855 meadow outdoor
MReconstruction of permit no.: 6 H 128 BC	TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS
☐ Relocation of permit no	SF (3 permits):
□ Preexisting sign permit application (complete Supplement)	BB (6 permits):
☐ Replacement plate for permit no	
	DICTURE FACE AND
GN FACE LENGTH (FEET) SUPPORT SIZE	RUCTURE, FACE, AND CONFIGURATION OF SUPPORTS (MONTHER) FRANCISCO
GN FACE LENGTH (FEET) SUPPORT SIZE	AD BOTH RECEIVED
GN FACE AREA (SQ. FEET) SUPPORT MATERIAL	COPY SIVES
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EN FACES	C measurement of the comment of the
☐ Single face (SF)	11
INTERSTATE 84	HIGHWAY ROUTE NUMBER SIDE OF HIGHWAY ESTIMATED MILE POINT
REET ADDRESS OF SIGN SITE	HWY 602 NORTH 83.83
1318 WEST SECOND ST.	RANGE SECTION/SUBSECTION MAP TAX LOT
THE DALLES STATE OR 197058	LOCATION MAPKING
PERLY OWNER NAME	
EORGE HASEL / ERLAND PROPERTIE	Sign will be posted for compensation
1318 W. ZND	Sign will not be at the location of a business and
STATE ZIP	☐ Sign will not be at the location of a business or activity open to the publ
THE DALLES OR 97058	T <sub>eq</sub>
2: Certification of applicant	
applicant or authorized representative of the	
information was accurate the applicant certifies by signing	
minimation was accurate and complete when the local jurisdiction signed	below that the information contained in this application is accurate and complete the control of
WOULD COUNCIDE THE Applicant turbor soulices by the contract of the contract o	The side to digitals were liking of will be made as a start of
i, and that highway right of way will not be crossed to access the sign or site	described in this application is not encumbered by any prohibition on this type of construction or maintenance.
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and that highway right of way will not be crossed to access the sign or site APPLICANT NAME  MEADOW OUT DOOR ADV.	described in this application is not encumbered by any prohibition on this type of construction or maintenance.
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APPRICATION  APPRI	described in this application is not encumbered by any prohibition on this type of construction or maintenance.  PRINT TITLE (IF SIGNING AS REPRESENTATIVE)  DATE  2 - 9 - 10  ROVAL  PERMIT NO. FEMILE INFORMATION  Decision Date  OWNER CODE M 916  CONSTRUCTION DATE  PERMIT NO. Failure to construct within 180 days results in cancellation of pornat.

rtification of local jurisdiction – zoning and compliance with local regulations
his section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

G OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN	LOCATION INFORMATION ON PAGE 1)
Current zoning of the sign site described on this appl	fication: CLI
B. This is a (check one):	
Commercial classification	
☑ Industrial classification	
☐ Other (describe):	
C. Location was first zoned a commercial or industrial cl	assification:
On or before January 1, 1973	
☐ After January 1, 1973	
☐ Date is unknown or cannot be determined	
D. Check if the following statement is accurate:	
Current zoning was established as part of a compr for the purpose of allowing outdoor advertising sign	rehensive plan for the development of the overall area and not as spot or strip zoning devised primarily ns.
COMPLIANCE WITH LOCAL REGULATIONS	
Check only one:	
	with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
☐ The proposed sign location and structure do not c	omply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
☐ Neither of the above statements is fully accurate. A	letter of explanation is attached.
Certification of local jurisdiction	
or improper zoning can result in permit cancellation.)	e based on the written information provided on this application by the applicant. (Erroneous information
PRINT NAME OF CITY/COUNTY REPRESENTATIVE	City or county with Jurispiction Cuty Of She Dally
ITLE OF CITY/COUNTY REPRESENTATIVE	PHONE ( FAX
GNATURE OF CITY/COUNTY REPRESENTATIVE	541-296-5481 x 1130 541.298-549D
Denise Ball	4-12-10
eli se i succeente tratale est en est	ODOT SIGN PERMIT OFFICE USE ONLY
GOO. OO	CHECK NUMBER 5061 DATE PAID 4-14-20/0

DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY

**OUTDOOR ADVERTISING** RECEIVED

APR 1 4 2010

GN PERMIT APPLICAT	EGON 97310 CONFO NG NG NGARTACHANENTE
	TON
	APPROVED BY DATE
ION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED	D AND PERMIT PERMIT NUMBER
ISSUED BEFORE SIGN IS ERECTED	CANCELLED DATE
RMITS MAY BE ISSUED FOR ONE. TWO OR THREE YEARS BY	CODE DISTRICT O
APPROPRIATE FEES	FOR OFFICE USE ONLY
A PERMIT WILL NOT BE ISSUED UNLESS ALL D	ATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED
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ed 1	ROUTE NO. OR NAME
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10	MDIE:
	FIELD CHECKED BY
1)00 9-67	DISTRICT ENGINEER
ERECTED	MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.
O THE MEADEST OFF PROMISE CICK ON CAME OF AN AVERAGE	
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Honold Inc	019
PERMIT NO.	DISTANCE DIRECTION NE
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	COMMERCIAL OR INDUSTRIAL AREAS
CH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE	UNZONED COMMERCIAL OR INDUSTRIAL AREA
DAVIT ON REVERSE SIDE OF THIS APPLICATION	ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILD DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAN
ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT	
hald Inc	
ISIONS—EXCLUDE SUPPORTS	SIGN SQUARE FEET
14' 54'	ADEA INCLUDE CUT CUT
LENGTH LENGTH ZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND	AREA INCLUDE CUT OUT
ZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH
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SCHEDULE OF FEES	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH
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SCHEDULE OF FEES  R. 2 VR. 3 VR. SIGN AREA SQ. FEET  3 \$ 6 \$ 9 0 TO 50  4 \$ 8 \$ 12 51 TO 150  5 \$ 10 \$ 15 15 TO 350	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH
SCHEDULE OF FEES  R. 2 VR. 3 VR. SIGN AREA SQ. FEET  3 \$ 6 \$ 9 0 TO 50  4 \$ 8 \$ 12 51 TO 150  5 \$ 10 \$ 15 151 TO 350  7 \$ 14 \$ 21 351 TO 800	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH OF SIGN. ALSO INCLUDE MESSAGE
SCHEDULE OF FEES  R. 2 YR. 3 YR. SIGN AREA SQ. FEET  3 \$ 6 \$ 9 0 TO 50  4 \$ 8 \$ 12 51 TO 150  5 \$ 10 \$ 15 151 TO 350  7 \$ 14 \$ 21 351 TO 800  8 \$ 20 \$ 30 801 TO 1200	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH
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Attachment 16

TO:	OREGON STATE OF	HOISING PAWAS
	CONTRACTOR CONTRACTOR	

TAX LOT

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

MISSISSISS TUNNIZIO

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND

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until designation of the supplemental property NYTACH SKETCH MAP OF AREA. SHORE SHEEKSIONA OF BUILDHAR

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Page 317 of 597



Date	e: <u>918123</u>
Lea	se #: <u>14111</u>
Less	sor: Ron & Virginia Jenden
Date	e Sign Built: <u>1963</u>
Hwy	//St:
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'
	Note: Timeel to Rebuild in 2023
	John chandler Said re.
	Too many I mile each direction on I-84/ Also, daimed zoning was wrong
	Also, daimed zoning was wrong

	EGON.	STATE	HIGHWAY DIV	VISION	RETURN	ORIGINAL COPY	
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encumbered	. Morl	n.e.s.w.	MILEPOINT	31,56	NGINEER STATION	Aller Linder December	**********
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ne sign from		Asjana A. J. X.		SIMOIS.		APPENDENCE OF THE PROPERTY OF	
	A.			FIELD CHECKE	D BY	DISTRICT ENGINEER	
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				MOOT DE WI	TIME 120 DATS FROM	DATE PERMIT ISSUE	D. 181
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	Hono	101	ne		0.22		Ed. T
			PERMIT NO	D D	DISTANCE OIL	DIRECTI	N.E.S.W.
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	A ganda S	taff Report   Al	DI 035 22			Page 319 of 5	97

OREGON STATE HIGHWAY DIVISION PERMIT UNIT

SALEM, OREGON

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

BE WITHIN 150 DAYS FROM DATE PERMIT SHAUED

ATTACH EXETCH HAN OF AREA, BROW SHIENGRAMS OF BULLDINGS

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

REQUIRED FOR MEN SIEN TO ME ELECTED.

PRANCET OFF PREMIES BIGN ON SAME SIDE OF HIGHWAY

SIGNS PURMITTED ORLY IN COMMUNICIAL OR INDUSTRIAL

NOIVIDUAL OR COMPANY WHICH WILL ERECT SLON

DISTANCE BETWEEN PARTY AND SINGUE



Date	e: <u>4/08/23</u>
Leas	se #:
Less	sor: ID Hattenhaur
Date	e Sign Built: 7120164 Rebuid 2007
	//St:
Y	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Defer to '8 per mile'



SITE FIELD CHECK (TO BE COMPLETED BY D	STRICT	MAINTENANCE	PERMIT C	FFICE APPROVAL SECTION
Proposed sign 002 8459 235	. V.	YES NO	5/	DOOLS 415 acc
is visible to: NO. 1 HWY MILE POINT ENGINEERS TA	TION	FULL CONTROL ACCES	The state of the Lyce.	Committee of the second of the
OW/NER OF NEAREST BIGN (HWY NO.) REBUILT NUMBER	A CONTRACTOR OF THE PARTY OF TH	YES NO	A	RMING 8/11/2007
		OF ANOTOSED SIGN		OMFORMING A
OWNER OF NEAREST SIGN (HAY) NO 2 PERMIT NEARBER	DENAME TO	O PROPOSED SIGN	OWNER CODE	HIGHWAY CODE DISTRICT
AUTHORIZED OPOY REPRESENTATIVE SIGNATURE	DATE CHECK	RED /	CANCELLATION D	ATE WAS TAS RETURNED?
* /S/Patrick Simply		11 2009	- Yata	WAY BURNOWS
SECTION 1	- PURPO	DSE OF APPLICA	TION	
REPLACEMENT TAG - LOST TAG NO				ERMIT NO. 6H0131
RECONSTRUCTION OF PERMIT NO		BUSINESS II	DENTIFICATION  RUS SHELT	<b>18</b>
Salara Salara	. / `			OUTDOOR ADVERTISING
	2 - NAME	S AND ADDRES	SES	HECEIVED
Meadow Outdoor Advertising		P.O. Box 33'		MAK 06 2007
CITY STATE AND ZIP CODE The Dalles, OR 97058		PHONE NUMBER (541)296-968		// AS OS
NAME OF PROPERTY OWNER AT SIGN LOCATION	· ·	NAME OF PERSON OF C		Chuou
J.D. Hattenhauer		<b>Meadow Out</b>		
P.O. Box 1397		MAILING ADDRESS P.O. Box 331		
CITY STATE AND ZIP CODE The Dalles, OR 97058		The Dalles, C		
SECTION 3 - SKETCH OF SIGN	i i			LEACTO
Sketch sign and include message	JA.	SEC	TION 4 - SIGI	
NOTE: SIGN MUST NOT IMITATE OR ESEMBLE, IN STYLE	HEIGHT (FE	ET) LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	12	48	1152	One 36" pipe
	45'	BETWEEN BOTTOM OF PA	NEL & GROUND	ADVERTISING IS ON: ONE SIDE DOTH SIDES
the copy	В		SIGN LOCATI	ON DISTANCE FROM NEAREST INTERSECTION
Borst Sidgs	Wasco The Dalles			bisiance Prom Nearest Intersection
	Interstat	ROUTE NUMBER OR N te 84	AME VISIBLE	O OTHER HIGHWAYS? YES
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		ZONE	AFFIDAVIT			
	appropriate	ONS: Complete secti city or county zoning tion of the sign comp	authority for verifica	contact the ation of the zoning		
NAME OF PERMIT APPLICANT  Meadow Outdoor Advertising  MAILING ADDRESS						
P.O. Box 331  CITY, STATE AND ZIP CODE  OUTDOOR ADVERTISING  RECEIVED						
	The Dalles, OR 97058  NAME OF PROPERTY OWNER  MAR 0 6 2007					
	J.D. Hattenhauer	`		. pT AS.	. OS	
В	MAILING ADDRESS P.O. Box 1397	a . a		ACTION ACCORDANCE OF THE PROPERTY OF THE PROPE	contract fields and the contract of the contra	
	The Dalles, OR 970	058		2		
			SIGN LOCATION			
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR	NAME SIDE OF HIGHWAY	MILE POINT	
6	The Dalles	Wasco SECTION	Interstate 84	south RANGE	84.59	
	100	03BB	01N	13E		
	<b>↓</b> THIS SECTION	TO BE COMPLETED I	Y CITY OR COUNTY	ZONING AUTHORITY	Ψ	
The above location is zoned: COMMERCIAL INDUSTRIAL OTHER (Specify):  Date zoning is effective  Wi annulus City of The Dalles						
established a strip zoning nformation a	s part of a compri devised primarily	ehensive plan for the for the purpose soning procedures	he development of of allowing outdo	dicated above and the overall area and our advertising sig mit being declared	nd not as spot or	
<b>VCHECK ONE BOX &amp; SIGN BENEATH APPLICABLE STATEMENT</b> ■ The statement   The s						
The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.						
SMATURE OF AUTHORIZED PONING REPRESENTATIVE TITLE TELEPHONE NUMBER X 1/29 DATE  1550 WAY (54) 296 5481 Jan 29,07						
The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.						
SNATURE OF AUTHORIZ	ZED ZONING REPRESENTATIVE	TITLE	·	TELEPHONE NUMBER	DATE	
			<u> </u>			
Neither of the above statements apply. A letter of explanation is attached.						
NATURE OF AUTHORIZ	ED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE	
					<u></u>	



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTE	NANCE OFFICE PERMIT OFFICE APPROVAL SECTION
CONTRACTOR OF THE PERSON NAMED AND THE PERSON NAMED	ONITIO LAGRESS APPROVES BY THE PROPERTY OF THE
Protosed Sign   India State   Decision   India State   Decision   India State   Decision   India State   Decision   India State	
DETAILS	FIGHER PROPERTY OF THE ASSOCIATION OF THE ASSOCIATI
	FID TO RESIDE CONTENED TO THE STRUCT POPE TO STRUCT
EXMERICE VEGLESUS COMMANDA SERVITALICEE	
THE CAMED FOR HELLES WINDOWS SERVICES OF A STATE OF THE CAME OF THE CAMED OF THE CA	TERRITA TO PROPER TIEVENTE
	TO THE PROPERTY OF THE PROPERT
(See attached) SECTION 1 - P	URPOSE OF APPLICATION
REPLACEMENT TAG - LOST TAG NO.	RELOCATION IN LIEU OF PERMIT NO. 640131
RECONSTRUCTION OF PERMIT NO.	BUSINESS IDENTIFICATION*
DIRECTIONAL**	☐ BENCH ☐ BUS SHELTER
	NAMES AND ADDRESSES OUTDOOR ADVERTISIN
SECTION 2 -	ADDRESS (NUMBER AND STREET) CCC1\/CD
MEADOW OUTDOOR ADVERTISI	NG P.O. BOX 331
CITY STATE AND ZIP CODE	OCT 2 6 2004
	ADDRESS (NUMBER AND STREET)
NAME OF PROPERTY OWNER AT SIGN LOCATION  J. D. HATTENHAUER	P.O. BOX 139 Total
CONTAINE AND THE CODE	TOTAL STATE OF THE
THE DAVIES, OR 97058	
OF PERSON OF COMPANY TO EDECT CICH	ADDRESS (NUMBER AND STREET) P.O. BOX 331
MEADOW OUTDOOR ADV.	PROPOSED DATE TO INSTALL
CITY STATE AND ZIP CODE THE PALLES, OR 9705.	8 1-1-05
SECTION 3 - SKETCH OF SIGN	SECTION 4 - SIGN FACTS
Sketch sign and include message.	SIGN DIMENSIONS (1) E Mill Cree
NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE	HEIGHT (FEET) LENGTH (FEET) AREA (SO, FEET) NUMBER AND SIZE OF SUPPORTS.
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	PICTANCE PETWEEN BOTTOM OF PANEL & GROUND
	ADVERTISING IS BOTH SIDES
<del>  -+-+ </del>	SIGN LOCATION
┠╶ <del>╿╏╎┈┋╌┞┈╏╒╇╒╇╒╬╒╘</del> ╒╪┎╁ <sup>╾</sup> ┆	COUNTY WASCO CITY (OR DISTANCE FROM NEAREST INTERSECTION) THE DALLES
	HIGHWAY ROUTE NUMBER OR NAME VISIBLE TO OTHER HIGHWAYS? YES
2	I-84 IF "YES," WHICH? NO
H H	SIDE OF NO. 1 HIGHWAY IN NORTH SOUTH EAST WEST
	SIDE OF NO. 2 HIGHWAY IN NORTH SOUTH EAST WEST
┠╶╁╌╁╌╣╌┆╌┝╼┝╼╫╼╫╼╡╌╣┈┝╶╁┈┇┈╴	☑ ★ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS
┠╼╂╼╂╼┨╼╂╼╂╼╂╼╂╼╂╼╂╼	DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY
<u> </u>	2. IS BUSINESS ACTIVITY OR ON-PREMISE YES NO NO
┠╼┾╼┼╼┼╼┼╼┢╼┢╼╢╼╟╼┩╼╬╼┼╼┼╼┼	D ★★ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS
┠╌╁╌╬╼╬╍╬╍╬╍╂╾╫┻╬╼╡═╪═╪═╬═┼╌╏	1. SIZE OF COPY LETTERS:
FOR OFFICE USE ONLY	2. COLOR OF BACKBOARD AND LETTERS
	3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.
Agenda Staff Report   APL 035-23	PERMIT FEE AUTHORIZED SIGNATURE (Verifying application is complete and accurate)  \$ 600. X WWW JUNE 324 of 597
Page 316 of 565	

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

MEANOW OUTDOOK ADVERTISING  P.O. BOX 331  OITY, STATE AND 2P COOK  THE DAWES, OR 970 TOTOOR ADVERTISING  NAME OF PROPERTY OWNER  J. D. HATTENHAUEZ  OCT. 26 2004  THE DAWES, OR 97058 TOTO 26 2004  OCT. 26 2004  OC						= :0		
A P.O. Box 331  OITY, STATE AND ZP COOR  THE DAWES, OR 970 ONTO CRETISING  NAME OF PROPERTY OWNER  J. D. HATTENHAUER  OCT 2 6 2004  SIGN LOCATION  [REFER TO OTHER SIDE OF THIS APPLICATION]  CITY (IF INSIDE CITY)  THE DAWES  OWNER OF PROPERTY OWNER  SIGN LOCATION  [REFER TO OTHER SIDE OF THIS APPLICATION]  CITY (IF INSIDE CITY)  THE DAWES  OWNER OF PROPERTY OWNER  SIGN LOCATION  INSIDE OF PROPERTY MALE POINT  THE DAWES  TAXLOT  SECTION  S		NAME OF PERMIT APPLICANT	MEADOW OU	ITDOOR AD	VERTISING	>		
B NAME OF PROPERTY OWNER J. D. HATTENHAUER RECEIVED  NUMBER AND STREET P.O. BOX 1397  CITY, STATE AND ZIP CODE  THE DALLES, OR 97058 3dfg.  SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]  CITY (OF INSIDE CITY)  THE DALLES HIGHWAY FOUTE NUMBER OR NAME TOUTH 84.58  TAXLOT SECTION 3 BB TOWNSHIP IN. PANNEE  THE DALLES OF HIGHWAY BY	A	NUMBER AND STREET	P.O. Box 3	331				
B  NAME OF PROPERTY OWNER  J. D. HATTENHAUER  NUMBER AND STREET  P. O. BOX 1397  CITY, STATE AND ZP CODE  THE DAVES, OR 97058 3-der		CITY, STATE AND ZIP CODE	THE DAUE	s, OR	9705 ATTDOOR	RADVERTISING		
CITY, STATE AND ZIP CODE  THE DALLES, OR 97058 Tables  SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]  CITY (IF INSIDE CITY) THE TALLES  SECTION 3 BB TOWNSHIP   N.   RANGE   3 E.    TAXLOT   SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY    The above location is zoned: COMMERCIAL INDUSTRIAL OTHER (Specify):  DATE ZOMING IS EFFECTIVE   ZONING AUTHORITY (NAME OF CITY OR COUNTY)  This will certify that the above described sign location is zoned as indicated above and said zoning was establised as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and		ANAME OF PRODUCTY ON THE				CEIVED		
SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]  CITY OF INSIDE CITY) THE DALLES  COUNTY TAXLOT  SECTION  SE	B	NUMBER AND STREET	P.O. BOX 1	397	OCT	26 2004		
SIGN LOCATION [REFER TO OTHER SIDE OF TI-IS APPLICATION]  CITY (IF INSIDE CITY) THE THUES COUNTY WHICH IN SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY The above location is zoned:  COMMERCIAL INDUSTRIAL OTHER (Specify):  DATE ZOMING IS EFFECTIVE  JUNE 1, 1998  This will certify that the above described sign location is zoned as indicated above and said zoning was establised as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and		CITY, STATE AND ZIP CODE	THE DALLE	s, OR 9	7058 Rolar	S		
THE DALLES WASCE TOWNSHIP TOWNSHIP IN RANGE 13 E.  THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY  The above location is zoned: COMMERCIAL NDUSTRIAL OTHER (Specify):  DATE ZONING IS EFFECTIVE ZONING AUTHORITY (NAME OF CITY OR COUNTY)  This will certify that the above described sign location is zoned as indicated above and said zoning was establised as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and	SIGN LOCATION							
THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY  The above location is zoned: COMMERCIAL INDUSTRIAL OTHER (Specify):    Complete Complete County or county	C			1				
The above location is zoned: COMMERCIAL INDUSTRIAL OTHER (Specify):  DATE ZOMING IS EFFECTIVE  JUNE 11, 1998  This will certify that the above described sign location is zoned as indicated above and said zoning was establised as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and				TOWNSHIP / N.				
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	was establised as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and							
CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT		<b> €</b> CHECK ONE	BOX & SIGN BENE	ATH APPLICABLE	STATEMENT >			
The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.								
XXXIII Way Held ASSOCIATE Planes (541)296-5481 10/25/04	X X X X X X X X X X X X X X X X X X X	ORIZED ZONING REPRESENTATIVE	ASSOCI	ate Planes		DATE 10/28/04		
The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.								
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE TITLE TELEPHONE NUMBER DATE	IGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE		
X	<u> </u>							
Neither of the above statements apply. A letter of explanation is attached.								
GNATURE OF AUTHORIZED ZONING REPRESENTATIVE Agenda Staff Report   APL 035-23   TITLE Page 325 of 597	IV€	Đ	* *	ster or explanation	i is attablica.			
Agenda Staff Report   APL 035-23 Page 317 of 565	IGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIVE	TITLE	ster or explanation		DATE S of 507		

OREGON STATE HIGHWAY DIV	ISION RETURN ORIGINAL COPY ONLY
PERMIT UNIT . E. SALEM HIGHWA DG SALEM, OF	REGON 97310 CON MING NONCONFORMING
53 SIGN PERMIT APPLICAT	NON APPROVED BY DATE
	TENERA SMOS
APPLACATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTE	ED AND PERMIT PERMIT NUMBER
PORÚ NO. E-681 (REV. 7-71)	CODE PROSESSION NAME OF
PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY	Y PAYING UISTRICT
A PERMIT WILL NOT BE ISSUED UNLESS ALL D	DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED TO A COMPLETED
HOMALO Long	BOOW 2nd - The Dille Dies
NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION	NOTICE: ATTACH COPY OF
etholane-Columbia Gas Service The Radi	PROPERTY OWNER'S SIGNED CONSENT
OUNTY OR CITY The Dalles	LOCATION HUY 2
DE OF HWY South Side MILEPOINT 8%	2.94
N.E.S.W.	3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
NEACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION	
** The Comment of t	FIELD CHECKED BY
and the state of t	DISTRICT ENGINEER
TE TO BE ERECTED	MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.
STANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGH	WAY
Africa Id The	201 8-7
N OWNER PERMIT NO.	DISTANCE DIRECTION QS!
SIGNS PERMITTED ONLY IN C	OMMERCIAL OR INDUSTRIAL AREAS
ZONED COMMERCIAL OR INDUSTRIAL	UNZONED COMMERCIAL OR INDUSTRIAL AREA
ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE	DIMENSIONS OF BUILDINGS,
AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION	DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.
AE AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT	SIGN
Honald Inc	
N DIMENSIONS—EXCLUDE SUPPORTS	SIGN SQUARE FEET //52 A
AND SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND	
ROST 15	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE
SCHEDULE OF FEES	
1 YR. 2 YR. 3 YR. SIGN AREA SQ. FEET	Istandard IIII
4\$ 3 \$ 6 \$ 9 O TO . 50	13 Village
\$ 4 \$ 8 \$12 51 TO 150	L-UIL In
\$ 5 \$10 \$15 151 TO 350	
\$ 7 \$14 \$21 351 TO 800	
\$10 \$20 \$30 801 TO 1200	In We Laced
\$15 \$30 \$45 OVER 1200	Double foced East + hest faces
	1 + 1 + C.
	East + west Todes
9 0	
CCOMPANYING THE APPLICATION TO SE	1 3/ 1/ 6
CCOMPANYING THIS APPLICATION S	SIGNATURE OF SIGN OWNER
	SIGNATURE OF SIGN OWNER HONALD
A manufactor of Dancard   ADL 025 22	SIGNATURE OF SIGN OWNER AND

Dec 22-71

TO: OREGON STATE HIGHWAY DIVISION
PERMIT UNIT
SALEM, GREGON 97310

RE SIGN LOCATION (FROM APPLICATION)

TAX LOT 600

SECTION \_

1 N

PANGE

178

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles

\_\_\_ OR .

(county)

ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED

AUTHODIZED DEPOSEDENTATI

TITLE

AUTHORIZED RE



Date	e: 9/8/2023	
Lea	se #: <u> 415 </u>	
Less	sor: Monty Mathie	
Date	e Sign Built: 1967 Permittel to	Rebuild in 2001 but did not
	y/St: I-84	
V	Odot Permit	
V	City Sign Permit	
V	City Building Permit	
	Any Document with City of The Dal	les Signature or Initial
	Any Notes that Refer to '8 per mile'	ı

NOTES	न्त्रसम्बद्धाः	DATE 6-21-01 No. 2988
8 F 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	RECEIVED FI	ROM Madow Outdoor advertising
	ADDRESS S	620 W 2nd 625.00
	FOR JUN	Sermet
0 8 0 8 8 0 8 0 8	ACCOUNT AMT. OF	O CASH
	ACCOUNT  AMT. PAID	OCHECK STATE COLL
	BALANCE DUE	ORDER BY O1988 REDIFORM® 8L817



## Application for Structural Permit

Department of Consumer & Business Services Building Codes Division

Attachment DEPARTMENT U	
Permit number:	
Date issued:	
Issue by:	

Building Codes Division			Date issued:
A. P			
Applicant must hold an Oregon registrat	ion to conduct	a construction business	Issue by:
or be exempt from this requirement.	le Sign	1 - 40 height	Office:
JOB SITE INFORMATION	S		ER INFORMATION
Address: Le 20 E 7 nd		Name: Meada	
City: The County: We	aseo	1000000	sign
Directions to inspection site:			0 - 1
		Address: P.O. Bo	<u>y</u> 331
	,	City: The Malles	State: OK ZIP: 97058
Is property inside city limits?  Yes No		Phone (541) 291-4	7684Fax ( ) 296-1855
THE RESERVE OF THE PARTY OF THE	CAL COVERN		166 TFax () #16-1855
Zoning		MENT APPROVALS	
Information verified and approved? Yes No	Floo	od plain s No Info	Sanitation
Signature: Sign	nature:	Sign	ormation verified and approved? Yes No
	sdiction:		ediction: City of The Dalle
NO. ENGINEERS TO WILLIAM RESIDEN	STRUCTURAL	PERMIT FEES	G TO OF THE SAID
(1) Valuation information		I LEMIT PLES	
(a) Job description			
(b) Occupancy			
(c) Construction type(d) Square feet			
(e) Cost/sq. ft.			
(f) New/alteration/addition New	☐ Alteration ☐ A	Addition	
	□ No		a ×
	□ No		<u>,</u>
(i) Total valuation (d X e)			
(a) Permit fee			SUM
(b) Seven percent state surcharge (permit fee X .07)			
(3) Plan review fees			
(a) Plan review (permit fee X .65)	***************************************		
Subtotal of fees above	•••••••••••		
(4) Miscellaneous fees			
(a) Seismic fee (permit fee X .01)			
(b) Re-inspection (\$19.50/hr.) (no. of hours X \$19.50)			
(c) Investigative fees (equal to permit fee)	***************************************	•••••••	
I am the property owner hiring a construction contractor. Reg	istration no.:		Expires:
I am registered with the Construction Contractors Board. Reg	istration no.:		Expires:
a rain the property owner doing my own work.	I hereby	certify that, to my knowledge, to	he above information is true and correct.
Visa  MasterCard	i nave re	laa, and I do understand, the att	tached "Information Notice to Property
- manufall	in accord	dooul Construction Responsibil dance with all governing laws a	ities." All work to be performed shall be nd rules.
	Homeown		
Credit card number Expiration	on date		
	Signature:		Date:
Name of cardholder as shown on credit card	Address:		
\$		USE ONLY	
Cardholder signature Amo		JUL OTTEL	

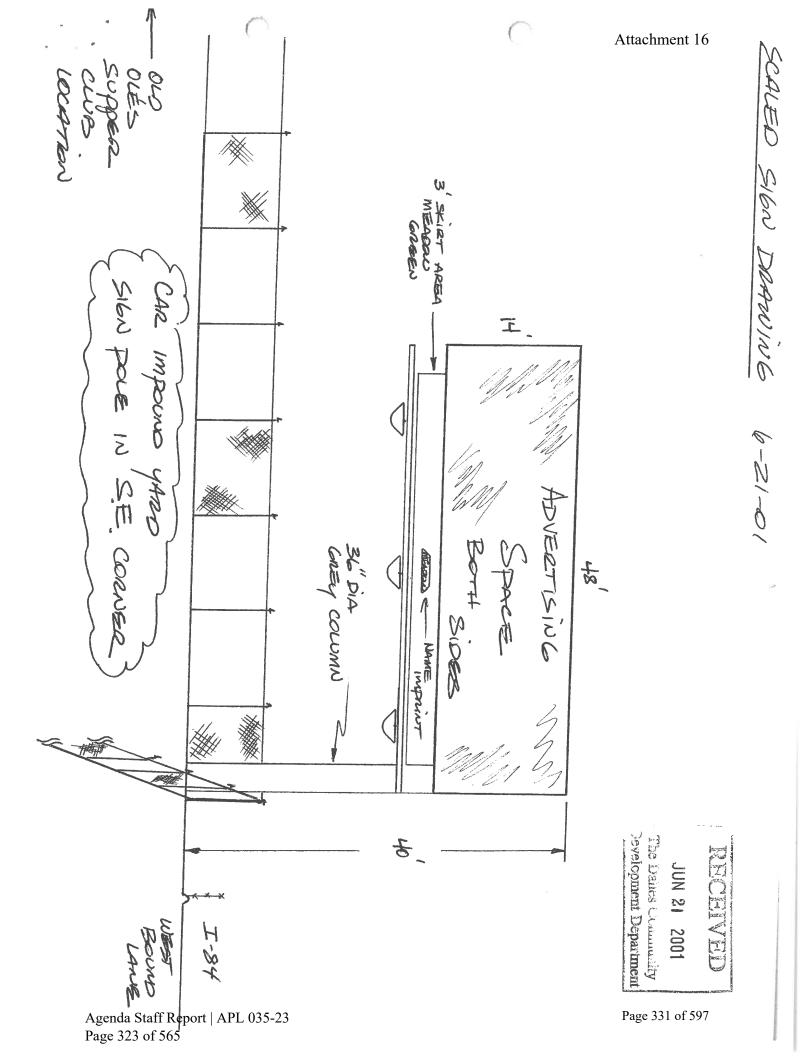


White-BCD

Pink-Office

440-2546 (10/99/COM) Yellowflaspector APL 103 Arzgicant

Page 322 of 565



# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x125



JUN 21 2001

The Dalles Community
Development Department

Name	MEADOW OUTDOOR ADVERTISING				
Address	P.O. BOX 331 THEDALLES, OR 97058				
Phone Number	(541) 296-9684				
Current City Installer	(Yes/No				
License					
	SIGN INFORMATION				
Business Name	MEADOW OUTDOOR ADVERTISING				
Address	P.O. BOX 331 THE DALLES, OR 97058				
Telephone Number	(541) 296-9684				
Text	VARIOUS - OFF PREMISE ADVERTISING				
Sign Area	1344 (672 PER SIDE)				
Horizontal Dimension	48'				
Vertical Dimension	14'				
Туре	Projecting – Hanging – Flush – Pole – Other				
Illumination	Direct, Indirect, UL No.:				
PLEASE ATTACH A SC	ALED ELEVATION DRAWING OF YOUR PROPOSED SIGN				
COMPLETE WITH DIMI	ENSIONS, LOCATION, AND COLOR SCHEME, YOUR				
ELEVATION DRAWING	MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS				
CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND					
LUCATIONS. The purpose of	a sign permit is to verify that the amount of signage requested does not exceed the amount of				
businesses that are at the same location	an inventory of existing signs is required. This includes signs for your business plus any other on. Signage is not based on the business, but on the building. Additionally, the ordinance				
makes distinctions based upon types of	of signage used. This is why the inventory must include information on sign type and location.				
ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED					
ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.					
SIGN INSTALL ATION TO BE	COMPLETED MUTUIN 400 DAYS A TOTAL DAYS				
SIGN INSTALLATION TO BE	COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.				
Applicant's Signature	$\Delta H \Delta H$				
and Date:	Jellu Lellum 6-21-01				
Permit Number (	71 -  4  Permit Fee \$ (2500				
Planning Information:	acry existing sign Thouasing height from				
Application Received	Permit Issued 1				
By and Date:	By and Date:				
	With Date.				

ECON STATE HIGHWAY D	IVISION RETURN ORIGINAL COPY ONL
ON SALEM HIGHWAY G. SALEM	, oregon 97310 CONFO NG NGAttachmantal 6
GN PERMIT APPLICA	APPROVED BY DATE
COLUMN THE PROPERTY OF THE PRO	APPROVED BY DATE
TON ACCOMPANIED BY PROPER FEE MUST BE SUBMI	TTED AND PERMIT PERMIT NUMBER
(REV. 7-73)	CANCELLED DATE
ONITE MAY BE ISSUED FOR ANY	CODEDISTRICT
APPROPRIATE PEES	S BY PAYING FOR OFFICE USE ONLY
N OWNER	ADDRESS
DORESS OF PROPERTY OWNER AT SIGN LOCATION	1800 W 2nd The Dulles
11/1 193 West &	NOTICE: ATTACH COPY OF
eclus key Ellensburg, was	PROPERTY OWNER'S SIGNED CO
SIGN	VIOCATION / "
is n OR CITY Me Dalle	S HIGHWAY - Harry 2
pere North Side	Q / CONTROL ROUTE NO. OR NAME
N.E.S.W. MILEPOINT	ENGINEER STATION
IWAY DISTRICT ENGINEER FOR VERIFICATION OF LOC	
fron	SEMBLE.
	FIELD CHECKED BY
Mru 21-57	DISTRICT ENGINEER
RECTED 1/1/01/ 2/ 3/	MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.
HE NEAREST OFF PREMISE SIGN ON SAME SIDE OF H	1GHWAY
Side of Same Side of A	IIGHWAY
Honald Lnc	0.21
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	FEET DIRECTION N
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SIGNS PERMITTED ONLY I  MMERCIAL OR INDUSTRIAL  ONING MAP, PLOT SIGN ON MAP, AND COMPLETE Z  OF IT ON REVERSE SIDE OF THIS APPLICATION	IN COMMERCIAL OR INDUSTRIAL AREAS  UNZONED COMMERCIAL OR INDUSTRIAL AREA  ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF B  DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY L
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Attachment 16

DATE Dec 22-7/

	ALTERNATION OF THE PARTY OF THE		
TO: OREGON STATE HIGHWAY DIVISION PERMIT UNIT SALEM, OREGON 97510  RE: SIGN LOCATION (FROM APPLICATION)	Huy 2 - 8	loth side -	-MP 81.35
TAX LOT SECTION	33 TOWNSHIP	2 N	RANGE 13 E WM
THIS WILL CERTIFY THAT THE ABOVE DESCRI	RIBED SIGN LOCATION		
in the Dalles or	the Dalle 5.	COMMERCIAL POST IND	USTRIAL BY THE
urespretes for time portroller of they Shirts.	ZONING AUTHORITY	gering repolition and \$3	
ERRONEOUS INFORMATION WILL RESULT IN	PERMIT BEING DECLARED NULL	AND VOID.	
H subsequent to issuance of the property and the property of written notice to		Chase . A	Sela nel
CAYLER FROM DATE PERMIT INSIDES	TITLE	Decelding	Inspector

SIGNAL PERMITTED GREEK OF CHEMERCIAL OR CHOUSTRILL REALS

KENREST OFF FRISHIR SIDE ON SAME SIDE OF HIGHWAY

PARTICIPACIAL OR INDIRECTAL AND CORPULTE TONE ATTACH RESTOR AND DE AREA. SHOW DIMENSIONS OF SULLDINGS ON SULLDINGS OF SULL

TSET ERANGE NOIS

SKETCH OF BIGH. INDICATE IF ADVERTIGING TO ONE OR BOT



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MA	AINTENANCE OFFICE)	PERMIT OFFICE APPROVAL SECTION
Eurosed sign (7) a 2 (2 / 75)	V ES NO	APPROVED BY BEHAVIOUR SSIEDATE TO SELECTION OF SELECTION
Sysberc - Roching Mile Point Lemmeterstation		K CONFORMING CONSTITUTION DATE
	TES XE =	NON-CONFORMING // 2 - 1/
	STACE OF THE CONTRACT OF THE	ON ERGODS PROPERTY OF A CONTROL OF THE CONTROL OF T
THE COMPANY OF STREET OF STREET S	(E) (E) (E)	DIVERLATION DATE
		WS TAG TELUNEDAR
	- PURPOSE OF	APPLICATION
REPLACEMENT TAG - LOST TAG NO.	[	RELOCATION IN LIEU OF HEALT NO VEHILLE IN
☐ DIRECTIONAL **	120	BUSINESS IDENTIFICATION *RECEIVED
		BENCH BUS SHELTER 2 5 2501
NAME OF PERMIT APPLICANT	2 - NAMES AND	ADDRESSES (NUMBER AND STREET) / 8
MEADOW OUTDOOR ADVERT	ISING P.C	D. BOX 331 /1/27 BARLEWAY RO.
CITY STATE AND ZIP CODE THE DALLES, OR 9702	58	To the second se
NAME OF PROPERTY OWNER AT SIGN LOCATION		(NUMBER AND STREET)
MONTY L. MATTHE	45	25 Hwy 30 W
	558	
AME OF PERSON OR COMPANY TO ERECT SIGN  MEADOW OUTDOOR ADV.		NUMBER AND STREET)
ITY STATE AND ZIP CODE		PROPOSED DATE TO INSTALL
THE DALLES, OR 970	258	8-1-01
SECTION 3 - SKETCH OF SIGN		SECTION 4 - SIGN FACTS
Sketch sign and include message.  NOTE: SIGN MUST NOT IMMATE OR RESEMBLE. IN STYLE	A HEIGHT (FEET) LE	SIGN DIMENSIONS  WITH (FEET)   AREA (SQ. FEET)   NUMBER AND SIZE OF SUPPORTS
OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	14	48 1344 ONE 36" COLUMN
	11	BOTTOM OF PANEL & GROUND ADVERTISING IS ONE SIDE
	B	SIGN LOCATION BOTH SIDES
AOVEDTISING COPY	COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)
BOTH SIDES	HIGHWAY ROUTE NUM	
	I-8	4 002   IF "YES," WHICH?
	SIDE OF NO. 1 HIG	HWAY NORTH SOUTH EAST WEST
· <del>├─<del></del>├─<del></del>┼─<del>┤</del></del>	SIDE OF NO. 2 HIG	B HOLLIN LI GOODIN LI EAST
<del>+-+</del>	1 DISTANCE EBO	THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS WE PROPOSED SIGN TO BUSINESS ACTIVITY
<del></del>	2. IS BUSINESS AC	TIVITY OR ON-PREMISE
<del>-</del>	SIGNING VISIBLE F	
	1	TE THIS SECTION FOR DIRECTIONAL SIGNS
▼ FOR OFFICE USE ONLY ▶	SIZE OF COPY L     COLOR OF BACK	BOARD AND LETTERS
TOTAL OF THE USE UNLY	3. SUBMIT WITH A	APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE
	BUSINESS IS REC	SIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM ITS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.
		THORIZED SIGNATURE (Verifying application is complete and accurate)
Agenda Staff Report API 035-23  51 (8-96) Page 327 of 565	\$200. X	Jellu Zellu Page 335 of 597

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

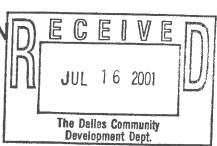
	NAME OF PERMIT APPLICANT  MEADOW	OUTBOR	ADVERTISI.	N6		
A	NUMBER AND STREET P.O. BO	× 331	1127 BARLA	Ξευ+	Ay RE	)_
	CITY, STATE AND ZIP CODE		R. 9705		To the money of the contract of the contract of	ald the later of the second statements
	NAME OF PROPERTY OWNER  MONTE	- L. MA	THIE	OL.	VÇA NUULIT IVLEDEN	
B		Hwy 30	W		JUN 25	200 <b>1</b>
	CITY, STATE AND ZIP CODE THE DALL	UES, OR	97058		5AS.,	es
		_	SIGN LOCATION OTHER SIDE OF THIS APPLICATION	Aceten		
C	CITY (IF INSIDE CITY) THE DAUES	COUNTY	HIGHWAY ROUTE NUMBER OR NAM	E	SIDE OF HIGHWAY  NONTH	MILE POINT 83.05
	BLOI	Z DD	TOWNSHIP / /		RANGE 136	
<b>#</b> 7	THIS SECTION TO B	E COMPLETED BY	CITY OR COUNTY	ZONI	NG AUTHOR	ITY 🕽
The above lo	cation is zoned:	OMMERCIAL [X IN	IDUSTRIAL OTI	HER (S	pecify):	
DATE ZONING IS EFF	,	ZONING AUTHORITY (NAME OF CITY	· 11			
June 11	,1998	City of The	Dalles			
was esta spot or s Erroneou	certify that the above blised as part of a co strip zoning devised s information and/or i uiring removal of subj	omprehensive plant d primarily for the mproper zoning pro	for the development of purpose of allowing	of the g outo	overall area door advertis	and not as sing signs.
	<b>♯</b> CHECK ONE	<b>BOX &amp; SIGN BENE</b>	ATH APPLICABLE	STATI	EMENT )	
rui	ne above location an les and other requirer			icable	ordinances,	plans,
SIGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	t Plan	nez		296-5481	6/21/01
	ne above location and ans, rules and other re			all app	plicable ordina	ances,
SIGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHON	NE NUMBER I	DATE
<u>X</u>						
Ne	ither of the above sta	tements apply. A le	etter of explanation i	is atta	ched.	
	DRIZED ZONING REPRESENTATIVE	TITLE	ſ	TELEPHON		ATE
X	Agenda Staff Report   AP	L 035-23			Page 33	6 of 597
	Page 328 of 565					



Dat	e: <u>9/11/23</u>
Lea	se #: 95645
Les	sor: John Davidsen
Dat	e Sign Built: 1985 Rebuilt 2001
Hwy	y/St: W. Jest Street - I-84
	<b>,</b>
	Odot Permit
U	City Sign Permit Original & Rebuild
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
П	Any Notes that Refer to '8 per mile'

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x125



Name Address Po. Box 331, THE Davies or 97058 Phone Number (541) 296 9084  Current City Installer License  SIGN INFORMATION  Business Name MEADOW OUTDOOL ADVECTION G Address Po. Box 331, THE Davies or 97058  Telephone Number (541) 296 9084  Text Billiand Various appy Sign Area Horizontal Dimension Vertical Dimension Vertical Dimension 12  Type Projecting - Hanging - Flush Pole Other Illumination Direct, Indirect, UL No. Extenso Undertake By Electron COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS, The purpose of a sign permit is to verify that the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other business disinctions based upon types of signage used. This is why the invertory must include information on sign type and location.  ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.  SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature and Date:  Permit Number Permit Number Permit India By and Date:  Permit India By and Date:  Permit India By and Date:  Permit Issued By and Date:		Development Dept.
Name Address Po. Box 331 THE DALLES, OR 97058 Phone Number Current City Installer License  SIGN INFORMATION Business Name Address Felephone Number (541) 296 -9684 Telephone Number (541) 296 -9684 Text Business Name Address Telephone Number (541) 296 -9684 Text Business Pace Sign Area Horizontal Dimension 24 Vertical Dimension 12' Type Projecting - Hanging - Flush Pole - Other Illumination Direct, Indirect, UL No.: Extended Licentus By Excinus PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN' COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to othis, an inventory of existing signs is required. This includes digns for your business pits any other Justinesses that are at the same location. Signage is not be business, but on the building. Additionally, the ordinance market additionton based upon types of eliging used. This is why the invertor main include Information on sign type and location. ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.  SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature and Date:  Permit Number Planning Information: 4 Permit Fee \$ Purpose of the State of		INSTALLER INFORMATION
Phone Number  (541) 296 91844  Current City Installer License  SIGN INFORMATION  Business Name  MEADOW OUTDOOL ADVECTION 6  Address  70. Box 331 THE DALLES, OR 97658  Telephone Number  (541) 296 - 9684  Telephone Number  (541) 296 - 9684  Telephone Number  Text  Sign Area  288 B FEL FACE (3-12x24 FACES)  Horizontal Dimension  24  Vertical Dimension  12  Type  Projecting - Hanging - Flush (Pole) Other  Illumination  Direct, Indirect, UL No.: Extension Withtink By Becing  PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN'  COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME, YOUR  ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS  CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND  LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of extelling signs is required. This includes signs for your businesses that are at the same location. Signage is not based on the business, but are not other based upon types of signage used. This is why the inventory must include information on sign type and location.  ELECTRICAL CONNECTION AND ALS SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.  SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature  and Date:  Permit Number  Permit Fee  \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		
Phone Number  Current City Installer  License  SIGN INFORMATION  Business Name  MEADOW OUTDOOL ADVERTISING  Address  7.0. Box 331, THE DILLES OR 976SR  Telephone Number  (541) 294 - 9484  Text  BILLBOARD - VARIOUS CAPY  Sign Area  Horizontal Dimension  24  Vertical Dimension  72  Type  Projecting - Hanging - Flush (Pole) Other  Illumination  Direct, Indirect, UL No.: Externo Liberting Business  PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN'  COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR  ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS  CURRENTLY AT YOUR LOCATION COMPLETE INVENTORY OF ALL SIGNS  CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND  LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This invidues signs for your businesse plus any other businesses that are at the same location. Signage is not based on the business, but on the business. But on the businesse plus any other businesses that are at the same location. Signage is not based on the business. But on the businesse plus any other businesses that are at the same location. Signage is not based on the business. But on the businesse plus any other businesses that are at the same location. Signage is not based on the business. But on the businesse plus any other businesses that are at the same location. Signage is not based on the business. But on the businesse plus any other businesses that are at the same location. Signage is not based on the business. But on the business plus any other businesses that are at the same location. Signage is not based upon the business. But on the businesse plus any other businesses that are at the same location. Signage is not based upon the businesse for the businesse plus any other businesses that are at the same location.  ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED  ELECTRICAL CONTRACTOR	Address	Do 201 221 -11-01
Current City Installer License  SIGN INFORMATION  Business Name  MEADOW OUTDOOR ADVERTISING  Address  F.O. Box 331 THE DALLES, OR 97658  Telephone Number  (541) 294 - 9684  Text  BILLBARD - VARIOUS COPY  Sign Area  286 PER FACE (3-12X24 FACES)  Horizontal Dimension  Vertical Dimension  (2')  Type  Projecting - Hanging - Flush (Pole) Other  Illumination  Direct, Indirect, UL No.: External Libertials By Electrical  PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN'  COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR  ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS  CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND  LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business pills any other businesses that are at the same location. Signage is not based on the business. Just on the budings, Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.  ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED  ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.  SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature  and Date:  Permit Number  Permit Fee  Permit Fee  Permit Subjection Received:  Application Received:  Applica	Phone Number	
Business Name  Address  Roll Salar Advertisin 6  Address  Telephone Number  (541) 296 - 9884  Text  Bill Barrow - Various capy  Sign Area  288 Per face (3-12x24 Faces)  Horizontal Dimension  24  Vertical Dimension  12  Type  Projecting - Hanging - Flush Pole Other  Illumination  Direct, Indirect, UL No.: External Lighting By Electric  PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN'  COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR  ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS  CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND  LOCATIONS. The purpose of a sign permil is to verify that the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes destinctions based upon types of signage used. This is why the inventory must include information on sign type and location.  ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.  SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature  and Date:  Permit Number  Permit Fee  Permit Fee  Permit Fee  Permit Number  Permit Fee  Permit Signad William And All Supplication Received.  Permit Number  Permit Fee  Permit Signad William And All Supplication Received.	Current City Installer	
Business Name  Address  70.30x331, THE DALLES, 02.97058  Telephone Number  (541) 296-9884  Text  BILLBOARD - VARIOUS capy  Sign Area  288 PER FACE (3-12x24 FACES)  Horizontal Dimension  24  Vertical Dimension  12'  Type  Projecting - Hanging - Flush Pole Other  Illumination  Direct, Indirect, UL No.: External Lighting By  ELEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN  COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR  ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS  CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND  LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not beseed on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.  ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.  SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature and Date:  Permit Number  Permit Fee \$ Supplementation:  Permit Number  Permit Fee \$ Supplementation:  Planning Information:  4 Permit Issued	License	
Address		SIGN INFORMATION
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Applicant's Signature and Date:  Permit Number  OI-147  Permit Fee \$ Suplaction.  Planning Information: Ch - Replace & Min Pole  Application Received: MIN 17   Permit Issued MIN 18		
Applicant's Signature and Date:  Permit Number  Planning Information: Ch - Replace & Michael William Pole  Application Received: MIM 17   Permit Issued Will   17   Permit Issued Will   17   18   18   18   18   18   18   18	SIGN INSTALLATION TO BE	COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.
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Application Received Permit Issued	Permit Number	-147 Permit Fee \$ & Replacement.
	Planning Information: C4 -	- Replacing existing Pole wi new Pole
	Application Received	1 Permit Issued 12: 1
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### SIGN PERMIT

Use Zone	CITY OF T	HE DALLES	Permit No	84-32
Fire Zone		irt Street	Permit Fee_	20.00
Variance	The Dalles, O Phone 2			
Conditional Use	1 110110 2	30-0307		
Sign for: MEndrus (	Intern Hell	Contractor	Meximo	Potohoo M.
Business Address: (Business N	ame)			NICON IN
Telephone: 296-	9884			
Permit to: [// Erect (1) [ ] Al	ter (2) [ ] Relocate (3)			
[ ] Wall Sign (1)	Freestanding Si	ign (4) [	] Roof Sign (7)	
[ ] Projecting Sign (2)	[ ] Pole Sign (5)	1	] Barber Pole (8)	
[ ] Marguee Sign (3)	[ ] Wall Facade for Expires:	•	] Street or Wall CI	. ,
DETAILS OF COM	NSTRUCTION, INSTALL	ATION, AND ILLUN	IINATION OF SIGN	
Horizontal Dimension:	24	Height to Botton	n:	/
Vertical Dimension:			20	
Area of Sign:	25211	Illuminated:	10, ULI	No.:
Removal Agreement Signed		Planning Action		
SIGN INSTALLATION TO BE CON 120 DAYS AFTER PERMIT HAS BE	MPLETED WITHIN EN ISSUED:		SIGN SKETCH	
ELECTRICAL CONNECTION AN CIRCUITS TO BE MADE BY L TRICAL CONTRACTOR SUBJECT OF THE STATE ELECTRICAL COD	ICENSED ELEC- TO PROVISIONS	11		
	Applicant's Signature:	10	Da	te: 7-9-84
Application Received by:	10 p	Span	Date: 7/3	2/84
Permit Issued by:			Date:	
Agenda Staff Report   APL Page 331 of 565	035-23		Pag	e 339 of 597

	RECEI Received From Address  Juento For	PT Date  m Meadow ( 1/27 Bargew  and no/100  Sign Pers	July 9 1984 19193 Outdoor adv. ay Rd. Dollars \$20.00
	ACCOUNT	HOW PAID	CITY OF THE DALLES
	AMT. OF ACCOUNT	CASH	
	AMT, PAID	CHECK	10.
<b> </b>	100000000000000000000000000000000000000		

Page 340 of 597

1

## **Application for Structural Permit**

**Department of Consumer & Business Services Building Codes Division** 

(Same Size)

Attachmer DEPARTMENT	ONLY	
Permit number:		
Date issued:		
Issue by:		
Office:		

Applicant must hold an Oregon registration to	conduct a construction busine	Issue by:
or be exempt from this requirement. Deadle	existing sign	Office:
JOB SITE INFORMATION		WNER INFORMATION
Address: 914 - 916 W 6Th	Name: Mcad	av Outdoor Advert
City: The Dalles County: Was	eo	
Directions to inspection site:	Address: P.O.	Bay 321
	10 35 11	CO COTOCO
14	City: Ne Sal	2 State 2 ZIP: 105 8
Is property inside city limits? Yes	Phone (541) 291	
	GOVERNMENT APPROVALS	
Zoning Information verified and approved? Yes \(\sigma\) No	Flood plain  Yes No	Sanitation Information verified and approved? ☐ Yes ☐ No
Signature Signature	White of	Signature:
Jurisdiction: Of The Salles Jurisdiction:	Orthot The Dalles	Jurisdiction: City of The Yalles
, STRU	CTURAL PERMIT FEES	
(1) Valuation information		
(a) Job description(b) Occupancy		
(c) Construction type		
(d) Square feet		
(e) Cost/sq. ft	ation Addition	1
(g) Is this a foundation-ONLY permit? \(\text{Yes}\) \(\text{No}\)	addition d Addition	
(h) Is this a plan review ONLY? Yes No	\$ - 2-0 -	
(i) Total valuation (d X e)	12,718.	
(2) Building fees		SUM
(a) Permit fee		
(3) Plan review fees		
(a) Plan review (permit fee X .65)		
(b) Fire & life safety (permit fee X .40)		
Subtotal of fees above		
(4) Miscellaneous fees (a) Seismic fee (permit fee X .01)		
(b) Re-inspection (\$19.50/hr.) (no. of hours X \$19.50)		
(c) Investigative fees (equal to permit fee)		
GRAND TOTAL		s
☐ I am the property owner hiring a construction contractor. Registration		Expires:
I am registered with the Construction Contractors Board. Registration	no.: 118370	Expires: 11/5/01
I am the property owner doing my own work.	I hereby certify that, to my knowle	dge, the above information is true and correct.
☐ Visa ☐ MasterCard	I have read, and I do understand,	the attached "Information Notice to Property
→ visa → iviasiciCaiu	in accordance with all governing l	nsibilities." All work to be performed shall be laws and rules.
/	Homeowner's contractor's name: ME	espai autoan ADV.
Credit card number Expiration date		//

FISCAL USE ONLY



White-BCD

Name of cardholder as shown on credit card

Cardholder signature

Pink-Office

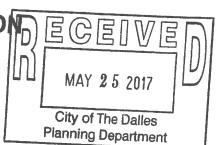
Amount



Dat	e: 9/11/23
Lea	se #: 95648
Les	sor: Barbara Haveld & Mike Harald
Date	e Sign Built: 1976's Bebuilt 2017
Hwy	1/St: T-84
g	Odot Permit
V	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
ত	Any Notes that Refer to '8 per mile'

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



INSTALLER INFORMATION

Name	MEADOWN OF THE MEADOWN
Address	MEADOW OUTDOOR ADVERTISING
Phone Number	P.O. BOX 331, THE DAUES, 00 97058 541-296-9684
Current C.C.B.	271-270-9684
License	118370

SIGN INFORMATION **Business Name** MEADOW OUTDOOR ADVERTEING Address THE DALLES Telephone Number -Z96 **Text** VARIEUS Sign Area **Horizontal Dimension** Vertical Dimension Type Projecting - Hanging - Flush - Pole -Illumination Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS LOCATIONS. THE PROPOSED SIGN OF 
LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 20 DAYS AFTER PERMIT HAS BEEN ISSUED.  Applicant's Signature Authority Service Servic
and Date: 5-23-70/7
Permit Number 17-2340 Permit Fee \$ 155.00
Planning & Zoning Information: A. T. All.
Planning & Zoning Information: CLI - Offpremise Graph per Section 13.050.150 of the Application Received Permit Issued Office
Application Received Permit Issued
By and Date: Permit Issued By and Date: 8/1/14

1820 W. 2nd

Page 343 of 597





## **OUTDOOR ADVERTISING SIGN PERMIT APPLICATION**

Outdoor Advertising Sign Permits • 4040 Fairview Industrial Drive SE, MS #2 • Salem, OR 97302 • (503) 986-3650

Part 1: Applicant In	formation and	Sign Spec	ificat	ions			d	Uns	
NAME OF APPLICANT Meadow Outdoor Ac	lvertising								
MAILING ADDRESS P.O. Box 331									
СПУ			ATE	ZIP	PHONE	FAX		MAIL	
The Dalles TYPE OF LEGAL ENTITY		0	R	97058	541-296-9684	541-296-1855	5 jle	ehman@r	neadowoutdo
☐ Oregon corporation		□ Individua	l, dba	l <sup>#</sup>	<u> </u>	Other: a California C	Corp., dba	Meadow Ou	utdoor Advertising
NAME OF PERSON OR COMPA Meadow Outdoor Ad									
MAILING ADDRESS P.O. Box 331			•						
CITY		STA	NTE .	ZIP	PHONE	FAX	E-N	WAIL	
The Dalles PURPOSE OF APPLICATION		OI	R	97058	541-296-9684	541-296-1855	jl€	hman@r	neadowoutdo
☐ Reconstruction of p	ermit no.;				SKETCH OF SIGN, INCLUD (MAY NOT RESEMBLE AN	ING STRUCTURE, FACE, I DFFICIAL SIGN — ORS 377	1.720) 4	and configui 8'	RATION OF SUPPOI
☑ Relocation of perm	t no.: 6H0125					14	AD (	COPY	
☐ Preexisting sign pe		omplete Sup	pleme	ent)			-6-6-	99	33.2'
☐ Replacement plate	TOT DETTILL NO.:	ND SIZE			HIGHWAY ROUTE NUMBER		Teine of	HIGHWAY	EST. MI
14	One 36" Steel	Pipe			Interstate 84		North	1110//1104/	83.4
BIGN FACE LENGTH (FEET)	SUPPORT MATERIAL Steel				TOWNSHIP 02N	RANGE 13E	SECTION 33C	SUBSECTION	MAP NO. TAX LO 1400
SIGN FACE AREA (SQ. FEET)	NUMBER, TYPE AND L				LOCATION MARKING			form	11400
672 4 108W LED per side on decks HAGL SIGN PANEL NUMBERS			☑ The site is marked OTHER INFORMATION	as tollows: Orange	e naga on	ience.			
33.2' N/A			☑ Sign will be pos	ed for compensation	on				
☐ Single face (SF) ☐	Back to back (Bl	B) 🛘 Tri-vis	sion		☐ Sign will not be	at the location of a	busines	s or activity	open to the p
awe of Highway Columbia River Highw	av/Highway 002	>			PROPERTY OWNER NAME Mike Honald			-	
TREET ADDRESS OF SIGN SITE		•			MAILING ADDRESS				
820 West Second St	eet	STATI	e l	ZIP	2800 Mill Creek Ro	ad		STATE	ZIP
he Dalles		OR		97058	The Dalles			OR	97058
ONING OF THE SIGN SITE (MAF	AND TAX LOT INFORMA sign site describe ification ation	ATION IN THE SIG	N LOCA	TION INFORMATION ABO ON: <u>Conv. Me//</u>	questions, please conta ove on page 1) tal. Light Indu		***************************************	ng Signs, (	(503) 986-365C
☐ After January 1, 1	973								
Date is unknown of Check if the following									
	s established as p	art of a comp	prehe gns.	nsive plan for the o	development of the over	all area and not as	spot or	strip zoning	g devised prim
MPLIANCE WITH LOCAL REGU	ATIONS					П			
neck only one:  Lack The proposed sign	location and struc	cture <i>comply</i>	/ with	all applicable ordir	nances, plans, rules, an	d other requiremen	ts of this	iurisdiction	n
☐ The proposed sign	location and struc	cture do not	comp	ly with all applicat	ole ordinances, plans, ru	iles, and other requ	irement	s of this jur	isdiction.
☐ Neither of the abov	e statements is fu	illy accurate.	A let	ter of explanation	must be attached.				
rtification of local ju			_4_ 4-/-						
or Part 2, including any improper zoning can re	required attachm sult in permit cand	ent, is accura cellation.)	aie ba	sed on the written	information provided or	this application by	the app	olicant. (Erro	oneous informa
TO THE PROPERTY OF THE PERSON					CITY OR EQUINTY WITH JURIS	ACTION TO O	alle	4,07	2_
OF OTVICOUNTY REPRESEN		2			PHONE GG	CUQ1 FA	AX	,	
T INDICAL		/ -			371- 7.76 -	-> TA /			
ATURE OF CITY/COUNTY DEPE	ESENTATIVE		·		371- 276 -	2101			

734-2667 (11/15)

Part 3: Certification of applicant			
that information was accurate and complete when jurisdiction certification. The applicant further certif sign, and that highway right of way will not be cross	applicant certifies by signing below that the information the local jurisdiction signed its certification, and that ies by signing that the land described in this applications accept the sign or site for construction or maintenance.	no changes were made or will I	be made after the local
THIN THE COUNTY THINK	PRINT TITLE (IF SIGNING AS RE!		
MEADOW OUTDOOR		PRESENTATI	V/2_
X Jeller Lelen	DATE 2-10	-2017	
ODOT USE ONLY		3	
SITE LOCATION	PERMIT INFORMATION	APPROVA	
1002 Columbia River	PERMIT NO. 008189	Approved Denie	d 🗆 Withdrawn
MILEBY 3.47 ES	OWNER CODE M916	DECISION MADE BY	w
HIGHWAY 2 NO. HIGHWAY 2 NAME	CONSTRUCTION DATE 05/06/20/8	DECISION DATE 11/7/201	4
SIDE MICEPT ES	* Fallure to construct within 90 days results in cancellation of permit.	CANCELLE	
PHYSICAL DESCRIPTION OXING WEBSILE ST	Conforming	CANCELLATION DATE	REASON
COLUMN TOWN	REASON *	COMMENT	
COUNTY 33 CITY 0255 DISTRICT 9 REGION 04			
	not write below this line – ODOT Permit Office Use	Only	
PERMIT FEE 1000.00	CHECK NUMBER	DATE PAID	31.17

Attachment 16 CONFORMING NONCONFORMING APPROVED BY ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT PERMIT NUMBER ISSUED BEFORE SIGN IS ERECTED CANCELLED FOR OFFICE USE ONLY A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED OWNER PROPERTY OWNER'S SIGNED CONSENT be erected is no ot encumbered ENGINEER STATION the sign from DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED. FIELD CHECKED BY MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS UNZONED COMMERCIAL OR INDUSTRIAL AREA CH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDING AVIT ON REVERSE SIDE OF THIS APPLICATION DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND US ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN EXCLUDE SUPPORTS AREA INCLUDE CUT OUT DISTANCE BETWEEN PANEL AND GROUND SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SID a from the OF SIGN. ALSO INCLUDE MESSAGE SCHEDULE OF FEES er private \$14 \$21 351 TO 110 \$20 801 TO OVER 1200 private SIGNATURE OF SIGN OWNER COMPANYING THIS APPLICATION Page 346 of 597 Agenda Staff Report | APL 035-23

Agenda Staff Report | APL 035-23 Page 338 of 565 TO: OREGON STATE HIGHWAY DIVISION
PERMIT UNIT
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

TAX LOT //OO SECTION 33 TOWNSHIP Z/N RANGE /3 & FRMIT

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN COUNTY)

IN COUNTY)

IS ZONED COMMERCIAL OR INDUSTRIAL BY THE TOO

TOUR ADD

TOWNSHIP Z/N RANGE /3 & FRMIT

TO THE DOLLAR SOURCE COMMERCIAL OR INDUSTRIAL BY THE TOO

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ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas & Seland

TITLE Building huspecton

Page 347 of 597



Dat	e: 9/11/23
Lea	se #: <u>97658</u>
Les	sor: J.D. Hattenhaur Started but did not rebuiled in 2005
Date	e Sign Built: 1973 Started but drawn record to
Hwy	/St: <u>T-84</u>
Image: second control of the control of	Odot Permit Original build and proposed rebuild 2005
	City Sign Permit Original boild 1973
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

SON ST	ATE HIGHWAY DIV	ISION . RETURN ORIGINAL COPY ONLY
IIT . E. SAI	LEM HIGHWA DG BALEM, OR	REGON 97310 CON MING NAME NAME NAME NO NAME OF THE PROPERTY OF
N PER	RMIT APPLICAT	APPROVED BY DATE
ACCOMPANIED	BY PROPER FEE MUST BE SUBMITTE	D AND PERMIT PERMIT NUMBER
j issu	JED BEFORE SIGN IS ERECTED	CANCELLED DATE
1bkv. 7-710.		CODE DISTRICT
ITS MAY BE ISSU	ED FOR ONE, TWO OR THREE YEARS BY APPROPRIATE FEES	Y PAYING FOR OFFICE USE ONLY
fr A PERMIT	WILL NOT BE ISSUED UNLESS ALL E	ADDRESS
MOIO	TY OWNER AT SIGN LOCATION	1800 W. 2nd The Dalles Dieg
. 01	A St. Holen's Re	NOTICE: ATTACH COPY OF
	CO. 1-01-1040 111	PROPERTY OWNER'S SIGNED CONSE
20500 Sout	OR CITY THE MILEPOINT	HIGHWAY  ROUTE NO. OR NAME  ENGINEER STATION  ENGINEER STATION
		100 REQUIRED FOR NEW SIGN TO BE ERECTED.
,		SWEETS SET A
	A Commence of the Commence of	FIELD CHECKED BY Who stal
	+ 15-01	DISTRICT ENGINEER
ECTED	21113	MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.
		to the same of the
HE NEAREST OFF	PREMISE SIGN ON SAME SIDE OF HIGH	HWAY
Honolo	d The	Not son'
\$120 V \$100 TO	PERMIT NO.	DISTANCE DIRECTION N.E.S. W.
State Andrews	SIGNS PERMITTED ONLY IN	COMMERCIAL OR INDUSTRIAL AREAS
DMMERCIAL OR IND	NISTRIAL	
"Married Town	SIGN ON MAP, AND COMPLETE ZON	E ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILD
T ON REVERSE SIE	DE OF THIS APPLICATION	DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND
RESS OF INDIVIDU	JAL OR COMPANY WHICH WILL EREC	
	TOTAL V. A.	
ald L	nc	
S EXCLUDE SUP	PPORTS	A SUPERIOR PROPERTY OF THE STATE OF THE STAT
LENGTH	and the same of th	SIGN SQUARE FEET AREA INCLUDE CUT OUT
F POSTS DIS	TANCE BETWEEN PANEL AND GROUND	
ex		OF SIGN. ALSO INCLUDE MESSAGE
SCHEDI	ULE OF FEES	The same of the sa
	OLE OF FEES	
2 YR. 3 YR.	SIGN AREA SQ. FEET	
\$ 6 \$ 9	O TO 50	THE THE WAY THE WAY TO
\$ 8 \$12	51 TO 150	I day la l'iles
\$10 \$15	151 TO 350	The Walter Pshinge Exit
\$14 \$21	351 TO 800	Free trailer Disposal service
\$20 \$30	801 TO 1200	The same.
\$30 \$45	OVER 1200	
		The second secon
		The second secon
ING THIS APPLICA	TION \$ 7,00	SIGNATURE OF SIGN OWNER
THE THE APPLICA		1 (un 1) Haraka
A 1- C4-ff F	Penort   API 035 23	Page 349 of 597

by specialism that the land distribute an DATE

PERMIT UNIT SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IS ZONED COMMERCIAL OR INDUSTRIAL

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

BUST DE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

OFF PREMISE SIGN ON SAME SIZE OF HIGHWAY

SIGNS PREMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AMERS

ATTACK MIGTCH WARRANT ASEA SHOW DISERS MICHIGAN

DIVIDUAL OR COMPANY WHICH WILL ERECT BIGH.

Agenda Staff Report | APL 035-23 Page 342 of 565

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		<b>1</b>		<b>(</b>	Attachmer	
C. 1	in the same of	CITY OF THE DA	ALLES, OREG	ON 22 \$177   117 T	Construction Cost	
	APPL	ICATION FO	OR SIGN	PERMIT	Permit Fee	
musi	fill in from here down	to heavy line at h	bottom of pa	ge in ink or inde	1:1.1	
s hereby n	drawing of the sign on ba	Ground Sign  Roof Sign  Wall Sign  Painted Bulletin  Minor Projecting Sig	Marquee Sign Barber Pole Poster Panel	from { new h old ha	a Manda well a	ng to plan, sp and descript a given.
	4°5 4 4.7	Sidewalk Projecting				
Type of B	uilding	1 <u>5                                   </u>		Near .		
Sign						
	and Address. Honu	11 7		Previous Per	mit No	
25	and Address 79	il let for it!				
у	Stal 14	xaco 50. onald Fu	C VII / S/	37-		
eled by						
Address of S	Sign Installer Ho	nald Inc	180	2 141 = 1		
	ncted of Stool ries Label Serial No NSFORMERS FOR NEON TUBIN	all also the second	eight of letters: Il	luminated	Painted Lamp rating _	
(-		V, A		INCANDESCE		
D SIZE -		V, A	etters		Watts	
RMERS		V, A				
(_	TOTAL V			otal		
			1	otal	Watts	
	SHOW	LOCATION OF SIGN THE FOLLOWING I	ON THIS PLAN			Street
	2—If sign is Within 20 feet	apother sign, give ver	tical clearance bet	Streetween signs.	Ft.	
		20				
		property lis	ne	<b>↑</b>		
		curb line				
	15			Street	,	ł
O ERECT S. O SPECIFICA gn here	AID SIGN WITHIN 30 DAYS FA	ON DATE PERMIT IS	S SSUED AND	M ACCORDANCE W	OREGON.	ESCRIPTION
	Ву	m/ 140	Hole	Telephone		
installation of	supply wires for connection of ai	n and connection of sign 10 days after ar	must be covered	on a regular wiring perm	nit. Sign must be illum	inated within
		10 days after er	ection.	on a regular wiring peri	nit. Sign must be illum	inated within

Approval of Appearance and Illumination

Approval of Installation

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Approval of Supports



## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

OUTDOOR ADVERTISING 1005 LAMA AVE NE, SALESI OREGON KYTH	NICE OFFICE) PERMIT OFFICE APPROVAL SECTION
SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTEN	THE STATE OF THE S
record to X	Споль
STREET TO THE STREET TO STREET	7/19/05
사사는 성영소에서 연변했어 현기를 가격하는 것 같다. 아니저 왕인 일상하는 것 같은 하지만 다 왕은 나는 아니다. [1876년] S [1877년 1877년	PROPERTY PROPERTY OF THE PROPE
ene de compagne de la compagne de l	THE REPORT OF THE PARTY OF THE
100 mm	
national of the contract of th	
(Can alkal ad) SECTION 1 - PL	JRPOSE OF APPLICATION
- Sec a Harmon	RELOCATION IN LIEU OF PERMIT NO. 64016
REPLACEMENT TAG - LOST TAG NO.  RECONSTRUCTION OF PERMIT NO. 6HOILE	☐ BUSINESS IDENTIFICATION ★
RECONSTRUCTION OF PERMIT NO.	BENCH BUSSHETTER ADVERTISING
☐ DIRECTIONAL ***	IAMES AND ADDRESSES RECEIVED
	ADDRESS (NUMBER AND STREET)
MEATOW OUTDOOR ADVERTI	SNG P.O. BOX 3310CT 262004
CITY STATE AND ZIP CODE THE DAILES OR 9	7058
NAME OF PROPERTY OWNER AT SIGN LOCATION	ADDRESS (NUMBER AND STREET)
NAME OF PROPERTY OWNERS AT THE NEW HAVER	P.O. Box 1377
CITY STATE AND ZIP COOR TILL I TON I FS OR 970	FEB 2 5 2005
THE DALLES, OR	ADDRESS (NAMBER AND STREET)
NAME OF PERSON OR COMPANY TO ERECT SIGN  MEADOW OUTDOOR AIN.	P.O. BOX 35 Action
CITY STATE AND ZP CODE	1-1-05
THE DAVES)	SECTION 4 - SIGN FACTS
SECTION 3 - SKETCH OF SIGN	CIGN DIMENSIONS
Sketch sign and include message.  NOTE: SIGN MUST NOT INITATE OR RESEMBLE. IN STYLE	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET) NUMBER AND SIZE OF SUPPORTS.
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	T ONE SIDE
	35' ADVERTISANCES BOTH SIDES
┠╶╂╌╂╌┩╌┩╌┠╌╂╌╂╌┪╌┨╌┠╌╂╌╂┈	SIGN LOCATION CITY (OR DISTANCE FROM NEAREST INTERSECTION)
L	WASCO THE DAUES
	HIGHWAY ROUTE NUMBER OR NAME VISIBLE TO OTHER HIGHWAYS? YES
2	I-84 IF YES," WHICH? NO
	SIDE OF NO. 1 HIGHWAY
	SIDE OF NO. 2 HIGHWAY IN   NORTH   SOUTH   DOT
	* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS
	DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY     SERVINESS ACTIVITY OR ON-PREMISE YES NO
<del> </del>	SIGNING VISIBLE FROM HIGHWAY?
	** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS
	1. SIZE OF COPY LETTERS:
2-23+05 FOR OFFICE USE ONLY	2. COLOR OF BACKBOARD AND LETTERS  3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE
	3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS; PAGES FROM BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVENTISING PROGRAM.
Agenda Staff Report   APL 035-23	VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF SHIRLES
Page 344 of 565	PERMIT FEE ON AUTHORIZEDISIGNATURE (VORING) ADDICATED AUTHORIZEDISICAL AUTHORIZEDI

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

					81	
	NAME OF PERMIT APPLICANT  MEA  NEA  NEA  NEA  NEA  NEA  NEA  NEA	sw Ou	TDOOR ;	ADVE	RTISIA	r (-
A	NUMBER AND STREET  P.O.  CITY, STATE AND ZIP CODE	Box 3	31			
1	THE	DAME	s, Or	970	58-000	ADVERTISING
		HATTE			REC	EIVED
8	NUMBER AND STREET P.O.	Box 13			OCT	2 6 2004
	CITY CTARE AND THE COURT	DAVIES	*	7705	Sefer	05
	8 9 5 8	SIG	N LOCATION		Action	
	CITY (IF INSIDECITY) COUNTY  THE DAVES W.	ASCO HI	ER SIDE OF THIS APPLICATION OF THE NUMBER OF	NAME	SIDE OF HIGHWAY	MILE POINT
71.2	TAX LOT SECTION	10	II-84		SOUTH	84,48
»		3 BB	j No		13	E
The above to	THIS SECTION TO BE CONCE					The state of the s
DATE ZONING IS EFF	ECTIVE ZOMING ALT	RCIAL INDU		OTHER (Se	ON AD	WERLOW
June	11, 1998 City	c of The D	alles		EER 95	2005
This will	vertify that the above decor	ibod oign leastic				
	certify that the above describing devised as part of a comprehenced prime					
	s information and/or improperiring removal of subject sign	71	lures will result i	n permit i	being declare	ed null and
1	E		8			
1-6	F CHECK ONE BOX &					1
K Th	e above location and propes and other requirements o	osed sign comp of the city or cou	lies with all ap	plicable (	ordinances, p	plans,
X XXXX	PRIZED ZONNIG REPRESENTATIVE WALL TUT	Associate	Plaines	TELEPHONE	111211	PATE 10 /0 Kloss
The	above location and/or prop					10/28/04
Pica	is, rules and other requirem	nents of the city (	or county.	ш аш арр	iicadie ordina	inces,
SIGNATURE OF AUTHO	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE	NUMBER D	ATE
☐ Nei	ther of the above statements	s apply. A letter	of explanation	ic attac	had	
	95		Apidiiduoi	ı iə dildC		
	gerkostaffeReportamPL 035-23 ge 345 of 565	TITLE		TELEPHONE	Page 353 c	of 597
2 **	· · · · · · · · · · · · · · · · · · ·			-		



Date: 09/08/23
Lease #: 18976
Lessor: N. Wasco Packs & Rec
Date Sign Built: 1969 Rebut 2005
Hwy/St:
Odot Permit
City Sign Permit
City Building Permit
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'

### Department of Consumer and Business Services

**Building Codes Division** 2705 East 2nd St The Dalles, OR 97058 (541) 298-4461

FAX (541) 298-2667

Attachment 16

http://www.cbs.state.or.us/external/bcd

### NOTICE OF PLAN REVIEW

(This is not a Building Permit)

FIELD OPERATIONS SECTION

Plan/Permit Number: ST04TD0361

Examiner:

Rebai Tamerhoulet, PE; SE

Review Fee: \$174.49

Phone:

503-378-2403

Date Began: 12/1/2004

Fax:

503-378-3656

Date Completed: 12/17/2004

Project:

Meadow Outdoor Adventure - Replace

Construction Type: V-N

Billboard

351 Lone Pine Dr., The Dalles OR

Occupancy: NA

Address:

97058

Number of stories: NA

Arch./Engr.: Steven Schaub/Metal-Weld

Meadow Outdoor Adventure

Areà: NA

Owner: Address:

PO Box 331, The Dalles OR 97058

County: Wasco

The submitted plans have been reviewed for conformity with the 1998 Oregon State Structural Specialty Code, and other statutes and regulations of Oregon as administered by this Division.

Items noted in this review document must be incorporated into the project to meet minimum requirements. Approval of submitted plans is not an approval of omissions or oversights by this office or of non-compliance with any applicable regulations of any state or federal law, rule, code or regulation or any local ordinance. Please contact this office for any requirements you question or do not understand.

Deviations from the submitted and hereby conditionally approved plans during construction, exclusive of those necessary to comply with requirements as listed herein, are prohibited without the written authorization of the local building department and this office.

## **STRUCTURAL PLAN REVIEW COMMENTS:**

- 1. This structural plan review covers: 12'x48' two panel sign.
- Call BCD, The Dalles office, for inspection of the foundation and structure when the work is completed. 2.
- Permits are required for structural and electrical works.

THE SUBMITTED PLAN IS APPROVED SUBJECT TO THE ITEMS NOTED ABOVE.

REVIEWED BY:

Rebai Tamerhoulet, PE: SE



Electrical Mechanical Mobile home

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Structural

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It is the responsibility of the permit holder to post this card in a conspicuous location at the job site. Card should remain posted until completion of project.

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Page 356 of 597



STRUCTURAL Permit No. ST04TD0361

BUILDING CODES DIVISION 2705 E. 2nd Street The Dalles, Oregon 97058 Phone 298-4461 FAX 298-2667

Dec 21, 2004 11:37

Status: ISSUED

Applied: Nov 23, 2004 Issued: Dec 21, 2004

Owner: MEADOW OUTDOOR ADV Job Location: 351 LONE PINE DR 3301

City: THE DALLES

County: WASCO Desc of Work: REPLACE BILLBOARD SIGN

Directions: THE DALLES

OWNER: MEADOW OUTDOOR AP

Applicant: JR ZUKIN CORP PO BOX 331

> THE DALLES! OR 541-2969684

Contractor:

JR ZUKIN CORP FO BOX 331

THE DALLES, OR 541-2969684

CCD#: 0118370

DETAIL ON FEE ITEMS PURCHASED: COST VALUATION... \$112.575.(0) \* EULLDING FEES

Permit Fec.

\$268.45

23

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Calculated Fee: \$26,41,45 %

Investigative fees: 7% Surcharge: Plan Review Fees: Seismic Fee: 1.00 = Fire & Life Safety: Total Permit Fec: Total All Payments:

balance Due:

applicant must bold an Oregon registration to conduct a contractor's business of be exempt from this requirement. Applicant certifies the above information is true and correct all work to be performed shall be in accordance with the government has and rules.

Signature of Applicant

See Altached Application

Permit expires if work is not started within 180 days of issuence or if work is suspended for 180 days. It is the responsibility of the permit bolder to request inspections. 4.7100

K

Attachment 16

ceipt Number: RTP08038 Amount: 461.73 11/23/04 12:03

Notation: 4280 CONT Payment Method: CK

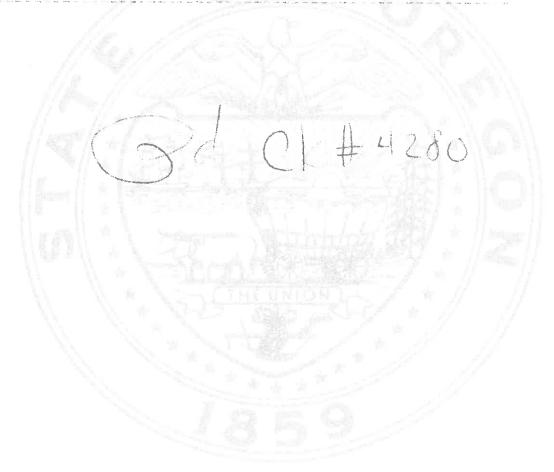
Permit No: ST04TD0361 Type: ST STRUCTURAL PERMIT Site Address: 351 LONE PINE DR

Location: THE DALLES

Total Fees: 451.79 This Payment 461.73 Total ALL Pmis: 461.73

Balance

Account Code Description ST/ME - 1% SURCHARGE 70911 1261 2.68 70011 1251 ST/ME - 5% SURCHARGE 16.11 70711 1195 STIME - PERMIT FEES





## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

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734-3451(11-00)

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	appropriate city or c	emplete sections A, B, and C, the ounty zoning authority for verifical sign compliance section.	n contact the ation of the zoning		
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В	MAILING ADDRESS 319 E. 7	TH STREET			
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C		SCO HIGHWAY ROUTE NUMBER OF IT-84	NORTH		
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	<b>◆THIS SECTION TO BE C</b>	OMPLETED BY CITY OR COUNT	ZONING AUTHORITY	ψ	
The above loca	tion is zoned: COMMER	CIAL INDUSTRIAL OTH	ER (Specify): '		
June 11,199		of the Dalles			
This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and voic, requiring removal of subject sign or signs.					
	<b>↓CHECK ONE BO</b>	X & SIGN BENEATH APPLICABLE	STATEMENT¥		
The abo		sign complies with all applcia		s, rules and	
SIGNATURE OF AUTHOR	IZED ZONING REPRESENTATIVE	ASSOCIATE Planner	TELEPHONE NUMBER X1126	DATE	
The above	ve location and/or proposed other requirements of the	ed sign does not comply wit		ances, plans	
	ZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	The state of the s	
X	en commo representative		i guer nome number	DATE	
☐ Neither o	of the above statements a	pply. A letter of explanation	is attached.		
SIGNATURE OF AUTHORIZ	ZED ZONING REPRESENTATIVE	TITLE SERVICE	TELEPHONE NUMBER	DATE	



Dat	e: <u>9/12/23</u>
Lea	se #:
Les	sor: Port of The Dalles
Dat	e Sign Built: 1987
Hwy	y/St:
U	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

## SIGN PERMIT APPL EMISE OUTDOOR ADVERTISING SIGN OREGON STATE HIGHWAY DIVISION PERMIT UNIT, E. SALEM HIGHWAY BLDG. P.O. BOX 14030, SALEM, OR 97310 **PURPOSE OF APPLICATION** DNSTRUCTION OF PERMIT NO. CATION IN LIEU OF PERMIT NO. 64-127 **NESS IDENTIFICATION\*** BENCH CTIONAL\*\* ■ BUS SHELTER N OWNER Outdoor Advertising **CX** 331 lles. Oregon 97058 DPERTY OWNER AT SIGN LOCATION f The Dalles OX 457 lles, Oregon 97058 RSON OR COMPANY TO INSTALL SIGN Outdoor Advertising ON 331 AND ZIP CODE lles, Oregon 97058 E THIS BOX FOR BUSINESS IDEN' ICE FROM PROPOSED SIGN TO BLUNESS INESS ACTIVITY OR ON-PREMISE SIGNING E FROM HIGHWAY? YES NO TE THIS BOX FOR DIRECTIONAL SIGNS F COPY LETTERS . PERMIT UNIT OF BACKBOARD AND LETTERS T WITH APPLICATION ADDITIONAL BOOK LINES TO SHOW T WITH APPLICATION ADDITIONAL DUCUMENTS TO SHOW THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. LES: A—BROCHURES; B—BAGES ROMWISITGINS LOW PIES; C—FACTS ABOUT OR SAMPLES OF OUT-OFADVERTISING PROGRAM. OAS TS ATS FILE (SEE INSTRUCTIONS FOR RATE) 000

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Agenda Staff Report | APL 035-23 Page 354 of 565

'S SIGNATURE

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## ZONE AFFIDA



## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

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NAME OF PROPERTY OWNER	Street Court						DAVICE
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Hwy	//St: <u>I-84</u>
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

WASCO  WASCO  The Dalles 0255  HIGHWAY ROUTE NUMBER OR NAME  HY 292 LIP ROUTE THE SECTION FOR BUSINESS IDENTIFICATION SIGNS  1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY  2. IS BUSINESS ACTIVITY OR ON-PREMISED ULDOR  SIGNING VISIBLE FROM HIGHWAY?  PER COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS  1. SIZE OF COPY LETTERS:  2. COLOR OF BACKBOARD AND LETTERS  2. COLOR OF BACKBOARD AND LETTERS  3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS. TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN, EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT OF STATE ADVERTISING PROGRAM  PERMIT FEE  AUTHORIZED SIGNATURE (Verlying application is complete and accurate)  ACCOUNTY OF THE MIGHANY WAS ADVENTED BY A SAMPLES OF OUT OF STATE ADVERTISING PROGRAM  PERMIT FEE  AUTHORIZED SIGNATURE VERYING ADVENTED BY A SAMPLES OF OUT OF STATE ADVERTISING PROGRAM  PERMIT FEE  AUTHORIZED SIGNATURE (Verlying application is complete and accurate)  AUTHORIZED SIGNATURE (Verlying application is complete and accurate)  AUTHORIZED SIGNATURE (Verlying application is complete and accurate)  AUTHORIZED SIGNATURE (VERLY)  AUTHORIZE	SITE FIELD	CONTRACTOR OF THE PARTY OF THE	BE COMPLETE	D BY DISTRICT	MAINTENAN	ICE OFFICE)		OFFICE APPROVA	AL SECTION
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NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES    HIGHWAY OFFICIAL SIGNS OR DEVICES    DISTANCE BETWEEN BOTTOM OF PANEL & GROUND   ADVERTISING IS   BOTH SIDES     SIGN LOCATION   AT   AT   AT   AT   AT   AT     BOTH SIDES     SIGN LOCATION   AT   AT   AT     BOTH SIDES     SIGN LOCATION   AT   AT   AT     BOTH SIDES     SIGN LOCATION   AT     BOTH SIDES     SIGN LOCATION   AT     BOTH SIDES     SIGN LOCATION   AT     BOTH SIDES     BOTH SIDES     BOTH SIDES     SIGN LOCATION   AT     BOTH SIDES     BOTH SIDES     BOTH SIDES     SIDE OF NO. 1 HIGHWAY     WAS C O     HIGHWAY ROUTE NUMBER OR NAME   VISIBLE TO OTHER HIGHWAYS?   YES     FYES: WHICH?   Y, 2 9 2   NO     SIDE OF NO. 1 HIGHWAY     SIDE OF NO. 2 HIGHWAY     NORTH SOUTH BAST WEST     SIDE OF NO. 2 HIGHWAY     NORTH SOUTH BAST WEST     COMPLETE THIS SECTION FOR BUSINESS ACTUATIVE     SIGNING VISIBLE TROM HIGHWAYS?   NO     SIGNING VISIBLE TROM HIGHWAYS?   NO     SIGNING VISIBLE TROM HIGHWAYS?   NO     SIGNING VISIBLE TROM HIGHWAYS     NORTH SOUTH BAST WEST     NO     COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS     SIGNING VISIBLE TROM HIGHWAYS   NO     SIDE OF COPY LETTERS   OCCUMENTS. TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN, EXAMPLES BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OP OUT OF STATE ADVENTISMS PROGRAM     PERMIT FEE			<del></del>				SECTION	4 - SIGN FACTS	
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### ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

NAME OF PERMIT APPLICANT  Mendow Outdoor Adventising  NUMBER AND STREET	OUTDOOR ADVERTISING
P. O. B.O. C. S. S. / CITY, STATE AND ZIP CODE	
CITY, STATE AND ZIP CODE	OCT 2-8 1998
The DAILES OR. 97058  NAME OF PROPERTY OWNER	S. S
MIKE MANNING	Refer Action
B 1116 West 2 Nd	
The DAILES, OR 97058	
SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]	
CITY (IF INSIDE CITY) COUNTY HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY MILE POINT / 7. 07
The DAILES WASCO HWY. 292 of HWY, 2	N-HWY2-83.99
2963 33D 2N	13 E
<b>▼ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZO</b>	NING AUTHORITY 1
	(Specify):
DATE ZONING IS EFFECTIVE  ZONING AUTHORITY (NAME OF CITY OR COUNTY)  THE DOILES	
Cone (The Title Many)	
This will certify that the above described sign location is zoned as indica was establised as part of a comprehensive plan for the development of t spot or strip zoning devised primarily for the purpose of allowing of Erroneous information and/or improper zoning procedures will result in per void, requiring removal of subject sign or signs.	he overall area and not as outdoor advertising signs.
CHECK ONE BOX & SIGN BENEATH APPLICABLE STA	ATEMENT 1
The above location and proposed sign complies with all applical rules and other requirements of the city or county.	ble ordinances, plans,
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE TITLE	PHONE NUMBER DATE , 10/19/98
The above location and/or proposed sign does not comply with all	
plans, rules and other requirements of the city or county.	
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE TITLE TELE	PHONE NUMBER DATE
Neither of the above statements apply. A letter of explanation is a	attached.
GNATURE OF AUTHORIZED ZONING REPRESENTATIVE TITLE	PHONE NUMBER DATE
A condo Caster Donast   ADL 025-22	Page 366 of 507
Agenda Staff Report   APL 035-23 Page 358 of 565	Page 366 of 597



NUMBER AND STREET

NUMBER AND STREET

CITY, STATE AND ZIP CODE

CITY, STATE AND ZIP CODE

CITY, STATE AND ZIP CODE

SIGN OWNER'S SIGNATURE

Attachment 16

OREGON STATE HIGHWAY DIVISION, SIGN PERMIT UNIT, HIGHWAY OPERATIONS BUILDING 2950 STATE STREET E., ROOM 209, SALEM OR 97310

	PERMIT OFFICE APPROVAL SECTION
SECTION 1 - PURPOSE OF APPLICATION	APPROVED BY PERMIT NUMBER ISSUE DATE
□ RECONSTRUCTION OF PERMIT NO	F 112-19 11-3892 CONSTRUCTION DATE
RELOCATION IN LIEU OF PERMIT NO. 6H-17	$\begin{array}{c c} \hline  & F & E' CONFORMING \\ \hline  & 3-30-93 \\ \hline  & 3 - 30-93 \\ \hline  & 3 -$
	OF INDICONFORMING REASON
□ BUSINESS IDENTIFICATION* □ BENCH	
□ DIRECTIONAL** □ BUS SHELTER	OWNER CODE HIGHWAY CODE DISTRICT S 1/1/9/16 E CANCELLATION DATE IWAS TAG RETURNED
SECTION 2 - NAMES AND ADDRESSES	CANCELLATION DATE WAS TAG RETURNED VES INO
MEADOW OUTDOOR ADV.	SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINT, OFFICE)
NUMBER AND STREET	D MILE PT. OF PROPOSED SIGN ENGINEER STATION DATE CHECKED
PO BOX 331/1127 BARGEWAY	OWNER OF NEAREST FXISTING OFF BEHINSE SIGN ON SAME SIDE OF UNDEADAY
THE DALLES, OR 97050	5 Meadow
IAME OF PROPERTY OWNER AT SIGN LOCATION	PERMIT NUMBER DISTANCE AND DIRECTION TO PROPOSED SIGN
MIKE MANNING	U 64-128 844 Eusterly
UMBER AND STREET  1116 W. ZNO ST.	S FIELD CHECKED BY (DISTRICT MAINT, SUPERVISOR'S SIGNATURE)
ITY, STATE AND ZIP CODE	E Controlera
THE DALLES, OR 97058	SECTION 4 - SIGN FACTS
AME OF PERSON OR COMPANY TO ERECT SIGN	TI (A) SIGN DIMENSIONS - EXCLUDE SUPPORTS I
MEADON OUTDOOR ADV.	HEIGHT (FEET) , LENGTH (FEET) , AREA (SO. FT.) 576
UMBER AND STREET	NUMBER AND SIZE OF SUPPORTS   DISTANCE BETWEEN PANEL AND GROUND
PO BOX 331/1/27 BAZGEWAY, TY, STATE AND ZIP CODE   IPROPOSED DATE TO INSTALL	4. 018
THE DALLES, OR 970S 2-93	ADVERTISING IS ON BOTH SIDES
SECTION 3 - SKETCH OF SIGN	(B) SIGN LOCATION
SKETCH OF SIGN INCLUDING MESSAGE	COUNTY CITY (OR DISTANCE FROM)
	WASCO THE DALLES
COPy gone	HIGHWAY ROUTE NUMBER OR NAME  T - 84 - Kwy 2
SIDEN	NORTH DISOUTH DEAST DWEST
a anala atau-mangalah danya-masah sama-masah sambang bagi bay lampan genggan at malapasah masah jada kamata daga daga daga daga daga daga daga d	(C) *COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS  1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY
	2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY?  □ YES □ NO
e e e e e e e e e e e e e e e e e e e	(D) ** COMPLETE THIS-BOX FOR DIRECTIONAL SIGNS
	1 - SIZE OF COPY LETTERS OUTDOOR ADVERTISING
	2 - COLOR OF BACKBOARD AND LETTERS
SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR OLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	
FOR OFFFICE USE ONLY	B-PAGES FROM VISITORS AGG: CFACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM
less visible to key 292, south	PERMIT FEE ( SEE INSTRUCTIONS FOR RATE )
1. 70 at mile parent 17.075	PERMIT FEE (SEE INSTRUCTIONS FOR RATE)

Site at mile foint 17.075

## OZONE AFFIDAVIT

**INSTRUCTIONS**: After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	NAME OF SIGN OWNER  MEADON CUTDOOL	2 ADVERTI	SiNC		
Δ	NUMBER AND STREET			Box =	331
	CITY, STATE AND ZIP CODE  THE DALLES	or 970	58		
	NAME OF PROPERTY OWNER  MIKE MANN	·,~C			
В	NUMBER AND STREET  1116 WEST				<u></u>
	CITY, STATE AND ZIP, CODE  THE DALLES,	CR 970	58		
1		SIGN LOCATION		1	
	CALL NOTICE (REFER TO	OTHER SIDE OF THIS APPLICATE		SIDE OF HIGHWAY	IMII E POINT
C	CITY (IF INSIDE CITY)  THE DALLES WASCO		A NAME	NOIZTH	MILE POINT S. 3.99
	TAXLOT SECTION 33D	TOWNSHIP 2N		RANGE /	3E
	TO BE COMPLETED BY CIT	TY OR COUNTY			
ABO	POOMEDCIAL D INDUSTRIAL	ONING WAS EFFECTIVE		(NAME OF CITY OF	
		1980	1 2	1/10	e Dalles
	OTHER	1180	017		
	SPECIFY	1 180	017		
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	SPECIFY	ICABLE STATE			160 m
	CHECK APPL	ICABLE STATE	EMENT		
	CHECK APPL  This will certify that the above described sign local as part of a comprehensive plan for the development.	ICABLE STATE ation is zoned as indica	EMENT ated above an	d said zoning	ı was established ning devised
	This will certify that the above described sign local as part of a comprehensive plan for the developm primarily for the purpose of allowing outdoor adversarily for the development of the develo	LICABLE STATE ation is zoned as indicated and the overall area entising signs. Erroneou	EMENT  ated above and and not as sus information	nd said zoning pot or strip zo and /or impro	ı was established ning devised oper zoning
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P.O. LOX 33/

HE DALLES.

## SIGN PERMIT APPLICATION OFF PREMISE OUTDOOR ADVER SIGN

OREGON STATE HIGHWAY DIVISION, SIGN PERMIT UNIT, HIGHWAY OPERATIONS BUILDING 2950 STATE STREET E., ROOM 209, SALEM OR 97310

**PERMIT OFFICE APPROVAL SECTION** PERMIT NUMBER. SSUF DATE R-30 7-22-93 F CONSTRUCTION DATE E CONFORMING 19-93 C □ NONCONFORMING REASON OWNER CODE HIGHWAY CODE DISTRICT M 916 CANCELLATION DATE S E WAS TAG RETURNED YES NO SITE FIELD CHECK ( TO BE COMPLETED BY DISTRICT MAINT, OFFICE ) MILEPT, OF PROPOSED SIGN ENGINEER STATION DATE CHECKED 225 799 /2-10-92

WWW. 292 1707 90 4 79 /2-10-92

OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY D 12-10-92 1 S Medow PERMIT NUMBER

WAY 2 -64-128 DISTANCE AND DIRECTION TO PROPOSED SIGN

BY E 45 F (US) 292 6H-142 4159 West FIELD CHECKED BY (DISTRICT MAINT, SUPERVISOR'S SIGNATURE) S Ε CoAnderson **SECTION 4 - SIGN FACTS** SIGN DIMENSIONS - EXCLUDE SUPPORTS HEIGHT ( FEET ) LENGTH ( FEET ) AREA (SQ. FT.) 516×2-1152 NUMBER AND SIZE OF SUPPORTS DISTANCE BETWEEN PANEL AND GROUND ONE ADVERTISING IS ON M ONE SIDE BOTH SIDES (B) SIGN LOCATION COUNTY CITY ( OR DISTANCE FROM ) WASCO HIGHWAY ROUTE NUMBER OR NAME I-84 N/4 (HW)2 SIDE OF HIGHWAY EX NORTH J SOUTH ☐ EAST \*COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS 1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY 2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY? Q YES □ NO OUTDOOR ADVERTISING RECEIVED 1 - SIZE OF COPY LETTERS 2 - COLOR OF BACKBOARD AND LETTERS 13 - SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS FEGIONALLY KNOWN, EXAMPLES ... A. BROCHURES, B-PAGES FROM VISITORS LOG; C-FACTS ABOUT OR SAMPLES OF OUT-OF-STATE AD 1571 SING PROGRAM. PERMIT FEE (SEE INSTRUCTIONS FOR RATE) # 200, 2

**SECTION 1 - PURPOSE OF APPLICATION** RECONSTRUCTION OF PERMIT NO. M RELOCATION IN LIEU OF PERMIT NO. 64-174 BUSINESS IDENTIFICATION\* BENCH □ DIRECTIONAL\*\* BUS SHELTER **SECTION 2 - NAMES AND ADDRESSES** NUMBER AND STREET P. D. SO X
CITY, STATE AND ZIP CODE NAME OF PROPERTY OWNER AT SIGN LOCATION MIKE MANNING 116 W. 2 11d. CITY, STATE AND ZIP CODE THE DALLES OK. MERDON OUTLOOK

SECTION 3 - SKETCH OF SIGN SKETCH OF SIGN INCLUDING MESSAGE VARIOUS SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

PROPOSED DATE TO INSTALL

FOR OFFFICE USE ONLY

## ZONE AFFIDAVIT

Attachment 16

INSTRUCTIONS: After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	NAME OF SIGN OWNER  MEAUDY GATOOK ADVEKTISIZED
Α	CITY, STATE AND ZIP CODE
	THE UNLLES, CK. 97058
1	NAME OF PROPERTY OWNER
	NUMBER AND STREET /N K N N I J S
В	CITY, STATE AND ZIP, CODE
	THE DALLES, EK. 97053
	SIGN LOCATION  ( REFER TO OTHER SIDE OF THIS APPLICATION )
	COUNTY IHIGHWAY ROUTE NUMBER OR NAME SIDE OF HIGHWAY MILE POINT
C	THE UNLLES WASCON ISSUED 17.034(S) 1744 ANGE 17.03 TOWNSHIP RANGE
	TAXLOT SECTION TOWNSHIP STATE OF SECTION SECTI
	TO DE COMPLETED BY OUT OR COUNTY ZONING AUTHORITY
	TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY    IDATE ZONING WAS EFFECTIVE   IZONING AUTHORITY (NAME OF CITY OR COUNTY)
سا	COMMERCIAL INDUSTRIAL
<u> </u>	OTHER
	CHECK APPLICABLE STATEMENT
	This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised
	primarily for the purpose of allowing outdoor advertising signs. Erroneous information and /or improper zoning
	procedures will result in permit being declared null and void, requiring removal of subject sign or signs. IT IS FURTHER CERTIFIED THAT THE SIGN PROPOSED BY THIS APPLICATION COMPLIES WITH ALL
	APPLICABLE ORDINANCES, PLANS, RULES AND OTHER REQUIREMENTS OF THE CITY OR COUNTY.
_	the state of the s
	Above location and / or proposed sign does not comply with local sign rules and regulations.
	SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE
•	The state of the s
	The way
	TELEPHONE NUMBER



SIGN PERMIT APPLICATION Att

OFF PREMISE OUTDOOR ADVER 1.5 ING SIGN

OREGON STATE HIGHWAY DIVISION, SKIN PERMIT UNIT, HIGHWAY OPERATIONS BUILDIN

2050 STATE STREET E., ROOM 209, SALEM OR 97310



2000	TE STREET E., NOOM 208, SALEM ON \$1510
	PERMIT OFFICE APPROVAL SECTION
SECTION 1 - PURPOSE OF APPLICATION	APPROVED BY PERMIT NUMBER ISSUE DATE
D RECONSTRUCTION OF PERMIT NO.	CONSTRUCTION DAY
RELOCATION IN LIEU OF PERMIT NO	© NONCONFORMING
BUSINESS IDENTIFICATION* BENCH	E REASON
□ DIRECTIONAL** □ BUS SHELTER	OWNER CODE HIGHWAY CODE DISTRICT S CANCELLATION DATE TWAS TAG RETURNED
SECTION 2 - NAMES AND ADDRESSES	□ YES □ NO
MEADOW OUTDOOR ADV	SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINT, OFFICE)
POBOX 331 /1127 BARGEWAY RO	MILE PT. OF PROPOSED SIGN ENGINEER STATION DATE CHECKED
THE DALLES, OR 97058	S THE STATE OF THE
MIKE MANNING	USTANOE AND DIRECTION TO PROPOSED SIGN
1116 W - 2HO ST.	S. FIELD CHECKED BY (DISTRICT MAINT, SUPERVISOR'S SIGNATURE)
THE DALLES, OR 97058	SECTION 4 - SIGN FACTS
AME OF PERSON OR COMPANY TO ERECY SIGN	(A) SIGN DIMENSIONS - EXCLUDE SUPPORTS
MEAD OW OUTDOOR ADV.	HEIGHT (FEET), LENGTH (FEET), AREA (SO. FT.) 14 48 /344
PS BOX BBI / 1 27 BARGENAND ITY, STATE AND ZIP CODE PROPOSED DATE TO INSTALL	NUMBER AND SIZE OF SUPPORTS DISTANCE BETWEEN PANEL AND GROUND
THE DALLES, OR 9258	ADVERTIBING IS ON BOTH SIDES
SECTION 3 - SKETCH OF SIGN	(B) SIGN LOCATION
SKETCH OF SIGN INCLUDING MESSAGE	COUNTY CITY (OR DISTANCE FROM)
	WASCO THE DALLES
	I-84
	BLEOF HIGHWAY  AC NORTH D SOUTH D EAST D WEST
	(C) *COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS
	1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY
	2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY?  D YES D NO
*	(D) "COMPLETE THIS BOX FOR DIRECTIONAL SIGNS
a a	1 - SIZE OF COPY LETTERS
IGN MUST NOT IMITATE OR RESEMBLE, IN STREET	2 COLOR OF BACKBOARD AND LETTERS
OLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	3 SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: A-BROCHURES,
	OUT-OF-STATE ADVERTISING PROGRAM
26-8.01 18/25	PERMIT FEE (SEE INSTRUCTIONS FOR RATE )

SIGN OWNERS SIGNATURE

Attachment 16



## **ZONE AFFIDAVIT**

**INSTRUCTIONS**: After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	NUMBER AND STREET BUTDOOR ADVISITIES IN 6					
A	1127 BARGELLIAY ROAD FO BOX 331					
	THE DALLES, OR 97058					
	NAME OF PROPERTY OWNER	_				
	NUKE MANNING					
В	CITY, STATE AND ZIP, CODE					
	THE DALLES, OR 97058					
ſ	SIGN LOCATION					
Į,	( REFER TO OTHER SIDE OF THIS APPLICATION )					
	THE DALLES WASCO I-84 SIDE OF HIGHWAY MILE POINT					
	SON 2					
L	8703 35D 2N 13E					
	TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY					
EVOE	COMMERCIAL DINDUSTRIAL DATE ZONING WAS EFFECTIVE ZONING AUTHORITY (NAME OF CITY OR COUNTY)	_				
30	THER May, 1980 City of The Dalles					
		$\dashv$				
,	CHECK APPLICABLE STATEMENT					
	This will certify that the above described sign location is zoned as indicated above and said zoning was established					
	40 Mart VI a volibrolicijske disti iot tije geverdinggi of tra avas and nat an anat all the second	ı				
ļ	Procedures will result in permit being declared null and void requiring removal of subject along an along					
3	TIO FUNTIFIED VENTIFIED THAT THE SIGN PROPOSED BY THIS ADDITION ACCOUNT OF THE STATE OF THE STAT					
	APPLICABLE ORDINANCES, PLANS, RULES AND OTHER REQUIREMENTS OF THE CITY OR COUNTY.					
, A	Above location and / or proposed sign does not comply with local sign rules and regulations.					
	The second of th	2				
	SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE					
	Mesthelle					
	associate Planner					
	583 - 296-548/ DATE 583 - 296-548/					
	10-8-12					
	· · · · · · · · · · · · · · · · · · ·					

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#### SIGN PERMIT

Use Zone CIT	Y OF THE DALLES	Permit No 93-257
Fire Zone	313 Court Street	Permit Fee_55
Variance	The Dalles, Oregon 97058 Phone 296-3537	
Conditional Use	FIIONE 290-3537	
		ı
Sign for: MEADOW OUTDOOR.	ADJENTISING Contractor: M	GADON OUTDOOR ADVENTS
Business Address: 1116 W. 2ND S THE DAMES, OR Telephone:	Address: T	30× 33 ( A PAVIES, OR 97058
Telephone: The Davies, or	97058 Telephone:	23 296 - 9684
Permit to: [X] Erect (1) [ ] Alter (2) [ ]	Relocate (3)	
[ ] Wall Sign (1) [ ] Fro	eestanding Sign (4)	] Roof Sign (7)
[ ] Projecting Sign (2) [ ] Po	le Sign (5)	] Barber Pole (8)
	Ill Facade for Signs (6) [ Expires:	] Street or Wall Clock (9)
DETAILS OF CONSTRUCTION	ON, INSTALLATION, AND ILLUM	IINATION OF SIGN
Horizontal Dimension: 48	Hoight to Pottom	n: 43°
Vertical Dimension: 12'	Height to Top:	55'
Area of Sign: 576 ONE SITE	1	NO UL No.:
Removal Agreement Signed		OL No.:
SIGN INSTALLATION TO BE COMPLETED V 120 DAYS AFTER PERMIT HAS BEEN ISSUEI		SIGN SKETCH
	12 VAN	BOTH SIDES 40
	UPPLY 3	
ELECTRICAL CONNECTION AND ALL S CIRCUITS TO BE MADE BY LICENSED TRICAL CONTRACTOR SUBJECT TO PROVI OF THE STATE ELECTRICAL CODE:	ELEC-	b Is
Applican	t's Signature: Ollu Kell	nan Date: 9-23-93
Application Received by:	ν	Date:
Permit Issued by: Jest Co. T	·/w/	Date: 9'-27-93
Agenda Staff Report   APL 035-23 Page 365 of 565		Page 373 of 597

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#### SIGN PERMIT

Use Zone CITY O	F THE DALLES	Permit No 94-299
Variance The Da	13 Court Street alles, Oregon 97058 hone 296-3537	Permit Fee 55. 00 Pd
Conditional Use		
Sign for: MEADOW OUTDOOR ADV.  SITE Business Address: III6 W. ZND ST.  THE DALLES, OR 978  Telephone: SOZ 296 9684	Address: Po Box	331 THE DAVES 296-9684
[ ] Projecting Sign (2) [ ] Pole Sign [ ] Marguee Sign (3) [ ] Wall Face	ding Sign (4) [ ] R	oof Sign (7) arber Pole (8) treet or Wall Clock (9)
DETAILS OF CONSTRUCTION, INSTAUCTION, INSTAU	_ Height to Bottom: Height to Top:	/
SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:	v 510 48'	GN SKETCH
576 < 672 lunt 1	2 pogra	cory sides 40'
ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:	is O.O.	18° 184
Applicant's Sig	nature: Gran Della	Date: 5-24-94  Date: 5-27-94
Permit Issued by:		Date: 6-6-94

Agenda Staff Report | APL 035-23 Page 366 of 565



Dat	e: 9/12/23
Lea	se #:98015
Les	sor: <u>City of the Dalles</u> e Sign Built: 1998
Dat	e Sign Built: 1998
Hwy	//St:
V	Odot Permit
V	City Sign Permit
V	City Building Permit State building Coeles
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

#### LEASE AGREEMENT

LEASE NUMBER:	98015
DESCRIPTION:	I-84 SL 1.3 mi. E/O West The Dalles Exit 83

#### WITNESSETH:

1. The Lessor hereby leases and grants exclusively for the purpose of erecting and maintaining outdoor advertising structures, the following described real property located in the City of The Dalles, Wasco County, State of Oregon:

A portion of the property located on Assessor's Map# IN 13 3BD, Tax Lot #100. The location of the proposed structure is shown on the map attached as Exhibit "A".

Lessor further grants to Lessee such free access to and the use of the real property described above as Lessee requires to construct, post, paint, illuminate, maintain, repair, and remove the structures and advertisements placed thereon. The term "structures" as used herein shall mean outdoor advertising structures including fixtures, power poles, lines and connections. The term "premises" as used herein shall mean that portion of the real property where Lessee's structures are placed. The Lessor reserves for its use and benefit of Lessor and Lessor's tenants, lessees, and other persons authorized by Lessor, the right to use all of the ground surface of the parcel herein leased and all the area lying below the bottom of Lessee's sign (except for the space occupied by the steel post or posts supporting said sign) for ingress and egress and other beneficial and reasonable uses.

2. The initial term of this lease shall be for a term of ten (10) years commencing upon August 1, 2014, and terminating upon July 31, 2024. If the lease is not in default as of May 1, 2024, Lessee shall have the option to renew the lease for an additional ten (10) year period, which term would commence on August 1, 2024, by giving written notice on May 1, 2024 of its intent to renew the lease. The terms and conditions of the renewal term shall be identical with those for the original ten (10) year lease term.

Thereafter, this lease agreement may be renewed for successive ten (10) year terms. The terms of any successive renewals shall be the same as those of the original lease term, except that Lessor and Lessee must mutually agree upon the rent for each successive rental term. If the parties have not mutually agreed upon the terms of the rent for a successor term, by 90 days prior to the date the lease agreement is scheduled to expire, then the lease agreement shall expire, and Lessee will be obligated to remove the sign from the premises in accordance with the provisions of this lease agreement.

3. The rent shall be One Thousand Seven Hundred Fifty Dollars (\$1,750.00) per year payable annually in advance commencing August 1, 2014.

Murch 4 GP

(12)

- 4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees, or others employed in the construction, maintenance, repair or removal of its signs on the property.
- 5. Lessee understands and agrees the portion of the premises being leased is adjacent to the Lessor's wastewater treatment plant, and that the Lessor is initiating a planning process for an expansion and modernization of the existing plant. Lessor agrees as part of the planning process that it will use its best efforts to ensure that no structure or obstacle is placed in such a manner as to obstruct or impair Lessee's sign. In the event Lessor determines the Lessee's sign must be removed to facilitate the expansion or renovation of the Lessor's wastewater treatment plant, Lessor shall have the right to terminate this lease, or any successor lease agreement, upon thirty (30) days written notice to Lessee, and Lessee shall remove its sign within thirty (30) days of receipt of the written notice. If Lessor determines that placement of a structure is necessary to facilitate the expansion or renovation of Lessor's wastewater treatment plant, which structure obstructs or impairs the visibility of Lessee's sign, then Lessee shall have the option to terminate this lease agreement, or any successor agreement, upon thirty (30) days written notice to Lessor. If the lease agreement is terminated under this provision, Lessee shall receive a refund of the portion of rent paid for the unexpired term.
- 6. In the event of any potential change in ownership of the property hereby leased, Lessor agrees to notify Lessee of such potential change at least thirty (30) days prior to any closing consummating such change in ownership. Lessor also agrees to give the prospective purchaser formal written notice of the existence of this lease at least thirty (30) days prior to such a closing and agrees to grant to Lessee an unconditional right of first refusal to purchase said property. Lessor will first offer property to Lessee on the same terms and conditions as received from the prospective buyer, and Lessee must exercise this right no later than thirty (30) days after receipt of written notice of said potential change of ownership.
- 7. Lessee shall have the right to sub-lease or assign this agreement to others and such signs owned by them shall be subject to the terms and conditions of this lease. It is agreed between the parties that Lessee, or such other person, as the case may be, shall remain the owner of all of said advertising signs, structures, and improvements, and that notwithstanding the fact that the same constitute real estate fixtures, the Lessee or such person, as the case may be, shall have the right to remove said signs, structures, and improvements at any time during the term of this lease, or after the expiration of this lease.
- 8. This is an exclusive lease. Lessor agrees not to permit the placement of any other off-premise signs by anyone other than Meadow Outdoor Advertising on this property or any adjacent properties which Lessor owns or controls.
- 9. In the event the law of the State of Oregon or the ordinances of Wasco County or the City of The Dalles shall lawfully prohibit the operation of Lessee's sign and/or require its removal, the Lessee shall be entitled to terminate this lease thirty (30) days after giving Lessor written notice of the prohibition or required removal and after removal of Lessee's sign and sign structure from the leased premises. In said notice, Lessee shall cite the law and/or ordinance requiring the Lessee to prohibit operation of the sign or require its removal. The Lessee shall continue to pay the pro rata rental to Lessor thereafter through the date the sign is removed.

10. All maintenance, repair, upkeep and restoration of the sign improvement placed on the leased premises shall be performed by Lessee at Lessee's expense. Lessee agrees to keep the premises and the sign improvement on the premises in a clean, neat and proper condition and in a good and safe condition of maintenance and repair at Lessee's expense.

In the event the placement of the sign, the supporting structure, or the concrete foundation for the advertising sign results in the restriction or obstruction of access required by Lessor to perform emergency repairs or maintenance upon the sewer treatment plant, and Lessor, in its discretion, determines that no alternative means of access to perform the repairs is available to Lessor, the Lessee shall be responsible for the costs of removal and replacement of the sign, the supporting structure, or the concrete foundation, to ensure the Lessor has access to perform the necessary repairs or maintenance.

- 11. Lessee, it successors, assigns, owners, holding companies and all others acting by, through, or under Lessee, agrees not to bring any legal actions or suits against Lessor, nor to raise any counterclaim or defense in any action brought by Lessor against Lessee, at the termination of this lease, relating to the enforcement of the termination of the lease, eviction by Lessor against Lessee, and/or removal of the advertising sign and appurtenances therefrom which is the subject of this lease. Lessee waives all rights and claims for damages, relocation expenses and fees, which it might have against Lessor from this time to any time in the future and covenants not to sue Lessor, by way of complaint, counterclaim or defense, which said covenant shall survive the termination and/or term of this lease, for or in any way relating to the removal of the advertising sign and all equipment, structures and appurtenances thereto on the property left at the termination of this lease and/or for any other claim for damages for "just compensation", relocation fees and expenses which are owed to Lessee by Lessor in the future by virtue of ORS Chapter 377; 23 U.S.C. Sect. 131, et. seq.; ORS Chapter 281; 42 U.S.C. Sect. 4622, 4623, 4624, 4625, 4626, 4651, 4652, 4653 & 4654; or by any other Federal or State statute, or City ordinance or rule. Lessee further agrees that it will not seek any temporary restraining order and/or permanent injunction to prohibit the removal of the advertising sign and appurtenances therefrom at the termination of this lease for any reason whatsoever.
- 12. Lessee at its sole cost and expense shall remove the sign and all ofthe sign structure upon any termination of this lease so that said sign and sign structure shall be removed from the leased premises and the leased premises restored to its original condition at the date of the termination of this lease.
- 13. This lease is binding upon, and inures to the benefit of the heirs, executors, successors and assigns of Lessor and Lessee.
- 14. All rents to be paid pursuant to this lease and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature. This lease shall constitute the sole agreement of the parties relating to the lease of the above described premises. Neither party shall be bound by any statement, warranties, or promises, oral or written, unless such statements, warranties, or promises are set forth specifically in this lease.
- 15. Lessor warrants the title of said leasehold for the term herein mentioned. In the event this lease is not renewed or is canceled, Lessor agrees that it will not for a period of five (5) years subsequent to the date of termination, release said premises to any other

advertiser or outdoor advertising company other than Lessee for advertising purposes. Lessor represents that it is the owner of the property covered by this lease and has the authority to execute this lease.

If any rent shall be due and unpaid for fifteen (15) days after written notice 16. that it is due, or default shall be made in any of the covenants herein contained (other than the payment of rent or other charges) following thirty (30) days written notice by Lessor to Lessee specifying the nature of the default with reasonable particularity and allowing the Lessee to remedy said default within said thirty (30) days, then the Lessee shall remove the sign structure and appurtenances thereto and it shall be lawful for the Lessor to enter the premises and remove all persons therefrom and said sign structure and appurtenances, the Lessee hereby waiving any notice to quit or intention to re-enter. In the event it is necessary to institute suit or action to enforce any of the covenants or provisions in this lease or to effect a re-entry upon said premises by the Lessor, the Lessee agrees to pay to the Lessor its attorney fees and expenses of such suit or action and the cost, if any, or removing said sign structure and appurtenances. Lessee covenants to pay to Lessor the rent specified herein and at the expiration of the term of this lease or other termination to remove said sign structure and to surrender and quit the premises hereby leased in as good a state and condition as the same now are or shall be put into, damages by the elements excepted. The Lessee, on paying the said rent and performing the covenants herein contained, shall and may peaceably and quietly have and enjoy the leased premises for the term herein specified, and any successor terms. No assent, express or implied, by the Lessor to any breach of any of the covenants or agreements herein shall be deemed to be a waiver of any succeeding breach of the same covenant or agreement or as a waiver of the covenant and/or agreement itself.

CITY OF THE DALLES

Nolan K. Young, City Manager

313 Court Street

The Dalles, OR 97058

JR ZUKIN CORP,

a California Corporation d.b.a.

MEADOW OUTDOOR ADVERTISING

DX

J. Chris Zukin, President

PO Box 331

The Dalles, OR 97058

ADDENDUM TO ATTACHED LEASE AREA SKETCH OF LEASED PREMISES N. I-84 MEALOW 14X48 N The City of The DAlles INDICATE FOLLOWING: 1) sketch of sign 2) property lines 3) street names 4) buildings, landmarks, etc. 5) north, south, east, west MEADOW OUTDOOR ADVERTISING REPRESENTATIVE Exhibit "A"

SIGN PERMIT CITY OF THE Use Zone INCUSTRIAL The Balles Community Development Benaringent 313 Court Street Fire Zone The Dalles, Oregon 97058 Variance -Conditional Use (541) 296-5481 \*City licensed installer is required Contractor. Mendow Outlook Advertising Sign for: Mendow outdook Advertising Business Address: P. O. ROX 331 - The Dalles Address: P. O. ROX 331 The Dalles on Telephone: (541) 2 96-9684 IN off PREMise Advertising Siga Permit to: [X] Erect (1) [ ] Alter (2) [ ] Relocate (3) [ ] Wall Sign (1) [ M Freestanding Sign (4) [ ] Roof Sign (7) 1 Projecting Sign (2) Pole Sign (5) Barber Pole (8) Wall Facade for Signs (6) [ ] Street or Wall Clock (9) ] Marguee Sign (3) Expires:\_ DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN Height to Bottom: Horizontal Dimension: Vertical Dimension: Height to Top: \_\_\_\_\_ Area of Sign: 672 SQ. ft. EA. FACE Illuminated: Removal Agreement Signed \_\_\_\_\_ Planning Action \_\_\_\_\_\_ SIGN SKETCH SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED: overhend power ine I-84 ROAD Bed ELECTRICAL CONNECTION AND ALL SUPPLY TRICAL CONTRACTOR SUBJECT TO PROVISIONS MENSON OUTLOOK A LVENTISING CIRCUITS TO BE MADE BY LICENSED ELEC-Applicant's Signature: Application Received by: \_ Date: Permit Issue Agerida Staff Report | APL 035-23

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RI EIVED Attachment 16

Attachment 16

Notation: 2961 91-119 OWN

Permit No: ST99TD0018 Type: ST

Site Address: 50 LAUGHLIN ST

Location: Changed Plans Building Permit was Issued on 9

Total Fees:

This Payment

Total ALL Pmis:

Account Code 76900 1212

Description

TOA ST/ME- PLAN REFIEW

RECEIVED JAN 1 5 1999

Agenda Staff Report | APL 035-23

PA

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734- 3451 (8-96)

# GIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

1905 LANA AVE NE, BALEM OREGON 97314						
SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINT			· LIMIT OF TOP AT THOU THE OLD TON			
	YES	NO ()/9		PERMIT NUMBER	10-20-92	
	1	NO I NON-	ORMING CONFORMI	ING	CSASSIBUCION DATE	
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	PURPOS	E OF APPLICA				
REPLACEMENT TAG - LOST TAG NO.		RELOC	I NI NOITAC	LIEU OF PERMIT N	0.6H-204	
RECONSTRUCTION OF PERMIT NO.		BUSINI	ESS IDENT	ΠFICATION *		
☐ DIRECTIONAL <sup>☆★</sup>		BENCH	1 0	BUS SHELTER		
		AND ADDRESS		OUTDOOR A	DVERTISING	
NAME OF PERMIT APPLICANT  MON ACTUAL COLUMN ACTUAL	1	ADDRESS (NUMBER AND	STREET)	HECE	IVED	
Mendow O'UTdoor Novertis	Singi	P.O.B	OCA	33/ <sub>0C7 12</sub>	2 1998	
The DDIIes, OR. 97058				_		
NAME OF PROPERTY OWNER AT SIGN LOCATION		DDRESS (NUMBER AND	STREET)	efer Contrest	OS	
CITY OF The DAlles, OR.		313 Cou	IRT	donneer	and the second s	
The PALLES, OR. 9705	5					
NAME OF PERSON OR COMPANY TO ERECT SIGN	AL	DDRESS (NUMBER AND				
Mendin Outloor Advertisin	Ng	P.O.Bo	$0 \times 3$	PROPOSED DATE TO	INCTALL	
The DAIles, OR	9	77058		10-00		
SECTION 3 - SKETCH OF SIGN		SE		- SIGN FACTS		
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE	A HEIGHT (FE	EET) LENGTH (FEET)		MENSIONS ET) NUMBER AND SIZE OF	FSUPPORTS	
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	14'	48'	672	one	42"	
	26	BETWEEN BOTTOM OF		ADVERTISING IS	ONE SIDE  BOTH SIDES	
VARIOUS Off Premise	COUNTY	122	SIGN LO	OCATION , 92 7n	A NEAREST INTERSECTION)	
Advertising Coox		SCO (33)		TheDL	1/185 0355	
	HIGHWAY R	OUTE NUMBER OR NAM	ve I-84	VISIBLE TO OTHER HIG	SHWAYS? YES	
(One Dixe)		NO. 1 HIGHWAY		RTH 🛣 SOUTH 🗌	EAST WEST	
(hoa)	SIDE OF	NO. 2 HIGHWAY	→ □ NOI	RTH SOUTH	EAST WEST	
	"			R BUSINESS IDENTIF	ICATION SIGNS	
	11	NCE FROM PROPOS				
	11	SINESS ACTIVITY OF VISIBLE FROM HIGH		YES	NO	
	.11		SECTION	FOR DIRECTIONA	L SIGNS	
		DE COPY LETTERS:	·······			
FOR OFFICE USE ONLY	11 2	R OF BACKBOARD A		NAL DOCUMENTS TO	CLOW THAT THE	
5-20-98 issued in Jieu of 6 H0204	VISITOR'S	S IS REGIONALLY SLOG; FACTS ABOU	KNOWN. EXT OR SAMPLE	XAMPLES: BROCHURI	ES; PAGES FROM RTISING PROGRAM.	
	PERMIT FEE	ALITHORIZED	SIGNATURE AL	erifying application is complete	and popurate)	

## **ZONE AFFIDAVIT**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	MEALOW W	Quit 1	Mil + 2-1		
A	NUMBER AND STREET	Guldok	Advertising	2	· · · · · · · · · · · · · · · · · · ·
A		331			
	CITY, STATE AND ZIP CODE	11	0717		
	NAME OF PROPERTY OWNER	les, ox.	97038	OUTDOOR ADV	PITISING
	City of	The DA	1/00	RECEIVE	
B	NUMBER AND STREET			007.40	4000
D	3/3 CITY, STATE AND ZIP CODE	DUNT ST	reet	0Cī 12	1998
	The DAIL	es xR	97058	3AS	OS
		7 000	SIGN LOCATION	Refer Action	
	CITY (IF INSIDE CITY)	(REFER	TO OTHER SIDE OF THIS APPLIC		Charle and all manufactures the constitution of the service and
	The DAlles	WASCO	HIGHWAY ROUTE NUMBER OF		AY MILE POINT 198
	TAXLOT	SECTION	TOWNSHIP	1-64 SOUV	4 03/03
	100	3 BD	10	13	
	THIS SECTION TO E	BE COMPLETED	BY CITY OR COUN	TY ZONING AUTH	ORITY 1
		COMMERCIAL		OTHER (Specify):	
DATE ZONING IS EFF	FECTIVE	ZONING AUTHORITY (NAME OF		(opecity).	
0/9	18	City of	The Malles		
Erroneou	blised as part of a c strip zoning devise is information and/or uiring removal of sub	d primarily for the improper zoning propertion of the contract	he purpose of allow	ving outdoor adve	ertising signs
	<b> CHECK ONE</b>	BOX & SIGN BE	NEATH APPLICABI	LE STATEMENT 3	
rui	ne above location ar les and other require	nd proposed sign ments of the city of	complies with all a	pplicable ordinance	es, plans,
IGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	TITLE	scrafe Planner	TELEPHONE NUMBER	DATE /OK/OF
	a chang lass!			(541)296. 5481	173/10
pla 	e above location and ans, rules and other r	d/or proposed sign requirements of th	n <b>does not comply</b> we city or county.	vith all applicable or	dinances,
IGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Ne	ither of the above sta	atements apply.	A letter of explanation	on is attached	
Y		11.3			
GNATURE OF AUTHO	DRIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
(	1 0 00 5	00.5.00			204 6507
_	genda Staff Report   APL	035-23		Page	384 of 597



Date: 9/13/23
Lease #: <u>98025</u>
Lessor: Bon McHale
Date Sign Built: 2009
Hwy/St: <u>I-84</u>
Odot Permit
City Sign Permit
City Building Permit
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'
NOT COUNTRY IN INVENTORY  NOT COUNTRY IN INVENTORY  CONT. UNIT SIBN (GVU).  CITY CAMED IT (FLUSH" DIEN  CITY CAMED IT CRINTER  SIGN FOR DISCONERY

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125

Name	INSTALLER INFORMATION		
Address	MEADOW OUTDOOR ADVERTISING		
Phone Number	P.O. BOX 331, THE DALLES, OR 97058		
Current C.C.B.	(541) 296-9684		
License	118370		
LIOCHIGC	CION INFORMATION		
Business Name	SIGN INFORMATION		
Address	HIRE ELECTRIC		
Telephone Number	142 LAUES OR 97058		
Text			
Sign Area	hire electric, inc. / hireelectric com		
Horizontal Dimensi	192 59. Ft.		
Vertical Dimension			
	8'		
Type	Projecting - Hanging - Flush - Pole - Other facing the		
Illumination	Direct Indirect III No.		
PLEASE ATTACH A SCALED FLEVATION DRAWING OF YOUR PROBLEM			
ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL CONTROL AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND			
	DOSO OF O GIGTS TO STATE OF THE		
LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of businesses that are at the same location. Signage is not based on the businesses that are at the same location. Signage is not based on the businesses but on the businesses.			
makes distinctions based upo	ne location. Signage is not based on the business, but on the building. Additionally, the ordinance of types of signage used. This is why the inventory must include information on sign type and location.		
ELECTRICAL CONNEC	TION AND ALL SUPPLY OF THE TENTH TO THE TION AND ALL SUPPLY OF THE TENTH TO THE TION AND ALL SUPPLY OF THE TENTH TO THE TE		
ELECTRICAL CONTRA	TION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED CTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.		
SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.			
Applicant's Signature and Date: John Jehnson For MEADOW ONTO CO,			
10-2-09			
Permit Number			
	09-763   Permit Fee \$ 30 00_		
Planning & Zoning Inform	nation: CLI-Hichway Dutreet . Secondary Hunt		
second fellish sign	alowed ( 5090 of building rear -		
Whole ariou keceived	Permit Issued		
By and Date:	1.7-09 Bell During		

By and Date:

10-2-09-DERCE

10-7-09 BEELL

By and Date:

	DATE 10-2-09 Attachment 1647947
ent 1 SE8	RECEIVED FROM Meadow Outdoor \$3000
Dalles artme Street NR 9700	Therety & no/100. } DOLLARS
The Dep Court Court 198, 0	OFOR RENT Sign Parmit 09-763
ty of ning 113 C 1	ACCOUNT 30 - CASH FROM TO
Plan The The	PAYMENT 50 - OFFICK  BAL DUE 6 - OMONEY BY DEATH
A F W	BAL. DUE 6 ONDER BY BBALL 1182



Pate:
ease #: <u>95647</u>
essor: Daviel Wallace
Pate Sign Built: 1971 Robvilt 2014
wy/St: E Zhel
Odot Permit Original
Odot Permit Original City Sign Permit Original
Tity Building Permit Rebuild in 2014
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'

Zoning	District No CBD
	Issued Ron A Holline
D	4/20/78

CITY OF THE DALLES, OREGON

### APPLICATION FOR SIGN PERMIT

Attachment 16
Construction Cost 200
Permit Fee
Plan Check Fee

Applicant must fill in from here down to heavy line at bottom of page in ink or indelible pencil and also make a neat drawing of the sign on back of original sheet, showing details of supports and sign copy.

	Ground Sign	Marquee Sign		
Application is hereby made to	Wall Sign	Barber PolePoster Panel	new hangers according from	o plan, speci- d description
Treconstruct	Painted Bullet	d	old hangers rication ar	d description ven.
Change Cop	Minor Project	ing Sign		
	Sidewalk Proj	ecting Sign		/
Street Address S22 S65	T 2nd		Near 2nd & tal	dons
Height and Type of Building			/	
Location of Sign	The Mark			
Previous Location of Sign	A Comment		Previous Permit No	
Owner of Sign-Name and Address.	Francis LAC			
Lessee of Sign—Name and Address	- Commission -			
Sign made by	1) ( majorite			
Sign remodeled by	1 thank	- parameter products		
Name and Address of Sign Installer		Lan Car		
Horizontal Dimension.	ILS OF CONSTRUCTION, INST	TALLATION AND ILLUMINATION	ON OF SIGN	
0-1/	Vertical Dimension		Weight	
- / //	(a) (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	Projection beyond property lin		es TA Park
Material sign is constructed of		Height of letters: Illuminated	Painted	
			Lamp rating	
TRANSFORMERS FOR 1	NEON TUBING	IN	CANDESCENT LAMPS	
(	v, A	- Interior	Watts	
NO. AND SIZE	V, A	Letters	Watts	
TRANSFORMERS \	V, A	Borders	Watts	
	V, A	Total	Watts	
	within 20 feet of another sign, g	Street signs	Frend out	2
pern, t No new	to back up		is July	
Dern't No new	to back up		<u> </u>	10th D
No new	5thucture	existing 319	Street	10ml
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AGREE TO ERECT SAID SIGN WITHIN AN AND SPECIFICATION AND THE E	5 thucture.	existing 319	Street	CRIPTION,
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AGREE TO ERECT SAID SIGN WITHIN AN AND SPECIFICATION AND THE Edicant sign here  By_ TE—The installation of supply wires for co	STAUCTURE.  CONTINUE OF STAUCT	rb line  MIT IS ISSUED AND IN ACCOUNTY OF THE CITY OF THE CITY OF THE city of sign must be covered on a regulater erection.	Street  PROANCE WITH THE ABOVE DESTRICTION  Telephone number ar wiring permit. Sign must be illuminated as a supervision of Installation	138

OREGON STATE HIGHWA	Y DIVISION HASE RETURN ORIGINAL COPY ONLY SALEM, OREGON 97910 CONFURMING Attachment 16 NONCONFORMING
SIGN PERMIT APPI	
APPLICATION ACCOMPANIED BY PROPER FEE MUST BI	2 SOUMITTED AND PERMIT
FORM 81-734-3451 (REV. 7-76)	CANCELLED DATE
RECONSTRUCTION BACK O	RELOCATION ON CONTROL DISTRICT FOR OFFICE USE ONLY
A PERMIT WILL NOT BE ISSUED UN	NLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED
NAME OF SIGN OWNER	ADDRESS
NAME AND ALTERS IN PROPERTY OWNER AT SIGN LOCA	ATION W 2 40
	NOTICE: ATTACH COPY OF
200	PROPERTY OWNER'S SIGNED CONSENT
, GROVER KELLER THE DAY	IGN LOCATION
COUNTY OR CITY	
SIDE OF HWY. MILEPO	OINT 18 44 DENGINEER STATION
CONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION	N OF LOCATION
SOUND THOUSAND STRICT ENGINEER FOR VERIFICATIO	N OF LOCATION
	FIELD CHECKED BY
( ) -	DISTRICT ENGINEER
DATE TO BE ERECTED 5/1/18	MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.
DISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME	RIFOR - AND MORE
SIGN OWNER	PERMIT NO DISTANCE O FEET DIRECTION WEST
HONALD INC	FEET N. E. S. W.
ZONED COMMERCIAL OR INDUSTRIAL  ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMP  IAME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH	PLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION.
IGN DIMENSIONS EXCLUSE SUPPORTS	
EIGHT LENGTH	SIGN SQUARE FEET AREA INCLUDE CUT OUT
O. AND SIZE OF POSTS DISTANCE BETWEEN PANEL AND	SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES
4 stree 25	OF SIGN. ALSO INCLUDE MESSAGE
SCHEDULE OF FEES	
A	
SIGN AREA SQ. FE	
1. \$10	
3. SZO MORE THAN 400 SQUA	
A RELOCATED SIGN MAY NOT BE INSTALLED WITHIN T LOWING DISTANCES ON THE SAME SIDE OF THE HIGHWA A SIGN PURCHASED PURSUANT TO THE PROVISIONS 377.700 TO 377.840:	Y FROM
TYPES OF HIGHWAY DIRECTION FROM	
INTERSTATE 2000 FEET	
FREEWAY 1000 FEET	
OTHER STATE HIGHWAY 500 FEET	SIGNATURE OF SIGN OWNER
	FEE ACCOMPANYING THIS APPLICATION \$ 200 C507
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#### ZONE AFFIDAVIT

4/19/18

SIGN OWNER NAME AND ADDRESS	HONALD, INC
	1800 W 240
· .	THE DALLES
PROPERTY OWNER NAME AND ADDRESS	GROVER E. KELLER
, w * * , , , , , , , , , , , , , , , ,	Box 379
	THE DALLES
IF STATE SIGN PERMIT HAS BEEN ISSUED,	PLEASE INDICATE PERMIT NUMBER
RE: SIGN LOCATION (FROM APPLICATION)	HWY 292 SOUTH SIDE MP 18,44 W
TAX LOT SECTION _	3 TOWNSHIP IN RANGE 13 E
THIS WILL CERTIFY THAT THE ABOVE DESCRI	
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€ 1	SIGNED Cynthia a. Bock  AUTHORIZED REPRESENTATIVE
	TITLE Planner I

NAttachments 6 APPROVED BY CATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED APPROPRIATE FEES A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED na NOTICE: ATTACH COPY PROPERTY OWNER'S SIGNED CONSENT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED. FIELD CHECKED BY MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS ED COMMERCIAL OR INDUSTRIAL UNZONED COMMERCIAL OR INDUSTRIAL AREA ACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS DAVIT ON REVERSE SIDE OF THIS APPLICATION ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN SIGN SQUARE FEET AREA INCLUDE CUT OUT DISTANCE BETWEEN PANEL AND GROUND IZE OF POSTS SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES SCHEDULE OF SIGN AREA SO FEET 150 \$10 \$15 151 TO 350 \$14 \$30 \$45 OVER 1200 SIGNATURE OF SIGN OWNER PANYING THIS APPLICATION \$

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AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION

THE TOURS MAR PLOT BICH, OR MAR AND COMPLETE

INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

DATE	1 16 C = 1 & C = 1
TO: OREGON STATE HIGHWAY DIVISION PERMIT UNIT	
SALEM, OREGON 97310	P19,441)
RE: SIGN LOCATION (FROM APPLICATION)	
TAX LOT SECTION SECTION TOWNSHIP RA	NGE
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION	A ADDRESS OF PROPERTY C
MARCHAR CHARLES AND CONTRACTOR OF THE STATE	,
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City of the Dalles	
ZONING AUTHORITY	2 A
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SEASON MONTHER OF THE STATE OF	Long/a

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UNZONED COMMERCIAL OR INDUSTRIAL AREA

ATTACH EXETCH MAP OF AREA, SHOW DIMERSIONS OF BUILDINGS

DESCRIPTION OF THE PLOT SIGN ON MARY GREETLY CAN MANUEL

SKETCH OF BIOM PROPORTED IN ADVENTED BY ONE OR SOFT IN DES

Page 393 of 597 Agenda Staff Report | APL 035-23



### **Building Permit**

Commercial Structural

Attachment 16

MID COLUMBIA BUILDING CODES

1113 Kelly Ave The Dalles, OR 97058 541-298-4461 541-298-2667

565-14-000200-STR

stephanie.ziegler@mccog.com

http://mccog.com/building-codes

Permit Issued: February 04, 2014

TYPE OF WORK

Type of Work: Replacement

Category of Construction: Commercial

Valuation:

\$39,250

Description of Work: REBUILD 12 X 18 BILLBOARD FOR MEADOW OUTDOOR ADV

JOB SITE INFORMATION

Parcel:

Owner:

WALLACE DAVID G & LORA L

1N13E3DB700 - Primary

Address:

825 E 2ND ST

THE DALLES OR 97058

LICENSED PROFESSIONAL INFORMATION

**Business Name** 

**Property Address:** 

822 E 2Nd, The Dalles,

<u>License</u>

License Nbr

**Phone** 

JR ZUKIN CORP

OR 97058

CCB

118370

541-296-9684

REQUIRED INSPECTIONS

The list of inspections below represents the inspections required for this project at the time of permit printing. Additional inspections may be required through the life of the project. You will receive notification of any additional inspection requirements for project completion. All required inspections must be completed and approved.

1110 Footing

1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821 or 541-298-4461

When calling for an inspection, use IVR Number: 565177089822

	PERMIT FEES	e sue
Fee Description	Quantity	Amount
Structural plan review fee	381.20 Ea 1.00 Ea	\$247.78
Structural building permit fee State of Oregon Surcharge - Bldg (12% of applicable fees)	381.20 Ea	\$381.20 \$45.74
	Total Fees:	\$674.72

Permits expire if work is not started within 365 Days of issuance or if work is suspended for 365 Days or longer depending on the issuing agencies policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.

Printed on: 02/04/2014



### **Building Permit**

Commercial Structural

MID A CODES

1113 Kelly Ave The Dalles,OR 97058 541-298-4461 541-298-2667

565-14-000200-STR

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stephanie.ziegler@mccog.com

Permit Issued: February 04, 2014

TYPE OF WORK

Type of Work: Replacement

Category of Construction: Commercial

Valuation:

\$39,250

Description of Work: REBUILD 12 X 18 BILLBOARD FOR MEADOW OUTDOOR ADV

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Property Address:

822 E 2Nd, The Dalles, OR 97058 Parcel:

1N13E3DB700 - Primary

Owner:

WALLACE DAVID G & LORA L

Address:

825 E 2ND ST

THE DALLES OR 97058

LIGENSED PROFESSIONAL WEORANTED Y

Business Name

License

License Nbr

Phone

JR ZUKIN CORP

CCB

118370

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		<i>و</i> ر - ا	Ryter	FEES				
Fee Description	<u> </u>		3		. 1	Quantity	•:	Amount
Structural plan review fee			1		e	381.20	Ea	\$247.78
Structural building permit fee	9					1.00	Ea	\$381.20
State of Oregon Surcharge - I	Bldg (12% of applicable fees)					381.20	Ea	\$45.74
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All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.

Printed on: 02/04/2014

1





STEWLINAL Permit And STORTE 125

DETAILED OF COURSE PREELYON 2705 W. Und Strent The Balles Olegon 97058 Many 1008-4-661 PAX 998-3667

KON TELEBRICA TERM

Status: ISLAFO Applied: See 63. 200. Issued: Not 12. 2400

Joh Location: 90 240 ST 2301

OWNER: MENDOW DUTTERING ITA

COUNTY FREEDA

City: Not in Table Descript ModIFY SIGN Directions THE DALLES

ZNE AND TAXLE

9.765

MEMOR CHUTTER OF APPL f e 100, 731 THE PALLES OF 13 TH. 14 1" 1 740 - W. P.A

SOPI IC INC.; MENDOS CATEDOOR ADS P O BOX 331 THE TOURS OF

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Attachment 16

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	70711 1195	ST/ME - PERMIT FRES		

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Da	ate: 4-19-23
Le	ase #: 98017
Le	SSOT: ROCKY AND JANA WESS
	te Sign Built: 2003
Hw	y/St: W. ZND STREET
	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile?

## GN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

Attachment 16

PERMIT OFFICE APPROVAL SECTION

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE) E PRESIDENTA POUR EN 11 GENTA EL CERESE X CONFORMOR (3.6) NON-LOCKED BINING CONTENT OF MELICIES OF STATE OF MEDICAL PROPERTY OF THE PARTY OF THE P \* 0.35C X (CERTIFICE ESTANCE (CONTROL) PERCONTROLES. PSOUNCE CONTRACTOR OF THE PROPERTY OF THE 1 6 17/4" 00 1 5 ini orize iz sin nemesem milesis en nore Diffe di Egital \* See all lattackments re specing SECTION 1 - PURPOSE OF APPLICATION RELOCATION IN LIEU OF PERMIT NO. 6110101 REPLACEMENT TAG - LOST TAG NO. BUSINESS IDENTIFICATION & send new relocation RECONSTRUCTION OF PERMIT NO. BUS SHELTER Translate H 0104 to **BENCH** DIRECTIONAL \*\* Clark - Ken SECTION 2 - NAMES AND ADDRESSES ADDRESS (NUMBER AND STREET) HOVERTISING P.O. BOX 331 1127 BARGEWAYRD. OUTDOOR MEADOW CITY STATE AND ZIP CODE OUTDOOR ADVERTISING 97058 THE DAULES NAME OF PROPERTY OWNER AT SIGN LOCATION RECEIVED ADDRESS (NUMBER AND STREET) W. ZNO AMERIBAS PRODANE CITY STATE AND ZIP CODE 97052 THE DALLES OR PT..... AS..... OS.... Refer ADDRESS (NUMBER AND STREET) NAME OF PERSON OR COMPANY TO ERECT SIGN MEADOW OUTDOOR ADVERTISME PARKEU PROPOSED DATE TO INSTALL CITY STATE AND ZIP CODE 97058 OR -1-03 THE DAULES **SECTION 4 - SIGN FACTS SECTION 3 - SKETCH OF SIGN** 128 each Side SIGN DIMENSIONS Sketch sign and include message. HEIGHT (FEED) LENGTH (FEED) AREA (SQ. FEET) NUMBER AND SIZE OF SUPPORTS NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE 600 ONE 24 OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ONE SIDE ADVERTISING IS 12 BOTH SIDES SIGN LOCATION В CITY (OR DISTANCE FROM NEAREST INTERSECTION) 23 WASCO THE DALLE SOUS VISIBLE TO OTHER HIGHWAYS? HIGHWAY ROUTE NUMBER OR NAME X YES IF YES," WHICH? I-84 NO NORTH SOUTH E EAST ☐ NORTH SOUTH ☐ EAST SIDE OF NO. 2 HIGHWAY ☐ WEST \* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS 1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY 2. IS BUSINESS ACTIVITY OR ON-PREMISE NO YES SIGNING VISIBLE FROM HIGHWAY? \*\* COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS 1. SIZE OF COPY LETTERS: 2. COLOR OF BACKBOARD AND LETTERS. FOR OFFICE USE ONLY 3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG: FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM. AUTHORIZED SIGNATURE (Verilying applica a MPage 399 of 597 Agenda Staff Report | APL 035-23 734-3451 (8-96) Page 391 of 565 ~1. 比 BL00 -

#### **ZONE AFFIDAVIT**

INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

C										
	NAME OF PERMIT APPLICANT	EADOW	OUTDOOR	ADVER	715/2	6	111			
Α			331 / 1127				$\prod$			
	CITY, STATE AND ZIP CODE	THE DAL	LES, OR	976	252 2	Z 200.	Ħ			
	NAME OF PROPERTY OWNER	AMERIGO	res Propri	FUE L.	D A HO	ECH 12	H			
B	NUMBER AND STREET	NUMBER AND STREET 747 W. ZNO STREET								
	CITY, STATE AND ZIP CODE THE DALLES, OR 97058 8									
		(REF	SIGN LOCATI							
C	CITY (IF INSIDE CITY) THE DALLES	COUNTY	HIGHWAY ROUTE NUM	BER OR NAME (202)	SIDE OF HIGHWAY		9			
	TAX LOT 200	SECTION 4AA	TOWNSHIP /	N.	RANGE /3	BE.				
ŧ	THIS SECTION TO B	E COMPLETE	D BY CITY OR CO	UNTY ZONIN	IG AUTHO	RITY )				
The above I	ocation is zoned:	OMMERCIAL [	INDUSTRIAL	OTHER (Sp	pecify):					
DATE ZONING IS E		ZONING AUTHORITY (NAME	EOFCITY OR COUNTY) で と で と で に に に に に に に に に に に に に に に	S						
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	<b>▼ CHECK ONE</b>	BOX & SIGN I	BENEATH APPLIC	ABLE STATI	EMENT )					
	he above location arules and other require			all applicable	ordinances	s, plans,				
	THORIZED ZONING REPRESENTATIVE  BERNYLLEDT	TITLE S.F.	PLANNER		NE NUMBER 76-5481	DATE Ø8/48/0	3			
	he above location and lans, rules and other r		•	ply with all ap	plicable ord	inances,				
SIGNATURE OF AUT	HORIZED ZONING REPRESENTATIVE	πιε	(F) ×	TELEPHON	NE NUMBER	DATE				
N	either of the above st	atements apply	. A letter of expla	nation is atta	ched.					
X A	HORIZED ZONING REPRESENTATIVE genda Staff Report   APL (	)35-23	,	TELEPHON	NE NUMBER Page 400	DATE of 597				
Do	rge 302 of 565			· · · · · · · · · · · · · · · · · · ·	<del></del>					



# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x**1/25** 

	INSTALLER INFORMATION	V
Name	SELF	
Address		4
Phone Number		4
Current City Installer	Yes/No	Ł
License		,(I
	SIGN INFORMATION	F
Business Name	MEADOW OUTDOOR ADVERTISING	7
Address	MEADOW OUTDOOR ADVERTISING P.O. BOX 331, THE DALLES, OR 97058	Ţ
Telephone Number	(541) 296-9684	
Text-	VARIOUS	
Sign-Area	250 夕 300 中	
Horizontal Dimension	24' 25'	
Vertical Dimension	10.4' 12'	
Type	Projecting – Hanging – Flush – Pole – Other	1
Illumination	Direct Indirect, ULNO. Of HOLD	
	CALED ELEVATION DRAWING OF YOUR PROPOSED SIGN	
COMPLETE WITH DIM	ENSIONS, LOCATION, AND COLOR SCHEME. YOUR	

ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other

signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION	TO BE COMPLETED	WITHIN 120 DAYS AFT	TER PERMIT HAS BEEN ISSUED.
Applicant's Signature		Jalla.	- 8-8-03
and Date:	Jeliu	Lelman	0-0-03
Permit Number '	03-326	Permit Fee	\$ (2500
			20
Planning Information:	COPY VARIS	PER ADVERT	ISING ENTITY.
Application Received	CIP	PermitIssued	CJB
By and Date:	\$ \\ \phi \\ \	By and Date:	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\



#### **ZONE AFFIDAVIT**

# RECEIVED JUL

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## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

10 NAME OF SIGN OWNER MEADOW OUTDOOK ADVERTISING	
NUMBER AND STREET	22
CITY, STATE AND ZIP CODE	
The Dalles Oregon 97058	
NAME OF PROPERTY OWNER	
NUMBER AND STREET  NUMBER AND STREET  NUMBER AND STREET	
2210 W. 13TH	
CITY, STATE AND ZIP CODE	
I HE DALLES OREGEN	
SIGN LOCATION	
(REFER TO OTHER SIDE OF THIS APPLICATION)  CITY (if inside City)  COUNTY  HIGHWAY ROUTE NO. OR NAME SIDE OF HIGHWAY	MILE POINT
THE DALLES WASLO WZNO I-84 NORTH	16.81
TAX LOT SECTION TOWNSHIP RANGE	
13	Eun
ABOVE LOCATION IS ZONED  TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY  DATE ZONING EFFECTIVE  ZONING AUTHORITY (NAME OF CITY OR	COUNTY)
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THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOWN SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSI DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEVISED PRIMARILY FOR ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDU IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.  ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATION SIGNS.  SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE.	OOR ADVERTISING VE PLAN FOR THE THE PURPOSE OF RES WILL RESULT  DNS.

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Date:
_ease #: <u>W-014</u>
essor: MFlactic & Sous / Floyd Martin
Date Sign Built: Punchased From WoodART 1-2005
Hwy/St: Trevitt St
Odot Permit
City Sign Permit
City Building Permit (CONTRACT WITH STATE PULLOW 6 CODES)
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'
NOTE: - REBUILT FROM WOOD POST +0 STEEL  POSTS IN 2005
- NO CITY PERMIT NESERSSAMY; EXISTING
CONFORMING SUN
- CITY HAD TO SIEN OFF TO GET BUILDING DERMIT



#### STRUCTURAL Permit No. ST05TD0084

BUILDING CODES DIVISION 312 Court St STE 415 The Dalles, Oregon 97058 Phone 298-4461 FAX 298-2667

Feb 25, 2005 10:57

Status: ISSUED

Applied: Feb 07, 2005 Issued: Feb 25, 2005

Owner: MEADOW OUTDOOR ADV Job Location: 1012 TREVITT ST 3301 City: THE DALLES C

County: WASCO

Desc of Work: REBUILD BILL BOARD SIGN

Directions: THE DALLES

Owner: MEADOW OUTDOOR ADV		**************************************	**************************************
		* VALUATION	1 \$1,475.00 ±
Applicant: JR ZUKIN CORF PO BOX 331		* BUILDING FEES  * Permit Fee	1 \$32.50 % % % % % % % % % % % % % % % % % % %
THE DALLES, OR 541-2969684	97058	*	* * * * * * * * * * * * * * * * * * *
Gontractor: JR ZUKIN CORP PO BOX 331		* * *	**************************************
THE DALLES, OR 541-2969684	97058	***************************************	* * * * * * * * * * * * * * * * * * *
CCB#: 0118370		* * * * * * * * * * * * * * * * * * * *	大 次 为 六
		tide. The signification of the operational copies to the operation of the operation of the significant copies and the operation of the operati	and the same of th
		Calculated Fee  Calculated Fee  Investigative Fees  7% Surcharge  Plan Review Fees  Seismic Fee  Fire & Life Safety  Total Permit Fee  Total All Fayments  Balance Due	\$.00 \\ \$2.28 \\ \$2.28 \\ \$21.13 \\ \$.00 \\ \$.00 \\ \$.00 \\ \$.55.91 \\ \$55.91 \\ \$.00 \\ \$.55.91 \\ \$.00 \\

Applicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the above information is true and correct. All work to be performed shall be in accordance with the governing laws and rules.

Signature of Applicant

F See Attached Application

Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days. It is the responsibility of the permit holder to request inspections.

Attachment 16

RTD08133 Amount: 55.91 02/07/05 14:44 Notation: 4292 CONT Init: SJZ

Permit No: STO5TD0084 Type: ST STRUCTURAL PERMIT

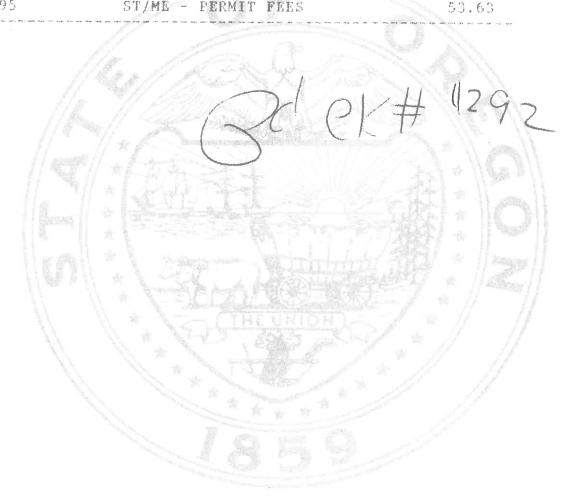
Site Address: 1012 TREVITT ST

tocation: THE DALLES

Total Fees: 55.91 This Payment 55.91 Total ALL Pmts: 55.91

Balance:

\* Account Code Description 70911 1261 ST/ME - 1% SURCHARGE .33 70011 1251 ST/ME - 6% SURCHARGE 1.95 70711 1195 ST/ME - PERMIT FRES





#### Department of Consumer and Business Services

**Building Codes Division** 2705 East 2nd St The Dalles, OR 97058 (541) 298-4461 FAX (541) 298-2667 http://www.cbs.state.or.us/external/bcd

#### **NOTICE OF PLAN REVIEW** (This is not a Building Permit)

FIELD OPERATIONS SECTION

Examiner:

Rebai Tamerhoulet, PE; SE

Phone:

503-378-2403

Fax:

503-378-3656

Project:

Meadow Outdoor Adventure - Rebuild

Billboard Sign

Address:

1012 Trevitt St, The Dalles OR 97058

Arch./Engr.:

Owner:

Meadow Outdoor Adventure

Address:

PO Box 331, The Dalles OR 97058

Plan/Permit Number: ST05TD0084

Review Fee: \$21.13

Date Began: 2/24/2005

Date Completed: 2/24/2005

Construction Type: NA

Occupancy: NA

Number of stories: NA

Area: NA

County: Wasco

The submitted plans have been reviewed for conformity with the 1998 Oregon State Structural Specialty Code. and other statutes and regulations of Oregon as administered by this Division.

Items noted in this review document must be incorporated into the project to meet minimum requirements. Approval of submitted plans is not an approval of omissions or oversights by this office or of non-compliance with any applicable regulations of any state or federal law, rule, code or regulation or any local ordinance. Please contact this office for any requirements you question or do not understand.

Deviations from the submitted and hereby conditionally approved plans during construction, exclusive of those necessary to comply with requirements as listed herein, are prohibited without the written authorization of the local building department and this office.

#### Structural Plan Review Comments

- This plan review covers the construction of a sign 18'-0" high (above the ground).
- 2. Inspections are required at the following intervals: The applicant is required to contact the jurisdiction issuing the building permit to request these inspections. Sec 108.5
  - General Reinforcing steel or structural framework shall not be covered or concealed without approval. a.
  - Foundation Inspection. Prior to pouring the footing and/or foundation. b.
  - Concrete Slab/Under-floor Prior to pouring any concrete slab or floor-sheathing installation. C.
  - Framing After all framing is completed. d.
  - Final After finish grading and the structures are completed and ready for use.

THE SUBMITTED PLAN IS APPROVED SUBJECT TO THE ITEMS NOTED ABOVE.

**REVIEWED BY** 



9/13/23
e #: <u>W-013</u>
or: MF Martin & Son., Inc. / Floyd Martin
Sign Built: Purchaseir From Wood Ant 1-2000 REPULLE TO STEEL 2004
St: W 10th
Odot Permit
City Sign Permit
City Building Permit CONTRACTED W/ STATE BUILDING
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'
- REFERENCE AND DEBOULT TO STEEL  IN 2004  - NO CITY PRIMIT NECESSAMY; EXISTING  CONFORMING SIGN.  - CITY HAD TO SIGN OFF TO GET BUILDING



STRUCTURAL Permit No. STOATD0107

BUILDING GODES DIVISION 2705 E. Ind Street The Dalles, Oregon 97058 Phone 298-4461 FAX 298-2667

Max 12. 2004 (增:21

Status: ISSUTE Applied: Apr. 29, Issued: May 12 2(N).

Owner: MEAIRW OUTLKOR ADV

Job Location: 9999 TREVITE ST TWO!

City: THE BALLES Gounty: WA
Desc of Work: REPAIR SIGN FROM WIND CAMAGE County: WASCO

Directions: THE DALLES

VACANT NE CORNET OF TREVITT & W 10TH ST

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		· whitatakakakaka	。 1.大学文学会会教育各种联系统作业计划的文学		27. 法虚论法法法法的证据:
Charge:		# DETAIL ON FEE	TITEMS FURCHASED:		Ų
MEADOW OUTFOOD ADV		*	EACH	UN	THE T
		A VALUATION		7	81,475,(X) ×
		* BUILDING FEES * Permit Fee.		4	\$ 722_(a) v
Applicant: JE ZUKIN COKP PO BOX 331		ži Ši			# *** **
THE BALLES, OR 541-2969684	97058	*			± **
Contractor: JR ZUKIN CORP PO BOY 331		* * *			
THE DALLES, OR 341-2969623	97058	*			
CCB/: 0118370					100 100 100
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		*	Fin Review To Scienic Fe Fire & Life Safet		
		**	Total Fermit Fo		#55.91 #

Applicant must haid an Oregon registration to combit a contractor's business or to example from this requirement. Applicant contifies the above information is true and correct.

Signature of Applicant

See Attacked Application

Purmit expires it work is not started within 180 days of impronce of it work is suspended for 180 days. It is the responsibility of the permit holder to request inspections.

Rotal All Payments:

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Attachment 16

RTD07928 Amount: 55.91 04/29/04 13:00 Payment Method: CK Notation: 4267 CONT Init: SJZ

Permit No: STO4TD0107 Type: ST STRUCTURAL PERMIT

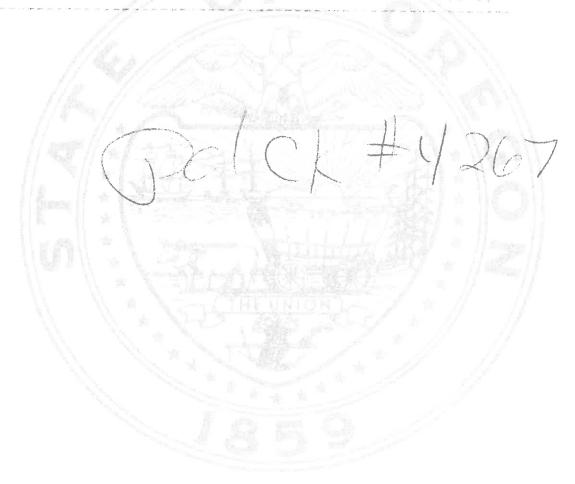
Site Address: 9999 TREVITT ST

Location: THE DAULES

Total Fees: This Payment 55,91 Total ALL Puts: 55.91

Balances

Description 70911 1261 ST/ME - 1% SURCHARGE 70011 1251 ST/ME - 6% SURCHARGE 70711 1195 ST/ME - PERMIT FEES



LOCATED - 10TH & TREVIAMENT 16
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DONE BY 5:00 5-5-04
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CHANTEL -
NW NAT
NWASPUD -
Soni. 17 -
HIUN!
#4078729 TICKET#

Agenda Staff Report | APL 035-23 Page 402 of 565

Page 410 of 597



Date: 9/13/23
Lease #:
Lessor: Richard Devin
Date Sign Built: Punchagas From Wood Ans 1-Zooo
Hwy/St: W. GTA AND CH STREET
Odot Permit
City Sign Permit
City Building Permit
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'
NO PERMITS OR SIENDFUNGS
NOTE: BULDING A REPLACEMENT FOR THIS
SIGN ON CORNER (CITY PROFESSY) GOT
THIS ENTINE "RADAL" VERSUS "LINEAR"



Date: <u>9/13 /23</u>
Lease #: <u>W-807</u>
Lessor: Richard Miller (NOW RESECCA STREET)
Date Sign Built: PURCHASED From WOODANT 1-2000  REBUILT to GREEN 2008 on 2009  Hwy/St: 4th 8t
Odot Permit
City Sign Permit
City Building Permit MID COLUMBIA BUILDING CODES
Any Document with City of The Dalles Signature or Initial
Any Notes that Refer to '8 per mile'
NOTE: - REBUILT TO STEEL IN 2008 OR 2009,
- EXISTING STRUCTURE; NO CITY SIGN parmit NECESSARY.
- CITY HAD TO GIW OFF TO GET BUILD PIGURIT
- CITY HAD TO GIVE OFF TO BET ISVIND PORTING

STRUCTURAL Permit No. STOSTD0622

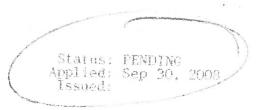
MID-COLUMBIA BUILDING CODES SERVICES 312 Court St STE 415 The Dalles, Oregon 97058 Phone 298-4461 FAX 298-2667

Sep 30, 2008 13:22

Owner: MEADOW OUTDOOR ADVERTISING

Job Location: 421 UNION ST 3301
City: THE DALLES County: WASCO
Desc of Work: REPLACE I-BEANS ON BILLBOARD SIGN
Directions: THE DALLES

JUST WEST BEHIND SHING WONG RESTAURANT



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MEADOW OUTDOOR ADV	ERTISING	10	
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			VALUATI
		15	STARTER START
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		25	Permi
Applicant:		a ta	E ELEMENT
JR ZULIN CORP		28	
PO BOX 131		24	
		AL.	
THE DALLES. OR	97058	7	
541-2969684	356000	*	
3.9 1 2 3.33 31.31 34		F.	
Contractor:			
JR ZUKIN CORP		*	
PO BOX 331		ži'	
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THE CAPTER.	25 Mary 201 May 141	×	
THE DALLES, OF	97058	P 9	
541-2969684		汞	
Ding. Despoys		35	
CCB#: 0118370		54	
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Applicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the above information is true and correct. All work to be performed shall be in accordance with the governing laws and rules.

Signature of Applicant

See Attached Application

Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days. It is the responsibility of the permit bolder to request inspections,



Dat	e: <u>9/13/23</u>
	se #: <u>W-010</u>
Les	sor: S.D. Burkhart (Now Williamson)
Dat	e Sign Built: Pressure From Wass Ans 1-2000
Hwy	/St: W. 10TH STREET
	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'
J	NOT FERMITS OR SIGNATURES



Dat	e: 9/13/23
Lea	se #: 9801
Les	sor: Allen Morinville
	e Sign Built: 1993
	//St: W 6th st.
<b>V</b>	Odot Permit
	City Sign Permit
	City Building Permit
V	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

#### SIGN PERMIT

APP TO THE PROPERTY OF THE PRO	SIGN	PERMIT		Attachment	164-94
Use Zone <u>CG</u> .	CITY OF T	HE DALLE	S Pe	ermit No	
Fire Zone		urt Street		ermit Fee 55.	
Variance		Oregon 97058	81	+ to sign base	e = \$55.
Conditional Use	(503) 2	296-5481	_a	ll other signs	= \$25.
•			*C	ity licensed in s required	staller
Sign for: MEADON OUT	LOR ADVertisi	<sup>N</sup> ∂. Contractor: ±	Menoon	outlook Have	oising
Business Address: 3100 W.	EB 50,			1-The Dallego	
Telephone:		Telephone: _	296-	9684	
Permit to: [X] Erect (1) [ ] Alter	r (2) [ ] Polocoto (2)				
[ ] Wall Sign (1)			[ ] Doo4.0	): (7)	
[ ] Projecting Sign (2)	[×] Freestanding S [ ] Pole Sign (5)	rigii (4)	[ ] Roof S		
[ ] Marguee Sign (3)		r Ciano (6)	[ ] Barber		
[ ] margues oign (o)	[ ] Wall Facade fo Expires:		Street	or Wall Clock (9)	2
DETAILS OF CONS	STRUCTION, INSTALL	ATION, AND ILLU	JMINATION	I OF SIGN	
Horizontal Dimension: 48					
Vertical Dimension: 12/		Height to Botto Height to Top:	om:	. /	
Area of Sign: 576					
_				UL No.:	
Removal Agreement Signed		Planning Action	n		
SIGN INSTALLATION TO BE COMP	PLETED WITHIN		SIGN S	KETCH	
120 DAYS AFTER PERMIT HAS BEE				48'	
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TRICAL CONTRACTOR SUBJECT T OF THE STATE ELECTRICAL CODE			T.		3
		~			
	Applicant's Signature	Set &	theele	Date: <u>// →</u>	2-93
application Received by:	Atteiller		Date	11-22-93	
ermit Issued by:			Date:		
Agenda Staff Report APP 0 Page 408 of 565	155-25 ng Mo	nnville	siti	Con Page #16.0f	597



# SIGN PERMIT APPLICATION Attachment 1625 1993 OFF PREMISE OUTDOOR ADVERTISING SIGN OREGON STATE HIGHWAY DIVISION, SIGN PERMIT UNIT, HIGHWAY OPERATIONS BUILDING

2950 STATE STREET E., ROOM 209, SALEM OR 97310

4	PERMIT OFFICE APPROVAL SECTION	
SECTION 1 - PURPOSE OF APPLICATION	APPROVED BY PERMIT NUMBER ISSUE DA	
RECONSTRUCTION OF PERMIT NO.	CONSTRI	21-93 JUCTION DAT
RELOCATION IN LIEU OF PERMIT NO. 12-384	C NONCONFORMING	8-94
BUSINESS IDENTIFICATION*   BENCH	E REASON	
DIRECTIONAL**  BUS SHELTER	U OWNER CODE HIGHWAY CODE DISTRICT S 7916 A 9	
SECTION 2 - NAMES AND ADDRESSES	E CÁNCELLÁTIÓN BATE WAS TAG RETURNED YES ON	NO
ABADON ONTHOR ADVENTISING, I	SITE FIELD CHECK  (TO BE COMPLETED BY DISTRICT MAINT, OFFICE)	
BER AND STREET  O . 3 0 × 331	D MILE PT. OF PROPOSED SIGN ENGINEER STATION DATE CHECK	
Le DALLES, OR. 97058	T-84 92.75 22/9/90 9-/6 OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF	- 93 HIGHWAY
ALLEN MURINVILLE	T PERMIT NUMBER DISTANCE AND DIRECTION TO PROPOSED	DSIGN
BER AND STREET 3100 W. 674	5 FIELD CHECKED BY (DISTRICT MAINT, SUPERVISOR'S SIGNATURE)	
Y, STATE AND ZIP CODE	E C. Anderson	
Le DALLES, OR. 97058 ME OF PERSON OR COMPANY TO ERECT SIGN	SECTION 4 - SIGN FACTS  (A) SIGN DIMENSIONS - EXCLUDE SUPPORTS	
Meadow Outdoor A Overtising,	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FT.)	
POLGOR 33/	NUMBER AND SIZE OF SUPPORTS DISTANCE BETWEEN PANEL AND GRO	OUND
Le DALLES, OR 9705 12-1-93	ADVERTISING IS ON	
SECTION 3 - SKETCH OF SIGN	ONE SIDE DOTH SIDES  (B) SIGN LOCATION	
SKETCH OF SIGN INCLUDING MESSAGE	COUNTY CITY ( OR DISTANCE FROM )	
	WASCO THE DALLES	
MARTINE	I-84 (2) \$US.30 HWY.#292	L
VARIOUS	_ 11	VEST
Cory	(C) *COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION S	SIGNS
	1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY	
	2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY?  12 YES 10 NO	?
	OUTDOOR ADVERTISHED	
To the second of	1 - SIZE OF COPY LETTERS RECEIVED	
SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR	2 - COLOR OF BACK OARD AND LETTERS 9 1993	
COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	3 - SUBMIT WITH API LICATION ADDITIONAL DOCUMENTS TO SHOW THE BUSINESS IS REGIONALLY KNOWN, EXAMPSES: A. BROCHL	DEC
FOR OFFFICE USE ONLY	B-PAGES FROM VISITORS LOG; C-FACTS ABOUT OR SAMPLES O OUT-OF-STATE ADVICE LISING PROGRAM	4
	PERMIT FEE ( SEE INSTRUCTIONS FOR RATE )	
	MEDICAN SUJJOUR ADVENTISING, I	Tor,
	BV 2 18 HOOF	

**INSTRUCTIONS**: After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

To mindate of the party of the	J. J		
NAME OF SIGN OWNER AL	OVERTISING INC		
NUMBER AND STREET  A  NUMBER AND STREET  O SOX 331		- 52.	
CIDX, STATE AND ZIP SODE LLES, OR.	97058		
NAME OF PROPERTY OWNER MURINVILL	€ .		
B SIDS W. 6 B			
The DALLES, OR. 9	17058		
	SIGN LOCATION		
	REFER TO OTHER SIDE OF THIS APPLICATION	<u> </u>	8
CIAC DALLES WASCO	HIGHWAY ROUTE NUMBER OF NAME	man   manual	BJ.74-
TAXLOT SECTION 29 DU	TOWNSHIP	RANGE / 3	
TO BE COMPLETED BY	Y CITY OR COUNTY ZO	NING AUTHOR	ITY
ABOVE LOCATION IS ZONED INDUSTRIAL		AUTHORITY (NAME OF CITY OR C	
D OTHER	May, 1980 7	The. Dalle	0
			·
CHECK A	APPLICABLE STATEME	ENT	
This will certify that the above described si	an location is zoned as indicated a	hove and said zoning w	use actablished
as part of a comprehensive plan for the de	•	9	and the same of th
primarily for the purpose of allowing outdoo			
procedures will result in permit being decla IT IS FURTHER CERTIFIED THAT THE S			
APPLICABLE ORDINANCES, PLANS, RU			
☐ Above location and / or proposed sign does	s not comply with local sign rules a	and regulations.	
BANESH REVOA ROOSTUO			
Gavidosa			
SEP 2 9 1993	SIGNATURE OF AUTHORIZED ZONING REPRESENT	TATIVE	
30	TITLE Planner		
Account to the second s	TELEPHONE NUMBER	DATE 15-9	>
	- 10 3/0/	E. Comir 1	

LATE LIKE 14 19 Attachment 16 RECEIPT CITY OF THE DALLES
PLANNING DEPAYMENT
OITY HALL RECEIVED FROM. FORM 46816 ® **ADDRESS** DOLLARS \$55 **FOR** ACCO/ONT TOPS AMT. OF CASH ACCOUNT AMT. PAID CHECK BALANCE DUE MONEY

#### RECEIVED MAY 2 4 1999 CITY OF THE DALLES IN 313 COURT STREET IT 2568 3100 FOR 3004 3021 15 50 00 75 00 50 50 3023 CASH AMT. OF 250 CHECK 250.00 AMT. O MONEY ORDER ©1997 REDIFORM® 8L817 BALANCE DUE

		PENDING
	BUILDING CODES AGENCY MAIN OFFICE: 1535 EDGEWATER NW SALEM OR 97310	RECEIPT NO. 194728
RECEIVED	FROM Monday (	Permit No \$794 7500140
Address The sum of	one hundred no	in Diceial 06/189 Dollars
For QA	I fell	06-0/ \$3\.195 \$ /22.33 (Revenue Code) 16-0/ \$31.3/8 \$ 75.73
By	40	Grand Total \$ 1806  Grand Total \$ 1806  Check □ Cash □ M.O.
MH/RV/	Amust. Rides Elev	Mech
, C,T&L,_	Admin Other	- (not primit)
BCA 12/89		The Control of the Co

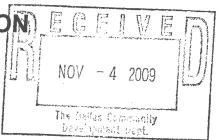


Date: 9/13/23
---------------

- Odot Permit
- City Sign Permit
- City Building Permit STATE BUILDING CODES
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

## SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



#### **INSTALLER INFORMATION**

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DAVES, OR 97058
Phone Number	(541)296-9684
Oregon CCB	CCB# //8370
Installer License	Expiration Date: //-5-20//
	SIGN INFORMATION
Business Name	MEADOW OUTDOOR ADVENTISING
Address	CHamilton Motel - 1301-112nd
Telephone Number	(541) 296-9684
T	

	THE THE PARTY OF T
Telephone Number	(541) 296-9684
Text	VANIOUS ADVERTISING - BILLBOARD
Sign Area	8'X24' = 192 F
Horizontal Dimension	24'
Vertical Dimension	8'
Type - FREESTANDING	Projecting – Hanging – Flush Pole Other
Illumination	Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS **CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND** 

LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.

SIGN INSTALLATION	TO BE COMPLETED W	ITHIN 120 DAYS AF	TER PERMIT HAS BEEN ISSUED.
Applicant's Signature		/ //	
and Date:	Jem Tre	Muse	11-4-09
			00
Permit Number	09-778	Permit Fee	\$ 90=
	•		
Planning & Zoning Info	ormation: Zone Dis	trict - CLT - A	Sillboard Diamelase
allowed in	this zone -	pres not has	Sillboard signiface
Application Received	- 4	Permit Issued	
By and Date:	11-4-09 DALL	By and Date:	11-5-09 DBOOL

By and Date: 1/-5-09 NSCL

MID COLUMBIA BUILDING CODES SERVICES 312 COURT ST, RM 415 THE DALLES, OR 97058

p: 541-298-4461 f: 541-298-2667



Permit No.: ST-09-0558 Attachment 16 Issue Date: 11/10/2009

Permit Type: STRUCT STRUCTURAL PERMIT

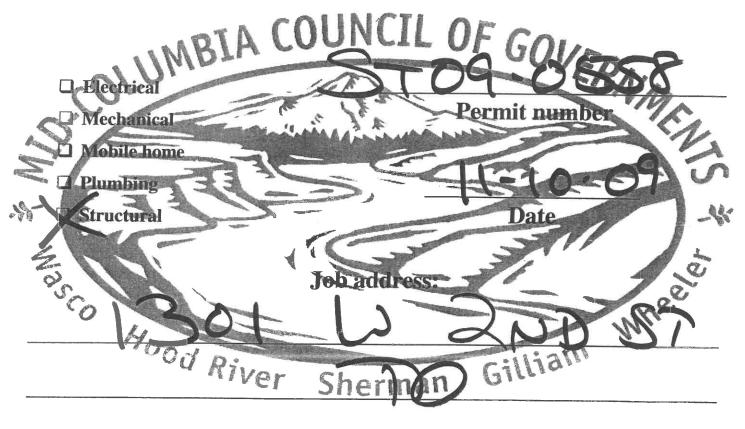
Inspection Requests Require 24 hour notice. 541-298-4461

Project Address:	1301 W 2ND THE DALLES OR 97058		Project Valuation: 0.00	)
Owner's Name: Owner's Address:	MID COL COMMUNITY AC		Phone: Cell:	
Contractor's Name: Contractor's Address:	JR ZUKIN CORP MEADOW (PO BOX 331 THE DALLES OR 97058	OUTDOOR AI	Phone: (541) CCB#: 1183	296-9684 70
Contact Person: Phone:	JOHN (541) 296-9684			
Applicant Address:	MEADOW OUTDOOR ADVER PO BOX 331 THE DALLES, OR 97058	R	Phone: Fax:	
T Description:	NEW BILLBOARD SIGN			
CONSTRUCTION CA ZONING V		NEW	//ALTERATION/ADDITION ORIĞINAL VALUATION	new 19500
- -				
				r
BUILDING PLAN R BUILDING STATE SURCE			BUILDING PERMIT FE	EE 182.65
		140 26		
	′			
				Total Receipts: \$323.2 Total Fees: \$323.2
licant must hold an Oregon reg /e information is true and corre	gistration to conduct a contractor's l ect. All work to be performed shall b	business or be ex be in accordance	xempt from this requiremer with the governing laws ar	nt. Applicant certifies the nd rules.
Applicant:			Date:	

Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days. It is the responsibility of the permit holder to reques Aigspedati Staff Report | APL 035-23

(Signature)

# Building Permit Jub Location Card



It is the responsibility of the permit holder to post this card in a conspicuous location at the job site. Card should remain posted until completion of project.

**BUILDING STATE SURCHARGE FEE** 

21.92

Total Receipts: \$323.29
Total Fees: \$323.29

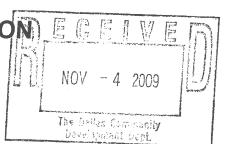
<

pplicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the pove information is true and correct. All work to be performed shall be in accordance with the governing laws and rules.

Applicant: \_\_\_\_\_\_ Date: \_\_\_\_\_

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



#### **INSTALLER INFORMATION**

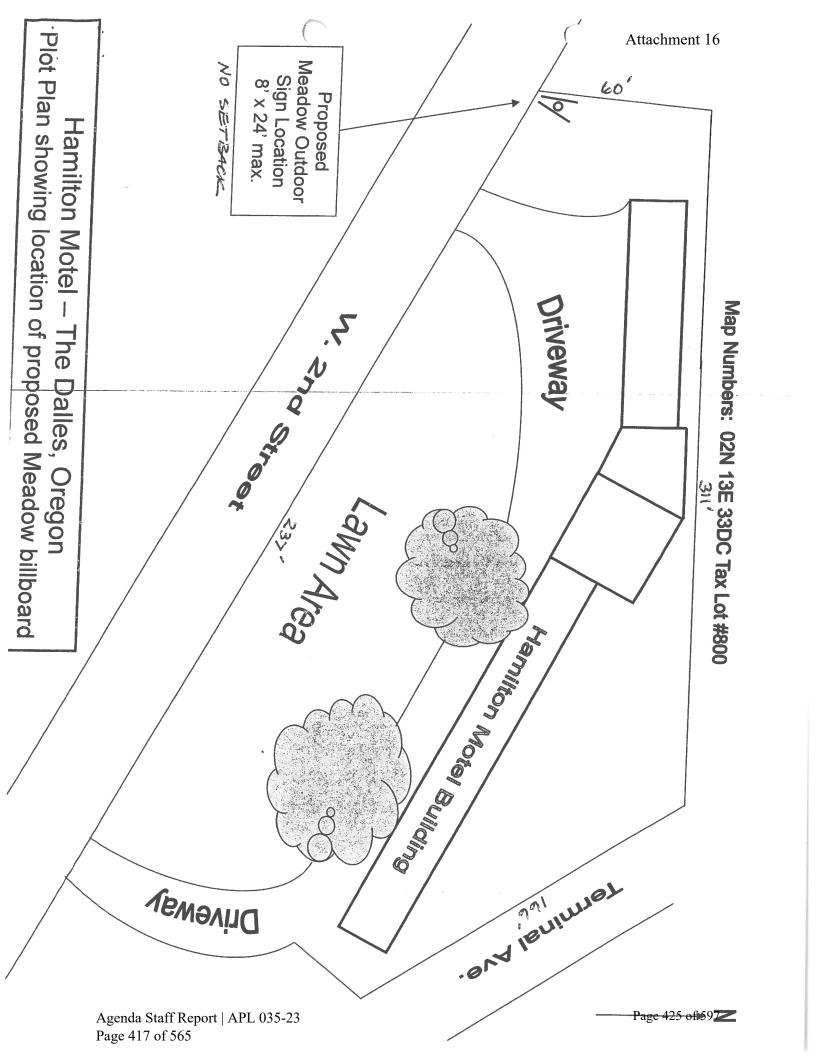
Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541)296-9684
Oregon CCB	CCB# //8370
Installer License	Expiration Date: //-5-20//
	SIGN INFORMATION
<b>Business Name</b>	MEADOW OUTDOOR ADVERTISING

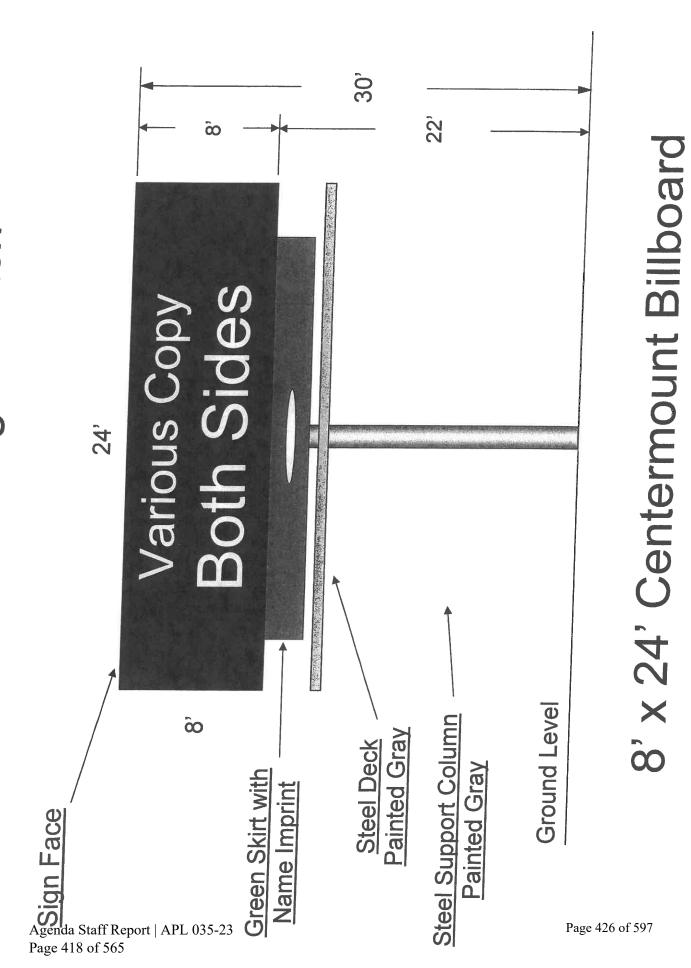
Business Name	MEADOW OUTDOOR ADVENTISING
Address	Hamilton Motel - 1301 A 2nd
Telephone Number	(541) 296-9684
Text	VANIOUS ADVERTISING - BILLBOARD
Sign Area	8'X24'= 192 A
Horizontal Dimension	24'
Vertical Dimension	8'
Type - FREESTANDING	Projecting – Hanging – Flush Pole Other
Illumination	Direct, Indirect, UL No.:
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PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

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SIGN INSTALLATION	TO BE COMPLETED W	/ITHIN 120 DAYS AF	TER PERMIT HAS BEEN ISSUED.
Applicant's Signature and Date:		shum	11-4-09
			N)
Permit Number	09-778	Permit Fee	\$ 90
Planning & Zoning Info	ormation: Zone Dis	strict - CLT - A	Sillboard signs are
allowed in	this zone -	pecs not have	Billboard signs are
Application Received		Permit Issued	
By and Date:	11-4-09 PBUL	By and Date:	11-5-09 RBEEL







P.O. Box 331 • The Dalles, Oregon 97058 • 541-296-9684

•	रह <sup>े</sup> डरी	
AGREEMENT OF LEASE	B	Lease #
TOBER, 2009 by and between ACTION	COUNCIL	INC.
d, Lessor hereby leases to Lessee a portion of Lessors' i	real property and th	ereupon grants exclusive
RANGE 13E. SECTION	N 33DC	TAX LOT 800
3		1
aint, illuminate, repair and otherwise deal with Lessee's	sign structure inclu	
MOTEL 322	NORTH	H 2
	MIP-COL TOBER, 2009 by and between ACTION rertising hereinafter called "LESSEE."    Jobbar   Jobbar	MIP-COLUMBIA CONTROL TO SETZ, 2009 by and between ACTION COUNCIL rertising hereinafter called "LESSEE."

term of this Lease is us commencing on the date of this agreement. All advertising signboards and structures placed on the leased perty under this Lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has authority to grant the leasehold estate and to execute this Lease for the term thereof. The word Lessor as used herein shall include all joint owners of the property. This Lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

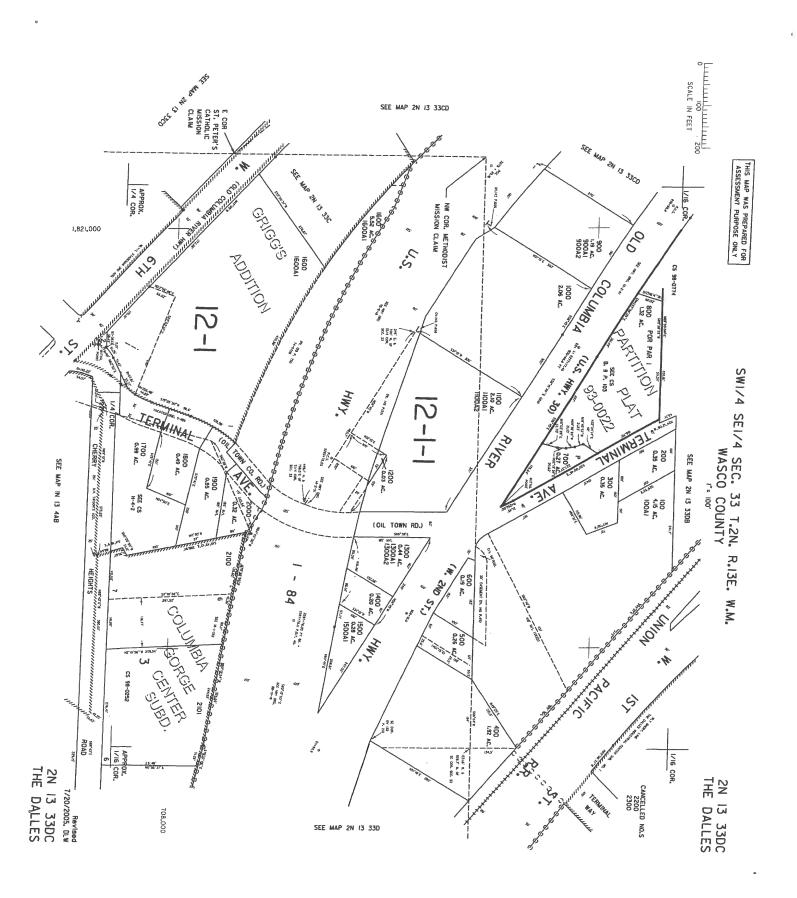
provisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

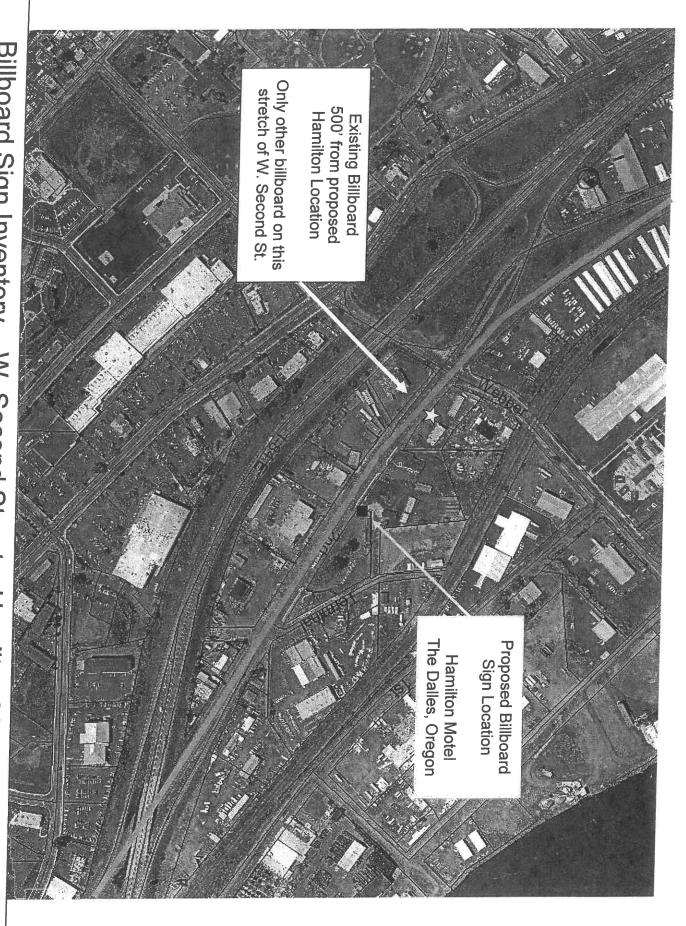
600/

EPTED BY MEADOW OUTDOOR		ACCEPTED BY LESSOR MID-COLUMBIA COMMUNITO
* ************************************		By An Sll
(Authorized Agent of Meadow Ouldoor Advertising)	2	Print Name Jim Slusher Executive Director
		Address P.O. Box 1969
		City, State, Zip THE DALLES OR 97058
	ALC:	Tax ID/SS#

1.0001/631213.2

NEW LEASE FORM (Revised 7/07)





Part 1: Applicant information, sign specifications

# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION Attachment 16

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

NAME OF APPLICANT Meadow Outdoo	or Advertising						
MAILING ADDRESS P.O. Box 331							
The Dalles		STATE	ZIP		ONE	FAX	E-MAIL
TYPE OF LEGAL ENTITY		OR	97058	(	541)296-9684	(541)296-1855	jlehman@meadowout
☑ Oregon corporation		ndividual, dba	a: "			Other:	
NAME OF PERSON OR COMP.  Meadow Outdoo							
MAILING ADDRESS	Advertising						
P.O. Box 331							
The Dalles		STATE	97058	PHO		FAX (F.41)206 1955	E-MAIL
PURPOSE OF APPLICATION			0.000	TRI-1	VISION SIGN RELOCATIO	N/RECONSTRUCTION PERMIT	jlehman@meadowouto
☑ Reconstruction of	permit no.:			- 1			
☐ Relocation of perm				В	B (6 permits):		
	ermit application (comple	ete Supplem	ent)				
☐ Replacement plate SIGN FACE HEIGHT (FEET)	for permit no.:	Tours of					
8	One	SKEICHOF	- SIGN, INCLUDING STRI	UCTURE, F.	ACE, AND CONFIGURATI	ON OF SUPPORTS. (MAY NOT	RESEMBLE AN OFFICIAL SIGN - ORS 277
SIGN FACE LENGTH (FEET)	SUPPORT SIZE				AD COPY	OUT	DOOR ADVERTISING
24 SIGN FACE AREA (SQ. FEET)	24" SUPPORT MATERIAL	_			2014 Sl.	NES	RECEIVED
192	Steel						MAR 1 0 2010
AGL 22 Feet		7					MAK TO TOLO
SIGN FACES		_			11		
☐ Single face (SF) ■	■ Back to back (BB)		~				
IAME OF HIGHWAY Highway 292					VAY ROUTE NUMBER	SIDE OF HIGHWAY	ESTIMATED MILE POINT
TREET ADDRESS OF SIGN SITE				TOWN	SHIP RAN	North	
1301 West Second	d	STATE	ZIP	02	N 1		3DC TAX LOT 800
The Dalles		OR	97058	LOCAL T	ION MARKING The site is marked	as follows: Stake wit	th orange ribbon.
ROPERTY OWNER NAME Mid-Columbia Cor	nmunity Action Cou	ıncil		- 1	RINFORMATION		
AILING ADDRESS	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Sign will be posted		
P.O. Box 1969				_	olgn will not be at th	ne location of a busines	ss or activity open to the public
The Dalles		OR STATE	2IP 97058				
ırt 2: Certification o	f annlicant						
							cation is accurate and complet e or will be made after the loc
							e or will be made after the loc by any prohibition on this type
gn, and that highway no INT APPLICANT NAME	ght of way will not be cro	ssed to acce	ess the sign or site	s ior con	struction or mainte	nance.	y president of the type
Meadew Outdoor A	dvertising/	/			TLE (IF SIGNING AS REP SE Representa		
NATURE				DATE			
felle	Theh				11-4-0	9	
OT USE ONLY				-			
	CATION		APPE	ROVAL		PER	MIT INFORMATION
HWAY 1 NO. HIGHWAY 1 NAME			☐ Approved		Denied	PERMIT NO.	
MILEPT	ES	DECISION	MADE BY		DECISION DATE	OWNER CODE	CONSTRUCTION DATE
HWAY 2 NO. HIGHWAY 2 NAME		CANCELLAT		LLATION	Meson State	* Failure to construct within 18	O days results in cancellation of permit
MILEPT	ES			1	REASON	Conforming	
SICAL DESCRIPTION		COMMENT	in the second			REASON	
NTY CITY	DISTRICT REGION		2 9 13			5.9	
active Active 1	Athen and They to			_ 1 =			44 . 44 . 4

Part 3: Certification of local jurisdiction – zoning and compliance with local regulations

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

Coop, Catalon Flavoracing Cigit Office, (503) 950-3030.
ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)
A. Current zoning of the sign site described on this application: CLI - Commercial Light Industrial
B. This is a (check one):
Commercial classification
Industrial classification
□ Other (describe):
C. Location was first zoned a commercial or industrial classification:
☐ On or before January 1, 1973
☐ After January 1, 1973
Date is unknown or cannot be determined
D. Check if the following statement is accurate:
Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.
COMPLIANCE WITH LOCAL REGULATIONS
Check only one:
The proposed sign location and structure comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
☐ The proposed sign location and structure <i>do not comply</i> with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
□ Neither of the above statements is fully accurate. A letter of explanation is attached.
ertification of local jurisdiction
Alf of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)
RINT NAME OF CITY/COUNTY REPRESENTATIVE  CITY OR COUNTY WITH JURISDICTION
TLEOF CITY/COUNTY REPRESENTATIVE PHONE PHONE
Flanning Icch. 541-296-5481 x 1)3D 541-298-6490
DATE
Winese toall 11-5-09
ODOT SIGN PERMIT OFFICE USE ONLY

DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY

CHECK NUMBER

**OUTDOOR ADVERTISING** RECEIVED

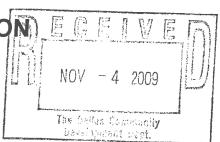
DATE PAID

MAR 1 0 2010

PERMIT FEE

### SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125



### **INSTALLER INFORMATION**

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DAUES, OR 97058
Phone Number	(541)296-9684
Oregon CCB	CCB# //8370
Installer License	Expiration Date: 1/-5-2011
	SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	Hamilton Motel - 1301-142nd
Telephone Number	(541) 296-9684
Text	VALUOUS ADVERTISING - BILLBOARD
Sign Area	8'X24'= 192 F
Horizontal Dimension	24'
Vertical Dimension	8'
Type - FREESTANDING	Projecting – Hanging – Flush Pole Other
Illumination	Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

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		THIN 120 DAYS AF	TER PERMIT HAS BEEN ISSUED.
Applicant's Signature	Juliu L	Mun	11-4-09
and Date:			
Permit Number	772	Permit Fee	(c) (D) (O)
remit Number	109-110	Fermit Fee	\$ 90
Planning & Zoning Info	ormation: Zone Dis	trict - CLI - C	Billboard signs are
allowed in	this zone -	Does not have	4 8 in the mele
Application Received		Permit Issued	
By and Date:	11-4-09 PBUL	By and Date:	11-5-09 RBREL

Attachment 24 7965

No. 241965

No. 243 City of the Dalles

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Dat	e: 9/8/23
Lea	se #: <u>18897</u>
Les	sor: Barbarer Bailey
Date	e Sign Built: 197
Hwy	1/St: W. Zul St Taken down
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

REGON STATE HIGHWAY DIVIS	SION RETURN ORIGINAL COPY ONLY
IT UNIT & E. SALEM HIGHWA DG SALEM, OREG	ON 97310 CON MING NATER DESCRIPTION 16
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A PERMIT WILL NOT BE ISSUED UNLESS ALL DAT.	A INCLUDING REVERSE SIDE HEREOF IS COMPLETED
SIGN OWNER	ADDRESS DO DISCO
ADDRESS OF PROPERTY OWNER AT SIGN LOCATION	1000WZha The Dowes Dregor
d. 209 W 3rd St.	NOTICE: ATTACH COPY OF
Grwin the Dalles, Okgon	PROPERTY OWNER'S SIGNED CONSENT
OR CITY THE SIGN L	OCATION
Nouth Side 17	ROUTE NO. OR NAME
WY. MILEPOINT MILEPOINT	ENGINEER STATION
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	FIELD CHECKED BY DISTRICT ENGINEER
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D COMMERCIAL OR INDUSTRIAL	UNZONED COMMERCIAL OR INDUSTRIAL AREA
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SALEM, OREGON 975			
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Dat	e: 9/8/23
Lea	se #: <u>17645</u>
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Hwy	y/St: Zvel St.
U	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Defer to '8 per mile'

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ISSUED BEFORE SIGN IS ERECTED	CANCELLED DATE
ERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PA	CODE DISTRICT
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GN OWNER	ADDRESS / ADDRESS / ADDRESS
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ADDRESS OF PROPERTY OWNER AT SIGN LOCATION	NOTICE: ATTACH COPY OF
bung the Dalles Ole	PROPERTY OWNER'S SIGNED CONS
OSIGN LO	OCATION /
or CITY The Dalles	HIGHWAY HOLL 292
16 Km 4 8:1 101	ROUTE NO. OR NAME
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TO: OREGON STATE HIGHWAY DIVISION PERMIT UNIT SALEM, OREGON 97310 THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED COMMERCIAL OR INDUSTRIAL ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID. MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. T'ACH TOWING MAP, PLOT BIGN ON WAR, AND COMPLETE ZONE

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V	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

### SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x125



**INSTALLER INFORMATION** 

	INSTALLER INFORMATION
Name	J.R. ZUKIN CORP. DRA MENDOW OUTLOOK ADV.
Address	P.O.BOX 331-The DAILES, OP 97058
Phone Number	296-9684
Current City Installer	Yes/No
License	STATE CC# 0118370 EXP. 11-5-01
Ducines Nove	SIGN INFORMATION
Business Name	MEADON OUTLOOK Advertising
Address	2434 E. 2Nd, - The DAILES
Telephone Number	296-9684
Text	VARIOUS OFF PREMISE"ADV, COPY.
Sign Area	300 SQUARE FEET ONE SIDE
Horizontal Dimension	25'
Vertical Dimension	12' Zoned: CLI
Type	Projecting – Hanging – Flush – Pole – Other
Illumination	Direct, Indirect, UL No.: None
DIMENSIONS LOCATI	RAWING OF YOUR PROPOSED SIGN COMPLETE WITH ON, AND COLOR SCHEME. YOUR SUBMISSION MUST
INCLUDE AN INVENTO	ORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION
COMPLETE WITH DIM	ENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the
amount of signage requested does	not exceed the amount of signage allowed. In order to do this, an inventory of existing signs your business plus any other businesses that are at the same location. Signage is not based on
the business, but on the building. A inventory must include information of	dditionally, the ordinance makes distinctions based upon types of signage used. This is why the
	N AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED OR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.
LLLOTHIOAL CONTINOTO	AN SOBSECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.
SIGN INSTALLATION TO B	E COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.
A 1: 11 O:	MEADON OUTDOOR Advertising
Applicant's Signature	By Best & Streeter
and Date:	By Dev & Shele
Permit Number	N/A Permit Fee \$ A
Planning Information: TX	isting Sign - just renuive State
	o pormi
Application Received By and Date:	ALCA Permit Issued By and Date:
Dy and Date.	by and bate.

Date October 30, 1974
To: Oregon State Highway Division
Permit Unit
Salem, Oregon 97310
Salem, Olegon 9/310
Re: Sign Location (from application) US 30 St. SS MI. E/O Feb 74. Onles
TAX LOT 400 SECTION 2D TOWNSHIP IN RANGE 13 F
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION  OR Wasco is zoned COMMERCIAL // or INDUSTRIAL (city)  and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been established BY THE WASCO COUNTY PLANNING COMMISSION
Zoning Authority
as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed

Page 444 of 597

Authorized Representative

Date October 30, 1979

To: Oregon State Highway Division
Permit Unit
Salem, Oregon 97310

Re: Sign Location (from application) US 30 Sh SS Mi. E/o Ech The Dalles
TAX LOT 400 SECTION 20 TOWNSHIP IN RANGE 13E
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION 12 13 2D
IN OR Wasco is zoned COMMERCIAL / or INDUSTRIAL &
(city) (county)
and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been
established BY THE WASCO COUNTY PLANNING COMMISSION
Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed

Authorized Representative

Title

Director of Hanning

turn To: Oregon State Highway Division

Permit Unit Room 208

2960 East State Street Salem, OR 97310

ZONE AFFIDAVIT

ign Owner Name and Address	HONALD INC
	1800 W. 2MP
	THE DALLES
Property Owner Name and Addres	S BELLE WEBB BEATIE
	THE DALLES
If state sign permit has been	issued, please indicate permit number 14
1	
	PANEL I
Re: Sign Location (from applic	cation) US 30 S/L ,55 EAST OFF - ECL
TAX LOT SECTION	ON TOWNSHIP RANGE
	VE DESCRIBED SIGN LOCATION IN THE DALLES (city)
ORis 2	coned COMMERCIAL or INDUSTRIAL and Outdoor
Advertising signs are an allower	ed use in said zone. Said zoning was established
Effective	Year by Clamming Commission Zoning Authority
Month Day	Year Zoning Authority
or strip zoning devised primari Erroneous information and/or im	for the development of the overall area and not as spot ly for the purpose of allowing outdoor advertising signs proper zoning procedures will result in permit being ng removal of subject sign or signs.
	Signed J. Banburi Authorized Representative
	/ Authorized Representative
	Title Planning Christant

Return To: Oregon State Highway Division

Permit Unit Room 208

2960 East State Street Salem, OR 97310

ZONE AFFIDAVIT

Cian Owner Name and Address	116				
Sign Owner Name and Addre	ss HON	DID, INC			7
	1800	W. 24	O		
	THE	DALLES			
Property Owner Name and A	ddress BEL	LE WEBE	3 BEATLE		- Ulaus
	THE	DAMES	gen in m. Z		
If state sign permit has ]	peen issued, p	lease indic	ate permit num	mber	
			PANEL 2		
Re: Sign Location (from a	application) _			EAST OFF -	ECC
TAX LOTS	SECTION	T	OWNSHIP	RANGE	
THIS WILL CERTIFY THAT THE					
		525 520K 20K	JAIL THE TAIL	(city)	
OR .	is zoned COM	MEDCIAI	TNDUCED		
OR (county)	15 Zoned Com	BENCIAL []	OI INDUSTR	and (	Jutdoor
Advertising signs are an a	llowed was in	anid name	G-43 4		713
Advertising signs are an a					
Effective // / Month D	2 69 av Year	by	flanning	Communacy ng Authority	m
s part of a comprehensive	plan for the	development	of the overa	ll area and no	t as spot
er strip zoning devised pr erroneous information and/	or improper zo	ne purpose o	r allowing ou	tdoor advertis	ing signs
eclared null and void, re	quiring remova	l of subjec	t sign or sign	ns.	pernd
		Signed	1 Bashs	911	
			Authorized	M d Representati	ve
		Title _/	Resistant	Planner	

Attachment 16 16

Return To: Oregon State Highway Division

Permit Unit Room 208

2960 East State Street Salem, OR ~ 97310

### ZONE AFFIDAVIT

all lincolmation

Sign Owner Name and Address Hount Tre.
1800 W. 2nd
The Dalles, Oregon
Property Owner Name and Address Belle Beatie
1360 East 8+1
The Dalles, One.
If state sign permit has been issued, please indicate permit number 6H-16
Re: Sign Location (from application) U.S. 30 SL . 55 Ml. e/o Ech The Dalle
TAX LOT 400 SECTION 2D TOWNSHIP 1 N RANGE 13 E
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN
OR
Advertising signs are an allowed use in said zone. Said zoning was established
Month Day Year Doning Authority
as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Crroneous information and/or improper zoning procedures will result in permit being leclared null and void, requiring removal of subject sign or signs.
Signed Lonald Bailey Authorized Representative
Title Director of Planning, Wasco County



Dat	e: 9/8/23
Lea	se #: 12760
Les	sor: Meadow
Date	e Sign Built: 1982
Hwy	1/St: E Ziel St
U	Odot Permit
	City Sign Permit
	City Building Permit Zove Afridavit
V	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

# UPON ACCEPTANCE OF THIS PERMIT, THE PERMITTEE CERTIFIES THAT:

HB UNIVA

th all provisions of the Motorist Information Act, Administrative Rules adopted pursuant laws and rules of the State of Oregon and the Highway Division.

no upon which this structure/sign is or will be erected is not in violation for sign purposes of any State, County, our constituted zoning regulation, and that the land is not encumbered by any legal or statutory sign prohibition.

days of the written notice of violation. bsequent to issuance of the permit, the permittee agrees to remove the structure/sign

for that purpose uses for sign construction and maintenance is provided over private land, and highway right of way shall not be used 30 days A permit not renewed is cancelled and structure/sign is subject to removal wed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used

within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal

If any such violation is discovered subsequent to issuance or the perion, from the premises within 30 days of the written notice of violation.

Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

private land, and highway right of way shall not be used

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Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

If any such violation is discovered subsequent to issuance or use the premises within 30 days of the written notice of violation.

Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

## SIGN PERMIT APPLICATION

### EMISE OUTDOOR ADVERTISING SIGN OREGON STATE HIGHWAY DIVISION

PERMIT UNIT, E. SALEM HIGHWAY BLDG P.O. BOX 14030, SALEM, OR 97310

PURPOSE OF APPLICATION

ONSTRUCTION OF PERMIT NO. 6H-00

**DCATION IN LIEU OF PERMIT NO** CTIONAL\*\* **NESS IDENTIFICATION\*** BENCH ☐ BUS SHELTER

AND ZIP CODE OWNER Dolles S ADUCETISING 97058

AND ZIP CODE MEARON HSON OR COMPANY TO INSTALL SIGN GREOW OPERTY OWNER AT SIGN LOCATION 2 lles OUTDOOR 33 (vi arrage ADVERTISING-HONCE TISIALL 85066

TE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS NCE FROM PROPOSED SIGN TO BUSINESS

AND ZIP CODE

Dulles

mach

7-15-85

SINESS ACTIVITY OR ON-PREMISE SIGNING
LE FROM HIGHWAY? YES Ö

ETE THIS BOX FOR DIRECTIONAL SIGNS

WIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW IT THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. WIPLES: A—BROCHURES: B—PAGES FROM VISITOR'S LOG COPIES: C—FACTS ABOUT (OR SAMPLES OF) OUT-OF-IE ADVERTISING PROGRAM.

OR OF BACKBOARD AND LETTERS

OF COPY LETTERS

for that

EE (SEE INSTRUCTIONS FOR RATE)

7-10-85

Agenda Staff Report | APL 035 Page 442 of 565

NUMBER AND SIZE HEIGHT (FEET) ADVERTISING IS ON

HIGHWAY ROUTE NU

0

MO-1110 CON

SKETCH OF BIGN IN SIDE OF HIGHWAY m o ⊂ OWNER OF NE OWEH CODE FIELD CHECK MILE POINT NORTH 20 HO ge

Attachment 16

### OREGON STATE HIGHWAY DIVISION PERMIT UNIT

	NAME OF SIGN OWNER	MENDOUS	Dire	DOOR AL	VERTI	E 11/2	JCL PIMU
	NUMBER AND STREET	FILFILLUS		1, 22	VERI	N JIMBBB at	MOTOLARIE
		P.O. 6	OX 3	33/			
	CITY, STATE AND ZIP CODE	118		Do-	OM	THARAGE	ATOM P. C.E.
	Q system catrialQ vd bea	THE	ALLE 3	CREG	011	97050	
3.3	28735	65	\ III		-21 - 12 L.	16L/11 A.	Hall Extractly 45450
1	NAME OF PROPERTY OWNER	74.50	H R	NATURN	31/E		CNAL
2)	2000	MEADOW	OUTDO	OR ANG	ETISIN	6-	
	NUMBER AND STREET	00 0		= /			· 9.55
	CITY, STATE AND ZIP CODE	P.U. 00	7X 33	5 /			
	CITT, STATE AND ZIP CODE	THE I	Dances	OREGO.	11 0	77058	
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	HOMINGOLIN						- Stilly 6/2
0	es Guerriska Albert bei i		SIG	N LOCATION			
	CITY (if inside City)	(REF	FER TO OTHER	SIDE OF THIS APPL		SIDE OF HIGHWAY	Ton = ===
ľ	THE DALLES	100			NAME :	SOUTH	19,59
ŀ	TAX LOT	SECTION	in the same	TOWNSHIP	9292	RANGE	11,31
9	the same and the s	rubs X 2-	BOM DI	11		/3	
Г			41			47/25 15151	THE RESIDENCE AND THE
2/1	COUNTRY SOUTH OF	TO BE COMPLET	ED BY CITY	OR COUNTY ZON	ING AUTHO	RITY	N
	ABOVE LOCATION IS ZONED	TO BE COMPLET	DATE ZONING	EFFECTIVE ZONIN	G AUTHORITY	(NAME OF CITY OR	COUNTY)
		TO BE COMPLET		EFFECTIVE ZONIN		(NAME OF CITY OR	- No.
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To: Oregon State Hi	ghway Division		rgustator		
Permit Unit					
Salem, Oregon	97310				. 2. 19
				ASS DONE TO	157
Re: Sign Location (	from application) u	5.20 84 6MI	E/O ECL	The Dalles	Physical Control
TAX LOT 300	SECTION 20	TOWNSHIP	IN	RANGE 13 E	
	The state of the s				
THIS WILL CERTIFY TH	AT THE ABOVE DESCRIBED	SIGN LOCATION			
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(city)	(county)	15 Zoned C	OMERCIAL	OF INDUSTRIAL	20
and Outdoor Advertisi	ing signs are an allow	ed use in said	zone. Said z	oning has been	্লে
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stablished BY THE					L. California
		Zoning Authorit	Y		
3 narr of a com					
as bare of a combieve	ensive plan for the de	velopment of the	e overall are	a and not as s	pot

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Exception of the purpose of allowing outdoor advertising signs. Exception of the purpose of allowing outdoor advertising signs. The purpose of allowing outdoor advertising signs of the purpose of allowing outdoor advertising signs.

Signed

Authorized Representative

Title

Director of

Return To: Oregon State Highway Division

Permit Unit Room 208

2960 East State Street Salem, OR 97310

ZONE AFFIDAVIT

Sign Owner Name and Address HONALO, INC
1800 W, 24P
SEAS (A) (A) 현실 (경영) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A
THE DALLES
Property Owner Name and Address GARY HONALO
THE DALVES
If state sign permit has been issued, please indicate permit number 18
Re: Sign Location (from application) US 30 S/L . G EAST OFF — ECL
TAX LOT SECTION TOWNSHIP RANGE
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN TAE OQUES (city)
ORis zoned COMMERCIAL or INDUSTRIAL Z and Outdoor (county)
Advertising signs are an allowed use in said zone. Said zoning was established
Effective 11 12 69 by Planning Commission  Month Day Year Zoning Authority
Month Day Year Zoning Authority
as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.  Signed Authorized Representative
/ Authorized Representative
Title Assistant Planner



Date	e: 9/8/23
Lea	se #: 10347
Less	sor: Glenn Shultz
Date	e Sign Built: <u>1972</u>
Hwy	1/St: Union St. & E 3rd St.
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED  FORM NO. E-ASI (REV. 7-71)  PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES  A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE ADDRESS  NAME OF SIGN OWNER  ADDRESS  NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  PROPERTY OF CITY BE SIGN LOCATION  OR CITY BE SIGN LOCATION  HIGHWAY  IDE OF HWY.  MILEPOINT PERMITS AND	OVED BY DATE  IT NUMBER DATE  ELLED DATE  FOR OFFICE USE ONLY  SIDE HEREOF IS COMPLETED  NOTICE: ATTACH COPY OF OPERTY OWNER'S SIGNED CONSENT  HOUTE NO. OR NAME
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PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING  A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE  NAME OF SIGN OWNER  NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  PRO  SIGN LOCATION  OR CITY  N.E.S.W  MILEPOINT  PROPERTY  ENGINEE	FOR OFFICE USE ONLY  SIDE HEREOF IS COMPLETED  NOTICE: ATTACH COPY OF  PERTY OWNER'S SIGNED CONSENT  How 292  ROUTE NO. OR NAME
A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE  NAME OF SIGN OWNER  NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  PRO  SIGN LOCATION  OR CITY  MILEPOINT  N.E.S.W.  MILEPOINT  ADDRESS  ADDR	FOR OFFICE USE ONLY  SIDE HEREOF IS COMPLETED  THE DOLLES DIAGON  NOTICE: ATTACH COPY OF  PERTY OWNER'S SIGNED CONSENT  House 292  ROUTE NO. OR NAME
NAME OF SIGN OWNER  NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  PRO  SIGN LOCATION  OR CITY  MILEPOINT  N.E.S.W.  ADDRESS  SIGN LOCATION  HIGHWAY  ENGINEE	NOTICE: ATTACH COPY OF DERTY OWNER'S SIGNED CONSENT  Hoy 292  ROUTE NO. OR NAME
NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  SOUNTY  OR CITY  MILEPOINT  N.E.S.W  ADDRESS  BOOK 240  BOOK 24	PERTY OWNER'S SIGNED CONSENT
SIDE OF HWY. Soul SIDE OF HIGHWAY  N.E.S.W. PROPERTY PROP	PERTY OWNER'S SIGNED CONSENT
SIGN LOCATION OR CITY BE SIGN LOCATION HIGHWAY HIGHWAY NESW MILEPOINT 12.92 ENGINEE	Huy 292 ROUTE NO. OR NAME
OR CITY MELANTES HIGHWAY	
N.E.S.W:	
W.E.S.W.	
ONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW S	
ANALYSIS OF THE PARTIES OF THE PARTI	IGN TO BE ERECTED.
FIELD CHECKED BY	
ATE TO BE ERECTED Dec. 5-47	DISTRICT ENGINEER
MUST BE WITHIN 12	O DAYS FROM DATE PERMIT ISSUED.
ISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY	
	a +-
GN OWNER PERMIT NO DISTANCI	0.90 DIRECTION GOST
SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTR	FEET N.E.S.W.
ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH	ERCIAL OR INDUSTRIAL AREA  MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS EEN AND PLOT SIGN ON MAP. SPECIFY LAND USE
GN DIMENSIONS EXCLUDE SUPPORTS	BOOK BOOK BOOK BOOK BOOK
SIGN SQUARE FEET	300 P'
AREA INCLUDE CUT OUT OF POSTS DISTANCE BETWEEN PANEL AND GROUND	
2 Steel 18 SKETCH OF SIGN. IN OF SIGN. ALSO INCL	DICATE IF ADVERTISING IS ON ONE OR BOTH SIDES
SCHEDULE OF FEES	
1 YR. 2 YR. 3 YR. SIGN AREA SQ. FEET  \$ 3 \$ 6 \$ 9 0 TO 50	Pallace 1
\$ 4 \$ 8 \$12 51 TO 150	July 16 x
(\$5) \$10 \$15 151 TO 350	
(5) \$10 \$15 151 TO 350	faced - you can only
\$ \$ \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO 800	faced - you can only
\$ \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO 800 \$ 10 \$20 \$30 801 TO 1200	faced - you can only
\$ \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO 800 \$ 10 \$20 \$30 801 TO 1200	faced - you can only from 3nd street.
\$ \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO 800 \$10 \$20 \$30 801 TO 1200	faced you can only from 3nd street. The foor
\$ \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO 800 \$10 \$20 \$30 801 TO 1200	faced - you can only from 3nd street. The face
\$ \$10 \$15 151 TO 350 \$ 7 \$14 \$21 351 TO 800 \$10 \$20 \$30 801 TO 1200	faced you can only from 3nd street. It face
\$10 \$15 151 TO 350 \$7 \$14 \$21 351 TO 800 \$10 \$20 \$30 801 TO 1200	thom 3nd street. The face



Date	e: 9/8/23
Date	
Leas	se #: <u>1002</u>
Less	sor: Melray Brace
Date	sor: Melvay Brace  Sign Built: 1983 Rebuild 1998
Hwy	/St: W Ziel
Ņ	Odot Permit
V	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'





### SIGN PERMIT APPLICATION F-PREMISE OUTDOOR ADVERTISING SIGN

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINT	ENANCE OFFICE) PERMIT OFF	ICE APPROVAL SECTION
Proposed sign	CONTROL ACCESS   APPROVED BY 10 PE	PANIT NUMBER ISSUE DATE
S VISIBLE TO: NO. 2 HWY MILE POINT ENGINEER STATION FULL	CONFORMING	CONSTRUCTION DATE:
Participal Bright Co. 1	YES NO NON-CONFORMIN	
OWNER OF NEAREST SIGN ( HWY NO.1) PERMIT NUMBER DISTAL	REASON:	
OWNER OF NEAREST SIGN ( HWY NO.2) PERMIT NUMBER DISTAI	NOE TO PROPOSED SIGN OWNER CODE	HWAY CODE A DISTRIOT
是在1960年的中国。1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,1960年,196	I a recommendation and the	AND BURNEY A
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE DATE	CHECKED CANCELLATION DATE WA	STAGRETURNED? YES NO
	PURPOSE OF APPLICATION	
REPLACEMENT TAG - LOST TAG NO		TH OF DEDUKT NO
RECONSTRUCTION OF PERMIT NO. 1 T - C	RELOCATION IN LI	
DIRECTIONAL**		₹ <sup>10</sup>
		US SHELTER
NAME OF PERMIT APPLICANT	NAMES AND ADDRESSES ADDRESS (NUMBER AND STREET)	
Mendon Outlook Hovertisin	2 P.O.BOX 33	1
CITY STATE AND ZIP CODE		ii 4
The Dalles, OR. 97  NAME OF PROPERTY OWNER AT SIGN LOCATION	ADDRESS (NUMBER AND STREET)	C
Melhoy BRACE	1119 W. 2 No	<b>37</b>
CITY STATE AND ZIP CODE		
The DAILES, OR. 97058  NAME OF PERSON OR COMPANY TO ERECT SIGN		
	ADDRESS (NUMBER AND STREET)  15/108 - P.O. BOX 3.	>1
OTT OTATE AND ZIT OODE		PROPOSED DATE TO INSTALL
The Dulles, OR 97058		8-15-98
SECTION 3 - SKETCH OF SIGN	SECTION 4 -	SIGN FACTS
Sketch sign and include message.	A SIGN DIM	ENSIONS
	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET) 1344	ENSIONS    Number and size of supports
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET) AR	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42 *
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET)   4 8   1344   DISTANCE BETWEEN BOTTOM OF PANEL & GROUND   42	ENSIONS    NUMBER AND SIZE OF SUPPORTS
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	HEIGHT (FEET)  HEIGHT	ENSIONS    NUMBER AND SIZE OF SUPPORTS
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFFICIAL SIGNS OF DEVICES	HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET) AR	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42*  ADVERTISING IS ONE SIDE  BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  The 1) 1/e 5
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	B SIGN DIM  B SIGN DIM  HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET)  SIGN LO  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42 #  ADVERTISING IS ONE SIDE  BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFFICIAL SIGNS OF DEVICES	B SIGN DIM  B SIGN DIM  HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET)  AREA	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ADVERTISING IS  ONE SIDE  BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  The Dayles  VISIBLE TO OTHER HIGHWAYS?  IF "YES," WHICH?  NO
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFF PREMISE  A Dieitistus Copy  Both Sides	B SIGN LO  COUNTY  WASCO HIGHWAY ROUTE NUMBER OR NAME  SIDE OF NO. 1 HIGHWAY  SIGN DIM  AREA (SO. FEET)  SIGN LO  SIGN LO  SIGN LO  WASCO  HIGHWAY ROUTE NUMBER OR NAME  NORTH	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42*  ADVERTISING IS ONE SIDE  BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES  IF "YES," WHICH? NO  TH SOUTH EAST WEST
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFFICIAL SIGNS OF DEVICES	SIGN DIM HEIGHT (FEET)  HEIGHT (FEET)  HEIGHT (FEET)  HEIGHT (FEET)  AREA (SQ. FEET)  SIGN LO  SIGN LO  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  NORTH  SIDE OF NO. 2 HIGHWAY  NORTH  NORTH	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ADVERTISING IS  ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS?  IF "YES," WHICH?  TH SOUTH EAST WEST  TH SOUTH EAST WEST
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFF PREMISE  A Dieitistus Copy  Both Sides	B SIGN DIM  B SIGN DIM  HEIGHT (FEET) LENGTH (FEET) AREA (SO. FEET)  ABA 1344  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  AD SIGN LO  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  IN WY, 2 - Rive; 1-84  SIDE OF NO. 1 HIGHWAY  NORT  SIDE OF NO. 2 HIGHWAY  C COMPLETE THIS SECTION FOR  1. DISTANCE FROM PROPOSED SIGN TO BU	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42 #  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF "YES," WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFF PREMISE  A Dieitistus Copy  Both Sides	B SIGN DIM  B SIGN DIM  HEIGHT (FEET) LENGTH (FEET) AREA (SO. FEET)  ABA 1344  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  WASCO  HIGHWAY ROUTE NUMBER OR NAME  NORTH SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  NORTH  C ** COMPLETE THIS SECTION FOR  1. DISTANCE FROM PROPOSED SIGN TO BUT SELLON FOR  2. IS BUSINESS ACTIVITY OR ON-PREMISE	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42 #  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF "YES," WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFF PREMISE  A Dieitistus Copy  Both Sides	B SIGN DIM  HEIGHT (FEET) LENGTH (FEET) AREA (SO. FEET)  14. 48 1344  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  42 SIGN LO  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  NORTH  SIDE OF NO. 1 HIGHWAY  NORTH  SIDE OF NO. 2 HIGHWAY  1 NORTH  C ** COMPLETE THIS SECTION FOR  1. DISTANCE FROM PROPOSED SIGN TO BLE  2. IS BUSINESS ACTIVITY OR ON-PREMISE  SIGNING VISIBLE FROM HIGHWAY?	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42*  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF "YES," WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS  ISINESS ACTIVITY  YES NO
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFF PREMISE  A Dieitistus Copy  Both Sides	B SIGN DIM  HEIGHT (FEET) LENGTH (FEET) AREA (SQ. FEET)  14. 48 1344  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  42 SIGN LO  COUNTY  WASCO  HIGHWAY ROUTE NUMBER OR NAME  NORTH  SIDE OF NO. 1 HIGHWAY  NORTH  SIDE OF NO. 2 HIGHWAY  1 NORTH  C ** COMPLETE THIS SECTION FOR  1. DISTANCE FROM PROPOSED SIGN TO BUT  2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42*  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF "YES," WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS  ISINESS ACTIVITY  YES NO
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS OFF PREMISE  A Dieitistus Copy  Both Sides	SIGN DIM HEIGHT (FEET)  AREA (SQ. FEET)	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42*  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF "YES," WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS  ISINESS ACTIVITY  YES NO
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS Off PKEMISE  A Directisting Copy  Both Sides	B SIGN DIM HEIGHT (FEET) LENGTH (FEET) AREA (SO. FEET)  14. 48 1344  DISTANCE BETWEEN BOTTOM OF PANEL & GROUND  42. SIGN LO COUNTY  WASCO HIGHWAY ROUTE NUMBER OR NAME  NORTH SIDE OF NO. 1 HIGHWAY  SIDE OF NO. 2 HIGHWAY  NORTH SIDE OF NO. 2 HIGHWAY  NORTH 1. DISTANCE FROM PROPOSED SIGN TO BL 2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  D *** COMPLETE THIS SECTION FOR  1. SIZE OF COPY LETTERS:  2. COLOR OF BACKBOARD AND LETTERS  3. SUBMIT WITH APPLICATION ADDITION	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42*  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF YES, WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS ISINESS ACTIVITY  YES NO  FOR DIRECTIONAL SIGNS  AL DOCUMENTS TO SHOW THAT THE
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS Off PKEMISE  A Directisting Copy  Both Sides	SIGN DIM HEIGHT (FEET)  AREA (SQ. FEET)	ENSIONS  I) NUMBER AND SIZE OF SUPPORTS  ONE 42 #  ADVERTISING IS ONE SIDE BOTH SIDES  CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)  VISIBLE TO OTHER HIGHWAYS? YES IF "YES," WHICH? NO  TH SOUTH EAST WEST  TH SOUTH EAST WEST  BUSINESS IDENTIFICATION SIGNS  ISINESS ACTIVITY  YES NO  FOR DIRECTIONAL SIGNS  ALL DOCUMENTS TO SHOW THAT THE MMPLES: BROCHURES; PAGES FROM
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES  VARIOUS Off PKEMISE  A Directisting Copy  Both Sides	SIGN DIM HEIGHT (FEET)  AREA (SQ. FEET)	ENSIONS    NUMBER AND SIZE OF SUPPORTS     ADVERTISING IS

MOUNT CHANGE

COPY

INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	NAME OF PERMIT APPLICANT					
	Mehdow C NUMBER AND STREET	Jutdoop 1	Advertising	1		
Δ						
	P. O. BOK					
	NAME OF PROPERTY OWNER	es, OR. 9	7.658			
	Melroy NUMBER AND STREET	BRACE				
B	1119 W. 2	Nd ST				
	The DAILE		97058			
		[REFE	SIGN LOCATI ER TO OTHER SIDE OF THIS		¥	;
C	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUM		SIDE OF HIGHWAY	MILE POINT
	The DAlles	WASCO	HWY. D - R	te. I-84	NORTH	84,20
	#1206	33D	2 N		13€	
t.	THIS SECTION TO I	BE COMPLETED	BY CITY OR CO	UNTY ZONIN	IG AUTHOR	ITY 1
		COMMERCIAL X	_	OTHER (Sp		· · · · · ·
DATE ZONING IS EFI	_	ZONING AUTHORITY (NAME	P	OTTLER (S)	echy).	
	ay 1980	City 07	- The Mal	les		
spot or s	certify that the above blised as part of a c strip zoning devise s information and/or uiring removal of sub	omprehensive pl d primarily for improper zoning	an for the developed the purpose of a procedures will re	pment of the	overall area	and not as
	<b> ■ CHECK ONE</b>	BOX & SIGN BI	ENEATH APPLIC	ABLE STATE	MENT 1	· · · · · · · · · · · · · · · · · · ·
rui	e above location ar	nd proposed sign	n complies with a			plans,
IGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIVE	TITLE	101	TELEPHON	E NUMBER	DATE / )
	I THE	H550	sciote Mame	54/2	96-5481	5/20/98
The pla	e above location and ns, rules and other r	l/or proposed signed signed and signed signe	n does not comp ne city or county.	ly with all app	licable ordina	ances,
	PRIZED ZONING REPRESENTATIVE	TITLE	2	TELEPHONE	NUMBER I	ATE
			-			
Nei	ther of the above sta	tements apply.	A letter of explan	ation is attac	hed.	
NATURE OF AUTHOR	RIZED ZONING REPRESENTATIVE	*	2	a a la		
		TITLE		TELEPHONE		ATE
	Agenda Staff Report   A Page 450 of 565	PL 035-23			Page	458 of 597



### SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

1006 LANA AVE NE, BALLEN OR 87314		197	
SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAIN  NO. THAY THE MILE POINTS A FENGINER STATION HE		PERMIT OF	FICE APPROVAL SECTION
population and the second seco	YES NO	APPHOVED BY	PERMIT NUMBER
2 Valpio (O) 🗢 No SHAMA MAIRE SOIME (ENGLESSEM LEAD IED	DL COMPOLACCES	D CONFORMING	CONSTRUCTION DATE
	YES IN NO.	NON-CONFORM	
120030 1	ACCE TO PROPOSED SIGN	REASON:	12-21-48
MINER OF NEAREST SIGN (HWY NO.2) PERMIT NUMBER DIST		OWNER CODE + + + + + + + + + + + + + + + + + + +	IIGHWAY CODE (* DISTRICT)
STACL MANAGER OF REPRESENTATIVE SIGNATURE DAT	Tributan and the second	10916	4 9 4
	= CHECKED	CANCELLATION DATE W	AS TAG RETURNED? YES NO
SECTION 1 -	- PURPOSE OF	APPLICATION	
REPLACEMENT TAG - LOST TAG NO		_	JEU OF PERMIT NO.
RECONSTRUCTION OF PERMIT NO. 17-	0299	BUSINESS IDENT	
☐ DIRECTIONAL **			BUS SHELTER
SECTION 2	- NAMES AND		BOS SHELTEN
ME OF PERMIT APPLICANT	ADDRES	S (NUMBER AND STREET)	
Mendon Outloor Hovertisin	2 P.	0.BOX 33	• /
	058		
ME OF PROPERTY OWNER AT SIGN LOCATION		(NUMBER AND STREET)	
Melhoy BRACE YSTATE AND ZIP CODE		9 W. 2NS	57
LE DAILES OR. 97058  BE OF PERSON OR COMPANY TO EFFECT SIGN	14000000	AUU.05	
METADOW OUTDOOR Advert	icines -	(NUMBER AND STREET)	21
		1.01200 3	PROPOSED DATE TO INSTALL
he Dulles, OR 97058			8-15-98
SECTION 3 - SKETCH OF SIGN		SECTION 4 -	SIGN FACTS
Sketch sign and include message.  NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE	A HEIGHT (FEET) L	SIGN DIN	IENSIONS  T) NUMBER AND SIZE OF SUPPORTS
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	14'	48 1344	one 42+
		N BOTTOM OF PANEL & GROUN	ADVERTISING IS ONE SIDE
	42' B	SIGNILO	BOTH SIDES
VARIOUS Off PREMISE	COUNTY	1 73	CATION  CITY (OR DISTANCE FROM NEAREST INTERSECTION)
VARIOUS ON I INAMISE	HIGHWAY ROUTE NU		The DAlles
Both Sides	Hwy. 2 -		VISIBLE TO OTHER HIGHWAYS? YES
WD 07 511 4	SIDE OF NO. 1 H	11101= 1	Z NO
Down Sides	SIDE OF NO. 2 H	· La Hon	
(m.o.A)			R BUSINESS IDENTIFICATION SIGNS
	1. DISTANCE FR	OM PROPOSED SIGN TO BE	USINESS ACTIVITY
	2. IS BUSINESS	ACTIVITY OR ON-PREMISE FROM HIGHWAY?	YES NO
	D P COMP	LETE THIS SECTION I	FOR DIRECTIONAL SIGNS
	1. SIZE OF COPY		
FOR OFFICE USE ONLY 1		CKBOARD AND LETTERS	
A TANK TANK THE RESERVENCE	I BOSINESS IS H	EGIONALLY KNOWN. EXA ACTS ABOUT OR SAMPLES	AL DOCUMENTS TO SHOW THAT THE AMPLES: BROCHURES; PAGES FROM OF OUT-OF-STATE ADVERTISING PROGRAM.
Agenda Staff Report   APL 035-23	PERMIT FEE	APPLICANT'S SIGNATURE	endow Outdown 150715

		ZONE	<b>AFFIDAVIT</b>	72		
IN	STRUCTIONS: Co	•	, B, and C, then co		OP	
CO	unty zoning authority ction.	y for verification of	he zoning and comp	letion of	the sign con	ecity or
	NAME OF PERMIT APPLICANT	,				
A	NUMBER AND STREET  P. O, BOK  CITY, STATE AND ZIP CODE	atdoor Ad	VerTES/Ng			
		es, or, 97	6.58			
	Melroy  NUMBER AND STREET					
D	1119 W. 2 CITY, STATE AND ZIP CODE					
	The DAIles	s, OR 9	7058			
		[REFER TO	SIGN LOCATION OTHER SIDE OF THIS APPLICAT	ION]		
C	The Dalles	COUNTY	HIGHWAY ROUTE NUMBER OR NA	ME	SIDE OF HIGHWAY	MILE POINT
	TAX LOT	WASCO	HWY. 2 - Rte. I-	-84	NORTH	84,20
	#1206	33D	2 N		13E	
		BE COMPLETED B	Y CITY OR COUNTY	ZONIN	IG AUTHORI	TY 1
				THER (Sp	ecify):	
DATE ZONING IS EFF	1980	ZONING AUTHORITY (NAME OF CI	The Dalles			
This will	certify that the above	e described sign lo	cation is zoned as in	dicated	about and a	-:
was estai	plised as part of a co	omprenensive nlan	tor the development	of the	overall area	2 m al m a 4 = -
spot of s	surp zoning devised	a primarily for the	nurnose of allowir	na outd	nor advartis	
void, requ	iring removal of subj	improper zoning pro ect sian or sians.	ocedures will result in	permit	being declare	d null and
$\rightarrow$	<b>▼ CHECK ONE</b>	BOX & SIGN BEN	EATH APPLICABLE	STATE	MENT ]	
Th rul	e above location an es and other requirer	nd proposed sign of ments of the city or	omplies with all app county.	licable	ordinances, p	olans,
	ORIZED ZONING REPRESENTATIVE	TITLE	1 01	TELEPHON	E NUMBER ID	ATE , ,
	I Me	H5500	vote Plagne	54/2		5/20/98
The	e above location and ns, rules and other re	or proposed sign dequirements of the	oes not comply with	all app	licable ordina	nces,
NATURE OF AUTHO	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE	NUMBER DA	ĀTE
Nei	ither of the above sta	tements apply. A I	etter of explanation	is attac	hed.	

TELEPHONE NUMBER

DATE

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TITLE

NATURE OF AUTHORIZED ZONING REPRESENTATIVE

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'Agenda Staff Report | APL 035-28

### SIGN PERMIT APPLICATION

### OFF-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION

P.O. BOX 14030, SALEM, OR 97310
1.0. DOX 14030, SALEM, OR 9/310
PURPOSE OF APPLICATION
RECONSTRUCTION BUSINESS IDENTIFICATION*
RELOCATION DIRECTIONAL**
OTHER
NAME OF SIGN OWNER
NEADOW OUTDOOR ADVERTISING
P.O. Box 331
CITY, STATE AND ZIP CODE
NAME OF PROPERTY OWNER AT SIGN LOCATION 97058
MELROY BRACE
NUMBER AND STREET
CITY, STATE AND ZIP CODE
The Dalles Oregon 97058
MEADOW OUTDOOP ADV.
DO ROY 331
P.O. BOX 331  CITY, STATE AND ZIP CODE PROPOSED DATE TO INSTALL
The Dalles ORE 97058
*COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS ONLY.
1—DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY.
2-ARE ON-PREMISE SIGNS VISIBLE FROM HIGH-
3-IF YES, DO THEY PROVIDE ADEQUATE DIREC-
TIONS TO THE BUSINESS ACTIVITY?
** COMPLETE THIS BOX FOR DIRECTIONAL SIGNS ONLY.
PERMIT UNIT
1-SIZE OF COPY LETTERS RECEIVED
2-COLOR OF BACKBOARD AND WEATERS 1983
3-SUBMIT WITH APPLICATION APPLITIONAL DOCUMENTS OF SHOW THAT
THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. EXAMPLES: A-BRO-
CHURES; B-PAGES FROM VISITOR'S LOTS OR COPIES, FICE-PACTS ABOUT (OR SAMPLES OF) OUT-OF-STATE ADVERTISING PROGRAM.
C. S. WILLES OF OUT-OF-STATE ADVERTISING PROGRAM.
PERMIT FEE (SEE INSTRUCTIONS FOR RATE)
1 3000

. (1)	OF	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	F	CONFORMI	NG	CONSTRUCTION DATE
	C	NONCONFO	DRMING	
		OWNER CODE	HIGHWAY CODE	DISTRICT
	S	CANCELLATION DATE	WAS TAG RETURNED?	
	E	· · · · · · · · · · · · · · · · · · ·	☐ YES	□ NO
ľ				
	O F	MILE POINT OF PROPO	SITE FIELD CHECK	ATION
	F	84.20	22.96	773
-	C		XISTING OFF-PREMISE SIGN	ON SAME SIDE OF HIGHW
	E	MGADOW PERMIT NUMBER	DISTANCE TO PROPOSED S	DdV.
	u	6H- 258	1953 - 9	
- 1	S	FIELD CHECKED BY (DIS	TRICT ENGINEER'S SIGNATU	IRE)
	E	The	Allan L	
		- (	and the same of th	
$\vdash$	COUN	TY	CITY (OR DISTA	ANCE FROM)
		WAY ROUTE NUMBER O	1	
			R NAME	DALLES
-	SIDE (	T-84 OF HIGHWAY		Yi.
	V		SOUTH E	AST WEST
	1			WEST
-	IEIGH		ENSIONS — EXCLUDE SUPP	
"	1.	4' . 4		bing cutout (sq. ft.)
N	UMBE	R AND SIZE OF SUPPOR	DISTANCE BETWEEN	PANEL AND GROUND
	4	- STEEL	45	/
	DVER	ONE S		OTH SIDES
SK	ETCH	OF SIGN INCLUDING A	MESSAGE	322
				**
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	T			
			RTISIAIG	
		-	ONE	
18		S	IDE	
		4	11/ Wh	uha
			-	<b>इ.च्या इ. इ.</b> ।:
		OE	ICE USE ONLY	

SIGN OWNER'S SIGNATURE Agenda Staff Report | APL 035-23

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### OREGON STATE HIGHWAY DIVISION PERMIT UNIT

PERMIT UNIT
NAME OF SIGN OWNER MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET
P.O. Box 331
CITY, STATE AND ZIP CODE
The Volles Oregon 97058
NAME OF PROPERTY OWNER MELROY BRACE
NUMBER AND STREET 1119 W. ZNO
The Dalles Ovegen 97058
PREVIOUSLY COMPLETE / A FYIETING CLOW DECONSTRUCTION OF THE PERMIT NUMBER
ISSUED ONLY ONE A — EXISTING SIGN, RECONSTRUCTION REQUEST
SIGN PERMIT OF THE B - RELOCATION REQUEST, IN LIEU OF QUALIFYING PERMIT NUMBER
NUMBER FOLLOWING CANCELLED PERMIT 1I- 295
SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)
CITY COUNTY HIGHWAY ROUTE NUMBER OR NAME, SIDE OF HIGHWAY, MILE POINT
THE DALLES WASLO I-84 NL 84.20
TAX LOT SECTION TOWNSHIP RANGE
TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY
ABOVE LOCATION IS ZONED DATE ZONING EFFECTIVE ZONING AUTHORITY (NAME OF CITY OR COUNTY)
COMMERCIAL INDUSTRIAL 1948 CITY OF THE DALLES
CHECK APPLICABLE STATEMENT
THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING
SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE
DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEVISED PRIMARILY FOR THE PURPOSE OF ALLOW- ING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.
ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

SIGNATURE OF JUTHORIZED ZODING REPRESENTATIVE

X

TITLE

PLANNING DIRECTOR

DATE

3/29/83

306 Attachment 16 RECEIPT PLANNING DEPARTMENT CITY EALL FORM 45806 ® VI Spollars \$ TO-75 TOPS ACCOUNT HOW PAID AMT. OF AÇCOUNT CASH AMT. PAID CHECK BALANCE DUE MONEY ORDER PLANNING DEPARTMEN RECEIPT 3066 TOPS FORM 45806 ® ADDRESS \_\_\_\_\_ O SHEDRY. ACCOUNT HOW PAID CASH AMT. PAID CHECK BALANCE DUE MONEY ORDER

### **SIGN PERMIT**

L-1002+TM Attachment 16 BEACE BROS CLASE

Use Zone			Permit No <u>83-80</u> Permit Fee <b>450</b> , 20
Sign for:  Business Address:  Telephone:  Permit to:  [] Wall Sign (1)  [] Projecting Sign (2)  [] Marguee Sign (3)	Alter (2) [ ] Relocate (3) [ Freestanding Si	ign (4) [ ] [ ] Signs (6) [ ]	
DETAILS OF CO	12' 576 17'	Height to Bottom: Height to Top:  Illuminated: Planning Action	28' 40' 65_UL No.:
ELECTRICAL CONNECTION A CIRCUITS TO BE MADE BY TRICAL CONTRACTOR SUBJECT	ND ALL SUPPLY LICENSED ELEC-		
Application Received by:		Ausm)	Date: 8-29-83  Date: 8-29-83
Permit Issued by:			_ Date:

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oning District No				Permit No.
ermit Issued	CITY OF THE	DALLES, OREG	ON	Construction Cost
/	4.77.7.4			Permit Fee
tte	APPLICATION 1	FOR SIGN	PERMIT	Plan Check Fee
Applicant must fill in from	L	. 1		
Applicant must fill in from neat drawing of the	nere down to heavy line a esign on back of original s	it bottom of pa heet, showing o	ge in ink or inde details of suppor	elible pencil and also make a ets and sign copy.
	,	Marquee Sign _		8
1		Marquee Sign Barber Pole		
Application is hereby made to	Wall Sign	Poster Panel	from of new l	according to plan, speci
Reconstru Change Co	Painted Bulletin	_X	/	according to plan, specification and description herewith given.
	Minor Projecting		<u> </u>	
		ing Sign	/	
Street Address 1119 W.	ZNO ST		Near	
Height and Type of Building	44-5-11 (00:100 -1	- 00-0-0		
Location of Sign EXTREME E	ASTERLY CORNER OF	PROPERTY		
Owner of Sign—Name and Address.	EADOW OUTDOOR A	OVERTISING-	Previous Per	mit No
Lessee of Sign-Name and Address	LROY BRACE 1119	W. ZNO TH	E DALLES O	REVON
Sign made by MEADOW OUTL			/	
Sign remodeled by				•
Name and Address of Sign Installer				
Horizontal Dimension 48'	AILS OF CONSTRUCTION, INSTA		161	
Height above aidewerk 40'		Thickr _Projection beyond r	4	Weight
Material sign is constructed of WOOD	and the same of th		Illuminated	Painted
Underwriters' Laboratories Label Serial N	0			Lamp rating
TRANSFORMERS FOR	NEON TUBING		INCANDESCE	NT LAMPS
(	V, A	Interior		Watts
NO. AND SIZE				
TRANSFORMERS				3
12	0 0			30
<b>E</b>	1+889 to	5/90		£2
8		,		
22	00-1	2 - 0	- //	
(A)	promit		09	
	permit			1
00   -:	12-2		6	
	1-6-5-	5	9	
		DN		
20				
Street				
				ľ
AGREE TO ERECT SAID SIGN WITH	N 30 DAYS FROM DATE PERMI	T IS ISSUED AND	IN ACCORDANCE V	VITH THE ABOVE DESCRIPTION.
PLAN AND SPECIFICATION AND THE			Y OF THE DALLES.	
			Тејерлопе	number 270 780-1
Ву				
Ву.	connection of sign and connection of	sign must be covered	on a regular wiring per	mit. Sign must be illuminated within
OTE-The installation of supply wires for	To days all	erection.		
Ву.	connection of sign and connection of 10 days aft	erection.		mit. Sign must be illuminated within
OTE-The installation of supply wires for	To days all	erection.		
OTE-The installation of supply wires for	Approval of Appearan	ce and Illumination		

Attachment 16



Dat	ite: 9/8/23	
Lea	ase #: 9716	
Les	ssor: Meadow Owked	
Dat	te Sign Built:	
Hwy	vy/St: E. Zvel 8t.	
U	Odot Permit	
	City Sign Permit	
	City Building Permit	
U	Any Document with City of The Dalles Signa	ature or Initial
	Any Notes that Defer to '8 per mile'	



## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY		MAINT	ENANCE	PER	MIT OF	FICE APPROVAL SEC	TIO
100000000 SIGN - ST.	TATION	THE RESERVE AND DESCRIPTIONS OF THE PERSON NAMED IN COLUMN TWO PERSONS NAMED IN COLUMN TRANSPORT NAMED IN COLUMN	NO NO	SZ APPROX	ED BY PI	EMIT NUMBER I ISSUE DA	_
BARBIE DE LA		FULL C	ONTROL ACCES	s		CONSTRUCTIO	NDA
OMNER OF NEAREST SIGN (HWY NO 1) PERMIT NUMBER	DISTANCE	(ACCESSION COMPOSITOR	□ NO	Water Street,	ONFOR	RMING	
	DESTRUCE.	IO PAUDEO	EDBON.		ON-CO EASON	MFORMING A TOTAL	W.
GYNER OF NEAREST SIGN (NWY NO 2) PERMIT NUMBER	DISTANCE	O PROPOS	ED SIGN	OWNER		HIGHWAY CODE DISTR	RIC II
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE	DATE CHECK	KED		CANCELL	ATION DAT	E WAS TAG RETURNED?	
	VA DESCRIPTIONS OF THE	* / 10 TO ME			$(\mathbb{Q}_{p})_{p} = ((\mathbb{Q}_{p})_{p})_{p}$	YES NO	tion)
SECTION	1 - PURP	OSE O	APPLIC/	ATION		Le,	
REPLACEMENT TAG - LOST TAG NO RECONSTRUCTION OF PERMIT NO DIRECTIONAL **			USINESS I	N INLIEU DENTIFIC BUS'S	ATION'		
SECTION	12-NAME	SAND	ADDRES	SES			
NAME OF PERMIT APPLICANT  Meadow Outdoor Advertising	1 . 1		Box 33	0			
The Dalles, OR 97058	1.	PHONE	NUMBER				
NAME OF PROPERTY OWNER AT SIGN LOCATION		1	)296-968 F PERSON OR C		ERECT SIG	The same and the s	·
Meadow Outdoor Advertising		Mea	dow Out	door A	dverti	sing	
P.O. Box 331			Box 331	#P8 4, 11			
CITY STATE AND ZIP CODE The Dalles, OR 97058	, Jov		Dalles, C		o when	and the second	- T
SECTION 3 - SKETCH OF SIGN				TION 4			
Sketch sion and include message,	AA	i De se	SEC	SIGN DI	10 11	4338 1 17 17	
NOTE: SIGN MUST NOT IMITATE OR ESEMBLE. IN STYLE OR COLOR: STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	HEIGHT (FE	EET) LI	NGTH (FEET)	AREA (SQ I		HUMBER AND SIZE OF SUPPORTS	
THE RESERVE OF THE PROPERTY OF THE PARTY OF	12 DISTANCE	2	5 SOTTOM OF PAI	300		our (4) Wood Posts	
	8'		SOTTOM OF PA	VEL & GROUN	יטו	ADVERTISING IS ON: ONE SIDE DOTH SIDES	
	COUNTY	5 5		SIGN LO	CATION TY (OR DE		-
A Cegy	Wasco	ROUTE N	UMBER OR N	1	he Dalk	98	
DNG Gim	US Hwy	30		IF	"YES," WH		
	SIDE OF NO	0. 1 HIGH 0. 2 HIGH		NORTH NORTH	SOL		
	K CO	MPLETE	THIS SECT	ION FOR F	USINES	S IDENTIFICATION SIGNS	$\exists$
	2. IS BUS	SINESS A	CTIVITY OR			ACTIVITY:	
			GNING VISIBLE			YES NO	$\dashv$
	D KK C	Caldid Print 3	F HING SEC				- 1
	1, SIZE O	OF COPY L	ETTERS:				$\dashv$
₩FOR OFFICE USE ONLY₩	1, SIZE O	R OF BAC	ETTERS: KBOARD AND	LETTERS_	# 0	, = F	
FOR OFFICE USE ONLY	1, SIZE O 2. COLOF 3. SUBMI BUSINI	OF COPY L R OF BAC IT WITH A ESS IS RE R'S LOG;	ETTERS: KBOARD AND PPLICATION A GIONALLY KN FACTS ABOUT	LETTERS_ DDITIONAL IOWN. EXAI F OR SAMPL	MPLES: B ES OF OL	NTS TO SHOW THAT THE ROCHURES; PAGES FROM JT-OF-STATE ROVERTISING	
e en	1, SIZE O 2. COLOF 3. SUBMI BUSINI VISITO PROGF	OF COPY L R OF BAC IT WITH A ESS IS RE R'S LOG;	ETTERS: KBOARD AND PPLICATION A GIONALLY KN FACTS ABOUT	LETTERS_ DDITIONAL IOWN. EXAI F OR SAMPL	MPLES: B ES OF OL	POCHIDEC, DAGES CROSS	===
	1, SIZE O 2. COLOF 3. SUBMI BUSINI VISITO PROGF	OF COPY L R OF BAC IT WITH A ESS IS RE IR'S LOG;	ETTERS:  KBOARD AND  PPLICATION A GIONALLY KN FACTS ABOUT	LETTERS_ DDITIONAL IOWN. EXAI F OR SAMPL	MPLES: B ES OF OL	ROCHURES; PAGES FROM IT-OF-STATE ADVERTISING	
to the control of the	1, SIZE O 2. COLOF 3. SUBMI BUSINI VISITO PROGF PERMIT FEE \$500.00 DATE PAID	OF COPY L R OF BAC IT WITH A ESS IS RE IR'S LOG;	ETTERS:  KBOARD AND  PPLICATION A GIONALLY KN FACTS ABOUT	LETTERS_ DDITIONAL IOWN. EXAI F OR SAMPL	MPLES: B ES OF OL	ROCHURES; PAGES FROM IT-OF-STATE ADVERTISING	=======================================

		ZONE	AFFIDAVIT	Atta	nchment 16	
· .	appropriate	ONS: Complete section city or county zoning tion of the sign complete.	ons A, B, and C, then co authority for verification	ontact the on of the zoning		
	MAME OF PERMIT APPLICE Meadow Outdoor A MAILING ADDRESS					
A	P.O. Box 331 CITY, STATE AND ZIP CODE					
	The Dailes, OR 970		•			
8	Meadow Outdoor	Advertising	4.83	er.		
В	MAILING ADDRESS			= 0		
D	P.O. Box 331 CITY, STATE AND ZIP CODE					
	The Dalles, OR 970	<b>)58</b>	Two control of the co	92. 195		
·			SIGN LOCATION			
	CITY (IF INSIDE CITY)	COUNTY	O OTHER SIDE OF THIS APPLIC HIGHWAY ROUTE NUMBER OR NA		MILE POINT	
C	The Dalles	Wasco	US Hwy 30	South	19.79	
	100	2DA	1N	13E		
	1		BY CITY OR COUNTY Z		4	
The above loc	ation is zoned: 💢 C		DUSTRIAL   OTHER	R (Specify):		
Tune 11	98 as amended	ZONING AUTHORITY (NAME OF CIT	The Dalle	25	: :	
This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and voic, requiring removal of subject sign or signs.						
	<b>↓CHECK</b>	ONE BOX & SIGN BE	NEATH APPLICABLE S	STATEMENT \$		
	ove location and p equirements of the		lies with all applciabl	e ordinances, plai	ns, rules and	
SIGNATURE OF AUTHOR	PRIZED ZONING REPRESENTATIVE	HSSOCI	iate Planner	TELEPHONE NUMBER X 112 541-296-5481	10/26/06	
		r proposed sign <b>do</b> ents of the city or co	es not comply with unty.	all applicable ordi	nances, plans	
SIGNATURE OF AUTHO	DRIZED ZONING REPRESENTATIV	E TITLE		TELEPHONE NUMBER	DATE	
Neither	of the above state	ments apply. A let	ter of explanation i	s attached.		
SIGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIV	E TITLE		TELEPHONE NUMBER	DATE	

K.		Ì۱	VI	V	AUDHOUGH P
	DMV -1		ARRIER	PORTATI SERVICE ISING	

## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

OUTDOOR ADVERTISING 1905 LANA AVE NE, SALEM OR 97314						
	CT MAINTENANCE OFFICE)		<b>OFFICE APPROV</b>	AL SECTION		
Progressed sign 292 1979 38482	YES X NO	APT VE V	PERMIT NUMBER	ISSUEDATE 11-2-95		
is visible to; 💆 No. 2 HWY MILE POINT FNORMER STAD	ON FULL CONTROL ACCESS  VES NO	☐ CONFORMIN		CONSTRUCTION DATE		
OWNER OF NEAREST SIGN ( HWY NO.1) PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	NON-CONFO	MING	3-1-96		
Malake 2880						
DWIER OF NEAREST SIGN ( HWY NO.2) PERMITNUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE	HIGHWAY CODE	DISTRICT		
NOTIFICE MANAGER OF REPRESENTATIVE SIGNATURE	DATE CHECKED	CANCELLATION DATE				
X 2 TN & B 1 & R			WAS TAG RETURNED?	YES NO		
SECTION	ON 1 - PURPOSE O	F APPLICATION				
REPLACEMENT TAG - LOST TAG NO.		RELOCATION	IN LIEU OF PERMIT	NO.6647		
RECONSTRUCTION OF PERMIT NO.		BUSINESS IDE	ENTIFICATION *			
DIRECTIONAL☆☆		BENCH	BUS SHELTER			
SECTI	ON 2 - NAMES AND	ADDRESSES				
MEDDOW OUTLOOK ADVOLTIS		SS (NUMBER AND STREET)	***************************************			
MEDOW OUTLOOK ADVENTIS.	ing, Inc. 1	.O. BOX 3	3/			
The DAlles OR. 970	156					
ME OF PROPERTY OWNER AT SIGN LOCATION	ADDRES	SS (NUMBER AND STREET)				
MEADOW OUTLOOK ADV	JENK- FI	0,130x 3	3/			
The Dalles, OK. 970:	58					
ME OF PERSON OR COMPANY TO ERECT SIGN	ADDRES	S (NUMBER AND STREET)				
MENDON OUTZOOR ADVEN	113/19, INC.	ROIBO	PROPOSED DATE	TO INISTALL		
he DAlles OR 9	7058		10-1			
SECTION 3 - SKETCH OF SIGN		SECTION	4 - SIGN FACTS			
Sketch sign and include message.	Α		DIMENSIONS			
NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYL OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICE		LENGTH (FEET) AREA (SC	D. FEET) NUMBER AND SIZE	OF SUPPORTS		
		EN BOTTOM OF PANEL & GF	-4 India-	ONE SIDE		
	6	BOTH SIDES				
off PREMISE ADV.	COUNTY	SIGN	CITY (OR DISTANCE FR	OM NEAREST INTERSECTION)		
COPY	WAS	CO		DALLES		
OWE SIDE	: 11	NUMBER OR NAME	VISIBLE TO OTHER I			
		- Muy 393		NO NO		
MOS			NORTH 📈 SOUTH [	EAST WEST		
			NORTH SOUTH	_ EAST _ WEST		
	1 DISTANCE E	EROM PROPOSED SIGN	TO BUSINESS AP IVIAL	VERTISING		
	2. IS BUSINES	S ACTIVITY OR ON-PRE	IISE RECE	VED		
	SIGNING VISIBI	LE FROM HIGHWAY?				
			ON FOR DIRECTOR	IAL SIGNS		
	1. SIZE OF COL		SAS	08		
FOR OFFICE USE ONLY      ■	1.1	BACKBOARD AND LET E	Refer Action <del>Documents T</del>			
	BUSINESS IS VISITOR'S LOG;	REGIONALLY KNOWN. FACTS ABOUT OR SAMI	EXAMPLES: BROCHUPLES OF OUT-OF-STATE ADV	RES; PAGES FROM /ERTISING PROGRAM.		
	PERMIT FEE	APPLICANT'S SIGNATURE	MEADOW OUT	dough Or,I		
Agenda Staff Report   APL 035-23	\$150,-	X5 Lent	Sheet Pag	ge 469 of 597		
Page 461 of 565						

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

_	NAME OF PERMIT APPLICANT	OU LOOR A	drentising	, INC.	1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 ( 1 (
A	P.O. BOX	331		, v	
7	OHY STATE AND ZIP CODE	es, OR, 97	058		· · · · · · · · · · · · · · · · · · ·
	NAME OF PROPERTY OWNER	OUTLOOK 1	4 /3 VEVT/3/1	S. INC.	
B	NUMBER AND STREET	331			
	CITY, STATE AND ZIP CODE	11es, OR. 9	7.056	. `	
		IREFER TO	SIGN LOCATION OTHER SIDE OF THIS APPLICA	ATIONI	
C	TITY (IF-INSIDE CITY)	CONTRSCO	HIGHWAY ROUTE NUMBER OR	NAME SIDE OF HIG	HWAY MILE POINT
	TAX LOTS OO	SECTION	TOWNSHIP	RANGE	
₽ T	HIS SECTION TO	BE COMPLETED B	Y CITY OR COUNT	Y ZONING AUT	HORITY 1
	cation is zoned:		9		
DATE ZONING IS EFFI			TY OR COUNTY)	OTHER (Specify):	4
18124	1100	I City C+	TY OR COUNTY)	1000 m	
Erroneous	sinp zoning devis s information and/o	comprehensive plan ed primarily for the r improper zoning pro bject sign or signs.	purpose of allow	ing outdoor ad	Verticina ciano
	<b>▼ CHECK ON</b>	E BOX & SIGN BEN	EATH APPLICABL	E STATEMENT	
Th.		and proposed sign o			
Tulk	es and other requir	ements of the city or	county.	plicable ordinan	ices, plans,
ANATURE OF AUTHO	PRIZED ZONING REPRESENTATIVE	TITLE	10 min	JELEPHONE NUMBER	DATE 7-2
The plai	above location arns, rules and other	nd/or proposed sign d requirements of the	oes not comply w	th all applicable	ordinances,
NATURE OF AUTHOR	RIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Nei	ther of the above s	tatements apply. A I	etter of explanatio	n is attached.	
IATURE OF AUTHOR	RIZED ZONING REPRESENTATIVE	TITLE	*		
*.				TELEPHONE NUMBER	DATE
	genda Staff Report   Al ge 462 of 565	PL 035-23			Page 470 of 597



## SIGN PERMIT APPLICATION

## OFF-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION PERMIT UNIT, E. SALEM HIGHWAY BLDG. P.O. BOX 14030, SALEM, OR 97310

P.O. BOX 14030, SALEM, OR 97310
PURPOSE OF APPLICATION
☐ RECONSTRUCTION OF PERMIT NO.
RELOCATION IN LIEU OF PERMIT NO. 64-181
☐ BUSINESS IDENTIFICATION* ☐ BENCH
☐ DIRECTIONAL** ☐ BUS SHELTER
NAME OF SIGN OWNER
NUMBER AND STREET Advertising
P.O. BOX 331 CITY, STATE AND ZIP CODE
The Dalles, Oregon 97053
NAME OF PROPERTY OWNER AT SIGN LOCATION
Meadow: Outdoor Advertising
P.O. BOX 331 CITY, STATE AND ZIP CODE
The Dalles, Oregon 97058
NAME OF PERSON OR COMPANY TO INSTALL SIGN
NUMBER AND STREET
P.O. BOX 331  CITY, STATE AND ZIP CODE PROPOSED DATE TO INSTALL
The Dalles, Oregon 97058
COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS
I—DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY.
HIS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?
COMPLETE THIS BOX FOR DIRECTIONAL SIGNS
-SIZE OF COPY LETTERS RECEIVED
-COLOR OF BACKBOARD AND LETTERS 0 1 0 1936
-SUBMIT WITH APPLICATION RODITIONAL DUCUMENTS TO SHOW THAT THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. EXAMPLES: A—BROCHURESS B—FAGES FROM VISITORISE LOG OR COPIES; C—FACTS ABOUT (OR SAMPLES OF) OUT-OF- STATE ADVERTISING PROGRAM.
RMIT FEE (SEE INSTRUCTIONS FOR PATE)
(15000)
N OWNER'S SIGNATURE
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		Attachr	ment 16
0	APPROVED BY	5 HOOY6	ISSUE DATE
F.	D'agus		12-23-8C CONSTRUCTION DATE
	CONFORM	1	4-22-87
CE	NONCONF	HIGHWAY CODE	
US	m916		DISTRICT 9
E	CANCELLATION DATE	WAS TAG RETURNED?	
		YES	NO
D		SITE FIELD CHECK	
	ALE POINT OF PROPOSE	D SIGN ENGINEER S	TATION
R	19.79	130 1	ent
c	Meadow	TING OFF-PREMISE SIGN ON	SAME SIDE OF HIGHWAY
TP	ERMIT NUMBER I	ISTANCE TO PROPOSED OUT	DIRECTION
S FI	HOOOG BY (DISTR	SSO I	Ecst
E	see original	SOF ENVISOR S SK	ana (URE)
		** ******	A CALL
COUNTY	· · · · · · · · · · · · · · ·	SIGN LOCATION  CITY (OR DISTAN	SCE EDOLO
- 1 E	ROUTE NUMBER OR NA	THE	1 000
1		11 11 11 11	25000
SIDE OF I	HIGHWAY	Hay 292	M.P. 19.79
		UTH EAST	
	*** **********************************	t ette euro	
HEIGHT (FI	SIGN DIMENS	ONS - EXCLUDE SUP	PORTS
12	2'	70	CUTOUT (SQ. FT.)
	NO SIZE OF SUPPORTS	DISTANCE BETWEEN PA	NEL AND GROUND
Z -	Siez	6'	
ADVENTISIN	ONE SI	DE F	<i>*</i>
PKETOU OF		TAN TAN	TH SIDES
MEICH OF	SIGN INCLUDING MESS		
		UZE TO	
		A V- BUL	
		WITH PC.	3 3
	6H-23	'n	614-2
	_		E 64-23
	Agus		
	ONE SIDE		
_	5100	- 1/1	
	1	1/	
		- African State of the State of	
	611-181		
	<b>A</b>		
7-23	-86 ussued	e USE ONLY	64/ 1-1
		an menty	6H-181

Page 471 of 597

Attachment 16

PREVIOUS PRODUCTION DEBETTO SE

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

INSTRUCTIONS. After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

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NAME OF SIGN OWNER	Mea	dow Outdoor	- Adver	tising		ili jegi.		
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Dat	e: <u>9/11/23</u>
Lea	se #: 95641
Les	sor: Jim Gallager
Date	e Sign Built: 1972 Rebuit 1978 & 2008
	//St: W. 6 th St.
V	Odot Permit
V	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'



## OU'I JOOR ADVERTISING SIGN PEKMIT APPL

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

Part 1: Applicant information, sign specifications OUTDOOR. ADVERTISING MAILING ADDRESS THE OR TYPE OF LEGAL ENTITY □ Oregon corporation □ Individual ☐ Individual, dba: " ☐ Other: NAME OF PERSON OR COMPANY TO ERECT SIGN MEADOW CUTDOOR SAME CITY STATE PHONE SAME PURPOSE OF APPLICATION TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS ☐ Reconstruction of permit no.: SF (3 permits): Relocation of permit no.: LoHD/29 BB (6 permits): ☐ Preexisting sign permit application (complete Supplement) ☐ Replacement plate for permit no.: \_ SIGN FACE HEIGHT (FEET) SUPPORT NUMBER SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720) DNE SIGN FACE LENGTH (FEET) SUPPORT SIZE SIGN FACE AREA (SQ. FEET) HAGI SIGN FACES ☐ Single face (SF) Back to back (BB) NAME OF HIGHWAY HIGHWAY ROUTE NUMBER SIDE OF HIGHWAY INTERSTATE ESTIMATED MILE POINT 002 STREET ADDRESS OF SIGN SITE TOWNSHIP Z N SECTION/SUBSECTION MAP 1323 6774 LOCATION MARKING The site is marked as follows: EXISTAU PROPERTY OWNER NAME Sign will be posted for compensation MAILING ADDRESS  $\hfill\square$  Sign will not be at the location of a business or activity open to the public OR 97058 Part 2: Certification of applicant The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance. PRINT APPLICANT NAME PRINT TITLE (IF SIGNING AS REPRESENTATIVE) SIGNATUR ODOT/USE ONLY ☐ Denied DECISION DATE HIGHWAY 2 NO CANCELLATION DATE ☐ Non-conforming COMMENT REASON

734-2667 (6/07)

Part 3: Certification of local jurisdiction
ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)
A. Current zoning of the sign site described on this application:COM Mercial Several
B. This is a (check one):
Commercial classification
☐ Industrial classification
☐ Other (describe):
C. Location was first zoned a commercial or industrial classification:
On or before January 1, 1973
☐ After January 1, 1973
☐ Date is unknown or cannot be determined
D. Check if the following statement is accurate:
Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.
COMPLIANCE WITH LOCAL REGULATIONS
Check only one:
The proposed sign location and structure comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
☐ The proposed sign location and structure do not comply with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
□ Neither of the above statements is fully accurate. A letter of explanation is attached.
ertification of local jurisdiction
All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)
Dawn Wavie Hert City of county with Jurisdiction City of The Dalles
ASOUAL PLANNEY  GNAFURE OF CITYCOUNTY REPRESENTATIVE  PHONE (SH) 296-548/ X1129 (SY) 298-3490
Jan Marie Heit 11/1/67
ODICTOSICAL CONTROL CO
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WIND THE

DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street The Dalles, Oregon, 97058 (541) 296-5481 x1125

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INSTALLER INFORMATION

A.I	INCIALLER IN ORMATION
Name	MEADOWN OUT TO THE MEADOWN IN
Address	MEADON OUTDOOR ADVENTISING P.O. BOX 331 THE DAVES OR 97058
Phone Number	(541) 296-9684
Current City Installer	Yes/No
License	

SIGN INFORMATION

	TOTAL STANKATION	
Business Name	MEADOW OUTDOOR ADVERTISING	7
Address	P.O. BOX 331, THE DALLES, OR 97058	13229
Telephone Number	(541) 296-9684	1331
Text	VARIOUS	W. 51
Sign Area	2 51085 - 576 @ BACH	
Horizontal Dimension	48'	
Vertical Dimension	12'	
Type	Projecting - Hanging - Flush - Pole Other Biu	SOARD
Illumination	Direct, Indirect, UL No.:	SOHRID
DI EACE ATTACHA CO	ALED ELECTION	

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.	
Applicant's Signature	
and Date: Jellinea 10-22-07	
Permit Number 01 ~ 6 32 Permit Fee \$	
Planning & Zoning Information: - Reporting existing some Sign - Off one wase	
- A Company of the state of the second	
Application Received Permit Issued	
By and Date: By and Date: By and Date:	
10/24/07	

RETURN ORIGINAL COPY ONLY CONF MING Attachment 16 APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED ISSUED BEFORE SIGN IS ERECTED FORM 81-734-3451 (REV. 7-76) RECONSTRUCTION RELOCATION .... FOR OFFICE USE ONLY A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION J.G. SCHERRER NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT ENGINEER STATION \_ ONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION FIELD CHECKED BY \_ 5/1/78 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. ISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY PERMIT NO. \_ ZONED COMMERCIAL OR INDUSTRIAL ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION AME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN HONIAMO MC AND SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE SCHEDULE OF FEES SIGN AREA SQ. FEET 50 SQUARE FEET OR LESS 51 TO 400 SQUARE FEET MORE THAN 400 SQUARE FEET A RELOCATED SIGN MAY NOT BE INSTALLED WITHIN THE FOL-LOWING DISTANCES ON THE SAME SIDE OF THE HIGHWAY FROM A SIGN PURCHASED PURSUANT TO THE PROVISIONS OF ORS 377.700 TO 377.840: DISTANCE IN EITHER TYPES OF HIGHWAY DIRECTION FROM SITE INTERSTATE 2000 FEET FREEWAY 1000 FEET OTHER STATE HIGHWAY SIGNATURE OF SIGN OWNER 500 FEET FEE ACCOMPANYING THIS APPLICATION 300 Agenda Staff Report | APL 035-23 Page 469 of 565

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SIGN OWNER NAME AND ADDRESS	HONALD, INC	second- ordered [1]
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PROPERTY OWNER NAME AND ADDRESS	J.G. SCHERRER (	GRIGGS SHOPPING CENTERS
	BOX 2343	
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	11.21.25 to 17. 18.75	
IF STATE SIGN PERMIT HAS BEEN ISSUED,	PLEASE INDICATE PERMIT NUMBER	
		A A STATE OF THE S
RE: SIGN LOCATION (FROM APPLICATION)	HWY 2 SOUTH SIDE	MP 82,15
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THIS WILL CERTIFY THAT THE ABOVE DESCR	BED SIGN LOCATION IN THE DAL	LES
		(сіту)
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CITY OF THE DALLES	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	VE PLAN FOR THE DEVELOPMENT OF THE OVER-
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H & C   C   2 * C -   C   24*	signed Cya	this A. Buch
	3131123	AUTHORIZED REPRESENTATIVE

RETURN ORIGINAL COPY ONLY Attachment 16 NONCONFORMING CATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED PERMIT NUMBER CANCELLED \_ PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES DISTRICT A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED FOR OFFICE USE ONLY SIGN OWNER ADDRESS ADDRESS OF PROFERTY OWNER AT SIGN LOCATION PROPERTY OWNER'S SIGNED CONSENT ROUTE NO. OR NAME ENGINEER STATION HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED. FIELD CHECKED BY DISTRICT ENGINEER MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY PERMIT NO. -DISTANCE SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS ED COMMERCIAL OR INDUSTRIAL UNZONED COMMERCIAL OR INDUSTRIAL AREA CH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DAVIT ON REVERSE SIDE OF THIS APPLICATION DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE. ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN SIONS EXCLUDE SUPPORTS SIGN SQUARE FEET LENGTH ZE OF POSTS AREA INCLUDE CUT OUT . DISTANCE BETWEEN PANEL AND GROUND SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE SCHEDULE OF FEES SIGN AREA SQ. FEET \$ 9 51 TO \$10 350 \$21 351 TO ect to \$20 \$30 1200 it Un OVER 1200 PANYING THIS APPLICATION SAL SIGNATURE OF SIGN OWNER

TO: ORECON STATE HIGHWAY EXVISION

TO: ORECON STATE HIGHWAY EXVISION

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BALANCE	V		MONEY ORDER	40	00	By Ron A Holaine



Dat	e: 9/11/23
Lea	se #:9866
Les	sor: Luto Electric Supply Co. Inc.
Dat	e Sign Built: <u>1989</u>
Hwy	y/St: W Zuel St.
V	Odot Permit
V	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

#### SIGN PERMIT

Use Zone/	CITY OF T	HE DALLES	Permit No <u>84-27</u>
Fire Zone	313 Coi	urt Street	Permit Fee 50. 00
Variance		Dregon 97058 296-3537	
Conditional Use	FIIONE 2	290-3537	
Ma aline of	2.7/20 1/1		Maday Dether Mi
Sign for: ME AGOW (Business Business Address: 142)	s Namel 1 0 / F	Contractor:	
0.117	-11.714 -	Address:	P.O. 130X 331
Telephone 13,1/30.5	pg)	Telephone:	
Permit to: [1] Erect (1) [ ]	Alter (2) [ ] Relocate (3)	)	
[ ] Wall Sign (1)	[ ] Freestanding S	Sign (4) [	] Roof Sign (7)
[ ] Projecting Sign (2)	[ ] Pole Sign (5)	1	] Barber Pole (8)
[ ] Marguee Sign (3)	[ ] Wall Facade fo	r Signs (6) [	] Street or Wall Clock (9)
	Expires:		
DETAILS OF C	CONSTRUCTION, INSTALL	ATION, AND ILLUM	INATION OF SIGN
	/		
Horizontal Dimension:	121	Height to Bottom	= 10
Vertical Dimension:	700 M		22'
Area of Sign:			UL No.:
Removal Agreement Signed _		Planning Action _	
SIGN INSTALLATION TO BE C 120 DAYS AFTER PERMIT HAS			SIGN SKETCH
2			
ELECTRICAL CONNECTION CIRCUITS TO BE MADE BY FRICAL CONTRACTOR SUBJECT THE STATE ELECTRICAL C	CT TO PROVISIONS		
u u	Applicantle Claret	111. 7	1-12.81
	Applicant's Signature	6	Date: 6-/2-8-
Application Received by:	1313 Job	mon	Date: 6/12/84
1/	7//		Alm Inc
Permit Issued by:	1 Jesch		Date: 6/12/84
Agenda Staff <b>Roport</b>   A Page 475 of 565	PL 035-23		Page 483 of 597

1UE

## SIGN PERMIT APPLICATION

## F-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION
PERMIT UNIT, E. SALEM HIGHWAY BLDG.
P.O. BOX 14030, SALEM, OR 97310

	PUI	RPOSE OF AP	PLICATI	ON
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PROF BACKBOARD AND LETTERS

JUN 1 4 1984

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7. Page 476 of 565	

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U	may	HIGHWAY CODE	DISTRICT
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7.3		YES	□ NO
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## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

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## SIGN PERMIT APPLICATION

### OFF-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION
PERMIT UNIT, E. SALEM HIGHWAY BLDG.
P.O. BOX 14030, SALEM, OR 97310

1.0. BOX 14000, SALEM, OA 9/510
PURPOSE OF APPLICATION
☐ RECONSTRUCTION OF PERMIT NO
RELOCATION IN LIEU OF PERMIT NO. 31-31
☐ BUSINESS IDENTIFICATION* ☐ BENCH
☐ DIRECTIONAL** ☐ BUS SHELTER
NAME OF SIGN OWNER
MEADOW OUTDOOR AOVERTISING
P.O. Box 331
THE DALLES OREGON 97058
NAME OF PROPERTY OWNER AT SIGN LOCATION  MR. RICHARD KENHARD  NUMBER AND STREET
CITY, STATE AND ZIP CODE
THE DALLES OREGON
NAME OF PERSON OR COMPANY TO INSTALL SIGN
MEADOW OUTDOOR ADV
P.O. Box 331
The Dalles Oregon   PROPOSED DATE TO INSTALL
COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS
1—DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY
2—IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?
*COMPLETE THIS BOX FOR DIRECTIONAL SIGNS
1—SIZE OF COPY LETTERS RECEIVED
2—COLOR OF BACKBOARD AND LEMARS 2 7 1984
3-SUBMIT WITH APPLICATION ADDITIONAL FOCULENTS TO SHOW THAT THE BUSINESS ACTIVITY IS REGIONALLY FORWARD. EXAMPLES: A—BROCHURES; B—PAGES FRONT ISIT OF STATE ADVERTISING PROGRAM.
PERMIT FEE (SEE INSTRUCTIONS FOR RATE)
EAST 15 00 15
SIGN OWNER'S SIGNATURE

Agenda Staff Report | APL 035-23

Page 478 of 565

34-3451 (3-83)

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#### Attachment 16

#### ZONE AFFIDAVIT



## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

INSTRUCTIONS. After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

1	NAME OF SIGN OWNER  MEAG	ow O	UTDOC	e A	OVERTISI	NG		
- · · · · · ·	P. O.	Box	331	.,				
1.3	CITY, STATE AND ZIR CODE	DAUE	S	OREGE	M	97	c58	
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2	NAME OF PROPERTY OWNER HR	RICH	12D	KENN	ARD		1 244 745 MAG	14/50
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: 	CITY, STATE AND ZIP CODE	HE DALL	ES,	OREG	No		97058	<u> </u>
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3		(REFE		R SIDE OF THIS	APPLICATION)			
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Dat	e: 9/11/23
Lea	se #: 9765 6
Les	sor: William G. Dick
Dat	e Sign Built:
Hwy	y/St:
V	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

THIS PERMIT AUTHORIZES THE ERECTION AND/OR MAINTENANCE OF AN ADVERTISE AT THE ATTOM SHOWN ON THE CURRENT APPLICATION. REGON STATE HIGHWAY DIVISION RETURN Attachment 16
RETURN ORIGINAL COPY ONLY CONFOLLING NONCONFORMING APPROVED BY . TION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT - DATE . ISSUED BEFORE SIGN IS ERECTED 48.0 = PERMIT NUMBER \_ CANCELLED \_ RMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES - DATE DISTRICT A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED FOR OFFICE USE ONLY OWNER HERPORATOR RTY OWNER AT SIGN LOCATION 1800 WEST SECOND THE DALLES, OREGON NOTICE: ATTACH COPY OF RRODUCE LEAGUE RT 2 BOX 91 THE DALLEY PROPERTY OWNER'S SIGNED CONSEN SIGN LOCATION VASCO. OR CITY INTERSTATE 80N ROUTE NO. OR NAME ENGINEER STATION 2/33+88.24 NAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED. FIELD CHECKED BY . ICTED NOVEMBER 1974 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED. E NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY 9130 11 10 S X 48 45 PERMIT NO. \_\_\_\_\_\_ DISTANCE \_\_ SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS \_ DIRECTION\_ MERCIAL OR INDUSTRIAL NING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE UNZONED COMMERCIAL OR INDUSTRIAL AREA ON REVERSE SIDE OF THIS APPLICATION ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE. SS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN 1800 WEST SECOND EXCLUDE SUPPORTS THE DALLES, OREGON LENGTH \_ 481 SIGN SQUARE FEET DISTANCE BETWEEN PANEL AND GROUND AREA INCLUDE CUT OUT . SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE SCHEDULE OF FEES 2 YR SIGN AREA SQ. FEET 6 \$ 9 O TO 50 8 51 TO 150 \$10 \$15 151 TO 350 \$14 \$21 351 TO 800 801 TO 1200 \$30 \$30 OCTVER 7, 1974 \$30 \$45 CAS CW

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SIGNATURE OF SIGN OWNER

Page 490 of 597

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	Attachment 16	
Date	2-19-74	

To: Oregon State Highway Division

Permit Unit

Salem, Oregon 97310

Re: Sign Location (from application)

TAX LOT 200

SECTION 16 & 2 ) TOWNSHIP 2 N

RANGE | 3

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

OR WOSCO is zoned COMMERCIAL // Or INDUSTRIAL /

and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been

established BY THE

Wasco County Court
Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.



Dat	e: 9/12/23
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Dat	e Sign Built: 1984
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	Odot Permit
	City Sign Permit
	City Building Permit
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'

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DEPARTMENT OF TRANSPOI DMV - MOTOR CARRIER SEI OUTDOOR ADVERTISH 1905 LANA AVE NE, SALEMO	RVICES VG OR 97314
SITE FIELD C	
roposed sign visible to:	NO. 1 2 NO. 2
NER OF NEAREST S	
neadow	
NER OF NEAREST SI	GN (HV

#### SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN con Boxt Streeter - San Armand Dia

		Jays proposed	sign some ple	
SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAI		PERMIT C	OFFICE APPROVA	L SECTION
	LL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
roposed sign $292(19.65)28+62$	YES NO	10	16M081	10-23-98
VISIBLE to: NO. 2 HWY MILE POINT ENGINEER STATION FU	LL CONTROL ACCESS	CONFORMING	JUEVE - EVELVE	CONSTRUCTION DATE
	YES NO	☐ NON-CONFORI	MING	2-22-99
	TANCE TO PROPOSED SIGN	REASON:		0-0-1
neadow 3I-0045	317 feet			
VNEH OF NEAREST SIGN ( HWY NO 2) PERMIT NUMBER DIS	TANCE TO PROPOSED SIGN	OWNER CODE	HIGHWAY CODE	DISTRICT
		M916		09
TRICT MANAGER OR REPRESENTATIVE SIGNATURE DAT	TE CHECKED	CANGELLATION DATE		
Jammy L. Odom	0/21/98		WAS TAG RETURNED?	YES NO
SECTION 1	- PURPOSE OF	F APPLICATION		7.00
REPLACEMENT TAG - LOST TAG NO.				7189
		RELOCATION IN	LIEU OF PERMIT N	0.16111-000
RECONSTRUCTION OF PERMIT NO		BUSINESS IDEI	NTIFICATION ☆	
☐ DIRECTIONAL <sup>☆☆</sup>	ſ	BENCH	BLIC CHELTED	
			BUS SHELTER	
SECTION 2 ME OF PERMIT APPLICANT	2 - NAMES AND			
	ADDRES	SS (NUMBER AND STREET)		
Meadow Outdoor ADVELTI.	sing F.	OBOX 3	331	
			10	
he DAlles, OR. 970	558			
ME OF PROPERTY OWNER AT SIGN LOCATION		S (NUMBER AND STREET)		
1 ENDOW OUT JOOR AdvertIS	ag (f-	O,BOX.	331	
$\mathcal{D}$	158			
E OF PERSON OR COMPANY TO ERECT SIGN		S (NUMBER AND STREET)		
nerdow Outdoor Adver		P.O. Box	331	
STATE AND ZIP CODE		1-4 01 15 0 M	PROPOSED DATE TO	DINSTALI
The DAILES, OR 9700	58		5-1-9	8
SECTION 3 - SKETCH OF SIGN		SECTION	4 - SIGN FACTS	
Sketch sign and include message.	A			
NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE	HEIGHT (FEET)	LENGTH (FEET) AREA (SQ.	DIMENSIONS FEET) NUMBER AND SIZE OF	SUPPORTS
OR COLOR. STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	21	4 8	2 W 0	_
	DISTANCE BETWE	EN BOTTOM OF PANEL & GRO		
			ADVERTISING IS	ONE SIDE
VARIOUS OFF	В	SICN	LOCATION E/	BOTH SIDES
	COUNTY	SIGN	LOCATION, 5 ( 7mc	MCZ HELLER MUCH
PREMISE	WA	Sc(33)		235
Adventising Copy	HIGHWAY ROUTE		VISIBLE TO OTHER HIG	CHIMAYES T
	21.5,30	/		
one Sile		7.0,0		≥ NO
	SIDE OF NO.	HIGHWAY	юятн 🛚 south 🗀	EAST WEST
	SIDE OF NO. 2	HIGHWAY IIII	IORTH   SOUTH	EAST WEST
	C ☆ COMPLE	TE THIS SECTION F		
				ICATION SIGNS
		POM PROPOSED SIGN TO		
	1. DISTANCE	HOM PROPOSED SIGN TO		
	1. DISTANCE F	SAGTIVITY OR ON-PREMI		NO
	1. DISTANCE F 2. IS BUSINES SIGNING VISIBI	S AGTIVITY OR ON-PREMI LE FROM HIGHWAY?	SE YES	
	1. DISTANCE F 2. IS BUSINESS SIGNING VISIB	SACTIVITY OR ON PREMI LE FROM HIGHWAY? PLETE THIS SECTION	SE YES	
	1. DISTANCE F 2. IS BUSINESS SIGNING VISIBLE D A COM 1. SIZE OF COR	S ACTIVITY OR ON-PREMI LE FROM HIGHWAY? PLETE THIS SECTION PY LETTERS:	N FOR DIRECTIONA	
FOR OFFICE USE ONLY	1. DISTANCE F 2. IS BUSINESS SIGNING VISIBI  D	S ACTIVITY OR ON PREMILE FROM HIGHWAY?  PLETE THIS SECTION PY LETTERS: BACKBOARD AND LETTER	N FOR DIRECTIONA	L SIGNS
FOR OFFICE USE ONLY	1. DISTANCE F 2. IS BUSINESS SIGNING VISIBI  D ** COM  1. SIZE OF COF 2. COLOR OF B  3. SUBMIT WITH	S AGTIVITY OR ON PREMILE FROM HIGHWAY?  PLETE THIS SECTION  PY LETTERS:  BACKBOARD AND LETTER  THE APPLICATION ADDITERS	SE YES DIRECTIONAL S DOCUMENTS TO	L SIGNS
FOR OFFICE USE ONLY 1 -23-98 issued in Gency CC 7/89	1. DISTANCE F 2. IS BUSINESS SIGNING VISIBLE  1. SIZE OF COM 2. COLOR OF B 3. SUBMIT WITH BUSINESS IS	SACTIVITY OR ON-PREMILE FROM HIGHWAY?  PLETE THIS SECTION PY LETTERS:  BACKBOARD AND LETTER THE APPLICATION ADDIT REGIONALLY KNOWN	N FOR DIRECTIONAL S DOCUMENTS TO EXAMPLES BROCHIE	SHOW THAT THE
	1. DISTANCE F 2. IS BUSINESS SIGNING VISIBLE  1. SIZE OF COM 2. COLOR OF B 3. SUBMIT WITH BUSINESS IS	SAGTIVITY OR ON-PREMILE FROM HIGHWAY?  PLETE THIS SECTION PY LETTERS:  BACKBOARD AND LETTER THE APPLICATION ADDIT REGIONALLY KNOWN FACTS ABOUT OR SAMP	SE YES DIRECTIONALS  TONAL DOCUMENTS TO EXAMPLES: BROCHUR LES OF OUT-OF-STATE ADVE	SHOW THAT THE ES; PAGES FROM RIISING PROGRAM,
	1. DISTANCE F 2. IS BUSINESS SIGNING VISIBLE  1. SIZE OF COM 2. COLOR OF B 3. SUBMIT WITH BUSINESS IS	SAGTIVITY OR ON-PREMILE FROM HIGHWAY?  PLETE THIS SECTION PY LETTERS:  BACKBOARD AND LETTER THE APPLICATION ADDIT REGIONALLY KNOWN FACTS ABOUT OR SAMP	N FOR DIRECTIONAL S DOCUMENTS TO EXAMPLES BROCHIE	SHOW THAT THE ES; PAGES FROM RIISING PROGRAM,
	2. IS BUSINESS SIGNING VISIBLE PARK COM  1. SIZE OF COF  2. COLOR OF B  3. SUBMIT WITH BUSINESS IS VISITOR'S LOG	SAGTIVITY OR ON-PREMILE FROM HIGHWAY?  PLETE THIS SECTION PY LETTERS:  BACKBOARD AND LETTER THE APPLICATION ADDIT REGIONALLY KNOWN FACTS ABOUT OR SAMP	ON FOR DIRECTIONAL  S  TONAL DOCUMENTS TO EXAMPLES: BROCHUR LES OF OUT-OF-STATE ADVENTED TO THE PROCESS OUT-OUT-OF-STATE ADVENTED TO THE PROCESS OUT-OUT-OF-STATE ADVENTED TO THE PROCESS OUT-OUT-OUT-OUT-OUT-OUT-OUT-OUT-OUT-OUT-	SHOW THAT THE ES; PAGES FROM RTISING PROGRAM,

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

	NAME OF PERMIT APPLICANT  MEAGUE  NUMBER AND STREET	Qui	13006	A DVA	T/Sino		
Λ			800r	A U V E V	131119		
	CITY, STATE AND ZIP CODE	331					
	The DAlles	OR,	97	058			
	NAME OF PROPERTY OWNER			140. *1-			
	NUMBER AND STREET		OF N	dvertis	ing		
D	P.O. BOX	331					
	The DAlle		R 9	2058			
		/		SIGN LOCAT			
	CITY (IF INSIDE CITY)	COUNTY	[REFER TO	OTHER SIDE OF THI		SIDE OF HIGHWAY	MILE POINT
	The DAlles	WAS	CO		- HWY.292	SOUTH	19.65
	300	SECTION		TOWNSHIP / N		RANGE 13 E. W.	nA :
ſŢ	HIS SECTION TO E		LETED BY		OUNTY ZONI		
E ZONING IS EFF	<del></del>	COMMERCI	IAL II	NDUSTRIAL	OTHER (S	specity):	
194		2011110		The Da	lles		
This will o	certify that the abov	e describe	ed sign lo	cation is zone	ed as indicate	d above and s	said zoning
	blised as part of a c				•		
	strip zoning devise						
	s information and/or iiring removal of sub			ocedures will	result in permi	it being deciar	ea nuii ana
						4	
	# CHECK ONE	BOX & S	SIGN BEN	EATH APPL	ICABLE STAT	EMENT ]	
☑ Th	ne above location a	nd propos	sed sian a	omplies with	all applicable	ordinances	plans
	es and other require		_	•		,	prarro,
ATURE OF AUTH	ORIZED ZONING REPRESENTATIVE		TITLE	<i></i>	/	ONE NUMBER	DATE
100	n South		Activo	g Flaning	Mecha 54	1296 5481	3/13/98
Th	e above location and	d/or propo	sed sign <b>c</b>	does not con	nply with all ar	oplicable ordin	ances.
	ans, rules and other					•	,
TURE OF AUTHO	ORIZED ZONING REPRESENTATIVE		TITLE		TELEPHO	ONE NUMBER	DATE
Ne	ither of the above st	atements	apply. A	etter of expl	anation is att	ached.	ĺ
TURE OF AUTHO	PRIZED ZONING REPRESENTATIVE		TITLE		TELEPHO	ONE NUMBER	DATE
	Agenda Staff Report	APL 035-	23			Pa	age 495 of 597
	Page 487 of 565						



## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

	NO. 1 HWY	MILE POINT	ENGINEER STATION	MAINTENANCE OFFICE) FULL CONTROL ACCESS	PERMIT APPROVED BY	OFFICE APPROV	
Proposed sign is visible to:	292 ( NO. 2 HWY	19.65 MILE POINT	28+62 ENGINEER STATION	YES NO FULL CONTROL ACCESS	10	16M081	10-26-9
OWNER OF NEARESTS	5	2T-N	045	YES NO		IG PRMING	CONSTRUCTION DAT
OWNER OF NEARESTS		PERMIT NUMBE	R	3/7 Lest DISTANCE TO PROPOSED SIGN DATE CHECKED	OWNER CODE 70 9/6 CANCELLATION DATE	HIGHWAY CODE . TS	DISTRICT
X Jamm	4 X.C	dom		10-21-98		WAS TAG RETURNED?	YES NO
				1 - PURPOSE O	F APPLICATION		
⋈ RECON	CEMENT TA STRUCTIOI 'IONAL ☆☆		AG NO IT NO <i>1.6/</i>	180N		IN LIEU OF PERMIT ENTIFICATION ☆	NO
DIRECT	IONAL				BENCH	BUS SHELTER	
NAME OF PERMIT APPLI	CANT			2 - NAMES AND			
Mendo	w ou	Idoon .	Adventi		SS (NUMBER AND STREET)	7 /	
THE DA	JE		9705	-	011308 3	3 /	
AME OF PROPERTY OW	NER AT SIGN LO	CATION		ADDRES	S (NUMBER AND STREET)		
ITY STATE AND TIP COD	SW OW	door A	dvert1 s.		BOX 33,		
The DA  AME OF PERSON OR CO	LLCS MPANY TOFFEE	OR	9705				
Me Adouty STATE AND ZIP COD			dunitie:	ADDRESS	S (NUMBER AND STREET)		
				Ng 1-01	BOX 331	PROPOSED DATE 1	TO INSTALI
The DAII	es, OR	2, 97	7058			7-1-98	
	1ÓN 3 - SK				SECTION	4 - SIGN FACTS	
NOTE: SIGN MI	ch sign and	include mes	sage.	A HEIGHT (FEET)	SIGN LENGTH (FEET) AREA (SO	DIMENSIONS	
OR COLOR, STA	TE HIGHWAY	OFFICIAL SIGN	NS OR DEVICES	2	A 16  EN BOTTOM OF PANEL & GR		o o D
				6	EN BOTTOM OF PANEL & GR	ADVERTISING IS	ONE SIDE  BOTH SIDES
-	a Rious	066	Clara	B		LOCATION	
- C	emise Py		1""	WASO		Thego	Aftes
1_7	30Th =	SIDES		HIGHWAY ROUTE N		VISIBLE TO OTHER HI	GHWAYS? ☐ YES
				SIDE OF NO. 1		NORTH 🔀 SOUTH	EAST WEST
			=	SIDE OF NO. 2 I		NORTH SOUTH	EAST WEST
		the tree one are the con-		A COMPLE	TE THIS SECTION I	FOR BUSINESS IDENTIF	ICATION SIGNS
				2 IS BUSINESS	ACTIVITY OR ON-PREM E FROM HIGHWAY?	O BUSINESS ACTIVITY _	] NO
				D ☆☆ COMP	LETE THIS SECTION	ON FOR DIRECTION	AL SIGNS
				1. SIZE OF COP	Y LETTERS:		
	ROFFICE				ACKBOARD AND LETTER		
-26-48 a back up single of	ithere	er la si	o add a	-00111200 10 1	LUCIONALLI KNOWN	FIONAL DOCUMENTS TO EXAMPLES: BROCHUR LES OF OUT-OF-STATE ADVE	FO
				PERMIT FEE O	APPLICANT'S SIGNATURE	MeAdow QUX	LOORADY.
Age (4-95)	enda Staff I se 488 of 56		PL 035-23/	CK # 2783	, \$35,00,	E Stuli Pa 5/05/98	nge 496 of 597

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

A Commence of the Continue of	NAME OF PERMIT APPLICANT	8 4	1/1	No. 1994 Respirator C. A. S. Commission C. Mission Commission Comm	
	Meadow NUMBER AND STREET	OUTLOOK	A Diertis/n	2	
A	P.O. BOX CITY, STATE AND ZIP CODE	331			
	CITY, STATE AND ZIP CODE		97679	•	
	NAME OF PROPERTY OWNER	1es, OR.	97058		
	Mehdow C NUMBER AND STREET	Just LOOR A	DUELTISING		
В	NUMBER AND STREET	2 2 -			
D	P.O. BO				
	The DA	Illes, OR.	97058		
		/	SIGN LOCATION OTHER SIDE OF THIS APPLICATION	ONJ	
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAM		MILE POINT
	The DAlles	WASCO	US 30/ HY, 2	92 South	77.43
	300	2	/ N	13 €	WM
Į T	HIS SECTION TO E	BE COMPLETED B	Y CITY OR COUNTY	ZONING AUTHO	RITY 1
The above lo	cation is zoned:	COMMERCIAL	INDUSTRIAL OT	HER (Specify):	
DATE ZONING IS EFF	<del>y</del>	ZONING AUTHORITY (NAME OF C	ITY OR COUNTY)		
199	9.	City of	FThe Dalles		
was estal spot or s Erroneous	blised as part of a c strip zoning devise	omprehensive plar d primarily for the improper zoning pr	cation is zoned as in- n for the development e purpose of allowir ocedures will result in	of the overall are ng outdoor adver	a and not as tising signs.
	<b></b> CHECK ONE	BOX & SIGN BEN	IEATH APPLICABLE	STATEMENT 1	
	ne above location ar les and other require		complies with all app	licable ordinances	s, plans,
SIGNATURE OF AUTH	ORIZED ZONING REPRESENTATIVE	TITLE	P1 . D. 1	TELEPHONE NUMBER	DATE 2/12/12
X /on	Doubl	1 Hetry	Mann Ny Divector	5412965981	3/13/98
	ne above location and ans, rules and other i		does not comply with city or county.	h all applicable ord	inances,
SIGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
Χ					
Ne	ither of the above st	atements apply. A	letter of explanation	is attached.	
GIGNATURE OF AUTHO	ORIZED ZONING REPRESENTATIVE	TITLE		TELEPHONE NUMBER	DATE
	da Staff Report   APL 03	5-23		Page 497	of 597
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# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAIN	TENANCE OFFICE) PERMIT OFFICE APPROVAL SECTION
From Sign System Country of Manager Habitation But the Station	
	ROSTO PROCESSOS O CONTENCIO DE COMPANSO DE
SECTION 1 -	PURPOSE OF APPLICATION
REPLACEMENT TAG - LOST TAG NO.	RELOCATION IN LIEU OF PERMIT NO. 007654
RECONSTRUCTION OF PERMIT NO.	BUSINESS IDENTIFICATION*
DIRECTIONAL**	BENCH BUS SHELTER
	NAMES AND ADDRESSES
NAME OF PERMIT APPLICANT	ADDRESS (NUMBER AND STREET)
THE DALLES, ORELA	ON 97058
NAME OF PROPERTY OWNER AT SIGN LOCATION  MEADOW OUT DOOR AD	ADDRESS (NUMBER AND STREET)  P.O. BOX 331
2000 100 200 200	43 -
THE DAVIES, OREC	
NAME OF PERSON OR COMPANY TO ERECT SIGN  MFADOW OUTDOOR :	ADDRESS (NUMBER AND STREET) P.O. Box 331
CONVENTATE AND 710 CODE	PROPOSED DATE TO INSTALL
THE DALLES, ORE	-60N 97058 2-1-05
SECTION 3 - SKETCH OF SIGN	SECTION 4 - SIGN FACTS
Sketch sign and include message.	SIGN DIMENSIONS HEIGHT (FEET) LENGTH (FEET) AREA (SO, FEET) NUMBER AND SIZE OF SUPPORTS
NOTE: SIGN MUST NOT IMITATE OR RESEMBLE. IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES	4 8 64 ONE 8" PIPE
	DISTANCE BETWEEN BOTTOM OF PANEL & GROUND ADVERTISING IS ONE SIDE BOTH SIDES
	B SIGN LOCATION .
	COUNTY WASCED CITY (OR DISTANCE FROM NEAREST INTERSECTION) THE DALLES
	HIGHWAY ROUTE NUMBER OR NAME  VISIBLE TO OTHER HIGHWAYS?  YES  IF "YES," WHICH?  NO
	SIDE OF NO. 1 HIGHWAY IN NORTH SOUTH EAST WEST
	SIDE OF NO. 2 HIGHWAY NORTH SOUTH EAST WEST
	COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS
	DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY     SUSINESS ACTIVITY OR ON-PREMISE
	2. IS BUSINESS ACTIVITY OR ON-PREMISE YES NO
	** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS
	1. SIZE OF COPY LETTERS:
FOR OFFICE USE ONLY	2. COLOR OF BACKBOARD AND LETTERS  3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE
一个 <sup>1</sup>	BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM
	VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.
Agenda Staff Report   APL 035-23	VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.  PERMIT FEE  AUTHORIZED SIGNATURE (Vertiving profication is complete and accurate)  \$ 500  X  AUTHORIZED SIGNATURE (Vertiving profication is complete and accurate)

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

			*			
	NAME OF PERMIT APPLICANT	MEANO	N OUT.	DOOR	ADVERT	Deins
A	NUMBER AND STREET	P.O. E	30× 3	331	120 ( 0.000 )	72310 8
4	CITY, STATE AND ZIP CODE				9705	2
	NAME OF PROPERTY OWNER				e Apr	
B	NUMBER AND STREET	P.O.				
	CITY, STATE AND ZIP CODE				9705	-0
			SIGN	OCATION		
C	CITY (IF INSIDE CITY) THE DALLES	COUNTY	HIGHWA	DE OF THIS APPLICAT Y ROUTE NUMBER OR N.	AME SIDE OF HIG	
	TAX LOT	SECTION	TOWNS		SOU	
	100	2D4		IN		3 E.W.M.
ŧт	HIS SECTION TO	BE COMPLET	ED BY CITY	OR COUNTY	ZONING AUT	HORITY 1
	cation is zoned:	COMMERCIAL	INDUST		THER (Specify):	commercial,
TE ZONING IS EFFE		ZONING AUTHORITY (NA	ME OF CITY OR ODUN	m		Light Endustr
5-11	-70	Cry of	The Da	lles		
spot or st Erroneous	ertify that the above lised as part of a control of subsection and subsect	comprehensive ed primarily fo improper zonir	plan for the or the purpo ng procedure	development se of allowin	of the overall	area and not as
	<b>▼ CHECK ONE</b>	BOX & SIGN	BENEATH A	PPLICABLE	STATEMENT	1
rule	e above location a	nd proposed s	ign complies	with all app		
ATURE OF AUTHOR	RIZED ZONING BEPRESENTATIVE	TITLE	r. Plann		TELEPHONE NUMBER	DATE
	Symuno				1341-196-59	181 12-20-04
The plan	above location and sther	d/or proposed s requirements of	sign <b>does no</b> f the city or c	<b>t comply wi</b> th ounty.	all applicable o	ordinances,
	IZED ZONING REPRESENTATIVE	TITLE		-	TELEPHONE NUMBER	DATE
				·	TOTAL HOMBER	voie .
Neitl	her of the above st	atements apply	. A letter of	explanation	is attached.	
TURE OF AUTHORI	ZED ZONING REPRESENTATIVE	TITLE		1	TELEPHONE NUMBER	DATE
	Agenda Staff Report	APL 035-23				Page 499 of 597
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## JIGN PERMIT APPLICATION

### PREMISE OUTDOOR ADVERTISING SIGN

**OREGON STATE HIGHWAY DIVISION** PERMIT UNIT, E. SALEM HIGHWAY BLDG.

P.O. BOX 14030, SALEM, OH 97310	diameter of
PURPOSE OF APPLICATION	
CONSTRUCTION OF PERMIT NO. 2	2830
LOCATION IN LIEU OF PERMIT NO.	=
SINESS IDENTIFICATION*   BE	ENCH
ECTIONAL**	JS SHELTER
FADOW OUTDOOR AOVO	RTISING
0.0. Box 331	
HE DALLES PRE	97058
ROPERTY OWNER AT SIGN LOCATION	ATTEMPT OF
MEADOW OUTDOOK AU	
AND ZIP CODE	62.08
The Dalles Oreged	9 /1 3.0
TEADEN OUTDOOK AD	SEMOS IT ALE
P.O. Box 33/	Kapharia La
AND ZIP CODE  Dolles OR 97658 PROPOSE	D DATE TO INSTALL
THIS BOX FOR BUSINESS IDENTIFICAT	
CE FROM PROPOSED SIGN TO BUSINES. Y.	S
NESS ACTIVITY OR ON-PREMISE SIGNING	ES NO
THIS BOX FOR DIRECTIONAL SIGNS	
DOPY LETTERS RECEIV	
F BACKBOARD AND LETTERSC 2 8 198	
WITH APPLICATION ADDITIONAL DOCUME THE BUSINESS ASSIVITED RESIDENT S: A-BROCHURES B-PAGES FROM	VISITOR'S LIOG
VERTISING PROGRAM	SISOF) OUT DF-
: INSTRUCTIONS FOR RATE)	16.4
1000 15.00	
CMATURE	
Agenda Staff Report   APL 035-23	
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ION DATE	chment 16 ISSUE DATE  1-3-8 CONSTRUCTION	IT NUMBER			
ION DATE	CONSTRUCTION		PER	APPROVED BY	
ION DATE	CONSTRUCTION	2830		10	0
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	OR'S SIGNATURE)		BY (DISTRICT	IELD CHECKET	ñ
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<u>/EST</u>	AST WE	H L	X SOU	NORTH	Ш
	DE SUPPORTS	NS FX	DIMENSIC	SIGN	
r (SQ. FT.)	INCLUDING CUTOUT (		LENGTH (F	(FEET)	IEIGH
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#### OREGON STATE HIGHWAY DIVISION **PERMIT UNIT**

AME OF SIGN OWNER MEADOW	OUTDOOR	APVERTIS	MG	1110/1
UMBER AND STREET			TIMES PERMIT	HODEL NO.
P.O. Bo	x 33/	/		DATASTIC ACTUAL
OITY, STATE AND ZIP CODE THE Da	11es (	Viegon	97050	
AND A COMMENT PROPERTY OF THE PARTY OF THE P	4	to and pro-		
NAME OF PROPERTY OWNER	- 1	RETURNED L		e raixeiroa
MEADOW	OUTDO	OR HOV		
NUMBER AND STREET P.O. BO	v 331			(基于)的 X23
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	91.0/27
Dat	e: <u>9/12/23</u>
Lea	se #: <u>98013</u>
Les	sor: Gary Coe
Dat	sor: <u>Gary Coe</u> e Sign Built: <u>1997</u>
Hwy	/St: Clarry Heights RD.
	0 0
V	Odot Permit
V	City Sign Permit
V	City Building Permit State Building Cooles
	Any Document with City of The Dalles Signature or Initial
	Any Notes that Refer to '8 per mile'



Zoning

# Application for Structural Permit

Department of Consumer & Business Services **Building Codes Division** 

	Attachment 10	5	
FOR	DEPARTMENT	USE	ONLY
Permit	number:		All Am
Date is:	sued:		
Issue by	y:		

A Commence of the same of the	Issue by:
The second secon	Office:
JOB SITE INFORMATION  Address: 100 W. 573 PLACE Na  City: The Dalles County: WASCO FROM	OWNER INFORMATION  me: Merclow Outlook Advertising  THOOMS, JOHN - TOOMS X / 213 - TOOMS & TOO
HEIGHTS S.L. 400'F/O TERMINAL Add	dress: P.O.Box 33/ The Dalles State: OR ZIP: 970 SE
Is property inside city limits? XI Yes I No  Pho  No IS 4 AB - T. L. 4600	ne (541) = 74-7484 Fax (541) = 74-1355
LOCAL GOVERNMENT	APPROVALS

Zoning Information verified? Yes No Signature:	Yes No No Signature:	Flood plain Required elevation	on:		anitation ?	
(1) Valuation information (a) Occupancy: (b) Construction type: (c) Square feet: (d) Cost/sq. ft.: (e) Multiplier (if different than \$1): (f) Additional fixed amount: (g) New/alteration/addition: (h) Is this a foundation ONLY permit?	New Alteration	(i	Census information (a) Census class: (b) Housing count: (c) Building count (if o	ther than 1):		
(i) Is this a plan review ONLY? (j) Total valuation (C X D): (3) Building fees (a) Permit fee: (b) 5% state surcharge (permit fee X .05):	Yes No 14	e a server			SUM	
(4) Plan review fees  (a) Plan review (permit fee X .65):				······		
(5) Miscellaneous fees (a) Seismic fee (permit fee X .01):						

### Applicant must hold an Oregon registrati

T P	note an Oregon registration to conduct a construction busine	ss or be exempt from this requirement
☐ I am the property owner	whowledge, the above information is true and correct. All work to be performed shall endoing my own work.	be in accordance with all governing laws and rules.
I am the property owner	er hiring a construction contractor. License no.:	P
☐ I am licensed with the l	Building Codes Division. License no.:	Expires:
I am registered with the	Construction Court of The Court	Expires:
+ 1 min rogistered with the	e Construction Contractors Board. Registration no.: 0/1837	Expires: 11-5-77
DEPARTMENT OF CONSUMER	Contractor name:	7
SERVICES 440-2546 (12/94/COM)	Address: 100 Page 100	97058
770-2340 (12/94/COM)	Signature	Date

White-BCD

Pink-Office

Yellow-Inspector

Blue-Applicant

Page 503 of 597



## Application for Structural Permit

Department of Consumer & Business Services
Building Codes Division

FOR	DEPARTMENT	USE	ONLY
Permit	number:		10.
Date is	sued:		
Issue b	у:		
Office:			

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LOB CVED DURGE			IND	
JOB SITE INFORM			NER INFORMA	
Address: 1100 W. 51 PL	- p(e	Name: Ne Redow C	WHOOK No	I bertising
City: The Dalles Count	ty: WASCO			
Directions to inspection site: New ST	boots (I mi vila			
RJ. SIL. 50 W/O TEX	Cherry 815	Address: PO.EUX	331	
ra, -ic, Jo W/o lek	MINAL	City: The DAIL	Courses	~ ~~~~~
Is property inside city limits? Y Yes	No salar territoria de la calenda de	Phone (541) 3 96	- 96 Ex Fax (I	11) 296-180
IN 13 4 AL- TIL. #	600			
\$2500 Land 12. 20 Land 12.	LOCAL GOVERN	MENT APPROVALS		位, 神经, 神经, 经
Zoning	Flo	ood plain		Comitation
Information verified? Yes No		uired elevation:		Sanitation
Signature:	Signature:	aned elevation.	Signature:	d?  Yes  No
			Signature.	
	STRUCTURAL	PERMIT FEES	1 1 2 her (2 14)	P. M. L. D. L. S. T. L. S. Y.
(1) Valuation information (a) Occupancy: (b) Construction type: (c) Square feet: (c) Square feet: (d) (d)	and the second of the second	(2) Census information		
(a) Occupancy: QVYKEM'S	E 515 N 12 0 0 6	(a) Census class:		N/A
(b) Construction type:	-	(b) Housing count:		N/P
(c) Square feet:	4. 46.6	(c) Building count (if		
(d) Cost/sq. ft.:		(d) Privately owned:		Yes No
(e) Multiplier (if different than \$1):		(e) Residential:		☐ Yes ☐ No
(f) Additional fixed amount:	. /	90		
(g) New/alteration/addition:		ion		f. a e
(h) Is this a foundation ONLY permit?	Yes No			
(i) Is this a plan review ONLY?		3		
(j) Total valuation (C X D):	*417,20			
(3) Building fees				SUM
(a) Permit fee:				
(b) 5% state surcharge (permit fee X .05):	<u></u>			
(4) Plan review fees	a a			
(a) Plan review (permit fee X .65):				
(b) Fire & life safety (permit fee X .40):				
Enter total of fees above:				
(5) Miscellaneous fees	4. (4. 4. )			
(a) Seismic fee (permit fee X .01):				
(b) Re-inspection-\$15/hr. (no. of hours X \$15);				
(c) Investigative fees (equal to permit fee):			***************************************	
GRAND TOTAL:	***************************************	***************************************	******************************	8 1 7 mg
Applicant must hold an Oregon r	egistration to conduct a c	onstruction business or be	evenut from this	
				_
reby certify that, to my knowledge, the above inform	nation is true and correct. All wor	rk to be performed shall be in accor	dance with all governi	ng laws and rules
and the property owner doing my own work.				- S - S - S - S - S - S - S - S - S - S
I am the property owner hiring a construction contr		Expire	s:	
I am licensed with the Building Codes Division. Li	icense no.:	Expire	s:	
I am registered with the Construction Contractors B		Expire Expire	s: 11-5-9	sarcing
DEPARTMENT OF Contractor name:	ZIZURIO CORE	11es, OK. 97058		-
CONSUMER Address: Address:	X 221- The Am	Herak amaz		L.
SERVICES Ky Carrier	Staget.	113, UN. 1105 S	Ciss .	To below
2546 (12/94/COM) Signature	per or sales of Language		_	8-97
,			Date	

White-BCD

Pink-Office

Yellow-Inspector

SIGN PERMIT

F ElyEnehul62	2	1997
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Use ZoneCG-	_ CITY OF T	THE DALLES	Permit No
Fire Zone		ourt Street	Permit Fee 125,00
Variance	_ 5	Oregon 97058	
Conditional Use	(503)	296-5481	51
			*City licensed installer is required
Sign for MeAdow O	utdoor ADVerti	Sing, Contractor: Ma	endow outdoor Advertising
Business Address: 1100			BOX 331-TheDAlles, OR
Telephone: 296-96	54		1)296-9684 970
	IN-13 -1	1111 51 (-)	
Permit to: [X] Erect (1) [ ]	Alter (2) [ ] Relocate (3	(×	Off Premise Advertisi
[ ] Wall Sign (1)	[ ] Freestanding S		] Roof Sign (7)
[ ] Projecting Sign (2)	[ ] Pole Sign (5)	]	] Barber Pole (8)
[ ] Marguee Sign (3)	[ ] Wall Facade fo	•	] Street or Wall Clock (9)
	Expires		
DETAILS OF C	CONSTRUCTION, INSTALI	LATION, AND ILLUMI	NATION OF SIGN
Horizontal Dimension: 25	<u> </u>	Height to Bottom:	12'
Vertical Dimension: 12		Height to Top:	
Area of Sign: 288 594	ARE feet BA, SiDe	Illuminated:	N/A UL No.: N/A
Removal Agreement Signed			
	<u> </u>		
SIGN INSTALLATION TO BE OF 120 DAYS AFTER PERMIT HAS			SIGN SKETCH
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		044	tising COPY
		1 HOVE	
¥	*	Bot	h SiDES
			**
	*		
ELECTRICAL CONNECTION CIRCUITS TO BE MADE BY	AND ALL SUPPLY ' LICENSED FLFC	2	
TRICAL CONTRACTOR SUBJE OF THE STATE ELECTRICAL C	CT TO PROVISIONS		GL
OF THE STATE ELECTRICAL O		and author	ADV.
# 	Applicant's Signature	endow out	Date: 7-23-97
Application Received by:			Date:
Permit Issued by:	- Steeles		Pote: 9-8-57
	a the class who was properly of the displace of the party from the party of the par		Date:

Use Zone	CITY OF THE DAL	LES Permit No
Fire Zone	313 Court Street	Permit Fee
Variance	The Dalles, Oregon 97058	
Conditional Use	(503) 296-5481	
		*City licensed installer is required
Sign for CASCADE W		or Mendow outdoor ADV,
Business Address: 1100 V	575 PLNC Address:	P. O. BOX 331-The DAlles, OR, 9:
Telephone: 298-5311	Tolonbon	296-9680
*		FACE D.
Permit to: [X] Erect (1) [ ] All	ter (2) [ ] Relocate (3)	ouble FACED.
[ ] Wall Sign (1)	Freestanding Sign (4)	[ ] Roof Sign (7)
[ ] Projecting Sign (2)	[ ] Pole Sign (5)	[ ] Barber Pole (8)
[ ] Marguee Sign (3)	[ ] Wall Facade for Signs (6)	[ ] Street or Wall Clock (9)
	Expires:	
Horizontal Dimension:  Vertical Dimension:  Area of Sign:  Removal Agreement Signed	PHARE FEET Illuminate	Bottom:
SIGN INSTALLATION TO BE CON 120 DAYS AFTER PERMIT HAS BE		SIGN SKETCH
4		CASCADE WEST
		family Living
	4	family Living 1.2.43 Bedrooms
		298-5311
	Ī	1
ELECTRICAL CONNECTION AN CIRCUITS TO BE MADE BY LITE ON TRACTOR SUBJECT OF THE STATE ELECTRICAL COD	ICENSED ELEC- TO PROVISIONS DE: Mendon E	
	Applicant's Signature By Se	18 Sheet Date: 7-28-97
Application Received by:		Date:
Permit assued by: Signiff	y Katie SKAKLE	Date: 9/8/97

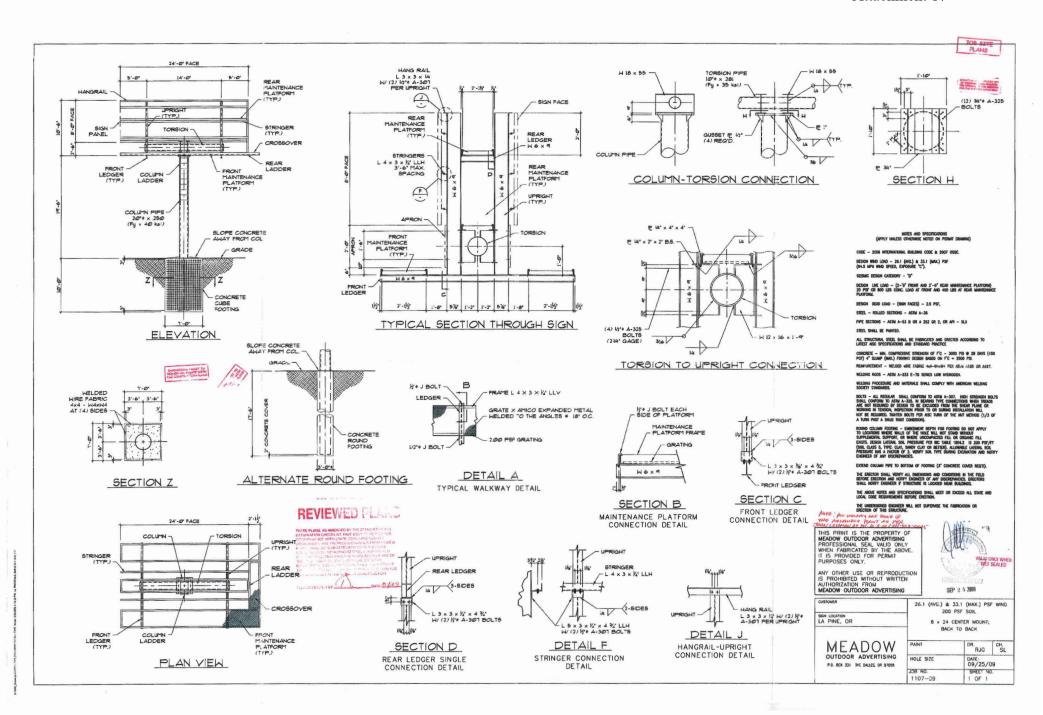
Agenda Staff Report | APL 035-23 Page 498 of 565

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#### SIGN PERMIT

Attachment 16

Use Zone CITY OF THE DALLES	Permit No 97-528
Fire Zone 313 Court Street	Permit Fee F75.60
Variance The Dalles, Oregon 97058	
Conditional Use (503) 296-5481	*
	*City licensed installer is required
Sign for CASCADE WEST Contractor. MEX	HOW OW HOV,
	x 331- The Dalles, OR, 97050
298-5311	-9689
IN-13.4AB 72600 FAC	ce-D.
Permit to: [X] Erect (1) [ ] Alter (2) [ ] Relocate (3) Double FAC	
	of Sign (7)
[ ] Projecting Sign (2) [ ] Pole Sign (5) [ ] Bart	ber Pole (8)
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Expires:	
DETAILS OF CONSTRUCTION INSTALL ATION AND ILLUMINATI	ON OF SIGN
DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION	D/
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Vertical Dimension: 4 Height to Top:	
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Removal Agreement Signed Planning Action	And the second s
SIGN INSTALLATION TO BE COMPLETED WITHIN SIGN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:	I SKETCH
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- CAMILY L	iving
. 4 1.2.43	Bedlooms
298-	
ELECTRICAL CONNECTION AND ALL SUPPLY	*
CIRCUITS TO BE MADE BY LICENSED ELEC- TRICAL CONTRACTOR SUBJECT TO PROVISIONS	611
OF THE STATE ELECTRICAL CODE:	A DVERTISING
	Date: 7-28-97
Applicant's Signature By: Set &	Date: / - 30-7/
Application Received by: K. MccAccl. O.	ate: 7/28/97
Pennit Issued by: Di	6-11-87





Follow us **Instagram** 



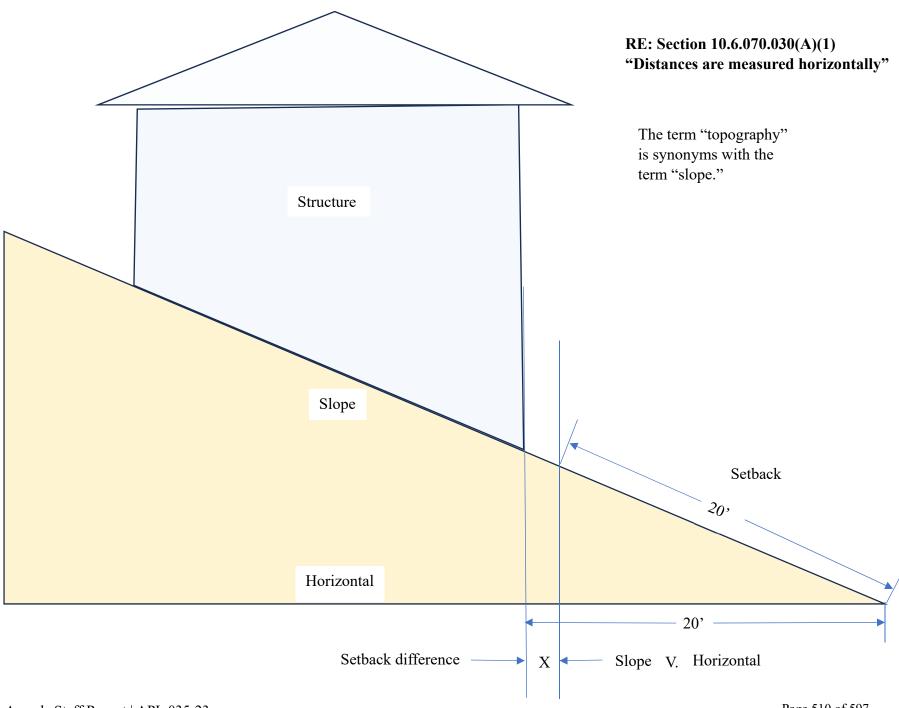
From: dandurow@charter.net <dandurow@charter.net>

Sent: Wednesday, September 13, 2023 6:52 PM
To: Chris Zukin <czukin@meadowoutdoor.com>
Subject: Planning Commission testimony, Dan Durow

Hi Chris,

Here is the diagram I drew for the Planning Commission in a more professional form. This is not new information in my analysis.

Dan Durow



1		
2		J.R. ZUKIN CORP DBA MEADOW OUTDOOR ADVERTISING
3		APPEAL NO. 033-23
4		SIGN PERMIT APPLICATION NO. 2589-23
5		THE CITY OF THE DALLES
6	-	
7	I, JOHN LEHI	MAN, do hereby declare:
8	1.	I have resided in or near the City of The Dalles continuously since 1991. I was born and
9		raised in The Dalles and I attended kindergarten through high school, graduating from The
10		Dalles High School in 1981.
11	2.	I have personal knowledge of and am competent to testify to the matters stated herein.
12	3.	I have been employed by J.R. Zukin Corp., dba Meadow Outdoor Advertising ("Meadow")
13		continuously since 1991, the first 9 years as Operations Manager and the last 23 years as a
14		Regional Lease Manager.
15	4.	Meadow owns and maintains a portfolio of approximately 611 billboards in Oregon,
16		Washington, Idaho, and California. Forty-two such signs are located within The Dalles.
17	5.	In my capacity as Lease Manager for Meadow, my responsibilities include, but are not
18		limited to, obtaining sign permits and building permits in order to build new sign locations
19		on city streets, state highways, and interstates in Oregon and Washington. Also, securing
20		sign permits or building permits in order to rebuild, relocate, and upgrade our existing
21		billboard signs. As Operations Manager, I monitored leasing, permitting, building, and
22		rebuilding of signs for our company.
23	6.	In the course of my employment with Meadow, the company has constructed, replaced,
24		repaired, and maintained nearly all of its signs. In that course, I have:
25		a. Personally prepared and submitted for Community Development Department
26		("CDD") approval approximately 20 sign permit applications to the City; and
Page	e 1 DEC	CLARATION OF JOHN LEHMAN  DUNN CARNEY ALLEN HIGGINS & TONGUE LLP

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Portland, OR 97204-1357
Telephone: 503.224.6440 / Fax: 503.224.7324 of 597

1		b. Corresponded orally and/or in writing with CDD staff about the criteria applicable to
2		those approvals and the evidence necessary to demonstrate compliance therewith.
3	7.	Following up on remarks made by CDD staff both in its September 7th memo and at the
4		hearing:
5		a. I recovered from Meadow's files documents that evidence these permits. Exhibit A
6		hereto maps the location of Meadow's billboards in the City, and the years in which it
7		obtained permits for each; and
8		b. In response to staff's assertion that Meadow failed to provide information regarding
9		the type of material used for the primary structural members for the billboard at issue,
10		Meadow hereby submits the following information regarding the structure:
11		i. The existing billboard and the proposed replacement billboard are both
12		constructed of steel. Both billboard structures have steel support components.
13		Just like the current existing billboard, the replacement sign will have a single
14		steel support column, a steel torsion tube, steel I-beam uprights, and steel
15		horizontal stringers to support the two faces.
16	8.	In undertaking the correspondence described in Section 6(b) above, I specifically recall
17		working closely with Dan Durow, Dick Gassman, Dawn Hert, Denise Ball and Scott
18		Keiller of the CDD to secure approvals to build new and rebuild existing billboards on
19		numerous occasions. During my time as a Regional Lease Manager, I have secured
20		approximately 20 sets of permits in this capacity. In every case, the city measured "8 per
21		mile" on a lineal basis or road basis. This was discussed or written in all cases. For
22		example, I specifically recall:
23		a. A discussion in 2004 with Dan Durow regarding the 8 per mile measurement. Dan
24		explained it as a "moving mile" of a section of road or highway, such that there could
25		never be more than 8 billboard signs per any one mile section of the road or highway.
26		I made note of this in one of our I-84 billboard lease files for a sign I permitted in 2004
Page 2	DEC	CLARATION OF JOHN LEHMAN

DUNN CARNEY ALLEN HIGGINS & TONGUE LLP
Attorneys at Law
851 SW Sixth Avenue, Suite 1500
Portland, OR 97204-1357
Telephone: 503.224.6440 / Fax: 503 Page 342 of 597

1	during my time as a Lease Manager, attached hereto as Exhibit B. I also discussed
2	with the CDD this "8 per mile" along a street or highway section and created a Master
3	Interstate Inventory Line Map, a portion of which is attached hereto as Exhibit C. Dan
4	and I worked together to create this. It was kept in the CDD's office and Meadow kept
5	copies of this line map for its files. I recall referring to that map with Dan Durow,
6	Dawn Hurt, and Dick Gassman, specifically, to make sure there were no more than 8
7	billboards per mile section of highway where I was looking to install a sign.
8	b. In 2010, I worked with Denise Ball on a new sign site I developed at the MCCAC
9	housing facility on W. 2 <sup>nd</sup> Street. We specifically discussed the 8 per mile language
10	and that there indeed were not 8 signs in the 1 mile section of W. 2 <sup>nd</sup> Street where I
11	was proposing to build. Denise even noted that on my approved permit.
12	c. In early September 2022, I had an informal conversation with Josh Chandler in which
13	we discussed an existing static billboard that we operated at the Cascade Car Wash on
14	W. 6th Street east of Cherry Heights Rd. We discussed the idea of converting one face
15	to a digital changeable billboard face. Josh said that he thought it would be allowed
16	because it was already an existing sign and there would be no change in height or size.
17	Following this conversation:
18	i. I contacted The Dalles City Manager Matthew Klebes on September 22, 2022,
19	regarding the idea of placing a new sign on City property at the corner of Cherry
20	Heights Rd. and W. 6th Street. Matthew said he would talk to Josh Chandler and
21	get back to me. A few days later, Matthew called me and said that the proposed
22	sign would be too close to an existing billboard 100 feet away at the car wash. I
23	knew this and assured Matthew that the billboard at the car wash would have to be
24	removed prior to building the new sign.
25	ii. On October 12, 2022, I delivered an artist's rendition of the proposal to Matthew.
26	It showed what the new sign would look like on the corner with the old car wash
Page 3	DECLARATION OF JOHN LEHMAN

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851 SW Sixth Avenue, Suite 1500
Portland, OR 97204-1357
Telephone: 503.224.6440 / Fax: 503 page 348 of 597

1	1	billboard removed. Matthew said that he would talk to Josh Chandler and have
2	2	him get back to me.
3	iii.	Josh called me and told me that the billboard could not go in this location for two
4		reasons. First, the location had too many underground service facilities that would
5		be in the way. I assured Josh that we would do underground locates prior to siting
6		the sign. Second, the City would not allow a billboard on this location because the
7		property was city right-of-way and they would not allow it. Josh and I further
8		discussed that he would look into billboards in the vicinity of the proposed sign.
9	iv.	On October 19, 2022, Josh e-mailed me a map showing the proposed sign location
10		and other existing signs in the nearby vicinity, attached hereto as Exhibit D. The
11		map was created by Wasco County GIS. It showed four (4) different street routes
12		that would drive a person by other billboards in The Dalles. Each route showed
13		"approximate distances from [the proposed City sign location] traveled along
14		street". Per later conversation with Josh, he explained that the map showed that the
15		proposed billboard would not be allowed due to more than 8 signs per mile.
16		
17	I HEREBY DECLARI	E THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY
18	KNOWLEDGE AND	BELIEF, AND THAT I UNDERSTAND THEY ARE MADE FOR USE AS
19	EVIDENCE IN COUR	T AND ARE SUBJECT TO PENALTY FOR PERJURY.
20		
21	Dated: 2011 day	of September, 2023
22		Juliu Lehrun
23		John Lehman Meadow Outdoor Advertising
24		Weddow Outdool Advertising
25		
26		

DUNN CARNEY ALLEN HIGGINS & TONGUE LLP
Attorneys at Law
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Portland, OR 97204-1357
Telephone: 503.224.6440 / Fax: 503.22423244 of 597

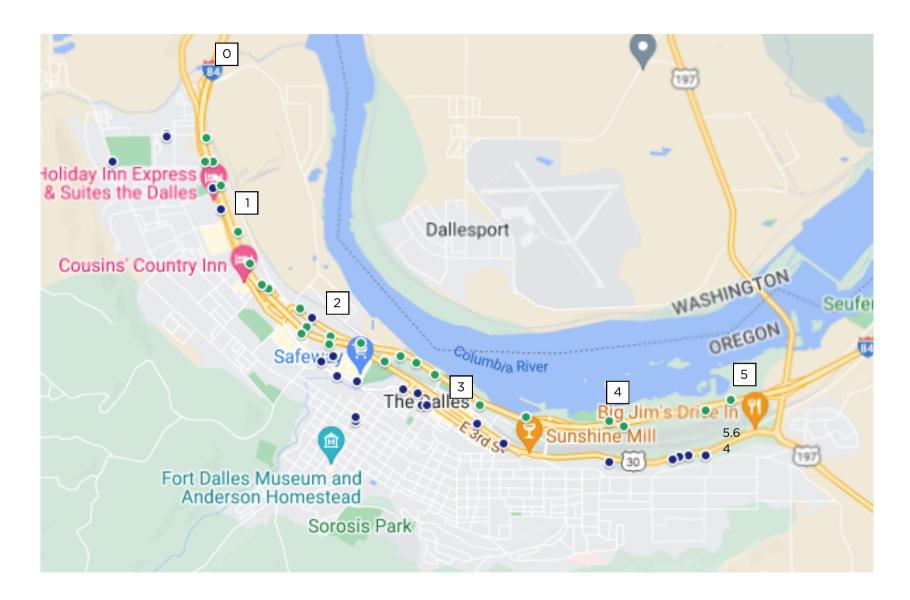
DECLARATION OF JOHN LEHMAN

Page 4



#### **Meadow Signs**

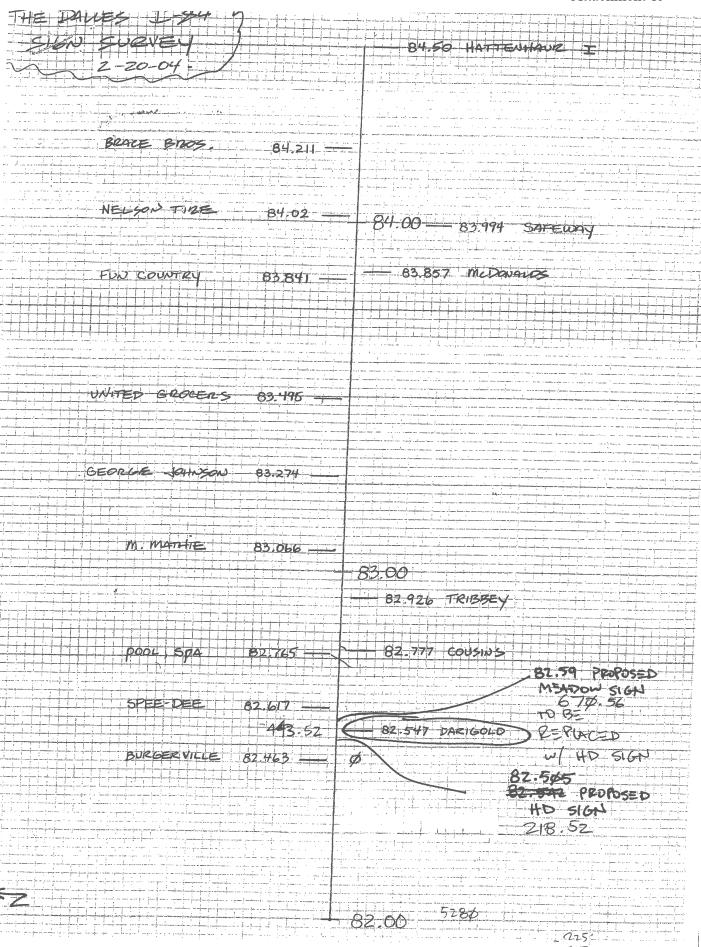
Interstate 84 signs - 23 signs shown by green dot/white In town Signs - 21 signs shown by blue/white Mile points shown by black numbers on white squares



#### **Meadow Signs**

Interstate 84 signs - 23 signs shown by green dot/white In town Signs - 21 signs shown by blue/white Mile points shown by black numbers on white squares

2-27-04 6-5481 1/51
CHMS-CHY OF TD
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2 pen Mike 15 A MOVING
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WITHIN THE RANGE WE SPOKE
OF.





Agenda Staff Report | APL 035-23 Page 511 of 565 Page 519 of 597

#### John Lehman

From:

Joshua Chandler < jchandler@ci.the-dalles.or.us>

Sent:

Wednesday, October 19, 2022 4:02 PM

To:

John Lehman

Subject:

Billboard at Cherry Heights and 6th Streets

**Attachments:** 

Billboard - 6th and Cherry Heights\_distances.pdf

Good afternoon John,

Please find the billboard vicinity map as discussed.

I'm heading out for the rest of the day, but feel free to reach out with any questions.

Thanks.

Joshua Chandler (he/him/él)
Interim Community Development Director
Senior Planner
City of The Dalles
541-296-5481 x1121

#### PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

To: Ty Wyman Date: September 17, 2023

From: Dr. William G. Eggington

Re: Meadow Advertising Vs. The Dalles

#### **Background:**

I have been asked to form an opinion, based upon linguistic analysis, regarding a matter involving Meadow Advertising vs. The Dalles. It is my understanding that the disagreement revolves around different interpretations of the following city code rule:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

The Dalles contends that the phrase "shall not exceed 8 per mile" is interpreted as placing a limit of 8 signs per radial mile. Meadow Advertising contends that the same phrase is interpreted as placing a limit of 8 signs per linear mile.

#### **Opinion**

Having conducted an extensive linguistic analysis of the disputed sentence, it is my opinion that the most linguistically valid interpretation is that the maximum number of advertising signs shall not exceed 8 per LINEAR mile.

#### Rationale

In providing a rational for this opinion, I shall first overview my qualifications that allow me to render an opinion. I shall then review some basic linguistic research that supports the opinion. This will be followed by a linguistic analysis of the disputed sentence. For reader convenience, my report is provided in bullet point format.

#### Qualifications

My CV is attached to this report. A summary containing the most relevant information follows:

- PhD and MA in Linguistics from the University of Southern California, 1985.
- Professor Emeritus, Brigham Young University, Provo, Utah, USA, retired August 2020.
- Involvement as a forensic linguist in over 80 cases with court or deposition sworn testimony provided in over 20 of these cases.
- Many cases involve providing linguistic analysis and clarification regarding ambiguity in contract disputes.

- Participated as a named linguistic consultant on two amicus briefs to the U.S. Supreme Court involving the linguistic analysis of disputed phrases in the U.S. Constitution.
- Currently serving as the sole linguist on the Model Utah Jury Instruction, Civil (MUJI) Committee. This committee provides accessible jury instruction models involving Utah civil code matters thus requiring deep linguistic analysis on the Utah Civil Code.

#### **Linguistic Analysis**

#### **Foundational Linguistic Principles**

- We interpret language based upon context. When we change the context of a piece of language, we can change the meaning.<sup>1</sup>
- In essence, we can determine meaning of a phrase or word "by the company that the word or phrase keeps."
- Human beings, as natural language speakers, are very adept at determining meaning based upon "implied" context. We draw inferences of unclear language from the surrounding language.<sup>2</sup>
- Often, the surrounding language creates a mental picture, or mental space, that aids in resolving ambiguity.

#### **Grammatical Analysis of the Disputed Sentence**

• The disputed sentence is:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

Me: How many fingers do you have?

Student: 10

Me: Is your thumb a finger.

Student: No

Me: So how many fingers do you have?

Student: Confused noises

By changing the context from general to anatomical specific, I change the meaning of "thumb".

- A. That's your phone.
- B. I'm in the shower.
- A. OK.

That exchange makes no sense unless that's the phone" is interpreted as "The phone is ringing, you better get it". "I'm in the shower" makes no sense unless it is interpreted as "I can't answer it. Can you?"

<sup>&</sup>lt;sup>1</sup> In my lectures, I often proceed through the following exchange with students:

<sup>&</sup>lt;sup>2</sup> Consider the following exchange:

The sentence can be parsed as:
 NOTE: Unstated elements are marked as [ ... ]

The maximum number of advertising signs (Subject Noun Phrase)

shall not exceed (Main Verb Phrase)

8 [signs] per mile (Object Noun Phrase)

with no more than 5 [signs] [placed] on one side of the street
(adverbial phrase modifying main verb phrase)

and (coordinating conjunction)

[with] no [signs] [placed] closer than 300 feet apart
(adverbial phrase modifying main verb phrase)

when [signs] [are] measured at right angles to the street centerline to which the sign is oriented. (adverbial phrase modifying unstated verb [placed].

• To avoid ambiguity, code language is usually written with an emphasis on extreme precision. As this parsing analysis demonstrates, in order to fully understand the sentence, the reader is required to supply a series of unstated nouns and verbs thus placing the responsibility for comprehension on the sentence reader rather than the sentence drafter.

#### The Mental Space Created by the Disputed Sentence

- The determining phrases with no more than 5 [signs] [placed] on one side of the street And [with] no [signs] [placed] closer than 300 feet apart when [signs] [are] measured at right angles to the street centerline to which the sign is oriented clearly promote a linear, street measurement, mental space rather than a radial mental space.
- Furthermore, the rule requires two signs to be separated by at least 300 feet. It then provides a number of steps detailing how that 300 feet is to be measured.
  - Step 1 is to draw a line from Sign A that is at right angles to Sign A's orientation and ending at the street centerline. Thus, marking that point on the street centerline.
  - Step 2 is to draw another line from Sign B that is at right angles to Sign B's orientation and ending at the street centerline. Thus, marking that point on the street centerline.
  - Step 3 is to measure the linear distance between Sign A's mark on the street centerline, and Sign B's mark on the street centerline.
- These steps clearly create a linear, street-oriented mental space thus making a radial interpretation implausible.

• Given this clear linear mental space, the only way that a radial interpretation could have succeeded would have been for a radial clarification to be written into the code as in:

The maximum number of advertising signs shall not exceed 8 per mile {<u>as</u> <u>measured radially from one of the signs</u>} with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

- It is my understanding that a linear interpretation of the rule existed for many years, and that the radial interpretation is a recent occurrence. This implies that all parties involved in applying the rule accepted a linear interpretation thus giving credibility to that interpretation.
- This linear mental space conclusion is further supported by Oregon State Code ORS 377.750 which states that:

#### Spacing between signs

- (1) For the purpose of applying the spacing provided by subsection (2) of this section:
- (a) Distances shall be measured lineally along the highway and parallel to the center line of the highway.
- (b) A back-to-back sign, digital billboard, double-faced sign, V-type sign or trivision sign shall be considered one sign.
- (c) Distance from an interchange shall be measured from a point departing from or entering onto the main traveled way.

#### Conclusion

Having conducted an extensive linguistic analysis of the disputed phrase, it is my opinion that the most linguistically valid interpretation is that the maximum number of advertising signs shall not exceed 8 per LINEAR mile.

The opinions contained herein are stated to a reasonable degree of probability in the field of linguistics.

Dr. William G. Eggington

September 17, 2023

Dolum & Sozington

1

#### WILLIAM GREGORY EGGINGTON

Curriculum Vitae July 2023

8 Longwood Lane Sandy, Utah 84092 Ph: 801-615-0751

william.eggington@gmail.com

#### **EDUCATION**

Ph.D. Linguistics. University of Southern California, 1985.

Ph.D. dissertation: Toward a language policy for the Hacienda-La Puente School District

M.A. Linguistics, University of Southern California, 1981.

B.A. (Summa Cum Laude), Double Major: English, Teaching English as a Second Language, Brigham Young University - Hawaii, (with secondary teaching credential), 1975.

#### PROFESSIONAL APPOINTMENTS

#### Community

August 2022 – August 2025: Appointment to the Model Utah Jury Instructions Civil Committee, Utah Judicial Council, Salt Lake City, Utah.

#### University

August 2020 – present: Emeritus Professor of Linguistics, Brigham Young University, Provo, Utah

1988-July 2020: Brigham Young University, Provo, Utah

2013-2018: Ludwig-Weber-Siebach Humanities Professor

2015-2020: Linguistics MA Coordinator

2007-2013: Chair, Department of Linguistics and English Language

1998-2001: Associate Chair, English Department1997- present: Full Professor, Linguistics Department

1992-1997: Associate Professor 1988-1992: Assistant Professor

2018 - 2019: Guest adjunct professor in forensic linguistics, University of Utah.

2013-2014: Visiting Professor (International Scholar), Kyung Hee University, Global Campus, South Korea. (On

- professional development leave from Brigham Young University).
- 2003: Visiting Professor, Brigham Young University Hawaii. Charged with the responsibility of developing a comprehensive language policy for the campus.
- 1995-1996: Visiting faculty, Languages, Literature and Communications Division, Brigham Young University Hawaii
- 1992-1993: Visiting Scholar, Centre for Applied Linguistics and Languages, Griffith University, Brisbane, Australia.
- 1988: Visiting Scholar, Institute of Applied Linguistics, Brisbane College of Advanced Education, Brisbane, Australia.
- 1984-1988: Lecturer, Senior Lecturer, Head of Division, Darwin Institute of Technology (now Charles Darwin University).
- 1979-1984: Assistant Lecturer at the American Language Institute, University of Southern California

#### **Public Education**

- 1979-1984: Teacher (part-time and full-time) at the La Puente Valley Adult School, Hacienda-La Puente School District, Los Angeles, California.
- 1975-1978: Administrator, program developer and instructor for the Adult Migrant Education Centre, Queensland Department of Education, Brisbane Australia.
- 1974-1975: Secondary Teacher (English and Humanities), Kahuku High School, Kahuku, Hawaii

#### UNIVERSITY TEACHING EXPERIENCE

- **Graduate:** Forensic Linguistics, Language Policy and Planning, Applied Corpus Linguistics, English and Cross-cultural Communication, Varieties of English, Sociolinguistics, Semantics and Pragmatics, Language and Literature, Advanced Grammar, Second Language Acquisition, TESOL Methods.
- Undergraduate: Introduction to Human Language, Cross-cultural Communication, Introduction to Language, History of the English Language, English Grammar and Usage, Semantics, Discourse Analysis, Forensic Linguistics, Seminar in Contrastive Rhetoric, Seminar in Language and Society, Seminar in the Sociopolitics of the English Language, Language Planning and Policy in the Pacific Rim, Book of Mormon, Doctrine and Covenants.

#### **PUBLICATIONS**

#### **Books**

- 2015: ESL Readers and Writers in Higher Education: Understanding Challenges, Providing Support. N. Evans, N. Anderson, W. Eggington (eds.). Routledge.
- 2014: *Mastering English through Global Debate*. E. Talalakina, T. Brown, J. Bown, W. Eggington. Georgetown University Press.
- 2005: Directions in Applied Linguistics. P. Bruthiaux, D. Atkinson, W. Eggington, W. Grabe, V. Ramanathan (eds). London: Multilingual Matters.
- 2000: The Sociopolitics of English Language Teaching. J. Kelly-Hall and W. Eggington (eds.), London: Multilingual Matters.
- 1997: Language Policy: Dominant English, Pluralist Challenges. W. Eggington and H. Wren (eds.), Amsterdam: John Benjamins Publishing Co.
- 1990: Language: Maintenance, Power and Education in Australian Aboriginal Contexts. C. Walton and W. Eggington (eds.), Darwin, Australia: Northern Territory University Press.

#### Peer-Reviewed Articles, Book Chapters, Conference Proceedings

2022: "Generic Ab Initio: How Corpus Linguistics Can Shed New Light on Generic Trademarks" with J. Heilpern, Z.

- Smith and E. Brown. Buffalo Law Review, Vol 7:2, April 2022.
- 2021: "Factors that affect native English speakers' comfort levels when communicating with non-native English speakers," with Kayla Nymeyer, Dan P Dewey, Wendy Baker-Smemoe. *International Journal of Applied Linguistics*, December 2021, https://doi.org/10.1111/ijal.12410
- 2020: "Factors Influencing ESL Students' Selection of Intensive English Programs" with K. Blanco, M. Tanner, J. Hartshorn. TESOL 2020;11:e510. https://doi.org/10.1002/tesj.510.
- 2020: "Line, Please? An Analysis of the Rehearsed Speech Characteristics of Native Korean Speakers on the English Oral Proficiency Interview—Computer (OPIc)" with Gwyneth Gates, Troy L Cox, Teresa Reber Bell. In Language Testing in Asia (2020) 10:18 https://doi.org/10.1186/s40468-020-0011.
- 2015: "Focusing on the Challenges: Institutional Language Planning." In *ESL Readers and Writers in Higher Education: Understanding Challenges, Providing Support*. N. Evans, N. Anderson, W. Eggington (eds). Routledge.
- 2015: "When Everything's Right, but It's Still Wrong: Cultural Influences on Written Discourse." In *ESL Readers and Writers in Higher Education: Understanding Challenges, Providing Support.* N. Evans, N. Anderson, W. Eggington (eds.). Routledge.
- 2014: "Language and the Law: An Overview of Forensic Linguistics". In New Horizons in Linguistic Research: Conference Proceedings of the Linguistics Society of Korea. May 2014
- 2013: "Using English Corpora to Teach and Learn High-Code/Low Code Register Variation." In *Proceedings of the* 2013 Korea Multi-media Assisted Language Learning (KAMALL) International Conference, Seoul, South Korea. October 2013.
- 2013: "Using Elicited Oral Response Testing in Order to Determine the Need for an Interpreter" (with Troy Cox). In *Harvard Latino Law Review*, Spring 2013
- 2011: "Finding Justice in Translation: Recent American Jurisprudence Affecting Due Process for Linguistic Minorities Together with Practical Solutions" (with Judge Lynn W. Davis, Maxwell Alan Miller, Adam Prestidge). In Harvard Latino Law Review. Spring 2011.
- 2010: "Towards Accommodating the "Tragedy of the Commons" Effect in Language Policy Development." *Current Issues in Language Planning*. 11(4), 2010
- 2010: Teacher Research Used to Evaluate Sheltered Instruction in a Science Classroom Setting" (with Kalani J. Eggington) *Electronic Journal of Literacy Through Science*. Volume 9 (Fall, 2009 Spring 2010).
- 2010: "Unplanned language planning." In R. Kaplan (ed.), *Oxford Handbook of Applied Linguistics*. 2<sup>nd</sup> Edition, Oxford: Oxford University Press
- 2008: "Is There a Drift Towards Universal English-Based Rhetorical Patterns?" Proceedings of the 18th International Congress of Linguistics, Linguistics Society of Korea.
- 2008: "Deception and Fraud." In *Dimensions of Forensic Linguistics*, M. Teresa Turell and John Gibbons (eds.). Amsterdam: John Benjamins.
- 2008: "So, You Want to Chair a Conference" (with M. Algren, E. Dwyer, B. Witt) in *Leadership Skills for English Language Educators*. N. Anderson, C. Coombe, M. McClosky (eds.) University of Michigan Press.
- 2005: "Language Policy and Planning: Introduction." In *Directions in Applied Linguistics*. P. Bruthiaux, D. Atkinson, W. Eggington, W. Grabe, V. Ramanathan (eds). London: Multilingual Matters.
- 2004: "Rhetorical Influences: As Latin was, English is?" In *Discourse across Languages and Cultures*. C. M. Moder, A. Martinovic-Zic (eds.), Amsterdam: Benjamins.
- 2004: "Unrestricting the Academic Restricted Code." *MEXTESOL National Convention, Selected Presentations*, October 2004.
- 2001: "Language Revitalization Planning within a Power/Solidarity Framework". In *Current Issues in Language Planning:* Vol 2:2&3, 2001: 231-241.
- 2001: "Unplanned language planning." In R. Kaplan (ed.), *Oxford Handbook of Applied Linguistics*. Oxford: Oxford University Press, pp. 404-414.
- 1999: "Bilingual creativity, multidimensional analysis, and world Englishes (with W. Baker)." In *World Englishes*, Vol. 18, No. 3, pp. 343-357. Oxford: Blackwell Publishers.
- 1998: "Written Academic Discourse in Korean: Implications for Effective Communication." In D. Oaks (ed.), Applications of Linguistics: An Introductory Reader. Fort Worth, Texas: Harcourt. 1998. Reprinted from "Written Academic Discourse in Korean: Implications for Effective Communication." In R. Kaplan, U. Conner (eds.) Writing Across Languages: Analysis of L2 Text. Reading MA: Addison-Wesley, 1987 (see below).
- 1998: "To maintain, or to empower or to try to do both? Language policy in the South Pacific." In Frank Brinkhuis &

- Sascha Talmor (eds.), Memory, History and Critique: European Identity at the Millennium. Proceedings of the Fifth Conference of the International Society for the Study of European Ideas (ISSEI), 19-24 August 1996, University for Humanist Studies, Utrecht, The Netherlands. CD-ROM. MIT Press Journals, Cambridge MA, USA
- 1997: "Language Policy and English as a Metaphor." In W. Eggington and H. Wren (eds.) *Language Policy:*Dominant English, Pluralist Challenges. Amsterdam: John Benjamins Publishing Co.
- 1997: "The roles and responsibilities of ESL teachers within national language policies." In W. Eggington and H. Wren (eds.) *Language Policy: Dominant English, Pluralist Challenges*. Amsterdam: John Benjamins Publishing Co.
- 1996: "Analogical Modeling A New Horizon". In W. Eggington (ed.), *Revista di Linguistica*, Special Edition on Analogical Modeling. Pisa, Italy. 7, II, 1995
- 1995: "English: Everyone's Rock at the Center of the World? In *Journal of Asian Pacific Communication*. Avon, England: Multilingual Matters, 6: 139-151.
- 1994: "Language Planning and Policy in Australia." In W. Grabe (ed.), *Annual Review of Applied Linguistics*, 1994. Cambridge University Press. 137-155.
- 1993: "Language Planning, Language Teaching: An Exercise in HUMAN Resource Management". In *TESOL:* Building on Strength. Sydney: ACTA,
- 1992: "From Oral to Literate Culture: An Australian Aboriginal Experience." In F. Dubin and N. Kuhlman (eds.) *Cross-Cultural Literacy: Global Perspectives on Reading and Writing.* Regents/Prentice Hall, 81-98.
- 1992: "Our Weakness in Writing: The Literacy Continuum Applied to Book of Mormon Peoples. *Occasional Papers Series*. Provo, Utah: FARMS.
- 1991: "The History of the LDS Church in Australia." Requested contribution for *The Encyclopedia of Mormonism:*The History, Scripture, Doctrine, and Procedure of the Church of Jesus Christ of Latter-Day Saints.

  Macmillan.
- 1990: "Evaluating the Impact of Bilingual Education in Aboriginal communities in the Northern Territory" (with R. Baldauf). In R. Baldauf and A. Luke (eds.) Language Planning and Education in Australasia, Avon, England: Multilingual Matters.
- 1990: "Aboriginal English Prose: Similarities and Differences to Standard Australian English Prose." In C. Walton and W. Eggington (eds.) *Language: Maintenance, Power and Education in Australian Aboriginal Contexts*. Northern Territory University Press.
- 1990: "Editors' Introduction." In C. Walton and W. Eggington (eds.) Language: Maintenance, Power and Education in Australian Aboriginal Contexts. Northern Territory University Press.
- 1989: "Vocabulary Development in Aboriginal Languages" (with R. Baldauf). In Istvan Fodor and Claude Hagege (eds.) *Language Reform: History and Future*. Hamburg: H. Buske Publishing House.
- 1987: "Written Academic Discourse in Korean: Implications for Effective Communication." In R. Kaplan, U. Conner (eds.) Writing Across Languages: Analysis of L2 Text. Reading MA.: Addison-Wesley.
- 1983: "Discourse Analysis as a Pedagogical Tool" (with T. Ricento). *In CATESOL (California TESOL) Occasional Papers*, Fall 1983.
- 1974: "Teaching English in Korea." In TESL Reporter Vol. 07 No 4, Summer 1974.

#### A Sampling of Professional Reports, Proceedings and Miscellaneous Publications

- 2019: How Valid and Reliable Is the Cayman Island Department of Immigration English Language Test? Report submitted to Samson Law Associates, George Town, Cayman Islands.
- 2018: The Meaning and Scope of "Full" in the Expression "Full Costs": A Brief of Amici Curiae to the U.S. Supreme Court in Rimini Street V. Oracle USA, Inc.
- 2018: Are "Quick Speed" and "One Touch" Trademarks Owned by ICON Health and Fitness? Report submitted to Maschoff Brennan, Salt Lake City, Utah
- 2018: *Did Lily Lee Understand the Prenuptial Agreement She Signed in 1999?* Report submitted to Laughlin Legal PC, San Mateo, California.
- 2017: Does "Governable" Mean "Required to be Governed" or "Able to be Governed"? Report Submitted to Parr Brown Gee & Loveless, Salt Lake City.
- 2017: Who Wrote the Nightcrawler Screenplay? Report submitted to Parr Brown Gee & Loveless, Salt Lake City, Utah.

- 2017: Did Schellman Submit Incorrect Information on Their Licensing Renewal? Report submitted to Schellman and Company LLC, Tampa, Florida.
- 2017: Did Hao Zheng Understand His Miranda Rights? Report submitted to Alston and Bird, LLP.
- 2016: Who Wrote Certain Slanderous Emails? Report submitted J.J. Kim & Associates, P.C. Garden Grove, CA.
- 2016: Did Tanveer Shah Understand His Miranda Rights? Report submitted to Attny Paul Morgan, Houston, Tx.
- 2016: Did Khatandi Understand His Police Interrogation? Report Submitted to Mitchell, Stein and Carey, Az.
- 2015: Were Police Interpreter Services Adequate? Report submitted to Klein, Thorpe and Jenkins, Chicago, IL.
- 2015: Did Perez Understand His Police interrogation? Report submitted to Attorney Norm Silverman, Tx.
- 2015: Did Liu Understand Her Child's Custody Agreement? Report submitted to Federal Pub Defend Office, Va.
- 2015-1992: 31 additional legal reports
- 2012: "Therefore Ye Are No More Strangers and Foreigners." BYU Speeches, 2011-2012. BYU Publications.
- 2003: "Reversing Samoan Language Shift." Web-published by U.S. Congressman Eni Faleomavaega, <a href="http://www.house.gov/faleomavaega/eggingtonspeech.pdf">http://www.house.gov/faleomavaega/eggingtonspeech.pdf</a>. Paper presented at International Samoan Language Commission conference, Los Angeles, December 2003.
- 2002: "When a language dies, it doesn't stink." In TESOL Matters, Washington, DC: TESOL Publications, June 2002.
- 1999: "Toward a Language Services Plan for the Salt Lake City 2002 Olympic Games: A Report for the Salt Lake Olympic Committee" 1999.
- 1997: "Non-English Language Services at the Atlanta Olympic Games: A Report to the National Language and Literacy Institute of Australia." (with E. Touchstone).
- 1996: "Of things professional and corporate." In *TESOL Matters*, Washington, DC: TESOL Publications, October 1996.
- 1995: "Sociopolitical Concerns at TESOL'96" (with David Shea). In *TESOL Matters*, Washington, DC: TESOL Publications, December 1995.
- 1995: "Sociopolitical Issues at TESOL '95." In TESOL Matters, Washington, DC: TESOL Publications, June 1995
- 1994: "Policies of the Oppressed: Positive and Negative Language Policies." In Network Notes 4, May 1994.
- 1993: "The Written English Metaphors We Live, Plan, Teach and May Be Bound By" *Interchange*. Brigham Young University, General and Honors Education. December 1993.
- 1993: "Preparing for Choices." In TESOL Matters, Washington, D.C: TESOL Publications, June 1993.
- 1993: "Policies of the Oppressed: Positive and Negative Language Policies." In *TESOL Matters*, Washington, D.C: TESOL Publications, June 1993.
- 1993: "On the Sociopolitical Nature of TESOL." In *TESOL Matters*, Washington, D.C: TESOL Publications, January 1993.

#### Peer Reviewed Journal Publications as Editor

1995: "Special Section on Analogical Modeling" W. Eggington (ed.), Revista di Linguistica, Pisa, Italy 1995.

#### **Professional Newsletter Publications as Editor**

1994-1996: "Sociopolitical Concerns Column." TESOL Matters, TESOL Publications

1977-1978: QATESOL News, Queensland, Australia.

#### **PRESENTATIONS**

#### **Plenary or Invited Presentations**

- 2020: "Social Advocate Versus Forensic Linguist: A Case Study of an Internal Conflict." Invited to present at the International Applied Linguistics Conference, Grogingen, The Netherlands, August 2020. Conference postponed due to Covid-19 pandemic.
- 2019: "Relativity Applies to Physics, not Ethics': Exploring Ethical Issues in FL/FP Research." Invited to participate in expert's panel, Germanic Society for Forensic Linguistics, Graz, Austria, September 2019.
- 2019: "Law and Corpus Linguistics in Brief." Invited to present at the Annual Language and Law conference, Brigham Young University Law School. Audience consisted of lawyers, including prosecutors, public defenders, and law enforcement representatives. This was a Continuing Legal Education (CLE) event.

- March 2019.
- 2019: "Corpus Linguistics Workshop" (with James Heilpern). A workshop to Justices and law clerks of the Georgia State Supreme Court, Atlanta, Georgia, March 2019.
- 2019: "Non-native English Speakers and Their Comprehension of Legal English." Invited to present at the Annual Law and Corpus Linguistics Conference, Brigham Young University Law School, February 2019.
- 2018: "Language proficiency and citizen's rights." Invited to present at the Language and Law Forum, University of Utah, April 2018.
- 2018: "Fair and equal language access to justice for those not proficient in English." A Continuing Legal Education (CLE) presentation with Judge Lynn W. Davis (Utah Fourth District Court). Invited to present at the Annual Language and Law conference, Brigham Young University Law School, March 2018. Audience consisted of lawyers, including prosecutors, public defenders, and law enforcement representatives.
- 2017: "An Evaluation of South Korea's English-in-Education Language Plan." Invited to present the keynote plenary at the Korean Association of Teachers of English (KATE) Conference, July 2017.
- 2017: "The Sociopolitics of English in South Korea." Invited to present at the U.S. Embassy, Seoul, South Korea, July 2017.
- 2016: "Forensic linguist versus sociolinguist: A battle within." Invited to present at an "Invited Colloquia: Applied Linguistics in the Courtroom." American Association for Applied Linguistics Annual Conference, April 2016.
- 2016: "Free Speech, Hate Speech: Exploring the Language of Hate Crimes." Invited to present at an "Extraordinary Session: Panel on Hate Speech." Linguistics Society of America Annual Conference, Washington D.C. January 2016.
- 2015: "The Educational Language Planning Challenge: Can You Bring Them Here from There?" Invited to present at the "K-12 Dream Day: Engaging English Language Learners in the Mainstream." University of New Orleans, Louisiana.
- 2015: "Are Dictionaries Done? The Developing Role of Corpus Linguistics in Definitional Disputes." Invited to present at the Association of Corporate Counsel Quarterly Meeting, Salt Lake City, Utah.
- 2014: "How Can Linguistic Analysis Help Define a Hate Crime?" Invited to present at the West Coast Round Table on Language and Law, Missoula, Montana.
- 2014: "Language and the Law: An Overview of Forensic Linguistics". Plenary Address: Linguistics Society of Korea. Seoul National University.
- 2014: "Using Corpus Linguistics to Teach and Learn High-Code/Low Code Register Variation". Alice Pack Memorial Lecture, Brigham Young University, Hawaii.
- 2013: "Using English Corpora to Teach and Learn High-Code/Low Code Register Variation." Plenary Address. Korea Multi-media Assisted Language Learning (KAMALL) International Conference, Seoul, South Korea.
- 2013: "Some Matters American Jurisprudence Should Know about the English Proficiency of Linguistic Minorities."
  Invited speaker, Utah State Bar Association Conference, St. George, Utah.
- 2012: "How Blind Is Justice in the Age of Proximity?" UCLA Multilingualism in Institutional Contexts Conference, Los Angeles. Invited Speaker.
- 2012: "Intercultural Rhetoric in the Age of Proximity." 7<sup>th</sup> Intercultural Rhetoric and Discourse Conference, Indiana University Purdue University Indianapolis, Invited Plenary Speaker.
- 2011: "Some Matters American Jurisprudence Should Know about the English Proficiency of Linguistic Minorities." Invited to present at the West Coast Symposium on Language and the Law. San Diego State University.
- 2010: "Toward solving the language testing paradox in English language planning, teaching and learning." Opening Plenary, Current Trends in Language Testing Conference, Dubai, UAE. Funded by U.S. State Department.
- 2010: "Toward solving the language testing paradox in English language planning, teaching and learning". Teacher seminar, Sultan Qaboos University, Oman, Funded by U.S. State Department.
- 2010: "Thinking about Culture in TESOL." Plenary Speaker. MIDTESOL Conference, Dubuque, Iowa.
- 2010: "What Linguistics Can Tell Us about Strategies for Teaching Metaphor." Plenary Speaker. MIDTESOL Conference, Dubuque, Iowa.
- 2010: "Re-imagining Culture in TESOL" (with Dr. Ulla Connor). Invited luminary speaker. TESOL International Conference, Boston, MA.
- 2008: "Language Planning at U.S. Universities" Invited featured speaker with Norm Evans), TESOL, New York City.
- 2008: "From Learner Voice to Academic Voice," Invited Featured Speaker. TESOL Arabia, Dubai, UAE.
- 2007: "From Language Teacher to Language Planner" (with Norman Evans), Invited spotlight speaker. TESOL, Seattle WA.
- 2005: "Harnessing the power of language planning for university contexts." Invited, funded featured speaker. TESOL

- Arabia Conference, Dubai, UAE.
- 2005: "Teachers of English to Speakers of Other Languages (TESOL): Why, What and How We Advocate." Invited to present at the National Council of Teachers of English Conference, Pittsburgh, PA.
- 2004: "Unrestricting the Academic Restricted Code through Language Planning." Featured Speaker, Bennion Teachers Workshop, Utah State University.
- 2003: "Reversing Samoan Language Shift." Invited Speaker. International Samoan Language Commission Conference, Los Angeles.
- 2003: Lessons in language services from four previous Olympics. Invited Speaker. First Beijing 2008 Olympic Cultural Festival. Beijing, China.
- 2003: Are we really participating in linguistic genocide? Invited Spotlight Session, TESOL 2003, Baltimore, Md.
- 2002: "English within the power/solidarity paradigm." Invited Spotlight Session, TESOL, 2002, Salt Lake City, Utah.
- 1998: "Rhetorical Style: As Latin Was, English Is?" Invited featured speaker, University of Wisconsin Linguistics Symposium on Discourse Across Languages and Cultures.
- 1998: "Foundations for a Language Policy for the Olympic Games." Invited to present to the Sydney 2000 Olympic Language Policy Consortium, Sydney, Australia.
- 1995: "Grammars of academic success." Invited to present at the Teacher's Seminar, Liahona, Tonga.
- 1995: "Hybrid literacies in international communication." Invited to present for the "New Directions in Intercultural Literacy Studies Colloquium", TESOL '95, Long Beach, Ca.
- 1995: "Literacies in conflict: From primary to secondary school literacies in an Aboriginal community." Invited as a featured speaker (with honorarium), Australian Council of TESOL Associations Conference, Sydney, Australia.
- 1995: "The English language metaphors we write by." Invited as a featured speaker (with honorarium), Australian Council of TESOL Associations Conference, Sydney, Australia.
- 1994: "English intrusion in academic genres." Invited to present for the "New Directions in Intercultural Literacy Studies Colloquium", TESOL '94, Baltimore, MD. U.S.A.
- 1993: "Korean Written Discourse Styles: Towards an International Discourse?". Invited to present for the "New Directions in Intercultural Literacy Studies Colloquium", TESOL '93, Atlanta, Ga. U.S.A.
- 1993: "From the Past to the Present: A Conceptual Overview of Language Policies in English Speaking Nations." Invited to present for the "Language Policies in English Speaking Nations Colloquium", TESOL '93, Atlanta, Ga. U.S.A.
- 1993: "Language Planning, Language Teaching: An Exercise in HUMAN Resource Management." Invited as a featured speaker at the Australian TESOL Conference/Summer School, Sydney, Australia.
- 1991: "Culture and Cognition: Research from Australian Aboriginal Education." Invited to present within the Culture and Cognition Research Colloquium at the TESOL Conference, New York.
- 1991: "What It Means to Read and Write in Australian Aboriginal Culture." Invited to present as part of the 7th Annual Cross-Cultural Literacy Colloquium at the TESOL Conference, New York.
- 1990: "Varieties of English." Invited to present in the Applied Linguistics Academic Interest Section at the TESOL Conference, San Francisco.

#### **Peer Reviewed Paper Presentations**

- 2023: "Heritage Language Speakers in the Police Interrogation Context" with Dr. Cecilia Tocaimaza-Hatch. American Association of Applied Linguistics Conference, Portland, Oregon, March 2023.
- 2020: "Quantitative and Qualitative Analyses of Rehearsed Speech Characteristics on the Oral Proficiency Interview
   Computer (OPIc)" with G. Gates and T. Bell. Language Assessment Research Conference, Provo, Utah.
   March 2020. Presentation postponed due to the Corona virus.
- 2020: "Corpus Linguistics and Trademark Genericity" with James Heilpern, Zach Smith, & Earl Brown. Fifth Annual Law and Corpus Linguistics Conference, Brigham Young University, Provo, Utah. February 2020.
- 2019: "Examining the Objectivity of Corpus-based Approaches to Statutory Interpretation." Germanic Society for Forensic Linguistics, Grazz, Austria, September 2019.
- 2019: "Corpus Linguistics Applications to the Law: An Overview of the Development and Applications of Specialized Legal Corpora." Colloquium convener and presenter. American Association of Applied Linguistics Conference, Atlanta, Georgia, March 2019.
- 2019: "The use of corpora in forensic linguistic contexts." American Association of Applied Linguistics Conference,

- Atlanta, Georgia, March 2019.
- 2018: "Cross-cultural Pragmatic Failure between Police and Young African American Urban Males" with Tanner Call. Translating and Translanguaging: Communication in the Multicultural City Conference, Birmingham, U.K., March 2018.
- 2018: "Cross-cultural Pragmatic Failure between Police and Young African American Urban Males" with Tanner Call. Georgetown University Roundtable of Linguistics, March 2018.
- 2018: "Service Learning: Innovative Pedagogies in Linguistics Mini-course" with Michal Temkin Martinez. Linguistics Society of America, Salt Lake City, Utah, January 2018.
- 2018: "Triangulating corpus and human subjects data in determining ordinary meaning in legal contexts" with Madison Grant. Linguistics Society of America, Salt Lake City, Utah, January 2018.
- 2017: "Triangulating corpus and human subjects data in determining ordinary meaning in legal contexts". West Coast Roundtable on Language and the Law, August, 2017.
- 2017: "Combining textual analysis and field work within a trans-"sub"-disciplinary model" with SunOk Kim. American Association of Applied Linguistics (AAAL) Conference, Portland, Or, March 2017.
- 2017: "Black Pragmatics Matter: Miscommunication between U.S. Police and Inner-City African Americans," with Tanner Call. International Association of Forensic Linguistics Conference, Porto, Portugal, July 2017.
- 2017: "Causes and Effects of the Complexity of Legal Language in South Korea," with SunOk Kim. International Association of Forensic Linguistics (IAFL) Conference, Porto, Portugal, July 2017.
- 2017: "Testing language or culture? A discourse analysis of the Test of Proficiency in Korean," with SunOk Kim. International Association of Applied Linguistics (AILA) Conference, Rio de Janeiro, Brazil, July 2017.
- 2016: "Avoiding Confirmation Bias in Forensic Linguistics Research." West Coast Roundtable on Language and the Law, August, 2016.
- 2016: "Understanding and Supporting ESL Readers and Writers in Higher Education", Publisher's Sponsored Presentation, TESOL 2016, Baltimore, April 2016.
- 2015: "A Case Study of the Development and Demise of a University-Wide ESL Language Plan." Bridging Language Acquisition and Language Policy Symposium, Lund University, Sweden, June 2015.
- 2014: "Using Debate in the Classroom to Develop Global Proficiency," with T. Brown, J. Bown, E. Talalakina, ACTFL Conference, San Antonio, Texas.
- 2013: "Toward the Development of an Epistemology of Linguistics for Pedagogical Purposes." Linguistics Society of America Conference, Boston, MA.
- 2012: "Measuring Language Ability in Legal Contexts" (with T. Cox). Georgetown University Roundtable on Languages and Linguistics. Georgetown University, Washington D.C.
- 2011: Elicited Imitation as a Determiner of the Need for a Court Interpreter" (with T. Cox and S. Wood). International Association of Forensic Linguistics Conference, Birmingham, U.K.
- 2011: "The Consequences of Feigned Comprehension in Interrogation Settings" (with T. Cox and S. Wood). International Association of Forensic Linguistics Conference, Birmingham, U.K.
- 2011: "Culture(s) in Global and Local Englishes: Theory and Teaching Practice" (with U. Connor). TESOL, 2011. New Orleans, LA.
- 2010: "Towards Accommodating the "Tragedy of the Commons" Effect in Language Policy Development." Applied Linguistics Association of Australia Conference, Brisbane, Australia.
- 2010: "Towards Accommodating the "Tragedy of the Commons" Effect in Language Policy Development." American Association of Applied Linguistics Conference, Atlanta, Georgia.
- 2009: "Fake Comprehension Strategies by Non-native English Speakers in Police Interrogations." International Association of Forensic Linguistics Conference, Amsterdam, NL.
- 2008: "Opposing Language Restrictionist Policies in the U.S." International Association of Applied Linguistics, Essen, Germany.
- 2008: "Is There a Drift Towards Universal English-Based Rhetorical Patterns?" 18th International Congress of Linguistics. Seoul, Korea.
- 2007: "Linguistic Elements of Hate Crimes," International Association of Forensic Linguistics Conference, Seattle, WA.
- 2006: "Resolving Trade Name Legal Disputes through Corpus Research" (with M. Davies). The American Association of Applied Corpus Linguistics. American Association of Applied Corpus Linguistics." Flagstaff, Az.
- 2006: "Is There a Drift Toward Universal English-based Rhetorical Patterns? Applied Linguistics Association of Australia Conference, Brisbane, Australia.

- 2006: "The Public Face of Language Planning." Applied Linguistics Association of Australia Conference, Brisbane, Australia.
- 2006: "Language Planning and Foreign Language teaching in the U.S. "Applied Linguistics Association of Australia Conference, Brisbane, Australia.
- 2006: "Leading with Action Research" (with K. Eggington). TESOL, Tampa, Fl.
- 2005: "Incorporating Academic Restricted Code in Language-in-Education Planning." 14th World Congress of Applied Linguistics, Madison, Wisconsin.
- 2005: "Studies in Forensic Linguistics for Pre-Law Students." International Association of Forensic Linguistics Conference, Cardiff, Wales.
- 2005: "Home Literacy Influence and Academic Success." (with E. Petelo) TESOL, San Antonio.
- 2004: "Unrestricting the Academic Restricted Code." MEXTESOL National Convention, Morellia, Mexico.
- 2004: "Language Planning in Applied Linguistics Theory and Practice." American Association of Applied Linguistics. Portland.
- 2004: "From Brand Name to Generic Name: The Kelley Blue Book Cases". American Names Society Conference at Linguistics Society of America conference, Boston, MA.
- 2003: "From Brand Name to Generic Name: The Kelley Blue Book Cases." International Association of Forensic Linguistics Conference, Sydney, Australia.
- 2001: "Writing programs in conflict: ESL writing versus freshmen composition programs." AAAL 2001, St. Louis.
- 2000: "Toward an Understanding of Linguistic Predictors of Academic Success." Georgetown University Roundtable.
- 2000: "The so-far successful resistance to Official English in Utah." AAAL 2000, Vancouver.
- 1999: "An analysis of American/Brazilian business communication." (with Jennifer Harrington) TESOL '99, New York, New York.
- 1999: "Integrating video-conferencing into EFL curricula. "TESOL '99, New York, New York.
- 1998: "Utah's language planning response to changing demographics" (co-presented with Laura McCrea) TESOL'98, Seattle, Wa.
- 1998: "Solving EFL communication problems through interactive video", Technology Connects Symposium, (with Marian Ashley) TESOL'98, Seattle, Wa.
- 1997: "Exploring the scope of "language" in language-in-education policy" (Co-presented with Brent Green). American Association for Applied Linguistics Conference, Orlando, Florida.
- 1997: "Predictors of academic success in an oral society" (co-presented with Brent Green) in the "Contact, contexts and contrast in cross-cultural literacy colloquium." TESOL 1997, Orlando, Florida.
- 1997: "About language -- the latest from and to applied linguists". Applied Linguistics Interest Section Academic Session, TESOL 1997, Orlando, Florida.
- 1996: "Rhetorical influence: As Latin was, English is." World Englishes Conference, Honolulu, Hawaii.
- 1996: "To maintain, or to empower or to try to do both? Language policy in the South Pacific." Invited to present at the "Post-Colonial Language Problems and Language Planning: Assessing the Past Half Century Workshop" of the Memory, History and Critique: European Identity at the Millennium, Fifth Conference of the International Society for the Study of European Ideas, Utrecht, The Netherlands.
- 1996: "Chinese cultural influences on topic choice and rhetorical style." With Diana Nelson, TESOL 1996, Chicago, II.
- 1996: "To boldly go where no feminist theory has gone before." Popular Culture Association International Conference, Honolulu, Hi.
- 1995: "Elementary, secondary and community literacies in conflict." TESOL '95, Long Beach Ca.
- 1995: "Copy this down: From language policy to classroom practice." American Association of Applied Linguistics Conference, Long Beach Ca.
- 1995: "Contrastive discourse analysis of World English literatures." (Co-presented with Wendy Baker). Ninth Annual International Conference on Pragmatics and Language Learning. University of Illinois at Urbana-Champaign.
- 1995: "Language and language-in-education policy in English dominant nations," In Language Policy Colloquium, Australian Council of TESOL Associations Conference, Sydney, Australia.
- 1994: "Literacies in conflict: From elementary to secondary school literacies in an Aboriginal community." TESOL'94, Baltimore, MD. U.S.A.
- 1994: "Text and Context in Australian Aboriginal Rhetorics." Pragmatics Research Parasession, 8th Annual International Conference on Pragmatics and Learning, University of Illinois at Urbana-Champaign.
- 1993: "Stylistic Norms and Cultural Variation: A Comparison of Narrative Fiction by European-American and Mexican American Male and Female Authors" (with Joanna Brooks). American Association for Applied

- Linguistics Conference, Atlanta, Ga. U.S.A.
- 1992: "The Development of Peace Approaches in Materials and Teaching." TESOL 1992, Vancouver, B.C.
- 1992: "Policies of the Oppressed: Positive and Negative Language Policies." American Association Applied Linguists Conference, Seattle.
- 1992: "Policies of the Oppressed: Positive and Negative Language Policies." TESOL Conference, Vancouver.
- 1990: "From Oral to Literate Culture: The Australian Aboriginal Experience." TESOL Conference, San Francisco.
- 1989: "Contrastive Analysis of Varieties of Australian Aboriginal Text." TESOL 23rd Annual Convention, San Antonio, Texas, U.S.A.
- 1987: "Evaluating the Impact of Bilingual Education in Aboriginal Communities in the Northern Territory." ANZAAS (Australian and New Zealand Association for the Advancement of Science) Congress, Townsville, Australia.
- 1987: "A Contrastive Analysis of Aboriginal English Prose." Presented at the AILA (International Applied Linguistics Association) Congress, Sydney, Australia.
- 1987: "Aboriginal English Prose: Similarities and Differences to Standard Australian English Prose." Cross Cultural Issues in Educational Linguistics Conference, Batchelor, Australia.
- 1987: "The Impact of Sociolinguistics Research on Language Development Programs." Australian TESOL Summer School, Sydney, Australia.
- 1986: "The Value of Language Planning Theory on Adult ESL Program Design." Applied Linguistics Association of Australia Conference, Adelaide, Australia.
- 1986: "Theoretical Foundations of Adult Second-Language Literacy Methodologies." Applied Linguistics Association of Australia Conference, Adelaide, Australia.
- 1984: "Toward a Language Plan for Southern California." TESOL National Convention, Houston.
- 1983: "Contrastive Rhetoric: Applications in a Korean-English Context." TESOL National Convention, Toronto.
- 1983: "A Case for the Cost-Effectiveness of Adult ESL Programs." TESOL National Convention, Toronto.

#### **CONSULTANCIES**

#### **Legal Consultancies:** (\*indicates deposition or trial testimony, 28 instances)

- 2023: Forensic Consultant for Anderson and Karrenberg P.C. (Salt Lake City) in a case involving alleged corporate fraud.
- \*2023: Forensic Consultant for Attorney Mark MacDougal of Akin Gump Strauss, Hower and Feld LLP, Washington D.C. in a case involving the English language proficiency of a foreign government official. Testified at an evidentiary hearing, April 2023.
- 2023: Forensic Consultant for Attorney Shawn C. Condie of Ogden, Utah in a case involving the interrogation of a non-native English speaker.
- 4. 2023: Forensic Consultant for Attorney Elise Lockwood of the Salt Lake Legal Defender Association, Utah, in a case involving the interrogation of a non-native English speaker.
- 5. 2023: Forensic Consultant for Attorney Nancy Black of the Salt Lake Legal Defender Association, Utah, in a case involving the interrogation of a non-native English speaker.
- 6. 2022: Forensic Consultant for Attorney Ian McFarland of Merchant Gould P.C., Knoxville, TN in a case involving trademark infringement.
- 7. 2022: Forensic Consultant for Attorney Joh M. Hart of Mountain View, Ca., in a case involving the comprehension of legal proceedings by a non-native English speaker.
- 8. 2022: Forensic Consultant for Attorney Sophie Bossart, Starr County Regional Public Defender, Rio Grande City, TX in a case involving the interrogation of a non-native English speaker.
- 9. \*2022: Forensic Consultant for Attorney Anne M. Chapman of Mitchell, Stein, Carey, Chapman, PC Phoenix, AZ in a case involving a claim of false advertising presented by the Arizona Attorney General's Office.
- 10. 2022: Forensic Consultant for Attorney Sarah Carlquist of the Salt Lake Legal Defense Association on a case the English language proficiency of a non-native English speaker's ability to understand his police interrogation.
- 11. 2022: Forensic Consultant for Attorney John E. Cutler of Parsons Behle & Latimer, Idaho Falls, Idaho in a case involving the ambiguity of an insurance contract.
- 12. \*2021: Forensic Consultant for the Attorney Jennifer J. Yun, Trial Attorney, Voting Section, Civil Rights Division, U.S. Department of Justice, Washington, D.C. in a case involving the comprehension of election ballots
- 13. 2021: Forensic Consultant for Attorney Briggs Matheson of Parr Brown Gee & Loveless, Salt Lake City, Utah in a case involving a contested term.
- 2021: Forensic Consultant for Attorney Cristina Mihalceanu of DLA Piper, Toronto, Canada in a case involving alleged trademark infringement.

- 2021: Forensic Consultant for Attorney Alex Graven of Olsen Barton LLC, Oregon, in a case involving authorial attribution.
- 16. \*2021: Forensic Consultant for Attorney Maysoun Fletcher, Las Vegas in a case involving the English language proficiency of a non-native English speaker's ability to understand the Miranda Waiver.
- \*2021: Forensic Consultant for Attorney Gina Durham of DLA Piper, San Francisco in a case involving alleged trademark infringement.
- 18. 2021: Forensic Consultant for Attorney Michael Burns of DLA Piper, Philadelphia in a case involving alleged trademark infringement.
- 19. 2021: Forensic Consultant for Attorney Cheylynn Hayman of Parr, Brown, Gee and Loveless, Salt Lake City, Utah in a case involving the wording of a contested contract.
- 20. 2021: Forensic Consultant for Attorney Robert Denny of the Salt Lake Legal Defender Association, Salt Lake City, Utah, in a case involving the linguistic analysis of a police pretext telephone conversation.
- 21. 2021: Forensic Consultant for Attorney Randall Brater of Arent Fox LLP, Washington D.C. in a case involving defamatory accusations.
- 22. 2021: Forensic Consultant for Attorneys Morgan Smith and Danny Awdeh of Finnegan, Henderson, Farabow, Garrett & Dunner, Palo Alto CA and Washington DC in a case involving alleged trademark infringement.
- 23. 2021: Forensic Consultant for Attorney Laura Johnson and Danny Awdeh of Finnegan, Henderson, Farabow, Garrett & Dunner, Washington DC in a case involving the nature of a possible trademark in an application to the U.S. Patent and Trademark Office.
- 24. 2020: Forensic Consultant for Attorney Tulu Nelms of the Felony Trial Division, Harris County Public Defender's Office, Texas in a case involving a purported threatening voice mail message.
- 25. 2020: Forensic Consultant for Attorney Kirk A. Moyer of The Romaker Law Firm, Chicago, IL 60606 in a case involving the English language proficiency of a non-native English speaker claiming worker's compensation.
- 26. 2020: Forensic Consultant (pro bono) in a case involving the author of a series of text messages. Confidentiality required.
- 27. 2020: Forensic Consultant for Attorney Trevor Cox of Hunton Andrews Kurth LLP, Richmond, VA. In a case involving the English language proficiency of an inmate in a maximum security prison.
- 28. 2020: Forensic Consultant for Attorney Anastasiya Grenyuk, Lamwell Law Firm, Kyiv, Ukraine in a case involving the identification of bias in an international court judgement.
- 29. 2020: Forensic Consultant for the Federal Public Defender's Office, Salt Lake City, Utah in a case involving the English language proficiency of a defendant.
- 30. 2020: Forensic Consultant for Attorney Megan Costa DeVault, Akerman LLP, Orlando in a case involving the identification of the author of a series of emails and text messages.
- 31. \*2020: Forensic Consultant for Attorney Zalman Kass of Rivero Mestre LLP, Miami, Florida in a case involving the identification of the author of a series of emails.
- 32. 2020: Forensic Consultant for Attorney Trevor Cox of Hunton Andrews Kurth LLP, Richmond, Virginia in a case involving the English language proficiency of a convicted felon.
- 33. 2020: Forensic Consultant for Attorney Jim Langdon of Dorsey and Whitney (Minnesota) in a case involving two disputed clauses in a contract.
- 34. 2020: Forensic Consultant for Attorney Norm Silverman of Austin Texas in a case involving the leading of, and coercive interrogation of, witnesses and suspects in a criminal case.
- 35. 2019: Forensic Consultant for Attorney Dirk Vandever of The Popham Law Firm, Kansas City, MO in a case involving a disputed clause in an auto-insurance policy.
- 36. 2019: Forensic Consultant for David L. Clarke, The Clarke Law Firm, Murfreesboro, TN, in a case involving the English proficiency of a non-native English speaker.
- 37. 2019: Forensic Consultant for Cynthia Orr of Goldstein Goldstein, Hilley and Orr, San Antonio, Texas in a case involving a discourse analysis of a court transcript and the meaning of a specific phrase.
- 38. 2018: Chief consulting linguist in a Brief of Amici Curiae to the U.S. Supreme Court in Rimini Street V. Oracle USA, Inc. In conjunction with Schaerr & Jaffe LLP, Washington, DC. The brief argued for a resolution of a contested legal term using corpus linguistics as the prime research tool.
- 39. \*2018: Forensic Consultant for Maschoff Brennan, Salt Lake City, Utah, in a case involving contested trademarks
- 40. 2018: Forensic Consultant for Samson Law Associates, George Town, Cayman Islands in a case involving

- the reliability and validity of a government English language testing protocol.
- 41. \*2018: Forensic Consultant for Laughlin Legal PC, San Mateo, California in a case involving whether a non-native English speaker understood her pre-nuptial agreement. Ongoing.
- 42. \*2017: Forensic Consultant for Parr Brown Gee & Loveless, Salt Lake City, Utah in a case involving the meaning of a contested term in a contract.
- 43. \*2017: Forensic Consultant for Parr Brown Gee & Loveless, Salt Lake City, Utah in a case involving determining the author of a movie script.
- 44. 2017: Forensic Consultant for Alston and Bird, LLP., Atlanta Ga. In a case involving whether a non-native English speaker understood his Miranda Warnings.
- 45. 2017: Forensic Consultant for Ben Allen, General Counsel, Schellman and Company LLC, Tampa, Florida in a case involving the interpretation of an ambiguous government regulation.
- 46. 2016: Forensic Consultant for J.J. Kim & Associates, P.C. Garden Grove, California in a case involving determining the author of a series of slanderous emails written by an employee of a Korean-based international shipping company. The case will be tried in a South Korean court.
- 47. 2016: Forensic Consultant for Attorneys Paul Morgan and Kimberly Hoof (Houston, Texas) in a case involving the ability of a non-native English speaker to comprehend a police interrogation.
- 48. 2016: Forensic Consultant for Attorney Emma Isakson of Mitchell, Stein and Carey, Phoenix, Arizona in a case involving the ability of a non-native English speaker to comprehend a police interrogation.
- 49. 2016: Forensic consultant for Attorney Norm Silverman (Austin, Texas) in a case involving the ability of a non-native English speaker to comprehend police interrogations as well as an evaluation to determine whether defendant should be considered as an adult. Settled.
- 50. \*2015: Forensic consultant for Carmen P. Forte, Jr. of Klein, Thorpe and Jenkins, LTD., Chicago in a case involving the ability of a non-native English speaker to understand police questioning without the aid of an interpreter. Ongoing.
- 51. \*2015: Forensic consultant and expert witness for Attorney Norm Silverman (Austin, Texas) in a case involving the ability of a non-native English speaker to understand his Miranda warnings and police questioning with respect to coercive interrogation techniques used by the police. Testimony provided in jury trial. Case resulted in a hung jury.
- 52. \*2015: Expert witness for the Federal Public Defender's Office (Alexandria, Virginia) in a criminal case involving a defendant's English language proficiency. Testimony provided in federal court in an evidentiary hearing and jury trial.
- 53. \*2014: Expert witness for Attorney James F. Halley (Portland Oregon) in a criminal case involving alleged hate crime accusations based on defendant's use of a derogatory term. Court testimony provided. Case resulted in hung jury leading to reduced charges.
- 54. 2014: Expert witness for Attorney Jon H. Rogers (Salt Lake City, Utah) in two cases involving the scope of a "provided however that" clause in a legal contract.
- 55. \*2013: Expert witness for the Federal Defender's Office (Salt Lake City) in a case involving a defendant's English language proficiency. Testimony provided in evidentiary hearing. Issue resolved in favor of defendant.
- 56. 2013: Expert witness for Attorney Andrew W. Bodeau of Cahill, Davis & O'Neall, LLP, Los Angeles Ca. in a case involving the meaning of a phrase in a legal document. Case settled.
- 57. \*2013: Expert witness for Attorney Linda Parisi (Sacramento, Ca) in a criminal case involving alleged hate crime accusations based on defendant's use of a derogatory term.
- 58. \*2013: Expert witness for the Federal Defender's Office (Salt Lake City) in a criminal case involving the ability of a non-native English speaker to understand Miranda Rights and police questioning.
- 59. \*2012: Expert witness for Glenn Gimbut, City Attorney, City of San Luis, Az., in a case involving the ability of a non-native English speaker to comprehend complex spoken and written English. (Case found in favor of City Attorney)
- 2011: Expert witness for V. John Ella of Jackson Lewis LLP, Minneapolis, Minnesota in a case involving trade-mark infringement. (Case settled)
- 61. 2010: Expert witness for the Federal Defender's Office (Salt Lake City) in a case involving a defendant's English language proficiency (case dismissed).
- 62. \*2010: Expert witness for Edwin S. Wall, P.C (Salt Lake City) in a case challenging the conclusions of a former FBI document examiner who claims a defendant wrote a series of threatening letters. (Services no longer needed due to prosecution's withdrawal of examiner's services based upon results of evidentiary

- hearing).
- 63. 2010: Expert witness for Sheiness, Scott, Grossman and Cohn, LLP (Houston, Texas) in a case involving the meaning of a term in a legal contract. (case settled)
- 64. 2009: Expert witness for Attorney Jon H. Rogers (Salt Lake City, Utah) in a case involving the scope of a "provided, however, that" clause in a legal contract. (case settled)
- 65. 2009: Expert witness for Druyon Law Offices (Bountiful, Utah) in a case involving identifying the author of a police statement.
- 66. \*2008: Expert witness for the Federal Defender's Office (Salt Lake City) in a criminal case involving the ability of a native American to understand his Miranda Rights.
- 67. \*2008: Expert witness for the Federal Defender's Office (Salt Lake City) in a case involving the English language proficiency of a Korean immigrant charged with a criminal activity.
- 68. 2008: Expert witness for the Federal Defender's Office (Salt Lake City) in a case challenging the conclusions of a document examiner who claims a defendant wrote a series of threatening letters.
- 69. 2007: Expert witness for Van Cott, Bagley, Cornwall & McCarthy (Salt Lake City, Utah) in a case involving the referent of an exclusionary clause in a disputed contract between two legal firms.
- 70. 2007: Forensic document examiner in a case requiring the identification of the author of a series of documents (Strict confidentiality required)
- 71. 2007: Expert witness for Glenn loffredo, Maitland, Fl. in a case involving the interpretation of ambiguous references in a will.
- 72. 2006: Expert witness for The Sandage Law Firm, P.C., Kansas City, Mo. in a case involving the determination of a crime as a hate crime based upon the defendant's use of an ethnic epithet. (pro bono)
- 73. 2006: Expert Witness for Craig Cook, Attorney-at-law, (Salt Lake City, Utah) in a case involving a content analysis of a signed, but undated holographic will.
- 74. 2005: Consulting Expert Witness for Wilmer Cutler Pickering Hale and Dorr (Washington D.C.) in a case involving generic use of a trade name.
- 75. \*2003: Expert witness for the California State Attorney General (Sacramento) in a case involving the readability of parole documentation.
- 76. 2002: Expert witness for Nielsen and Senior (Salt Lake City, Utah) in a case involving the scope of an exclusionary clause in a mining lease agreement.
- 77. 2002: Expert witness for Ted Weckel, (Attorney-at-law, Utah) in a case involving the English language proficiency of a Cambodian refugee charged with criminal activity.
- 78. \*2003: Expert Witness for Kaye, Scholer LLP (New York, Los Angeles) in a case involving national and international brand name infringement.
- 79. \*2002: Expert Witness for Kaye, Scholer LLP (New York, Los Angeles) in a case involving national and international brand name infringement.
- 80. \*2002: Expert witness for Robert Lucherini, Attorney-at-law (Las Vegas, Nevada) in a case involving the English language proficiency of a Chinese-Vietnamese immigrant under criminal investigation.
- 81. \*2002: Expert witness for Giauque, Crocket, Bendinger & Peterson (Salt Lake City, Utah) in a case involving Utah's Official English policy. (pro bono)
- 82. 1997: Expert Witness for Abbott and Walker, Attorneys-at-law (Provo, Utah), in a case involving the meaning of two related words in a "non-compete clause" within a sale-of-business contract.
- 83. \*1992: Expert Witness for Holme, Roberts and Owen, (Salt Lake City, Utah) in a case involving the meaning of a mining contract between the State of Utah and an international mining company.

#### **General Applied Linguistics:**

- 1999: Sorenson Development Corporation, Salt Lake City, Utah, ESL Applications for Sorenson Vision Project. Duties: Advising on the development of materials and applications for video-conferencing technology for ESL purposes.
- 1995-2000: National Languages and Literacy Institute of Australia (NLLIA), Olympic Games Language Policy Project.(With Dr. Ellen Touchstone, Touchstone Language Management, Los Angeles)
  - Duties: To develop an "international event language provision policy and plan" for the Sydney 2000 Olympic Games. The specific objective of this consultancy was to conduct a sociolinguistic survey of participants during the Atlanta Games to evaluate language provision at those games. We undertook this task July-August 1996, and wrote a report which was presented to the Prime

Minister's office.

1992-1996: LDS Church Education System (CES), South Pacific Region.

Duties: Visited, researched and participated in a task-force formed by the CES to investigate the effectiveness of CES schools in Samoa, Tonga, Fiji and Kiribati. As part of this consultancy, I prepared a "white" discussion paper for the CES on bilingual education which has been disseminated for further action.

1992: Australian Language and Literacy Council (ALLC).

Duties: Researched and wrote a report which placed the Australian Language and Literacy Policy into rational frameworks. The ALLC advises the Australian Federal Government's Minister of Employment, Education and Training. My rationale frameworks paper is now being used to evaluate current language policy in Australia.

1988: ELICOS Program (English Language Intensive Course for Overseas Students), University of Queensland, Australia.

Duties: I was asked to conduct a number of staff training workshops with ELICOS personnel.

1988: International Development Program, Australian Federal Government

Duties: Through a contract arranged by the Brisbane College of Advanced Education, Institute of Applied Linguistics, assisted in the development of the English Language Testing Service General Listening test.

1985: Murdoch University, Australia

Duties: Investigating the American Language Program at the University of Southern California with the aim of assisting those preparing for the Yan Chep University project.

1982: University of California at Santa Barbara, California

Duties: Developing and teaching a course on second language literacy to Teachers of English as a Second Language.

1980-1981: California Department of Education, Office of Staff Development.

Duties: Planning, implementing and participating in a number of "institutes" sponsored by the department of train ESL teachers from Baja California Department of Education, Mexico.

#### PROFESSIONAL SERVICE

#### **Professional Organizations, Editorial Boards**

1999-present: Editorial Board, Current Issues in Language Planning, London: Multilingual Matters.

2000-present: Large Grants Assessor for the Research Grants Committee of the Australian Research Council (Australian Government) Department of Employment, Education and Training. Involvement includes the evaluation of large research grants (above \$100,000) in the fields of linguistics, sociolinguistics and educational linguistics.

2000-present: Member, International Association of Forensic Linguists; Conference Proposal Reviewer, 2019
1993-present: American Association of Applied Linguistics (AAAL). Involvement includes: AAAL 1997, Program
Strand Coordinator, Language Policy Strand., Abstract reader for AAAL Conference, 1993,
1995,1997, 2018, 2019.

2012-13: Linguistics Society of America, Co-chair, Linguistics in Higher Education Sub-committee.

1996-2007: Teachers of English to Speakers of Other Languages (TESOL Inc.).

Involvement included:

Member. Board of Directors. 2003-2006.

Convention Chair, San Antonio, 2005.

Convention Local Organizing Committee Member, 2000 - 2002.

Chair, Applied Linguistics Interest Section, 1997 - 1998,

Editor, Sociopolitical Concerns Column, TESOL Matters, 1994 - 1996,

Chair, Sociopolitical Concerns Standing Committee, 1992-1993,

Chair of the Peace Education Sub-committee of the Sociopolitical Concerns Standing Committee, 1990-1991.

Invited to participate as an "expert researcher" in the 3rd Annual Research Fair at TESOL 1992,

Abstract reader for TESOL 1991, 1992, 1993, 1997 Conference, Applied Linguistics Special Interest

Section,

Abstract reader for TESOL 1994, 1995 Research Special Interest Section,

Colloquium co-chair (with Helen Wren) for 1992, Sociopolitical Concerns Committee, Academic Session,

Colloquium co-chair (with Natalie Kuhlman) for 1996, 1997, Annual Cross-cultural Literacy Colloquium,

Colloquium co-chair (with William Grabe) for 1996, Thirty Years of Contrastive Rhetoric. This colloquium was selected as the Presidential Colloquium for TESOL 1996,

Colloquium chair for 1997 Applied Linguistics Interests Section Academic Session,

Discussion Session program organizer for 1997 Applied Linguistics Interests Section, Discussion Sessions

1996-2000: Manuscript Reviewer/Referee, *Asian Journal of English Language Teaching*, Involvement includes reviewing manuscripts for acceptance in the journal published by the Chinese University of Hong Kong.

1985-1988: Australian Council of TESOL Associations (ACTA) and a member of the executive board of that organization.

1985-1988: Applied Linguistics Association of Australia (ALAA) and the Northern Territory representative

1985-1988: Association of Teachers of English as a Second Language, Australia (ATESL, N.T.).

1985-1988: Australian College of Education.

#### **Conference Organization**

- 2016: Conference convener and chair, West Coast Roundtable on Language and the Law. Provo, Utah, August, 2016.
- 2005: Convention chair for TESOL (Teachers of English to Speakers of Other Languages) Annual Convention and Exposition held at San Antonio, Texas, March-April 2005. The conference attracted over 8,000 participants.
- 2002: Local conference chair for TESOL (Teachers of English to Speakers of Other Languages) Annual Convention and Exposition held at Salt Lake City, April 2002. The conference attracted over 6,500 participants.
- 1987: Co-convener of the AlLA/ALAA (International Applied Linguistics Association/Applied Linguistics Association of Australia) International Pre-Congress Conference held in Darwin, August 1987 focusing on applied linguistics in Aboriginal education.

#### **PERSONAL**

Married to Pamela Joy Eggington (B.Ed., Elementary Teaching Credential, Graduate TESOL Certificate). Three children:

William Barry Eggington, Owner and CEO, Eggington Productions, a computer animations producer (see <a href="http://www.eggington.net">http://www.eggington.net</a>)

Kalani Joy Eggington, Ph.D. Curriculum and Instruction, University of Queensland, Australia. Assistant Professor, Westminster College, Utah.

http://www.westminstercollege.edu/apps/directory/directory\_dsp.cfm?unit=keggington. Science Teacher, Dixon Middle School, Provo, Utah. 2002 Olympics Torch bearer.

Julie Malia Eggington, Ph.D. Bio-chemistry, University of Wisconsin, Madison. CEO & Co-founder of Center for Genomic Interpretation, LLC.

Speaker of Korean.



# Memorandum

**To:** The Dalles Planning Commission **Date:** October 5, 2023

From: Ty Wyman File No: JRZ1.1

**Subject:** City of The Dalles Appeal No. 033-23

To reiterate my comments at hearing, Meadow Outdoor Advertising and I appreciate the Commission's considered evaluation of the facts and law pertaining to this matter. My Sept. 5 memo to you described four reasons to uphold Meadow's appeal:

- 1. The text of TDMC 10.13.050.150(C)(2);1
- 2. The City's history of approving billboards based on a linear mile measurement;
- 3. The economic benefit of billboards; and
- 4. The negative effect of rendering existing billboards nonconforming.

The testimony subsequently submitted to the Commission simply reinforces these points.

Counsel and staff for the City, in their memoranda dated Sept. 7 and remarks at hearing, advocated forcefully for a changed interpretation of the billboard spacing standard of TDMC 10.13.050.150(C)(2). As you would expect, I disagree with their arguments. Indeed, the breadth and depth of that disagreement is such that I can best assist the Commission here by noting points on which we do agree, then explain my opposite conclusions.

Counsel asserted (Sept. 7 memo at p. 2) that (a) the Commission's task is to discern the Council's intent in adopting the spacing standard and (b) in so doing the Commission must look first to the text of code standard at issue. I agree on each point. Counsel proceeded (Hearing at 1:07:35)<sup>2</sup> to advise that to interpret the billboard spacing standard of TDMC 10.13.050.150(C)(2), the Commission must "dissect" the sentence. Again, I agree. In fact, to aid the Commission is such dissection, Meadow submitted testimony of a linguistics expert.

The text supports one reading of the spacing standard, that it is linear, not radial. Analyzing the text of TDMC 10.13.050.150(C)(2), Dr. William Eggington found "the most linguistically valid interpretation is that the maximum number of advertising signs shall not exceed 8 per LINEAR mile." Notwithstanding ample opportunity to do so, counsel neither undermined Professor Eggington's expertise nor rebutted his analysis. LUBA has long noted the primacy of unrebutted expert testimony. See, e.g., Oregon Coast Alliance v. City of Brookings, 72 Or LUBA, 222 (2015) (noting that "mere statements" by an attorney are insufficient to rebut expert testimony). The Commission would be well within its purview to find Dr. Eggington's testimony, alone, conclusive as to correct interpretation of TDMC 10.13.050.150(C)(2).

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<sup>&</sup>lt;sup>1</sup> "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented."

<sup>&</sup>lt;sup>2</sup> City Attorney - "we're going to dissect, because that is what the job asks us to do, to dissect [TDMC 10.13.050(C)(2)] to see what makes the most sense."



Beyond expert analysis, the Commission was afforded testimony from a planning expert who was present at Council discussions about the spacing standard, no less than the City's former Community Development Director (CDD), Dan Durow. Mr. Durow testified clearly and directly that the Council intended the standard to apply per linear mile.<sup>3</sup> Given his authority to administer the code during that time, Mr. Durow's understanding of the Council's intent is particularly material.

Mr. Durow's contemporaneous evidence of the Council's intended meaning was supported by other local officials, including Scott Hege. This testimony was open to rebuttal, which was not forthcoming. To the contrary, the City Attorney specifically noted (Hearing at 2:05:32)<sup>4</sup> that neither he nor the current CDD were present when the Council last considered the billboard spacing standard of TDMC 10.13.050.150(C)(2), some 30 years ago.<sup>5</sup>

Counsel emphasized TDMC 10.6.070.030, *Measurements*, on the point that "distance is measured horizontally." No one disputes this rule or suggests that the spacing standard is to be measured other than horizontally; certainly, Meadow does not suggest that it ought to be measured vertically or at an angle. That the City measures distance horizontally proves nothing about the billboard spacing standard. Whether measured in a radial or linear manner, the one mile referenced in TDMC 10.13.050.150(C)(2) would be measured horizontally.<sup>6</sup>

Staff also asserted (Hearing at 52:50)<sup>7</sup> that use of GIS as a measurement tool informs interpretation of the spacing standard of TDMC 10.13.050.150(C)(2). Because that standard clearly pre-dated GIS, that tool cannot have been relevant to interpretation of the language.

The City's permit history supports only a linear, not radial, spacing standard. Chair Cornett asked (Hearing at 57:20) "Is there any decision, in the history of the planning department where the use of mile, that use of measurement, is specifically identified...or how it should be used?" The Chair's question is a good one. As noted in my Sept. 5 memo, the City's prior decisions administering TDMC 10.13.050.150(C)(2) inform how that standard is interpreted.

The record is crystal clear that the City previously issued billboard permits notwithstanding the fact that more than 8 other billboards existed within a radial mile. Exhibit 1 to my Sept. 5 Memo is a permit issued in 2003 for construction of the to-be-replaced sign. Meadow later submitted evidence (Exhibit A to John Lehman's Sept. 20<sup>th</sup> Declaration) showing that 24

<sup>&</sup>lt;sup>3</sup> Hearing at 1:30:30, Dan Durow - "It was always discussed and interpreted as a linear measurement."

<sup>&</sup>lt;sup>4</sup> City Attorney - "We're looking at it like aliens from outer space with wide eyes. We don't know anybody in this room. We weren't here 30 years ago. We just have the code in front of us."

<sup>&</sup>lt;sup>5</sup> Rather than rebut Mr. Durow's testimony, staff asserted that the planning department had previously issued Meadow permits in error. We address this assertion in n. 8 below.

<sup>&</sup>lt;sup>6</sup> Dan Durow's testimony is again on point, and clarifies why TDMC 10.0610.6.070.030 is irrelevant in interpreting the spacing standard. (Hearing at 1:23:52)

<sup>&</sup>lt;sup>7</sup> Josh Chandler, "When measuring horizontally, staff uses geographic information systems; currently the city uses ESRI GIS software."



billboards were then situated within a one mile radius thereof. Notwithstanding ample opportunity to do so, no evidence was submitted in rebuttal of the foregoing. Accordingly, evidence is conclusive that more than 8 signs sat within a radial mile of the subject sign when it was initially permitted.

Dan Durow's unrebutted testimony corroborated the fact that the City issued billboard permits based only on a linear measurement.<sup>8</sup> To further substantiate this point, Meadow submitted evidence demonstrating that the City previously issued permits for billboards notwithstanding the existence of more than 8 signs within a radial mile. For example:

- the city permitted in 2014 a sign at 822 E. 2nd Street. Referencing John Lehman's map, one can see that over 20 signs then existed in one radial mile thereof.
- the city permitted in 2010 a sign at 1301 W. 2<sup>nd</sup> St. Again, John's map reveals over 20 signs then existed in one radial mile thereof.<sup>9</sup>

Beyond Meadow's evidence, the Sept. 7 staff memo admits that the City previously, explicitly measured the spacing standard along the line formed by the street along which the sign sits. Staff Memo, p. 2 (noting that, of 20 permits located by staff, "4 permits included 'linear or road mile' distance measurements to billboards in the vicinity"). In contrast, staff cited no prior permit in which the City purported to use its radial measurement.

This history of permitting billboards that exceeded 8 per radial mile matters to your decision. Staff's changed interpretation of the standard necessarily means that it considers the 2003 permit to have been issued in error. The Commission is no doubt familiar with the prohibition on "double jeopardy" in criminal law. In civil law, a subsequent government decision that in effect second guesses a prior decision is called a "collateral attack."

Gansen v. Lane County, cited in my Sept. 5 memo, decided that such an attack on an issued land use permit is unlawful. Rather than rebut my citation to Gansen, counsel simply noted

Meadow affirms to the Commission, without qualification, that every one of its signs located within the city is supported by a valid permit.

<sup>&</sup>lt;sup>8</sup> Hearing at 1:19:20 Dan Durow, "...look at all those parts [of TDMC 10.13.050.150(C)(2), they don't add up to a radial measurement...I do not know how you devise that from this language, and it certainly was not the intent or how it has been interpreted at least during my tenure with the City."

<sup>&</sup>lt;sup>9</sup> The CDD Director suggested (Hearing at 2:07:00) that some of Meadow's billboards were not lawfully permitted. Josh Chandler, "Of those 15 permits, four of them were approved by the planning department in the wrong zone, there's two in residential zones...not allowed to have a billboard in a residential zone." Staff did not clarify the relevance of this comment to the current permit decision.

Nonetheless, if only to set the Commission's mind at ease, I note that no evidence was submitted that any existing billboard was not lawfully permitted. To the contrary, John Lehman testified orally and in writing that he worked personally with former CDD staffers to ensure compliance, and supported that testimony with submittal Exhibit A of his Sept. 20<sup>th</sup> Declaration. Again, staff possessed ample opportunity to either undermine the credibility of this testimony or submit rebuttal evidence, and did neither.



that the City does not here act to revoke the 2003 permit. This proves nothing; *Gansen* did not involve revocation of a previously-issued approval. Rather, that landowner sought an approval that was premised on the legality of a prior county decision. The same principle holds here; staff asks the Commission to, in effect, second guess the 2003 permit approval. If the City deemed the billboard lawful in 2003, it cannot reverse itself now.

My Sept. 5 memo noted the economic benefit of billboards. Nothing in the record dissuades me on this point. No one rebutted testimony, from Meadow and Scott Hege, that billboards have a positive economic impact; nor did anyone argue that the comp plan provisions cited in my Sept. 5 memo are irrelevant. Counsel simply asserted (Sept 7 memo, p. 5) that countervailing plan policies presumably exist. If so, he did not bother to cite them.

Staff and counsel asserted that their changed interpretation of TDMC 10.13.050.150(C)(2) would render existing billboards nonconforming,<sup>10</sup> but tried to downplay the effect. Chris Zukin explained at hearing the practical effect of nonconforming status.<sup>11</sup> TDMC 10.3.090.010, meanwhile, clarifies the legal effect of nonconforming status:

The purpose of the nonconforming development regulations is to control, improve, or terminate uses, buildings, and structures which were lawful prior to the enactment of this Title, but which do not conform to its provisions. The goal is to permit nonconformities to continue, but not to encourage their perpetuation, and to ultimately bring all development (excepting certain existing residential uses) into conformance with this Title and the Comprehensive Plan.

Make no mistake – changing the spacing standard of TDMC 10.13.050.150(C)(2) will cause the eventual demolition of existing billboards.

Lastly, staff asserted in its Aug. 31 report and at hearing that the appellant had not demonstrated compliance with TDMC 10.13.050.150.B, "Outdoor advertising signs shall have metal primary structural members." With reference to Meadow's Job Site Plans, (Document APL033-23\_Meadow Billboard Steel Structure, submitted Sept. 21) the replacement sign will be constructed of steel. The current and replacement billboard structures have steel support components. Similar to the current sign, the replacement sign will have a single steel support column, steel torsion tube, steel I-beam uprights, and steel horizontal stringers to support the two faces.

<sup>&</sup>lt;sup>10</sup> Hearing at 1:36:50, the CDD - "All the signs that exist right now will remain in existence and will continue to remain in existence until they are changed." Meadow possesses absolutely no certainty on this point. If the CDD believes a permit was issued in error, then what is to stop him (or a future CDD) from (yet again) changing policy direction by seeking revocation of those permits.

<sup>&</sup>lt;sup>11</sup> Hearing at 1:12:00, Chris Zukin - "None of those billboards can be reconstructed for safety purposes, for aesthetic reasons. If we want to convert a sign with wood poles to steel we can't do that, from four posts to one post – can't do that. If there's a road widening and our sign has to be moved four feet to get out of the roadway we can't move the sign four feet the sign has to go away."



In conclusion, we ask the Planning Commission to uphold the longstanding interpretation of TDMC 10.13.050.150(C)(2) as applying per linear mile. We note that this request in no way precludes future collaboration on legislative amendments to clarify the code. To the contrary, Meadow's investment in the community is deep and demonstrated; it would invest itself fully in such a process.

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#### **MINUTES**

### PLANNING COMMISSION MEETING

October 19, 2023 5:30 p.m.

City Hall Council Chambers 313 Court Street, The Dalles, Oregon 97058 Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Addie Case, Philip Mascher, Maria Peña, Mark Poppoff

(arrived at 5:38 p.m.), Nik Portela

**COMMISSIONERS ABSENT**: John Grant

STAFF PRESENT: Director Joshua Chandler, Special Counsel Chris Crean,

City Attorney Jonathan Kara, Secretary Paula Webb

#### **CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:31 p.m.

#### **PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

#### APPROVAL OF AGENDA

It was moved by Portela and seconded by Case to approve the agenda as submitted. The motion carried 6/0; Case, Cornett, Mascher, Peña, Poppoff and Portela voting in favor, none opposed, Grant absent.

#### **APPROVAL OF MINUTES**

It was moved by Peña and seconded by Portela to approve the minutes of October 5, 2023 as submitted. The motion carried 6/0; Case, Cornett, Mascher, Peña, Poppoff and Portela voting in favor, none opposed, Grant absent.

#### **PUBLIC COMMENT**

None.

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#### **QUASI-JUDICIAL PUBLIC HEARING**

APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, 747 W. 2<sup>nd</sup> Street, 1N 13E 4 AA tax lot 200

Request: Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.

Chair Cornett noted this public hearing was continued from September 7, 2023.

At the September 7, 2023 Planning Commission meeting, the Appellant's Counsel, Dunn Carney LLP, representing the Appellant, J.R. Zukin Corp. dba Meadow Outdoor Advertising, requested the opportunity to present additional evidence, arguments, or testimony regarding Appeal Application 033-23. Pursuant to ORS 197.797, the Planning Commission granted Appellant's request by leaving the record open until October 5, 2023, and scheduling its final deliberations on October 19, 2023. The public hearing component of the Appeal closed at the September 7, 2023 meeting. The following deliberation will cover public testimony and information in the September 7, 2023 agenda packet, as well as written testimony included in the October 19, 2023 agenda packet.

Chair Cornett invited deliberations.

Commissioner Mascher stated he remained stuck on the definition of distance versus a radius. He did not feel there was a compelling argument for a radius.

Commissioner Poppoff joined the meeting at 5:38 p.m.

Chair Cornett provided a lengthy description of a radius versus a linear measurement. He summarized, saying, "The Appellant's interpretation will allow a lot of signs, a sea of signs, in that area. I don't see how that could possibly be the intent of the Code when it was written."

Commissioner Mascher replied, the number of signs per mile would not change, but the intent of the law is for the experience of driving down a road. We do not want too many signs down one road. Chair Cornett agreed.

Commissioner Mascher asked why it would not make sense to apply the law with a linear measurement, if the experience we are after is not too many outdoor signs per road mile.

Chair Cornett replied a linear measurement used in a small area congested with multiple streets and intersections would result in an abundance of signs.

Commissioner Mascher asked about the change in precedence from past billboard approvals.

Chair Cornett replied there were 42 applications in the packet, each with a cover sheet. The cover sheet on each one contained a check box for "any notes that refer to eight per mile." Among all the applications submitted for these signs, only three approved applications refer to eight per mile. There is no recorded consistency in that eight per mile, or how that eight per mile was applied. There is no historical evidence that the Code was applied consistently. Considering the Appellant's desired interpretation and how they think the Code was interpreted in the past, it means that a sign could be almost anywhere.

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Commissioner Case asked if this would apply to updates on existing billboards. Chair Cornett said yes, unless the Code was changed. This is either yes or no; you either agree with the Appellant's interpretation fully, or if not, default to Staff's recommendation.

Commissioner Case said the sign was already there. The Appellant is replacing and making the sign larger. It was approved to be there.

Chair Cornett replied the sign is "existing non-conforming" and not the topic of the Appeal. None of this is about removing billboards; they can exist as existing non-conforming signs. As soon as it changes, a new permit is required. Cornett added if a specific number of signs were removed, the remaining signs may be in compliance. Again, that is not what we are deliberating.

Special Counsel Chris Crean responded to the question, "Why is this being treated as a new sign, rather than replacing a non-conforming sign?" Non-conforming standards do not allow the replacement of a non-conforming structure with a brand new structure. This is an application for a brand new sign at the location of the older sign. The sign is larger than the original sign, which is why it is being reviewed as an application for a new sign.

Commissioner Poppoff stated we probably need to replace the sign code, but that will not affect this particular application.

Commissioner Case requested clarification of the terminology. Chair Cornett replied denial of Appeal 033-23 means you are not in agreement with the Appellant's interpretation of the Code, and you are siding with the City's interpretation. Approval of the Appeal means you agree with the Appellant's interpretation of the Code, and you are not in agreement with the City's interpretation.

Commissioner Mascher asked if there was opportunity at this meeting for the Appellant to make their case. Chair Cornett replied the Appellant submitted their testimony at the September 7, 2023 meeting. At that meeting, the Appellant's counsel requested additional time to submit written testimony. All the information submitted is included in the agenda packet.

It was moved by Cornett and seconded by Portela to deny Appeal Application 033-23, J.R. Zukin Corp. dba Meadow Outdoor Advertising. The motion carried 3/2; Cornett, Poppoff and Portela voting in favor, Case and Mascher opposed, Peña abstained, Grant absent.

Special Counsel Crean stated a quorum was required for the vote to pass; four votes in agreement are required.

Commissioner Peña stated she would change her vote to deny the Appeal.

It was moved by Cornett and seconded by Portela to deny Appeal Application 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising. The motion carried 4/2; Cornett, Peña, Poppoff and Portela voting in favor, Case and Mascher opposed, Grant absent.

#### **RESOLUTION**

Resolution PC 618A-23: Denial of APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

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It was moved by Portela and seconded by Cornett to adopt Resolution PC 618A-23, denial of APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising. The motion carried 4/0; Cornett, Peña, Poppoff and Portela voting in favor, Case and Mascher opposed, Grant absent.

#### STAFF COMMENTS / PROJECT UPDATES

Director Chandler noted two future legislative hearings. The November 2, 2023 legislative hearing will adopt the Housing Needs Analysis. The following meeting, November 16, 2023, will address changes to the RV Park Code. The big change will be requiring a communal restroom facility; the allowance for an individual to pipe sewer to each space will be removed. Facilities connected to each individual space are considered by the State as housing. The amended Code will remove current restrictions, and view the use as commercial rather than residential. The new changes will have no impact on existing RV Parks.

Commissioner Mascher stated it would make development of RV Parks in the Commercial District less expensive and easier.

#### **COMMISSIONER COMMENTS / QUESTIONS**

Chair Cornett thanked the Commission for their diligent thought and participation in the meeting.

# Chair Cornett adjourned the meeting at 6:03 p.m. Submitted by/ Paula Webb, Secretary Community Development Department SIGNED: Cody Cornett, Chair ATTEST: Paula Webb, Secretary Community Development Department



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 ext. 1125 PLANNING DEPARTMENT

#### **RESOLUTION NO. PC 618A-23**

<u>Denial</u> of Appeal Application 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising and affirming the Community Development Director's denial of Sign Permit 2589-23, requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard. Property is located at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200. Property is zoned "CG" – General Commercial.

#### I. RECITALS:

- A. On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented and stated findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record.
- B. The staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record provide the basis for the Planning Commission's decision and this Resolution and are incorporated herein by reference.

#### 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: Appeal 033-23 is hereby *denied*.

#### III. APPEALS AND CERTIFICATION:

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals to the Planning Commission's final decisions on quasijudicial planning actions must be made according to Section 3.020.080 of the Land Use and Development Ordinance.
- B. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) transmit a copy of this Resolution with the notice of appeal decision to all parties participating in the appeal.

Cody Cornett, Chair Planning Commission
I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19 <sup>th</sup> day of October, 2023.
AYES: Cornett, Peña Popposs Portela
NAYS: <u>Case Mascher</u>
ABSENT: Mant
ABSTAIN:
ATTEST:  Joshua Chandler  Community Development Director, City of The Dalles  Planning Commission Secretary

APPROVED AND ADOPTED THIS 19th DAY OF OCTOBER, 2023.



313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

#### CERTIFICATE OF MAILING

I hereby certify that I served the attached

Notice of Public Hearing Decision

regarding:

APL 033-23 – J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

On October 20, 2023, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: October 20, 2023

Secretary

Community Development Department

aula Webbs

CHRIS ZUKIN 5525 CHERRY HEIGHTS RD THE DALLES OR 97058 DAN DUROW 1628 W 13<sup>TH</sup> ST THE DALLES OR 97058 SCOTT HEGE 6580 MARTIN RD THE DALLES OR 97058

JOHN LEHMAN 92464 BIGGS-RUFUS HWY RUFUS OR 97050 TY WYMAN DUNN CARNEY 851 SW 6<sup>TH</sup> AVE, STE 1500 PORTLAND OR 97204-1357

JIM WILCOX 416 W 7<sup>TH</sup> ST THE DALLES OR 97058

RYAN RUPERT 1819 CLIFF ST THE DALLES OR 97058 J.R. ZUKIN CORP PO BOX 331 THE DALLES OR 97058

∐Name ▲	E-mail
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	exec@gorge.net
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Tom Peterson	tomvpeterson@gmail.com
∃ Tom Peterson Tom Worthy	
	tworthy@ci.the-dalles.or.us
■ Wasco County Assessor ■ Wasco County Planning	assessor@co.wasco.or.us wcplanning@co.wasco.or.us

Century Link Mark Poppoff 902 Wasco St 213 E 9<sup>th</sup> St

Hood River OR 97031 The Dalles OR 97058



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 ext. 1125 PLANNING DEPARTMENT

#### NOTICE OF PUBLIC HEARING DECISION

# APL 033-23 of SP 2589-23 J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**DECISION DATE**: October 19, 2023

**APPELLANT**: J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**REQUEST:** Appeal of the ministerial denial on February 27, 2023 of Sign Permit

2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.

**LOCATION**: 1N 13E 4 AA tax 1ot 200

Property is located at 747 W. 2<sup>nd</sup> Street

**PROPERTY OWNER:** Wayne L. and Jana L. Webb

**AUTHORITY**: The Dalles Municipal Code, Title 10 Land Use and Development

**DECISION**: On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented, stating findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record. Based on the staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing and record, the request by **J.R. Zukin Corp.** is hereby *denied*.

The Planning Commission formalized their decision with the adoption of Resolution No. PC 618A-23, incorporated herein for reference.

Signed this 19th day of October 2023, by

Joshua Chandler

Director

Community Development Department

**APPEAL PROCESS**: The Planning Commission's approval, approval with conditions, or denial is the City's final decision, and <u>may be appealed to the City Council</u> if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on <u>October 30, 2023</u>. The following may file an appeal of administrative decisions:

- 1. Any party of record to the particular public hearing action.
- 2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
- 3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.



**Ty K. Wyman**Admitted in Oregon and Washington twyman@dunncarney.com **Direct** 503.417.5478

October 30, 2023

VIA EMAIL ONLY: <a href="mailto:pwebb@ci.the-dalles.or.us">pwebb@ci.the-dalles.or.us</a>, <a href="mailto:jchandler@ci.the-dalles.or.us">jchandler@ci.the-dalles.or.us</a></a>
Community Development Department
313 Court Street
The Dalles, OR 97058

Re: Appeal of Planning Commission Resolution No. PC 618A-23

Our File No.: JRZ1.1

#### Dear Planning Director:

As you know, we represent J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising ("Meadow"). Meadow applied for a sign permit to replace its billboard at 747 W.  $2^{nd}$  St. (City File No. SP 2589-23). The Director denied the application based on a new interpretation of TDMC 10.13.050.150(C)(2), which reads as follows "the maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street . . . ." Specifically, the Director concluded that the spacing standard applies per radial (rather than lineal) mile.

Meadow appealed that decision (City File No. APP 033-23). On Oct. 19, 2023, the Planning Commission, pursuant to the referenced resolution, denied Meadow's appeal. Pursuant to the notice thereof (mailed the next day) and TDMC Sec. 10.3.020.080.B, Meadow hereby appeals the Commission's decision.

In support of this appeal, I enclose a completed, signed Notice of Appeal. We will provide momentarily a credit card payment in the amount of \$500. Both the form and TDMC Sec. 10.3.020.080 ask for specific grounds for reversing or modifying the decision.

The Planning Commission based its decision on "the staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing and record." Meadow asks the Council to reverse the decision, and approve its permit application, because, as we explained to the Commission:

- 1. Nothing in the text of TDMC 10.13.050.150(C)(2) limits the number of billboards to 8 per radial mile;
- 2. Since 1974, the City has, as a matter of course, approved placement of billboards based on a lineal mile measurement;
- 3. The lineal mile measurement benefits the City's economy, thus fulfilling policies set forth in the comprehensive plan; and

851 SW Sixth Ave., Suite 1500 Portland, OR 97204-1357 Main 503.224.6440 Fax 503.224.7324 DunnCarney.com

Dunn Carney Allen Higgins & Tongue LLP Member of Meritas Law Firms Worldwide Meritas.org



October 30, 2023 Page 2

4. Changing the interpretation of TDMC 10.13.050.150(C)(2) to a radial mile measurement will render existing billboards nonconforming, thus consigning them to eventual demolition.

Meadow supported these points with evidence and argument to the Commission. Reviewing the other evidence presented to that body, Meadow finds no persuasive refutation. As such, we ask the Council to approve our submitted sign permit application and allow Meadow to replace its billboard at 747 W. 2<sup>nd</sup> St.

Thank you for processing this appeal. We look forward to notice of our hearing date.

Sincerely,

Ty K. Wyman

TKW:jv Enclosures

CC: Chris Zukin (via email w/enc)



## City of The Dalles Community Development Dept

313 Court Street The Dalles, OR 97058 (541) 296-5481, ext. 1125 www.thedalles.org

Application #:	
Filing Fee:	
Receipt #:	
Received:	

# Notice of Appeal for Land Use Decision

Appellant's Name:	J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising ("Meadow")
Address:	PO BOX 331
	The Dalles, OR 97058
Phone:	541-296-9684
Email: czukin@meadowoutdoor.com	

Please state the reasons why the appellant qualifies as a party entitled to file a notice of appeal: As the applicant, appellant is a party of record to this action.

Please provide the date and a brief description of the decision being appealed:

On October 19, 2023, the Planning Commission denied Meadow's appeal application (033-23) of Sign Permit 2589-23. The Planning Commission formalized their decision with the adoption of Resolution PC 618A-23 (Attached as Exhibit A). Meadow hereby moves for the appeal of said decision/Resolution.

Please cite the specific grounds why the decision should be reversed or modified, and cite the applicable criteria or procedural error which supports the grounds for appeal:\*

Please see the attached letter from Ty Wyman of Dunn Carney, dated October 30, 2023.

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Appellant Signature

Date

<sup>\*</sup>Attach additional sheets as necessary.



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 ext. 1125 PLANNING DEPARTMENT

# NOTICE OF PUBLIC HEARING DECISION

# APL 033-23 of SP 2589-23 J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**DECISION DATE:** 

October 19, 2023

APPELLANT:

J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**REQUEST:** 

Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.

LOCATION:

1N 13E 4 AA tax lot 200

Property is located at 747 W. 2<sup>nd</sup> Street

PROPERTY OWNER:

Wayne L. and Jana L. Webb

**AUTHORITY**:

The Dalles Municipal Code, Title 10 Land Use and Development

**DECISION**: On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented, stating findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record. Based on the staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing and record, the request by **J.R. Zukin Corp.** is hereby <u>denied</u>.

The Planning Commission formalized their decision with the adoption of Resolution No. PC 618A-23, incorporated herein for reference.

Signed this 19th day of October 2023, by

Joshua Chandler

Director

Community Development Department

Notice of Decision – APL 033-23 Page 1 of 2

1 450 1 01 2

denial is the City's final decision, and may be appealed to the City Council if a completed Notice APPEAL PROCESS; The Planning Commission's approval, approval with conditions, or of Appeal is received by the Director no later than 5:00 p.m. on October 30, 2023. The following may file an appeal of administrative decisions:

- 1. Any party of record to the particular public hearing action.
- A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
  - 3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

Dalles Community Development Department. A Notice of Appeal form is also available at The during regular business hours, or copies can be ordered at a reasonable price, at the City of The A complete record of application for public hearing action is available for review upon request Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 ext. 1125 PLANNING DEPARTMENT

#### **RESOLUTION NO. PC 618A-23**

<u>Denial</u> of Appeal Application 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising and affirming the Community Development Director's denial of Sign Permit 2589-23, requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard. Property is located at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200. Property is zoned "CG" – General Commercial.

#### I. RECITALS:

- A. On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented and stated findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record.
- B. The staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record provide the basis for the Planning Commission's decision and this Resolution and are incorporated herein by reference.

#### 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: Appeal 033-23 is hereby <u>denied</u>.

#### III. APPEALS AND CERTIFICATION:

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals to the Planning Commission's final decisions on quasijudicial planning actions must be made according to Section 3.020.080 of the Land Use and Development Ordinance.
- B. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) transmit a copy of this Resolution with the notice of appeal decision to all parties participating in the appeal.

Planning Commission Resolution 618A-23 APL 033-23 to SP 2589-23 | Page 1 of 2

APPROVED AND ADOPTED THIS 19 DAY OF OCTOBER, 2023.
Convenient Chair Planning Commission
I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19 <sup>th</sup> day of October, 2023.
AYES: Cornett, Peña Poppost Portela
NAYS: CASE, Mascher
ABSENT: Grant
ABSTAIN:
ATTEST:  Jostua Chandler  Community Development Director, City of The Dalles Planning Commission Secretary

Planning Commission Resolution 618A-23 APL 033-23 to SP 2589-23 | Page 2 of 2



313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125 COMMUNITY DEVELOPMENT DEPARTMENT

#### CERTIFICATE OF MAILING

I hereby certify that I served the attached

Notice of Public Hearing

regarding:

APL 035-23 – J.R. Zukin Corp., dba Meadow Outdoor Advertising

On November 13, 2023, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: November 13, 2023

Secretary

Community Development Department

aula Webbs

**BRACE DAN M** 1309 E 19TH ST THE DALLES, OR 97058 NORTHERN WASCO CO PARKS & REC DIST 602 W 2ND THE DALLES, OR 97058

WEBB WAYNE L & JANA L 3825 CHERRY HGTS RD THE DALLES, OR 97058

WMB LLC 301 CHERRY HGTS RD THE DALLES, OR 97058 BRACE DAN M 1309 E 19TH ST THE DALLES, OR 97058 **CHAMBER BLDG** 404 W 2ND ST THE DALLES, OR 97058

MJT PROPERTIES LLC **505 CHERRY HGTS RD** THE DALLES, OR 97058 HATTENHAUER ENTERPRISE CO #4 LLC PO BOX 1397 THE DALLES, OR 97058

UNITED STATES OF AMERICA UNDETERMINED PARTY\_ADDRESS **AUBURN, OR 97058** 

THE DALLES CITY OF 313 COURT ST THE DALLES, OR 97058 J.R. ZUKIN CORP. **PO BOX 331** THE DALLES OR 97058 TY WYMAN **DUNN CARNEY** 851 SW 6TH AVE, STE 1500 PORTLAND OR 97204-1357

Name A	E-mail	
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Art Smith	arthurs@co.wasco.or.us	
Aviation Contacts		
Ben Beseda	BBeseda@tennesoneng.com	
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Bradley DeHart	bradley.k.dehart@odot.state.or.us	
CDD	cotdcdd@gmail.com	
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Gwen Koski	Gwen.M.Koski@usps.gov	
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Sean Bailey		
Shane Johnson	Shane.R.Johnson@odot.state.or.us shilah.olson@or.nacdnet.net	
Shilah Olson - Wasco County SWCD TD Irrigation District		
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Tom Worthy	tworthy@ci.the-dalles.or.us	
Tonya Brumley	tlb@nwnatural.com	
Ty Wyman	twyman@dunncarney.com	
Wasco County Assessor	assessor@co.wasco.or.us	
Wasco County Planning	wcplanning@co.wasco.or.us	
Traste county running	weplanning@cowascolonas	
me Aviation Contacts		
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Jeff Renard	manager@flycgra.com	
ODA	oda.planning@odot.oregon.gov	

Century Link 902 Wasco St Hood River OR 97031



313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

November 13, 2023

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of The Dalles City Council will conduct a quasi-judicial public hearing on **Monday**, **November 27**, **2023 at 5:30 p.m.** The meeting will be held in the City Hall Council Chambers, 313 Court Street, The Dalles, Oregon 97058. The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481, ext. 1119, Monday through Friday, from 8:00 am to 5:00 pm to make arrangements. Interested parties may attend in person, via Zoom at <a href="https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09">https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09</a>, or by phone at 1-253-215-8782 or 1-669-900-6833. Meeting ID: **881 4776 0127**, Passcode: **007612**. The livestream can be viewed at <a href="https://www.thedalles.org/live\_streaming">www.thedalles.org/live\_streaming</a>.

This notice is being sent to affected agencies, parties of record, and property owners within 300 feet of the subject property. The request is outlined below, and followed by procedures for the public hearing. The application and all related documents, as well as the applicable criteria, are available for viewing in the Community Development Department in City Hall.

**APPELLANT:** J. R. Zukin Corp., dba Meadow Outdoor Advertising

**APPLICATION NUMBER:** APL 035-23

**REQUEST:** Appeal of Planning Commission Resolution No. P.C. 618A-23,

denying Appeal #033-23 of the Community Development Director's decision dated February 27, 2023, denying Sign Permit No. 2589-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city

street with a new billboard.

**PROPERTY OWNER:** Wayne L. and Jana L. Webb

**LOCATION:** The property is located at 747 W. 2<sup>nd</sup> Street and further described as 1N 13E 4 AA tax lot 200. Property is zoned CG – General Commercial District.

**REVIEW CRITERIA:** The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020 Review Procedures, Article 5.060 CG – General Commercial District, Chapter 10.13 Sign Regulations.

#### **COMMENT PROCEDURE:**

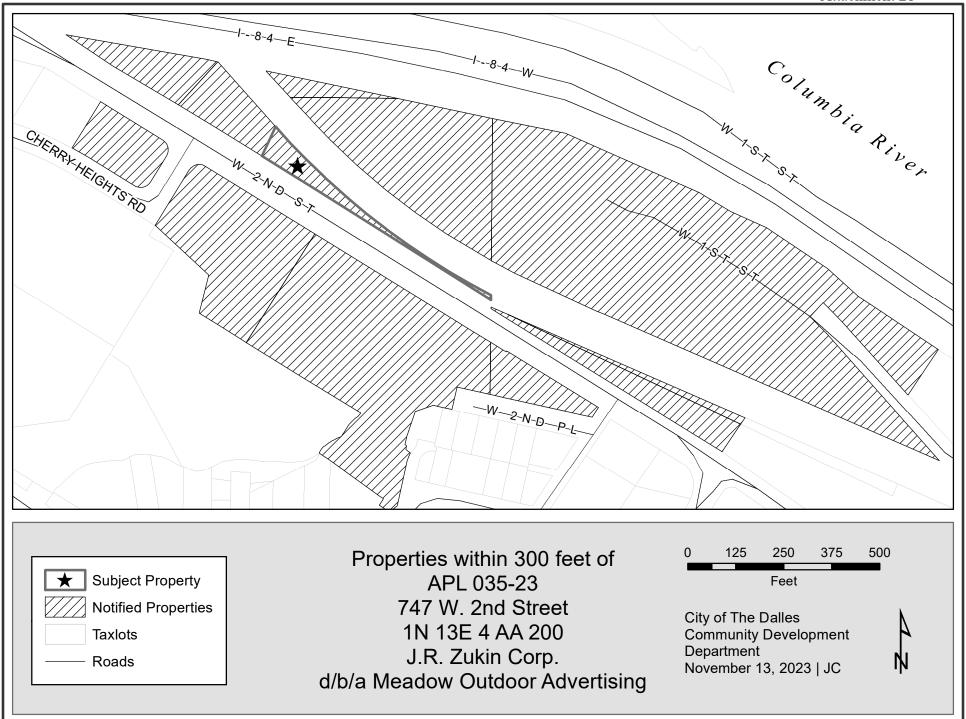
- 1. Signed written comments may be submitted prior to the hearing by mail or personal delivery. Faxes will be accepted only if sent to 541-296-6906. Emails will be accepted only if sent to jchandler@ci.the-dalles.or.us. All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of one page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by 5:00 p.m. on the hearing date or may be presented in person at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found in The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020.070. The full Code is on line at www.thedalles.org.
- 2. Failure to raise an issue during the public hearing process, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue will preclude an appeal to the City Council and the Land Use Board of Appeals based upon that issue.
- 3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant are available for free review or may be purchased at the Community Development Department, 313 Court Street, The Dalles, Oregon 97058.

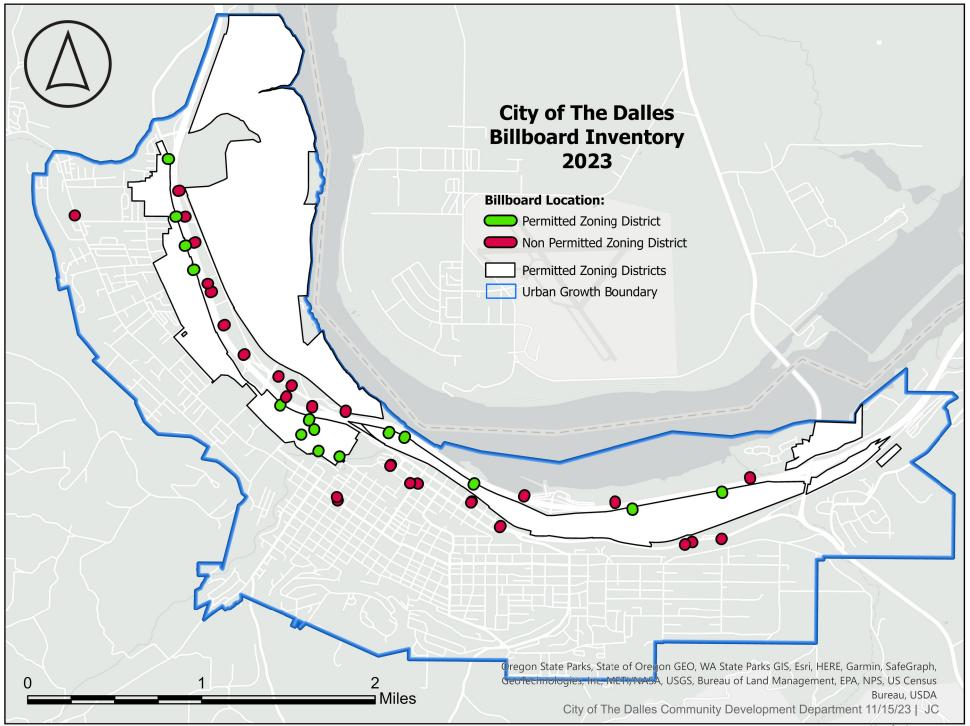
  A Staff Report will be available for inspection seven days prior to the hearing.

#### **DECISION PROCESS:**

- 1. An application is received, decision date set, and notice mailed to property owners within 300' of the subject property.
- 2. All affected City departments and other agencies are asked to comment.
- 3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
- 4. The provisions of The Dalles Municipal Code and the City of The Dalles Comprehensive Plan must be met.
- 5. A decision is reached by the City Council based on the Findings of Fact in the Staff Report and other evidence submitted.
- 6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
- 7. Aggrieved parties may appeal a quasi-judicial decision to the City Council within 10 days of the date a Notice of Decision is mailed, subject to the requirements for appeal procedures.

Please direct any questions to Joshua Chandler, Director, Community Development Department at (541) 296-5481, ext. 1121, or contact via e-mail <u>jchandler@ci.the-dalles.or.us</u>.





#### **RESOLUTION NO. 23-041A**

A RESOLUTION DENYING APPEAL APPLICATION 035-23, AFFIRMING THE PLANNING COMMISSION DECISION TO DENY APPEAL APPLICATION 033-23, AFFIRMING THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF SIGN PERMIT 2589-23, A PERMIT APPLICATION REQUESTING TO REPLACE AN EXISTING OFF-PREMISES ADVERTISING SIGN LOCATED ADJACENT TO A CITY STREET WITH A NEW BILLBOARD

**WHEREAS**, on February 27, 2023, the Community Development Director denied Sign Permit No. 2589-23, a permit application to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200;

**WHEREAS**, on July 7, 2023, Appellant submitted and the City received a Notice of Appeal for Land Use Decision of SP 2589-23;

**WHEREAS**, on September 7 and October 19, 2023, the Planning Commission deliberated on APL 33-23, and voted 4-2 to deny the appeal request and affirming Staff's February 27, 2023, denial of Application;

**WHEREAS**, at its October 19, 2023, regular meeting, the Planning Commission moved to approve Resolution No. PC 618A-23, a resolution formalizing denial of APL 33-23 and affirming denial of SP 2589-23;

**WHEREAS**, on October 30, 2023, Appellant submitted and the City received a Notice of Appeal for Resolution No. PC 618A-23;

**WHEREAS**, at its November 27, 2023, regular meeting, the City Council conducted a public hearing to consider APL 035-23, where testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's Recommendation; and

**WHEREAS**, following the closing of that public hearing, the City Council deliberated on the matter and, based on the Staff Report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record, all of which are incorporated herein by reference, the City Council voted on the matter of APL 035-23, formalized as follows.

# NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

1. <u>Decision</u>. Based on the City Council's review and interpretation of the applicable criteria, the evidence in the record, and the findings, interpretations, and conclusions set forth in the Staff Report, Appeal Application 035-23 is hereby DENIED, the decision of the Planning Commission is AFFIRMED, and the application for Sign Permit 2589-23 is DENIED.

- 2. <u>Adoption from Staff Report</u>. The City Council hereby adopts as its own the findings, interpretations, and conclusions set forth in the Staff Report.
- 3. <u>Effective Date</u>. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 27 <sup>TH</sup> DAY OF NOVEMBER, 2023,				
Abstaining	Councilors: Councilors: Councilors: Councilors:			
AND APPRO	OVED BY TH	MAYOR THIS 27 <sup>TH</sup> DAY OF NOVEMBER, 2023.		
Richard A. M	Mays, Mayor			
ATTEST:				
Amie Ell, Cit	ty Clerk			

#### **RESOLUTION NO. 23-041B**

A RESOLUTION APPROVING APPEAL APPLICATION 035-23, REVERSING THE PLANNING COMMISSION DECISION TO DENY APPEAL APPLICATION 033-23, REVERSING THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF SIGN PERMIT 2589-23, A PERMIT APPLICATION REQUESTING TO REPLACE AN EXISTING OFF-PREMISES ADVERTISING SIGN LOCATED ADJACENT TO A CITY STREET WITH A NEW BILLBOARD

**WHEREAS**, on February 27, 2023, the Community Development Director denied Sign Permit No. 2589-23, a permit application to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200;

**WHEREAS**, on July 7, 2023, Appellant submitted and the City received a Notice of Appeal for Land Use Decision of SP 2589-23;

**WHEREAS**, on September 7 and October 19, 2023, the Planning Commission deliberated on APL 33-23, and voted 4-2 to deny the appeal request and affirming Staff's February 27, 2023, denial of Application;

**WHEREAS**, at its October 19, 2023, regular meeting, the Planning Commission moved to approve Resolution No. PC 618A-23, a resolution formalizing denial of APL 33-23 and affirming denial of SP 2589-23;

**WHEREAS**, on October 30, 2023, Appellant submitted and the City received a Notice of Appeal for Resolution No. PC 618A-23;

**WHEREAS**, at its November 27, 2023, regular meeting, the City Council conducted a public hearing to consider APL 035-23, where testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's Recommendation; and

WHEREAS, during that hearing, the City Council challenged Staff's recommendation to deny Appeal Application 035-23 and affirm the Planning Commission's decision affirming the Community Development Director's denial of Sign Permit 2589-23, citing inconsistencies with Staff's findings of unmet criteria; specifically, the City Council identified the following criteria to validate its determination:

- 1. **Section 10.13.050.150(B)**: *Text to be inserted following City Council deliberations.*
- 2. **Section 10.13.050.150(C)**: Text to be inserted following City Council deliberations.

# NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

- 1. <u>Decision</u>. Based on the City Council's review and interpretation of the applicable criteria, the evidence in the record, and the findings, interpretations, and conclusions either set forth in the Staff Report or decided following the conclusion of the November 27, 2023, public hearing (as reflected in the minutes, as applicable), Appeal Application 035-23 is hereby GRANTED, the decision of the Planning Commission is REVERSED, and the application for Sign Permit 2589-23 is APPROVED.
- 2. <u>Adoption from Staff Report or Deliberations</u>. The City Council hereby adopts as its own the findings, interpretations and conclusions either set forth in the Staff Report or decided following the conclusion of the November 27, 2023, public hearing (as reflected in the minutes, as applicable).
- 3. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 27 <sup>TH</sup> DAY OF NOVEMBER, 2023,				
Abstaining	Councilors: Councilors: Councilors: Councilors:			
AND APPRO	OVED BY TH	E MAYOR THIS 27 <sup>TH</sup> DAY OF NOVEMBER, 2023.		
Richard A. M	lays, Mayor			
ATTEST:				
Amie Ell, Cit	ty Clerk			

#### CITY of THE DALLES



313 COURT STREET THE DALLES, OREGON 97058

> (541) 296-5481 FAX (541) 296-6906

## AGENDA STAFF REPORT

AGENDA LOCATION: Action Item #11 A

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Matthew Klebes, City Manager

**ISSUE:** Downtown Real Property Acquisition

**<u>BACKGROUND:</u>** The Dalles is preparing for the acquisition, development, and revitalization of several substantial properties in the downtown core. To name a few:

- Wasco County will likely be acquiring the property addressed 401 East 3<sup>rd</sup> Street (currently occupied by *Greater Oregon Behavioral Health, Inc.*) as its new administrative office;
- The property addressed 315 Federal Street (formerly occupied by *The Dalles Chronicle*) is being developed into a mixed-used grocery store and restaurant;
- The property addressed 523 East 3<sup>rd</sup> Street (formerly occupied by *Griffith Motors*) is slated for development into *Basalt Commons*, a multi-floor mixed-use housing development comprising approximately 108 housing units with commercial space on the ground floor; and
- The Columbia Gateway Urban Renewal Agency (**Agency**) is currently evaluating the redevelopment potential of the properties addressed 401 407 East 2<sup>nd</sup> Street (formerly known as *Tony's Building*) and is finalizing its demolition and preparation of the site.

Individually and collectively, those projects should result in substantial investment in our downtown – new businesses, new housing, increased tax revenue, and an increase in residents and employees who will work, live, and more often play in our downtown and support local businesses. One consideration relating to those developments is their impact on downtown parking demand.

## Acquisition

Current data shows an adequate supply of on-street free parking and staff understands the City's approval of those new developments will likely be conditioned on various degrees of off-street parking – nevertheless, after considering the long-term growth and continued revitalization sparked by those projects, staff recommends the City's acquisition of real property to support the downtown's future and anticipated needs stemming from those new developments and their likelihood of enhancing parking demand.

Staff identified two adjoining parcels under common ownership, within a few blocks of all of those developments, available for the City to acquire to create an *additional 23 public parking spots with 1 ADA space* – those proposed lots are addressed <u>600 and 608</u> <u>East 3<sup>rd</sup> Street</u>. Staff included a rendering of the proposed parking lot over those parcels attached to and made part of this staff report.

The location of those potential parking lots is ideal in light of those above developments and the locations of other City-owned public parking lots. The City owns the so-called *Arco Lot* (across the street from *Old St. Peters Landmark*) (providing **westside public parking**), the East 1<sup>st</sup> Street parking lots (providing **north/central public parking**) and a parking lot adjacent to the roundabout (providing **eastside public parking**). However, the roundabout parking lot is not readily accessible for downtown residents, employees, and customers and is often used as a park-and-ride facility. Staff's recommended acquisition and development here would create a new parking lot more central to the downtown core and should better meet **eastside public parking** needs into the future. The City's ownership of that parking lot would allow the City to actively manage its use in a way to maximize utility to customers, residents, and employees.

Those two parcels were most recently purchased in May 2023 for \$350,000.00 and \$105,000.00. Staff engaged the current owner and negotiated an agreement to acquire both parcels for \$484,163.79 (with prices of \$371,493.89 and \$112,669.90, respectively). The negotiated price reflects a 6.6% increase from the May 2023 combined purchase price, which is a modest difference after considering the original sale prices listed on the deeds do not account for any commissions, legal work, recording costs, title work, or other diligence-related costs.

Staff reviewed a Phase I Environmental Site Assessment of the parcels dated May 11, 2023 and conducted by Columbia West Engineering, Inc. This report found neither any visual or physical observation of any prior environmental contamination at nor any records detailing hazardous substance contamination of the property.

## **Development**

Staff prepared a preliminary scope of work and cost estimate totaling \$485,151.02 to develop both parcels into the proposed parking lot – some of that proposed scope of work would be completed in-house by City staff and the remainder would be performed by City contractors. The scope of work also includes landscaping elements along the street frontage of the parcels. Further, the disposition of the unique signage currently existing along the edge of the property has not been determined, and there may be additional costs associated with the potential preservation and/or relocation and reinstallation of that signage.

Staff also engaged the Urban Renewal Agency to craft an Intergovernmental Development Agreement (**IDA**), attached to and made part of this staff report – this proposed project aligns with the Agency Goal F:

To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking[.]

The proposed IDA indicates the City and Agency agree to each contribute 50% of the total acquisition and public parking development costs. If authorized by Council tonight, staff intends to bring the proposed IDA to the Agency at its December 2023 meeting for Agency Board approval.

Finally, Staff researched relevant tax implications as a result of this proposed acquisition. In 2023, the parcels' combined property tax totaled \$3,849.80 – while this acquisition by the City would result in a small reduction in collected tax revenue, the proposed project is related to the redevelopment of several properties expected to significantly increase tax revenue (in addition to their contributions to the overall revitalization of the downtown).

**BUDGET IMPLICATIONS:** The total acquisition cost for both parcels is \$484,163.79, which staff proposes be funded by utilizing a portion of the City's remaining and budgeted American Rescue Plan Act (ARPA) funds, which are sufficient to support this transaction.

Per the proposed IDA, the acquisition and development costs would be split between the City and Agency and resulting in a total City obligation of \$484,657.40. With the City assuming the costs of acquisition (\$484,163.70), an additional \$493.61 in City funding would be contributed to the parcels' development. There are sufficient funds available for both the City's acquisition and small additional contribution to the development costs.

Below is a summary of the *acquisition and development costs*:

- The purchase price of 600 East 3<sup>rd</sup> Street is \$371,493.89;
- The purchase price of 608 East 3<sup>rd</sup> Street is \$112,669.90;
- Estimated public parking development cost is \$485,151.02;
- Total estimated acquisition and project development cost is \$969,314.81; and
- Total City contribution (per the proposed IDA): \$484,657.40.

As noted above, there will be a reduction of \$3,849.80 annually in tax revenue.

## **COUNCIL ALTERNATIVES:**

- 1. <u>Staff recommendation:</u> Move to adopt Special Ordinance No. 23-599, a Special Ordinance accepting the dedication of real property on East 3<sup>rd</sup> Street between Jefferson and Madison Street, by title only, and authorize the City Manager to execute the Development Agreement with the Columbia Gateway Urban Renewal Agency contingent upon Agency Board approval.
- 2. Make modifications then move to adopt an amended Special Ordinance No. 23-

599, a Special Ordinance accepting the dedication of real property on East 3<sup>rd</sup> Street between Jefferson and Madison Street, by title only, after reading any substantive amendments, and authorize the City Manager to execute the Development Agreement with the Columbia Gateway Urban Renewal Agency contingent upon Agency Board approval.

- 3. Make modifications then move to adopt an amended Special Ordinance No. 23-599, a Special Ordinance accepting the dedication of real property on East 3<sup>rd</sup> Street between Jefferson and Madison Street, by title only, after reading any substantive amendments, and direct the City Manager to pursue alternative methods of funding and/or redevelopment of the parcels.
- 4. Decline adoption and decline to authorize the City Manager to execute the proposed Development Agreement with the Columbia Gateway Urban Renewal Agency and provide staff additional direction.

#### SPECIAL ORDINANCE NO. 23-599

## A SPECIAL ORDINANCE ACCEPTING THE DEDICATION OF REAL PROPERTY ON EAST 3<sup>RD</sup> STREET BETWEEN JEFFERSON STREET AND MADISON STREET

**WHEREAS**, the City anticipates several potential developments in its downtown core slated to draw in additional business customers and employees, residents, and tourists, and seeks to enhance community infrastructure in light of those concentrated developments;

**WHEREAS**, the owner of two certain lots (**Parcel A** and **Parcel B**) located adjacent to the southern part of East 3<sup>rd</sup> Street (between Jefferson Street and Madison Street) desires to dedicate to the City those lots to support the City's parking infrastructure resiliency for its existing and projected developments; and

**WHEREAS**, the City desires to accept the owner's dedication of Parcel A and Parcel B as herein described.

## NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES ORDAINS AS FOLLOWS:

- 1. <u>Dedication Agreement Authorized</u>. The City Council hereby authorizes the City Manager to execute the Dedication Agreement with the owner of Parcel A and Parcel B, attached to and made part of this Special Ordinance as **Exhibit 1**.
- 2. <u>Dedication Deeds Authorized</u>. The City Council hereby authorizes the City Manager to execute the Dedication Deeds from the owner of Parcel A and Parcel B, attached to and made part of this Special Ordinance as **Exhibits 2 and 3**, respectively.
- 3. <u>Dedication Accepted</u>. The City hereby accepts the owner's dedication of Parcel A and Parcel B, legally described in **Exhibit 4**.

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4. Effect	ive Date. This	Special Ordinance shall be effective 30 days after adoption.
PASSED AN	D ADOPTED	THIS 27 <sup>TH</sup> DAY OF NOVEMBER, 2023,
_	Councilors:	
_	Councilors:	
	Councilors: Councilors:	
Absent	Councilors.	
Richard A. M		E MAYOR THIS 27 <sup>TH</sup> DAY OF NOVEMBER, 2023.
ATTEST:		
Amie Ell, Cit	y Clerk	

#### **DEDICATION AGREEMENT**

This DEDICATION AGREEMENT (**Agreement**) is entered by the City of The Dalles, an Oregon municipal corporation (**City**), and Parcroi LLC, an Oregon limited liability company (**Owner**), for Owner's dedication of real property to the City.

**WHEREAS**, Owner owns that certain lot (**Parcel A**) addressed **600 East 3<sup>rd</sup> Street** in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 3 BD as Tax Lot 8900, transferred to Owner through Statutory Warranty Deed recorded in the Wasco County Official Records as Instrument No. 2023-1196, and legally described, to wit:

LOTS 1 AND 2, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

WHEREAS, Owner owns that certain lot (Parcel B) addressed 608 East 3<sup>rd</sup> Street in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 3 DB as Tax Lot 1600, transferred to Owner through Statutory Warranty Deed recorded in the Wasco County Official Records as Instrument No. 2023-1209, and legally described, to wit:

LOT 3, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO AND STATE OF OREGON.

**WHEREAS**, the City intends to acquire and develop Parcel A and Parcel B for public parking purposes to support multiple potential developments in its downtown core; and

**WHEREAS**, Owner desires to dedicate the Parcels to the City, and the City desires to accept Owner's dedication, consistent with the terms of this Agreement.

**NOW, THEREFORE**, in consideration of both the provisions set forth herein and other good and valuable consideration, the receipt and sufficiency of which is here acknowledged, the Parties agree:

## A. Owner's Duties.

- Dedication Deeds. Owner agrees to relinquish title to and dedicate Parcel A and Parcel B to the City by delivering to the City fully executed copies of the Dedication Deeds attached to and made part of this Agreement as Exhibit A.
- 2. <u>HB 2127-A Compliance</u>. Owner agrees to comply with the provisions of House Bill 2127 (Enrolled 2015) by providing the City with a copy of the Wasco County Assessor's certificate attesting all charges assessed against Parcel A and Parcel B (as of the date Owner delivers the fully executed Dedication Deeds to the City) have been paid. Owner agrees its provision of such certificates to the City will occur after the City Council adopts Special Ordinance No. 23-599 but before its effective date.

## B. City's Duties.

 Compensation. The City agrees to deliver to Owner a check in the amount of \$484,163.79 within 7 days of the City's receipt of Owner's fully executed Dedication Deeds (but in any event before the City records those instruments); specifically, the Parties agree that sum reflects the following considerations: 

 Parcel A
 \$371,493.89

 Parcel B
 \$112,669.90

*Total* \$484,163.79

2. <u>Recording Cost</u>. The City agrees to record the executed Dedication Deeds in the Wasco County Official Records at its sole expense.

## C. General Provisions.

- 1. <u>Modification</u>. This Agreement may only be amended by written amendment duly executed by the Parties.
- 2. <u>Integration</u>. This Agreement represents the full and final agreement between the Parties and supersedes all prior or contemporaneous negotiations and agreements between them on its substance.
- 3. Severability and Governing Law. The Parties agree any provision of this Agreement deemed unenforceable is severed from this Agreement and the other provisions remain in force. The Parties agree this Agreement is governed by and intended to be construed in accordance with the laws of the State of Oregon and any disputes connected with this Agreement will be heard in the Circuit Court of the State of Oregon for Wasco County.
- 4. <u>Counterparts</u>. This Agreement may be executed in one or more counterparts, each of which is an original and all of which constitute only one agreement between the Parties.

Continues on next.



5. Notices. Unless contradicted by specific provision of this Agreement or otherwise required by applicable law, all notices contemplated or required by this Agreement shall be deemed delivered two (2) days after deposit in the United States certified or registered mail, postage prepaid, and addressed: To the City: City Manager City of The Dalles 313 Court Street The Dalles, OR 97058 With a copy to: City Attorney City of The Dalles 313 Court Street The Dalles, OR 97058 To Owner: Parcroi LLC 1001 NW Lovejoy Steet, Unit PH-1 Portland, OR 97209 With a copy to: Barg Singer Hoesly PC 121 SW Morrison Street, Suite 600 Portland, OR 97204 Attn: Jonathan Barg IN WITNESS WHEREOF, the Parties duly execute this DEDICATION AGREEMENT this \_\_\_\_\_, 2023. CITY OF THE DALLES **PARCROILLC** Matthew B. Klebes, City Manager By: Ross M. Lienhart, Manager ATTEST: Amie Ell, City Clerk Approved as to form: Approved as to form: BARG SINGER HOESLY PC Jonathan Kara, City Attorney

**Dedication Agreement**Parcroi LLC – 600 & 608 East 3<sup>rd</sup> Street
Page **3** of **3** 



Jonathan V. Barg, OSB #901460

## After recording return to:

City Clerk City of The Dalles 313 Court Street The Dalles, OR 97058

<u>Until a change is requested, send all tax statements to:</u>

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

#### **DEDICATION DEED**

Grantor: Parcroi LLC, an Oregon limited liability company

1001 NW Lovejoy Steet, Unit PH-1

Portland, OR 97209

<u>Grantee</u>: **City of The Dalles**, a municipal corporation of the State of Oregon

313 Court Street The Dalles, OR 97058

KNOW ALL BY THESE PRESENTS, <u>Parcroi LLC</u> (Grantor) does hereby grant unto the <u>City of The Dalles</u> (Grantee), its successors in interest and assigns, all the following real property (Parcel A) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described as follows, to wit:

LOTS 1 AND 2, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

The Property is further depicted in **Assessor's Map No. 1N 13E 3 BD** as **Tax Lot 8900** and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure A**.

The **true consideration** of this conveyance is for \$371,493.89, the receipt of which Grantor hereby acknowledges.

**TO HAVE AND TO HOLD**, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all encumbrances other than encumbrances of record (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS

195.300. 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11. CHAPTER 424. OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

day of, 2023. The person(s) which instrument acknowledge they executed the instrument, the person by their signature on the instrument, the person	rument in their legally authorized capacity, and
acted executed the instrument.	GRANTOR
	Parcroi LLC, an Oregon limited liability company
	By: Ross M. Lienhart, Manger
STATE OF OREGON )	
COUNTY OF) ss	
This instrument was acknowledged before me this _ Lienhart, manager of <i>Parcroi LLC</i> .	day of, 2023, by Ross M.
Notary Pub	lic for Oregon
My Commis	ssion Expires:
Grantee acce	ptance follows.

	GRANTEE pursuant to the provision Council of the City of The Dalles on _023.			
		CITY OF THE	DALLES	
		Matthew B. Kle	ebes, City Manag	jer
		ATTEST:		
		Amie Ell, City	Clerk	
STATE OF OREGON				
COUNTY OF WASCO	) ss )			
This instrument was ack Matthew Klebes and City	nowledged before me this day of _ y Clerk Amie Ell.		, 2023, by City Mar	nager
	Notary Public for Orego			

After recording return to:

City Clerk City of The Dalles 313 Court Street The Dalles, OR 97058

<u>Until a change is requested, send all tax statements to:</u>

City Clerk
City of The Dalles
313 Court Street
The Dalles, OR 97058

#### **DEDICATION DEED**

Grantor: Parcroi LLC, an Oregon limited liability company

1001 NW Lovejoy Steet, Unit PH-1

Portland, OR 97209

<u>Grantee</u>: **City of The Dalles**, a municipal corporation of the State of Oregon

313 Court Street The Dalles, OR 97058

KNOW ALL BY THESE PRESENTS, <u>Parcroi LLC</u> (Grantor) does hereby grant unto the <u>City of The Dalles</u> (Grantee), its successors in interest and assigns, all the following real property (Parcel B) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described as follows, to wit:

LOT 3, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

The Property is further depicted in **Assessor's Map No. 1N 13E 3 DB** as **Tax Lot 1600** and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure A**.

The **true consideration** of this conveyance is for **\$112,669.90**, the receipt of which Grantor hereby acknowledges.

**TO HAVE AND TO HOLD**, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all encumbrances other than encumbrances of record (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS

195.300. 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11. CHAPTER 424. OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

day of, 2023. The person(s) w instrument acknowledge they executed the inst by their signature on the instrument, the person acted executed the instrument.	trument in their legally authorized capacity, and
acted executed the instrument.	GRANTOR
	Parcroi LLC, an Oregon limited liability company
	By: Ross M. Lienhart, Manger
STATE OF OREGON ) ) ss COUNTY OF)	
This instrument was acknowledged before me this _Lienhart, manager of <i>Parcroi LLC</i> .	day of, 2023, by Ross M.
Notary Pub	olic for Oregon
My Commi	ssion Expires:
Grantoe acce	antance follows

Accepted on behalf of	f GRANTEE pursuant to the provision	ons of <b>Special Ordinance No. 23</b>
	Council of the City of The Dalles on <sub>-</sub>	, 2023) this day
		CITY OF THE DALLES
		Matthew B. Klebes, City Manager
		ATTEST:
		Amie Ell, City Clerk
STATE OF OREGON		
COUNTY OF WASCO	) ss )	
This instrument was acl Matthew Klebes and Cir	knowledged before me this day of ty Clerk Amie Ell.	, 2023, by City Manager
	Notary Public for Oreg	on
	My Commission Expire	es:

## EXHIBIT 4 to Special Ordinance No. 23-599

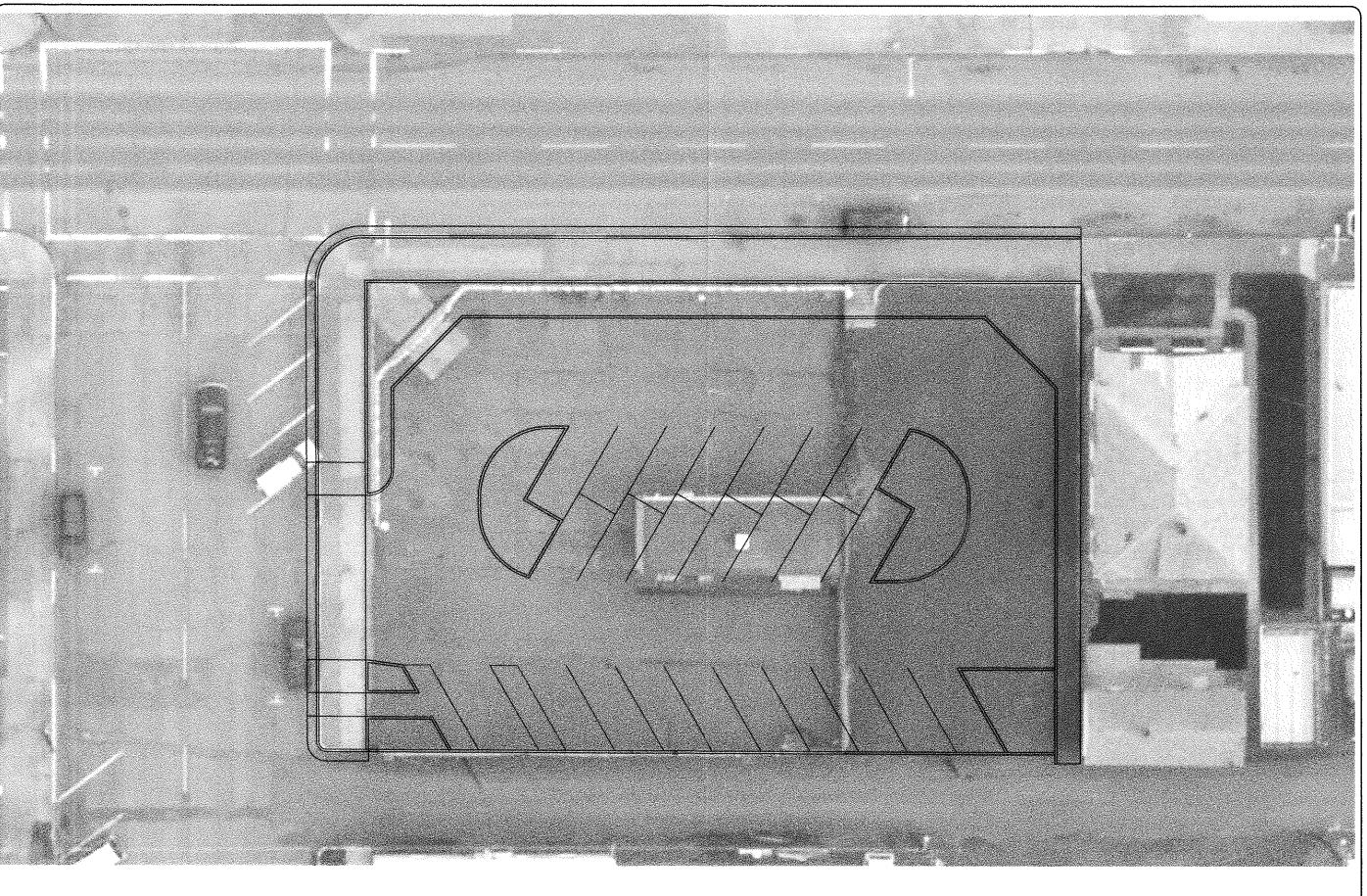
## **LEGAL DESCRIPTIONS**

## Parcel A:

LOTS 1 AND 2, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

## Parcel B:

LOT 3, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO AND STATE OF OREGON.



PARKING LOT

NAME MHB
DATE 06-15-2023
SCALE 1\*=20'
CHECKED

C3.1



#### CITY of THE DALLES

313 COURT STREET THE DALLES, OREGON 97058

(541) 296-5481 FAX (541) 296-6906

## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item # 11 B

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Joshua Chandler

Community Development Director

**ISSUE:** Resolution No. 23-039 Suspending the Processing and Issuance of Short-

Term Rental Licenses Under The Dalles Municipal Code Chapter 8.02.

**BACKGROUND:** At the October 23, 2023 regular City Council meeting, Community Development Department staff coordinated a discussion with Council concerning the city's Short Term Rental (**STR**) License program to reevaluate the existing ordinance and address concerns of existing accommodations. Staff provided a brief history and overview of the program, as well as highlighted various discussion topics that may later be used for future amendments to the program. These topics included consideration of the total number of STRs allowed within the city, overall operational standards for each accommodation, various staff led improvements to the program for increased efficiency, and STR type classifications. This was the first staff led Council discussion on STRs since the program began in fall/winter 2020.

Since the STR License program was first adopted in 2020, The Dalles has seen a growth of accommodations within the program from 35 in 2021, 56 in 2022, and 51 in 2023 (as of the date of this report). These figures include both STRs as well as existing Bed and Breakfast and Vacation Rental (BBVs) permits. For the purposes of this report, both STRs and BBVs will be referenced as STRs. STRs require an annual licensure prior to operation; however, BBVs may continue to operate under their five-year land use permit timeline before required compliance with new STR License requirements. In 2023 alone, 12 of the existing BBVs will expire, thus contributing to the slight decrease in accommodations between 2022 and 2023. A map of the current STR inventory within the City has been provided as Attachment #1.

During the October 23 meeting, Staff discussed the differences between owner-occupied and non-owner-occupied STRs, specifically to their potential impact in residential neighborhoods. Operators living on-site have more opportunity to monitor the actions of their guests, compared

Resolution No. 23-039 Agenda Staff Report Page 1 of 2 to non-owner occupied units. Non-owner occupied units function more as a business venture than a "homeshare" scenario. Due to the lack of on-site management, non-owner occupied units have the potential to require additional, unnecessary oversight from outside entities (neighbors, City). In addition, throughout the City's current 2023 Housing Needs Analysis update, there have been numerous comments/concerns regarding the impact STRs have on housing availability and affordability.

Currently, 34 of the 51 licensed/permitted STRs within the city are non-owner-occupied accommodations. However, of the 34 non-owner-occupied units, 19 are operated by individuals living with the Columbia Gorge, with 11 living with The Dalles specifically.

Over this past year, the Council has received numerous concerns regarding operations of these accommodations. These concerns include non-responsive operators, failure to accurately report TRTs, and nuisance concerns from parties and events at larger accommodations (specifically noise and parking). Overall, complaints of operations have been primarily residentially zoned accommodations.

To best address the above-mentioned considerations and allow time for a comprehensive review of the current STR License program, staff presented the option to place a moratorium on all new STRs for a period of up to one year. Following a discussion on the matter, it was the consensus of Council to direct staff to prepare a moratorium for consideration at an upcoming Council meeting. Council specifically requested that the moratorium be placed on all new non-owner-occupied STRs located within residential zoning districts for up to one year. This action would allow operators of non-residential properties (commercial) to obtain licensure, as well as allow existing operators to continue STR and BBV operations and renew for the upcoming 2024 license year.

Staff has prepared Resolution 23-039 for consideration consistent with direction from the October 23 City Council meeting.

## **BUDGET IMPLICATIONS:** None.

## **COUNCIL ALTERNATIVES:**

- 1. Staff Recommendation: Move to adopt Resolution No. 23-039 Suspending the Processing and Issuance of Short-Term Rental Licenses Under The Dalles Municipal Code Chapter 8.02
- 2. Direct staff to make changes to the proposed resolution and bring the resolutions back for consideration at a future Council meeting.
- 3. Decline to take action.

## **Attachment:**

Attachment 1 – Short Term Rental inventory map, 2023

#### **RESOLUTION NO. 23-039**

# A RESOLUTION SUSPENDING THE PROCESSING AND ISSUANCE OF SHORT-TERM RENTAL LICENSES UNDER THE DALLES MUNICIPAL CODE CHAPTER 8.02

**WHEREAS**, Council adopted TDMC Chapter 8.02 (*Short-Term Rental License*) to describe standards and requirements governing the use of all permitted residential dwelling units for short-term rental use within the city limits;

**WHEREAS**, the Community Development Department is administratively charged with implementing TDMC Chapter 8.02's provisions concerning the issuance of short-term rental licenses (**Licenses**);

WHEREAS, at Council's October 23, 2023, regular meeting, the Community Development Director presented a discussion on Licenses to offer support for Council's addressing of community concerns connected with TDMC Chapter 8.02, and one of the ways to mitigate those concerns involves a moratorium on the issuance of certain new Licenses; and

**WHEREAS**, the City Council finds temporarily suspending the issuance of certain new Licenses to support the public health, safety, and welfare.

# NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

- 1. <u>License Issuance Suspended</u>. City staff shall not issue any new short-term rental licenses pursuant to TDMC Chapter 8.02 for any residentially zoned, non-owner occupied short-term rentals; provided, however, operators in good standing of existing and licensed short-term rentals and existing and permitted Bed and Breakfast and Vacation Rentals at the time of this Resolution's adoption may reapply for a license to operate those short-term rentals for the 2024 license year.
- 2. Effective Date. This Resolution shall be effective upon adoption.
- 3. <u>Sunset Date</u>. This Resolution shall persist in full force and effect until November 26, 2024, unless sooner repealed or modified by Council resolution.

## PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023,

Councilors:	
Councilors:	
Councilors:	
Councilors:	
	Councilors:

AND APPROVED BY THE MAYOR THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023.

Resolution No. 23-039 Page 1 of 2

Richard A. Mays, May	yor
ATTEST:	
Amie Ell, City Clerk	

Resolution No. 23-039 Page 2 of 2

