



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sherilyn Lombos, City Manager 

**DATE:** December 5, 2008

**SUBJECT:** Work Session for December 8, 2008

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**Work Session will begin at 5:00 p.m.**

The following items are up for consideration at work session:

- 1) 5:00 p.m. (40 min) – Historic Preservation Program Review.** This past July when looking at the demolition criteria, you expressed interest in taking a more “holistic” review of the preservation ordinance. The purpose of the work session discussion is to present some history and information about our existing preservation program and then to listen to your thoughts about changes you might wish to explore. Attached is a memo with some of the history and context and a power point that Doug and Colin will use to facilitate the discussion.

**Action requested:** Direction from Council on changes to the historic preservation program.

- 2) 5:40 p.m. (40 min) – Sign Design Standard Discussion.** At your January 28<sup>th</sup> work session when you were discussing freeway oriented activity signs, you expressed interest in looking at standards for freestanding signs in other zones. The purpose of this work session discussion is to hear your thoughts about sign design standards. Attached is a memo that outlines the policy considerations and a power point that Doug and Will will use to facilitate this discussion.

**Action requested:** Direction from Council regarding sign design standards.

- 3) **6:20 p.m. (20 min) – Access Way Restrictions.** At your October 13<sup>th</sup> Council meeting a gentleman spoke to you requesting that you allow him to keep a fence that he constructed on a city-owned tract in order to restrict access to folks walking on the path beside his house. At the November 24<sup>th</sup> Council meeting, staff brought a revocable permit which would allow the fence to remain in place. Council pulled the item from the agenda and requested that the issue be brought to a work session for further discussion. Staff will have a map available at the work session showing all of the access easements and tracts throughout the city. We would like the Council to review the purpose of the access ways and then discuss if you are willing to allow restrictions to these public access way and if so, under what circumstances?

**Action requested:** Direction from Council regarding whether restricting the public access ways is permissible and if so, under what circumstances.

- 4) **6:40 p.m. (15 min) – Council agenda review & Council communications.**

**Action requested:** Council review the agenda for the December 8<sup>th</sup> City Council and Development Commission meetings and discuss items of interest or Council activities from the past two weeks.

Other items of interest:

Food for Monday night: We will be enjoying pasta and salad from California Pizza Kitchen – come hungry!

Upcoming Council Meetings & Work Sessions: Attached is a three-month look ahead for upcoming Council meetings and work sessions. If you have any questions, please let me know.

Dates to Note: Attached is the updated community calendar for the next three months. Some dates you may want to note:

- **December 5, 6pm:** Starry Nights & Holiday Lights event at the Commons.
- **December 9, 4pm:** Special Council Work Session, Heritage Center
- **December 11, 6pm:** Stafford Basin Meeting, Lake Oswego
- **December 11, 7pm:** Urbanization Forum, Hillsboro
- **December 18, 11:30am:** Chamber's Holiday Luncheon & Auction, Country Club.
- **December 19, 6:30pm:** City Holiday Party at the Country Club.

As always, if you need anything from your staff, please feel free to let me know.

Attachments:

- A. Historic Preservation Program Memo & Power Point
- B. Sign Design Standard Memo & Power Point
- C. Upcoming meeting and work session items (December – February)
- D. Tualatin Calendar of Events (December – February)



# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager 

**FROM:** Doug Rux, Community Development Director   
Colin Cortes, Assistant Planner 

**DATE:** December 8, 2008

**SUBJECT:** HOLISTIC REVIEW OF HISTORIC PRESERVATION

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### **BACKGROUND:**

The Council expressed the desire to take a holistic review of the Tualatin historic preservation program following PTA-08-03, a plan text amendment regarding historic demolition criteria. Based on staff's initial evaluation, this memorandum provides an overview of the City's current historic program and possible improvements to improve the program.

### **GOAL:**

Tualatin Tomorrow Community Vision & Strategic Action Plan (June 2007):

Strategy PRN 10: Natural and Cultural History Preservation.

Preserve and celebrate Tualatin's natural history through public awareness activities, events and community facilities.

Strategy GLC 10: Community Information.

Work to maximize community resources to keep community members informed through regular, consistent, dedicated sources of information.

### **POLICY CONSIDERATIONS:**

- Should the City reevaluate and modify the historic preservation program?
- Should the City strengthen or loosen the regulatory framework?
- Can the City make the regulations clearer?

### *Summary of Ordinance*

Tualatin Development Code (TDC) Chapter 68 constitutes the current historic preservation ordinance, which:

- inventories historic landmarks, presently numbering 26, and regulates historic designation, removal of designation, demolition, relocation, alteration, or new construction;
- does not regulate the interiors of designated structures;

- requires legal notice of application to property owners within 300 feet of the subject property and the president of the Tualatin Historical Society (THS);
- stands apart from the permitted and conditional uses allowed by the planning districts in which designated structures sit and the community design standards for site development in TDC 73;
- confers authority upon the Community Development Director or designee to make a decision regarding demolition, alteration, relocation, or new construction;
- confers authority upon the City Council to make a decision regarding designation or removal thereof;
- provides for appeal of the Director's decision to the City Council; and
- provides protection for structures or sites.

### *The Larger Context*

In 1966, Congress passed the National Historic Preservation Act (NHPA). The act granted legal status to historic preservation for federal planning purposes; established the National Park Service as the federal agency to assist with funding, impart technical knowledge, and provide tools; created state historic preservation offices in order to provide matching funding and support and promote state and local historic preservation; and created an appointed advisory council. In 1978 the Supreme Court reviewed a takings claim based on the Fifth Amendment, *Penn Central Transportation Co. v. City of New York*, finding that the preservation of Grand Central Terminal was not a taking. The essential and general importance of the case is that property owners have no inherent constitutional right to develop their property for maximum profitability, often referred to as "highest and best use," and that no takings occur if owners can continue to make economic use of their properties. These two federal actions have greatly protected and fostered historic preservation nationwide.

### *State Planning*

Historic preservation is a subject of Oregon Statewide Planning Goal 5 "Open Spaces, Scenic and Historic Areas and Natural Resources," namely, "to protect natural resources and conserve scenic and historic areas and open spaces.

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations." Oregon Administrative Rules (OAR) 660-015 codifies this goal, and OAR 660-023 outlines the procedures and requirements for complying with Goal 5.

### *Local Planning*

TDC Chapter 16 is a portion of the Tualatin Community Plan, the City's comprehensive plan. This chapter establishes the goals of historic preservation and recounts that Tualatin's rapid growth and absorption into the Portland metro economy since the 1970s threatened to displace the scattered residential dwellings and structures built as part of Tualatin's agrarian past. The 1979 comprehensive plan identified 7 downtown structures that were historic and indicated additional sites in Tualatin that would be lost to development.

The City issued the Tualatin Parks and Recreation Master Plan in 1983, a report that listed the aforementioned 7 downtown structures plus one structure outside downtown

and stressed their relevance to recreation as potential attractions or as park or district facilities, in particular the Sweek House.

In keeping with Goal 5 and the City's amended comprehensive plan, in 1988 the City Council established an ad hoc committee to study historic preservation opportunities and recommend actions to the Council. In 1989, the committee issued a report including the recommendation that the City adopt a historic preservation ordinance. The City implemented interim protective regulations and in 1990 began an inventory of historic resources.

Among the requirements of Goal 5 administrative rules is evaluation of the economic, social, environmental and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit a conflicting use. Such a use was defined as one that might harm an identified historic site. The City incorporated analysis of conflicting uses and ESEE evaluation into the "City of Tualatin Historic Resource Technical Study and Inventory 1992/1993," which also examined the context of historic preservation and the significance of examined historic sites. Participants included the Tualatin Planning Advisory Committee (TPAC) and the defunct Tualatin Historic Preservation Advisory Committee. The conclusions of the report became the objectives of TDC 16. The Land Conservation and Development Commission (LCDC) has acknowledged that the City's program and regulations are in compliance with Goal 5.

#### *Ordinance Implementation and Application Activity*

Since 1990, the City has reviewed at least 34 applications related to historic structures, mostly in the years 1990 through 1993. During this period, the City reviewed structures to determine if they were historically significant, and if found significant to require the attempt and advertisement of the sale of historic structures prior to demolition. Of at least two dozen structures, the City found three to be significant: a barn at 22300 SW Boones Ferry Road, a house at 10540 SW Tualatin-Sherwood Road, and the Walt Eames House at 7355 SW Sagert Street. They were later demolished.

From 1994 to the present and based on amended regulations, the City reviewed nine applications for demolitions (3), alterations (5), or relocation (1). Of the three for demolition, one was withdrawn (the Robinson Store) and one expired without actual demolition (the Little White House). The only structure demolished was the Log Building at Pipers Run (6825 SW Childs Road) in 2004. Applications for demolitions, alterations, relocation, or new construction are subject to limited land use decisions.

#### *The Landmark Inventory*

The historic landmark inventory in TDC 68.040 has 26 landmarks, of all which are structures except for the Winona Cemetery (9900 SW Tualatin Road). Eighteen (18) are located in residential planning districts, 5 in commercial districts, and 3 in industrial districts. Most are in the town center or south of the town center in the vicinity of SW Boones Ferry Road. Refer to Attachment B, a map of inventoried landmarks. Based on the ESEE analysis, the City allows the subdivision of sites in the RL Planning District that contain designated structures. This allows property owners to make further economic use of residential land while preserving historic structures. The Elmer House

(Arrowhead Subdivision), Logan House (Logan House Estates), and Avery Chicken Hatchery (Avery Estates) are in such subdivisions.

The inventory needs updating because of the changed status of three landmarks. Staff administratively delisted the Richardson House (20195 SW Boones Ferry Road) in 2002 and in 2004 approved the demolition of the Log Building at Pipers Run. Fire consumed the Nyberg House in January 2008. Though TDC 68.080(7) allows landmarks approved for demolition to be considered automatically deleted from the inventory, it does not cause an actual plan text amendment.

Of the landmarks, the Sweek House is the only landmark found also on the National Register of Historic Places. All landmarks are listed in the Oregon Historic Inventory maintained by the SHPO.

Two of the landmarks have undergone architectural review (AR): the Old Methodist Church – now the Tualatin Heritage Center and the only landmark to have been relocated – and the Robinson Store.

Mostly because of the difficulty of reviewing the 2005 demolition request for the Robinson Store, the Council last amended the historic preservation ordinance in July 2008 via PTA-08-03 to ease review of demolition requests by making more explicit the number and kind of minimum criteria necessary to obtain approval of a request. The amendment also codified the THS president as an additional recipient of a notice of demolition request.

The Tualatin Historical Society (THS) would like the inventory to be reviewed and updated to include additional sites, which would require technical research and analysis by staff. To conduct a new inventory would require compliance with OAR 660-023-0040 including ESEE analysis. The amount of time would be a year or so.

#### *Ideas for Improving the Historic Preservation Program*

Potential actions to improve the historic preservation ordinance include:

- Make clerical corrections such as replacing “Planning Director” with “Community Development Director”
- Update and add to the landmark inventory per the request of the Tualatin Historical Society (THS)
- Include in TDC 68 as an exhibit a citywide vicinity map of landmarks keyed to the inventory
- Make a reference to the “City of Tualatin Historic Resource Technical Study and Inventory 1992/1993” in TDC 16 and a reference to TDC 16 in TDC 68 to direct readers who want further background information
- Define key terms not already defined in TDC 1 or 31, including alteration, demolition, exterior, landmark, and relocation
- Add that the City may impose conditions of approval of demolition in addition to those in TDC 68.080(5)
- Make explicit that the City may prosecute or impose fines because of violations

- Relocate the authority to make decisions regarding demolition, alteration, relocation, or new construction from the Community Development Director to the Architectural Review Board (ARB), and leave review of historic designation or removal thereof to the Tualatin Planning Advisory Committee (TPAC)
- Reestablish the historic advisory committee to review demolitions, alterations, relocations, and new construction; issue decisions; and advise the Council on designations or removal thereof
- Strengthen or loosen the criteria for historic designation or removal thereof
- Rework the designation criteria
- Rework the criteria for demolition, alteration, relocation, and new construction

In the longer term, other ideas to improve historic preservation overall include:

- Allow for transfer of development rights (TDR) from a property with a historic structure.
- Brainstorm more action items relating to Tualatin Tomorrow Strategy PRN 10.

**OUTCOMES:**

Upon Council direction, staff will prepare a plan text amendment (PTA) application with proposed language for a future Council public hearing.

**Attachments:**

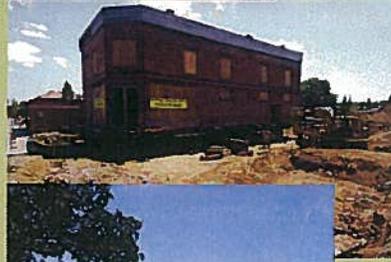
- A. Slide presentation
- B. Map: TDC Section 68.040 - Landmark Inventory



## Historic Preservation

### Improving Historic Preservation

City Council  
Work Session  
December 8, 2008



## Tualatin Tomorrow Goals

### Community Vision & Strategic Action Plan (June 2007):

Strategy PRN 10: Natural and Cultural History Preservation. Preserve and celebrate Tualatin's natural history through public awareness activities, events and community facilities.

Strategy GLC 10: Community Information. Work to maximize community resources to keep community members informed through regular, consistent, dedicated sources of information.

Slide #2



## Policy Considerations

- ◆ Should the City reevaluate and modify the historic preservation program?
- ◆ Should the City strengthen or loosen the regulatory framework?
- ◆ Can the City make the regulations clearer?

Slide #3



## Summary of Ordinance

Highlights of Tualatin Development Code (TDC) Chapter 68:

- ◆ landmark inventory
- ◆ regulation of historic designation, removal of designation, demolition, relocation, alteration, and new construction
- ◆ legal notice to property owners within 300 feet and the Tualatin Historical Society (THS)
- ◆ in addition to planning district and community design regulations
- ◆ decision authority divided between Community Development Director and City Council
- ◆ appeals reviewed by Council
- ◆ protects structures and sites

Slide #4



## The Larger Context

- ◆ 1966: Congress passed the National Historic Preservation Act (NHPA).
- ◆ 1978: Supreme Court reviewed a takings claim based on the Fifth Amendment, *Penn Central Transportation Co. v. City of New York*.

Slide #5



## State Planning: Goal 5

- ◆ Goal 5 “Open Spaces, Scenic and Historic Areas and Natural Resources,” “to protect natural resources and conserve scenic and historic areas and open spaces.
- ◆ City must comply by having program to protect natural resources and conserve scenic, historic, and open space resources per procedures in Oregon Administrative Rules (OAR) 660-023

Slide #6



## Tualatin Community Plan

- ◆ TDC Chapter 16 is the City's comprehensive plan component of historic preservation.
- ◆ Establishes historic preservation goals and recounts that rapid suburbanization since the 1970s threatened historic structures.
- ◆ The 1979 comp plan identified 7 downtown structures that were historic.

Slide #7



## Parks and Recreation Master Plan

The City issued the Tualatin Parks and Recreation Master Plan in 1983, a report that listed the aforementioned 7 downtown structures plus one structure outside downtown and stressed their relevance to recreation as potential attractions or as park or district facilities, in particular the Sweek House.

Slide #8



## Report of the Ad Hoc Committee

- ◆ In keeping with Goal 5 and the City's amended comprehensive plan, in 1988 the City Council established an ad hoc committee to study historic preservation opportunities and recommend actions to the Council.
- ◆ In 1989, the committee issued a report including the recommendation that the City adopt a historic preservation ordinance.
- ◆ The City implemented interim protective regulations and in 1990 began an inventory of historic resources.

Slide #9



## Technical Study and Inventory

- ◆ A Goal 5 administrative rule requires evaluation of the potential economic, social, environmental and energy (ESEE) consequences of allowing, limiting, or prohibiting a conflicting use.
- ◆ City incorporated ESEE evaluation into the "City of Tualatin Historic Resource Technical Study and Inventory 1992/1993"
- ◆ Participants included the Tualatin Planning Advisory Committee (TPAC) and the defunct Tualatin Historic Preservation Advisory Committee.
- ◆ Conclusions of the report became objectives listed in TDC 16.

Slide #10



## Historic Application Activity

- ◆ City has reviewed 34+ historic applications since 1990, mostly through 1993.
- ◆ Until 1993, City reviewed structures to determine historical significance and require attempt and advertisement of sale of structures prior to demolition.
- ◆ Since 1995 and based on amended regulations, City reviewed 9 applications for demolitions (3), alterations (5), or relocation (1).
- ◆ Of demolitions, one withdrawn (the Robinson Store) and one expired without actual demolition (the Little White House). Only structure demolished was the Log Building at Pipers Run (6825 SW Childs Road) in 2004.

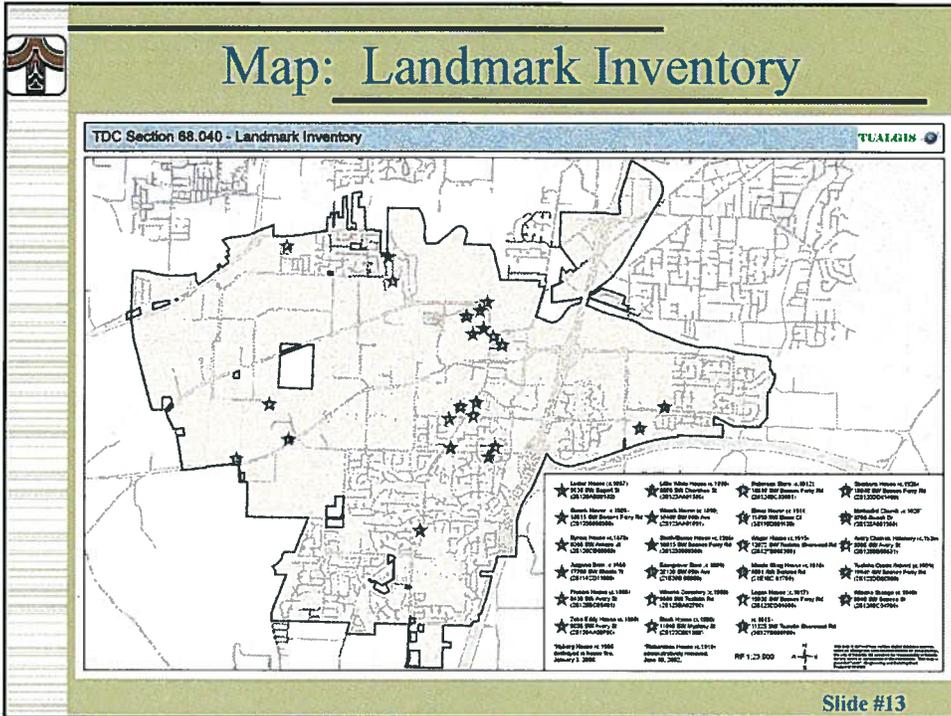
Slide #11



## Landmark Inventory

- ◆ TDC 68.040 inventories 26 landmarks, all structures except Winona Cemetery (9900 SW Tualatin Road).
- ◆ 18 located in residential planning districts, 5 in commercial districts, and 3 in industrial.
- ◆ Most in town center or south of town center near SW Boones Ferry Road as mapped in Attachment B.
- ◆ Inventory needs updating because of changed status of 3 landmarks. Staff administratively delisted Richardson House (20195 SW Boones Ferry Road) in June 2002 and in 2004 approved the demolition of Log Building at Pipers Run. Fire consumed Nyberg House in January 2008.
- ◆ TDC 68.080(7) allows automatic delisting of landmark approved for demolition, but does not constitute a plan text amendment.

Slide #12



- ## Potential Improvements
- Potential actions to improve the historic preservation ordinance include:
- ◆ Make clerical corrections such as replacing “Planning Director” with “Community Development Director”
  - ◆ Update and add to the landmark inventory per the request of the Tualatin Historical Society (THS)
  - ◆ Include in TDC 68 as an exhibit a citywide vicinity map of landmarks keyed to the inventory
  - ◆ Make a reference to the “City of Tualatin Historic Resource Technical Study and Inventory 1992/1993” in TDC 16 and a reference to TDC 16 in TDC 68 to direct readers
  - ◆ Define key terms not in TDC 1 or 31, including alteration, demolition, exterior, landmark, and relocation
  - ◆ Add that the City may impose conditions of approval of demolition in addition to those in TDC 68.080(5)
- Slide #14



## Potential Improvements, cont.

- ◆ Make explicit that the City may prosecute or impose fines because of violations.
- ◆ Relocate the authority to make decisions regarding demolition, alteration, relocation, or new construction from the Community Development Director to the Architectural Review Board (ARB), and leave review of historic designation or removal thereof to the Tualatin Planning Advisory Committee (TPAC)
- ◆ Reconstitute the historic advisory committee to review demolitions, alterations, relocations, and new construction; issue decisions; and advise the Council on designations or removal thereof
- ◆ Strengthen or loosen the criteria for historic designation or removal thereof
- ◆ Rework the designation criteria
- ◆ Rework the criteria for demolition, alteration, relocation, and new construction.

Slide #15



## Long-Term

In the longer term, other ideas to improve historic preservation overall include:

- ◆ Allow for transfer of development rights (TDR) from a property with a historic structure.
- ◆ Brainstorm more action items relating to Tualatin Tomorrow Strategy PRN 10.

Slide #16

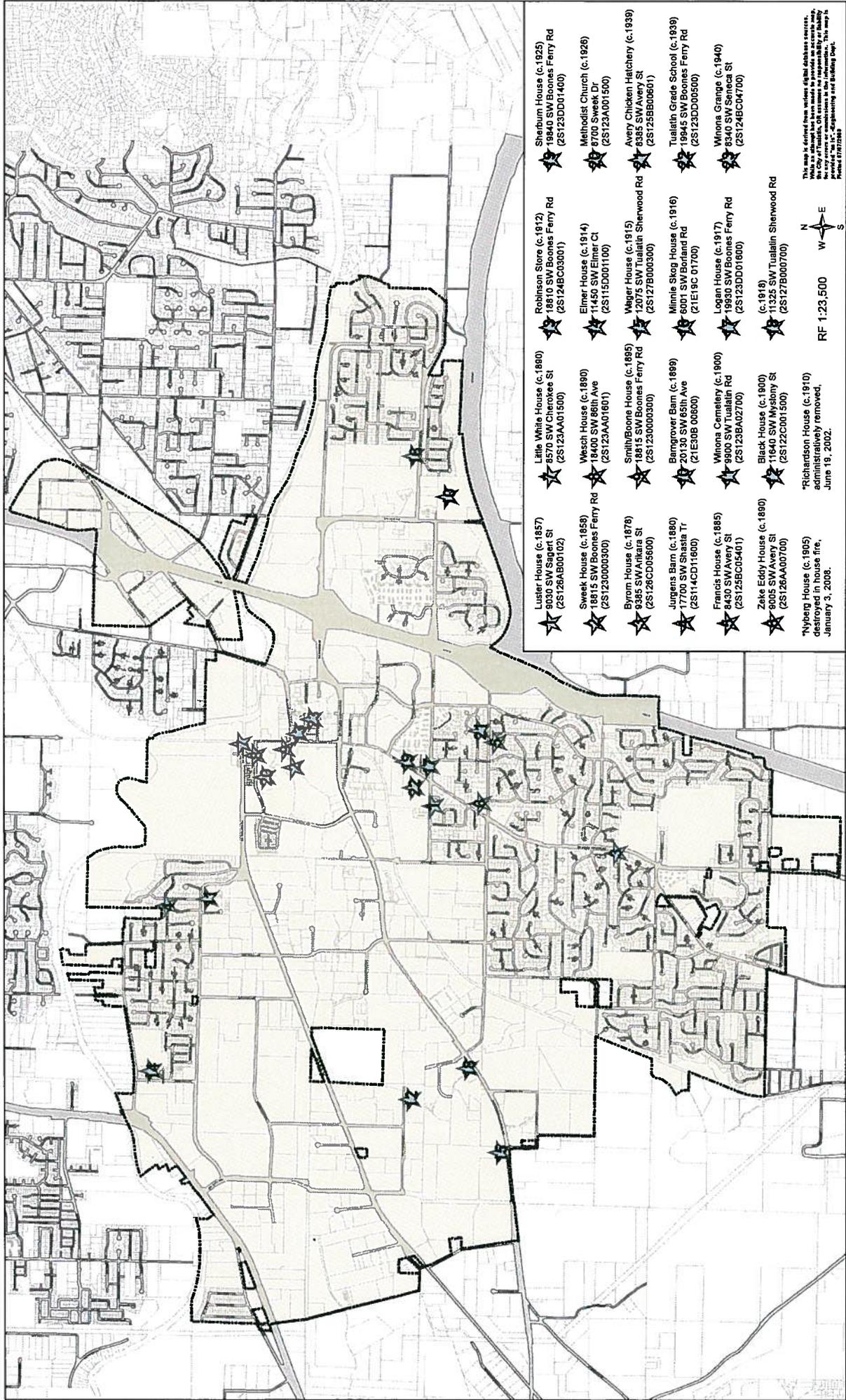


## Council Discussion

- Goal 5 and local visioning
- Short-term and long-term improvements

Slide #17

# TDC Section 68.040 - Landmark Inventory



- ★ Luster House (c. 1857)  
9030 SW Sargent St  
(2S126AB00102)
- ★ Sweek House (c. 1858)  
18815 SW Boones Ferry Rd  
(2S1230000300)
- ★ Byrom House (c. 1878)  
9385 SW Arkara St  
(2S126CC05600)
- ★ Jurgens Barn (c. 1880)  
17700 SW Shasta Tr  
(2S114CD11800)
- ★ Francis House (c. 1885)  
8430 SW Avery St  
(2S125BC05401)
- ★ Zeke Eddy House (c. 1890)  
9005 SW Avery St  
(2S126AA00700)
- ★ "Nyeberg House (c. 1905)  
destroyed in house fire,  
January 3, 2008.
- ★ Little White House (c. 1890)  
8570 SW Cherokee St  
(2S123AA01500)
- ★ Wesch House (c. 1890)  
18400 SW 88th Ave  
(2S123AA01601)
- ★ Smith/Boone House (c. 1895)  
18815 SW Boones Ferry Rd  
(2S1230000300)
- ★ Bamgrover Barn (c. 1899)  
29130 SW 65th Ave  
(21E30B 00600)
- ★ Winona Cemetery (c. 1900)  
9900 SW Tualatin Rd  
(2S123BA02700)
- ★ Black House (c. 1900)  
11840 SW Mystony St  
(2S122CC001500)
- ★ "Richardson House (c. 1910)  
administratively removed,  
June 19, 2002.
- ★ Robinson Store (c. 1912)  
18810 SW Boones Ferry Rd  
(2S124BC03001)
- ★ Elmer House (c. 1914)  
1450 SW Elmer Ct  
(2S115D001100)
- ★ Weger House (c. 1915)  
12075 SW Tualatin Sherwood Rd  
(2S127B000300)
- ★ Minnie Skog House (c. 1916)  
8001 SW Portland Rd  
(21E19C 01700)
- ★ Logan Grange (c. 1917)  
19830 SW Boones Ferry Rd  
(2S123DD01600)
- ★ (c. 1918)  
11325 SW Tualatin Sherwood Rd  
(2S127B000700)
- ★ Sherburn House (c. 1925)  
18840 SW Boones Ferry Rd  
(2S123DD01400)
- ★ Methodist Church (c. 1926)  
8700 Sweek Dr  
(2S123A001500)
- ★ Avery Chicken Hatchery (c. 1939)  
8385 SW Avery St  
(2S125BB00601)
- ★ Tualatin Grade School (c. 1939)  
19945 SW Boones Ferry Rd  
(2S123DD00500)
- ★ Winona Grange (c. 1940)  
8340 SW Seneca St  
(2S124BC04700)

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the user should verify the accuracy of the information. This map is provided as a service of Tualatin GIS Department.



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# MEMORANDUM

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager 

**FROM:** Doug Rux, Community Development Director   
William Harper, Associate Planner 

**DATE:** December 8, 2008

**SUBJECT:** SIGN DESIGN PRESENTATION

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### **BACKGROUND:**

At the January 28, 2008 Council Work Session considering Sign Amortization and Freeway Oriented Activity Signs (resulting in PTA-08-01 for Freeway Signs), the Council expressed interest in developing design standards for freestanding signs. The Council also mentioned that sometime in the future they would be interested in starting a more comprehensive look at the sign program.

Council expressed that they especially wanted to encourage freestanding signs like the Claim Jumper Restaurant pylon sign that used architectural design and materials that were compatible with the adjoining building and was more interesting than typical pole/pylon signs allowed by the Sign Code. In response to the Council's comments about using the Sign Code to improve the appearance and design of freestanding pole and monument signs, staff has prepared this Work Session presentation that provides information about sign design standards and ways to implement the standards.

### **POLICY CONSIDERATIONS:**

1. Should the City develop design and material standards for freestanding monument and pole/pylon signs in the Central and General Commercial Planning Districts and have sign code provisions that encourage or require new signs to meet the standards?
2. If Yes,
  - What are the desired elements of freestanding monument & pole/pylon sign design including shape, style, materials and illumination?
  - Should meeting the freestanding sign design standards be optional/voluntary and encouraged with incentives such as increased height or size, or should compliance be a requirement-standards all freestanding signs must meet?

- If required, should it be a permit process with very specific standards to meet (as the current sign regulations are and similar to the Single Family Residential Design Standards), or;
- A more flexible review process that may allow a sign owner more design options but at the same time would be subjective (A "Sign Review" process like AR, or a Variance / "Adjustment" process that have criteria for eligibility and compliance)?

**OUTCOMES:**

If Council decides to move forward:

- Direction from Council on changes to the Sign Code related to sign design standards and implementing provisions.
- Direction from Council on whether or not to move forward with a sign design program.

**Attachments:** A. PowerPoint Presentation



## Signs-Architectural Design Standards

### Tualatin City Council Work Session Discussion

December 8, 2008



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## Purpose & Objectives I

- # Enable and encourage commercial development to erect freestanding monument and pole/pylon signs that are both attractive to the community and compatible with the design or architecture of the development.

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## Purpose & Objectives II

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- # Consider establishing Design Standards for Architecturally Compatible freestanding signs.
- # Consider developing provisions in the Sign Code that encourage or require Architecturally Compatible signs.
- # Consider developing a process to review and approve Architecturally Compatible signs.

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## Presentation Contents

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- Background of Sign Design Proposal
- Current Sign Code
- Current Sign Permit Review Process
- Elements of Sign Design
- Sign Review Process Methods

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## Tualatin Sign Regulations— History/Background

- # Freestanding Monument and Pole Signs allowed in 1979 Sign Code, 1983 Sign Ordinance and 1996 Ordinance establishing TDC Chapter 38-Sign Regulations.
- # Both Freestanding Monument and Pole signs allowed in CC (Central Commercial) and CG (General Commercial) Planning Districts. In the CO (Commercial Office), Manufacturing and Residential Districts only monument style freestanding signs are allowed.
- # PTA-08-01 approved removal of provisions for Freeway-Oriented Activity Signs (freestanding pole/pylon signs) in Commercial Districts.

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## Tualatin Sign Regulations— History/Background

- # The sign code allows taller and larger freestanding signs in Major Commercial Center (MCC) developments. MCC developments are 3 acres or larger commercial developments in Central (CC) and General Commercial (CG) Planning Districts (eg. Nyberg Woods, Big KMart, Martinazzi Square, Fred Meyer, Hedges Green Retail Center, Meridian Shopping Center, South Lake Center)

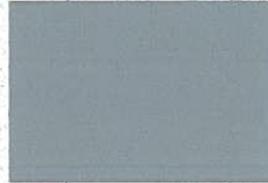
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## Current Sign Code

### # Freestanding Signs.

#### ■ Monument Signs.

CC/CG Monument signs (8 ft. high/ 40 s.f. sign face area)



#### ■ Pole/Pylon Signs

CC/CG Pole signs (15 ft. high/ 48 s.f. sign face area)

MCC Pole Signs (20 ft. high/ 100 s.f. sign face area)

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## Existing Freestanding Signs

### # Freestanding Signs in commercial districts include:

- **Non-Conforming Pole/Pylon Signs:** Carl's Jr.; Out of the Blues; Motel 6 (#1 & #2); Red Roof Inn; Taco Bell; 24 Hr. Fitness; China Palace; Pointe at Bridgeport; (3 vacant signs) Shoppes at Bridgeport; China King; Claim Jumper; Nyberg Woods; Shell; Nyberg Crossing



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## Existing Freestanding Signs

- **MCC Pole/Pylon Signs:** South Lake Center; Big Kmart/ Michaels (NC); Jack-in-the-Box/Nyberg Crossing/Fred Meyer (NC)



- **CC/CG Pole & Monument Signs:** Various commercial locations.



NC = Non-Conforming

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## Current Sign Code

- Sign standards currently specify:
  - 1) sign style (monument or pole)
  - 2) sign dimensions (height, sign face height, sign face area, pole size)
  - 3) illumination (internal, indirect, neon).
- Sign design and materials are not specified. There are no provisions to use or propose architectural materials such as masonry.
- Most freestanding signs are rectilinear in shape, have metal structure and cabinetry, use translucent plastic panels and are internally illuminated.

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## Sign Permit Review

- Sign Permit applications are reviewed:
  - Subject to Planning District Sign Requirements;
  - Compliance with style, number, dimensional, and illumination standards;
  - Staff review & approval, over the counter
- Currently, there are no provisions or process to consider a particular sign's design and materials.
- Subjective standards applied in a design review process or as an "adjustment" require a land use process with notice and rights to appeal.

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## Elements of Sign Design

- Sign Style (Monument-Pole/Pylon)
- Shape (Geometric/rectilinear, asymmetrical)
- Sign Dimensions (height, area, width, pole or base width)
- Sign Materials (shaped sheet metal, metal tubing, plastic panel, masonry, lighting)
- Copy method (appliqué on translucent plastic panel, raised/dimensional copy)
- Illumination (internal fluorescent, halo neon, direct neon/LED, indirect)
- Landscaping at base of sign.

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## Example Claim Jumper Pylon Sign

- # Asymmetrical shape
- # Raised Lettering & Graphic
- # Halo Neon Illumination
- # Masonry on pylon
- # Masonry veneer matching building Architecture
- # Landscaping



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## What are the options?

- # Continue with the existing required dimensional standards for freestanding signs.
- # Consider amending the existing sign code to:
  1. Establish specific design standards for freestanding signs including sign type (monument or pylon/pole), form or shape (geometric, symmetrical, graphic, free-form), exterior materials (required or restricted/architecturally compatible) and types of lighting (internal, halo, bare bulb/exposed neon, electronic);

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## What are the options?

2. Encourage freestanding monument & pole/pylon signs to meet sign design standards as optional/voluntary guidelines or with incentives for sign size, height or shape subject to meeting specific standards.

3. Require freestanding signs to meet sign design standards subject to Sign Permit Review (current permit process), Sign Design Review process (Staff Decision with notice and appeal) or;

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## What are the options?

4. Establish a sign "Adjustment" process (Staff Decision with notice and appeal).

# If required, consider an "Amortization" program to replace existing signs with signs compliant with the sign design standards.

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## What are the options?

# When looking at improving the design and appearance of signs in the City, consider:

- Should there be design standards for freestanding signs? What should the standards be?
- Should narrow single-pole/pylon signs be restricted and only twin-pylon or monument-style signs be allowed as freestanding signs in Commercial Planning Districts?

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## What are the options?

# When looking at improving the design and appearance of signs in the City, consider:

- Should Sign Design standards be suggested guidelines only?; optional/voluntary & incentive based?; a specific requirement for all freestanding signs?
- If there are incentives for meeting the design standard, would a taller & larger sign be acceptable?
- If meeting Sign Design standards is required, should the Sign Design review and approval process be a clear & objective permit process, a Sign Review land use decision, or an "Adjustment" process subject to showing unique or special circumstances and meeting compliance criteria?

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# Discussion

