



# City of Tualatin

[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

## NOTICE OF ADOPTION

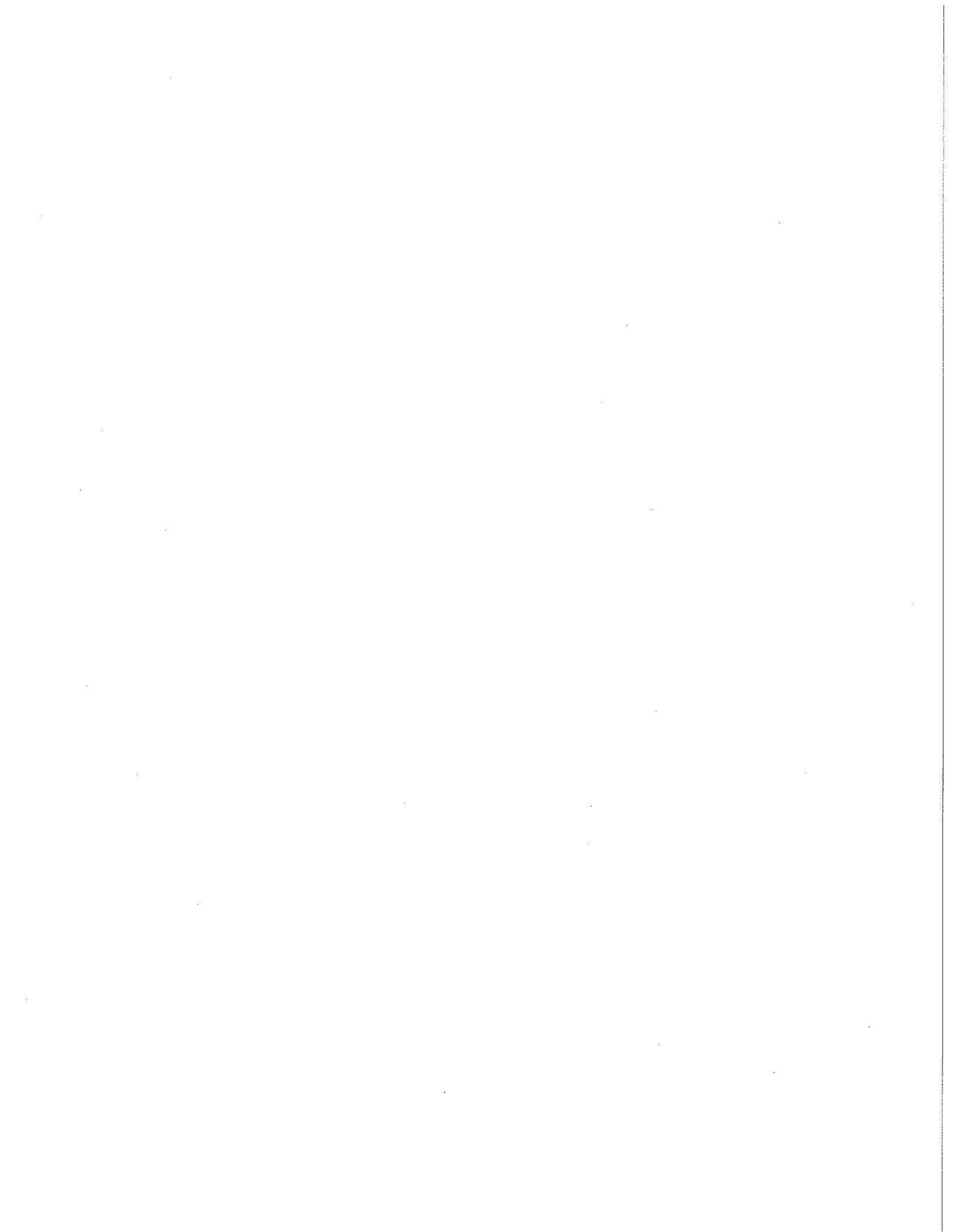
On April 25, 2016, the City of Tualatin adopted **Ordinance No. 1390-16** relating to signs in the Medical Center (MC) Planning District, and amending Tualatin Development Code (TDC) 38.230 (PTA-15-0001). The Ordinance would allow two types of signs in the MC Planning District: (1) Monument Signs; and (2) Wall Signs; the Ordinance would also change allowable height, location, and size of signs.

A copy of the Ordinance is attached to this Notice. Copies also are available for review at the following locations:

- Tualatin Planning Department located at 18876 SW Martinazzi Avenue from 8 a.m. to 5 p.m., Monday through Friday
- Online at <http://www.tualatinoregon.gov/planning/pta-15-0001-legacy-meridian-park-sign-replacement>.

Review of land use decisions is commenced by filing a Notice of Intent to Appeal with the Land Use Board of Appeals as provided in ORS 197.830 to 197.845. The notice of intent to appeal a land use decision must be filed within 21 days of the date the decision is mailed to parties entitled notice under ORS 197.615.

Date notice mailed: May 2, 2016





# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**

File No.:

Received:

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Tualatin

Local file no.: **PTA-15-0001**

Date of adoption: 04/25/2016

Date sent: 5/2/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 02/10/2016

No

Is the adopted change different from what was described in the Notice of Proposed Change?  Yes  No  
If yes, describe how the adoption differs from the proposal:

The Campus Master Plan option was removed from the original Notice of Proposed Change; in addition, tenant signs are now limited to one sign per (building) side up to three sides of a building.

Local contact (name and title): Aquilla Hurd-Ravich, AICP, Planning Manager

Phone: 503-691-3028

E-mail: ahurd-ravich@ci.tualatin.or.us

Street address: 18880 SW Martinazzi Avenue

City: Tualatin

Zip: 97062-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Tualatin Development Code (TDC) 38.230: signs permitted in the Medical Center (MC) Planning District. Statewide Goals addressed: Goals 1 and 2.

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.
- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.
- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.
- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

Section 38.230 of the Tualatin Development Code (TDC), affecting the Medical Center (MC) Planning District

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: City of Tualatin

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

# NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

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1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in ORS 197.615 and OAR 660-018-0040.

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist  
Dept. of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us) with the subject line "Notice of Adopted Amendment."

Submittals may also be uploaded to DLCD's FTP site at [http://www.oregon.gov/LCD/Pages/papa\\_submittal.aspx](http://www.oregon.gov/LCD/Pages/papa_submittal.aspx).

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

6. **Content:** An administrative rule lists required content of a submittal of an adopted change (OAR 660-018-0040(3)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. (ORS 197.615)

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**If you have any questions** or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

## **Notice checklist. Include all that apply:**

Completed Form 2

A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions

The findings and the text of the change to the comprehensive plan or land use regulation

If a comprehensive plan map or zoning map is created or altered by the proposed change:

A map showing the area changed and applicable designations, and

Electronic files containing geospatial data showing the area changed, as specified in OAR 660-018-0040(5), if applicable

Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change



## STAFF REPORT CITY OF TUALATIN

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

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Sean Brady, City Attorney

**DATE:** 04/25/2016

**SUBJECT:** Consideration of **Ordinance No. 1390-16** Relating to Signs in the Medical Center (MC) Planning District; and Amending Tualatin Development Code 38.230. (PTA 15-0001)

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### ISSUE BEFORE THE COUNCIL:

Consideration of Ordinance No. 1390-16 Relating to Signs in the Medical Center (MC) Planning District; and Amending Tualatin Development Code 38.230. (PTA 15-0001).

### RECOMMENDATION:

Staff recommends Council consider adopting Ordinance No. 1390-16 to implement Plant Text Amendment 15-0001.

### EXECUTIVE SUMMARY:

Legacy Meridian Park Medical Campus (Legacy) submitted an application for Plan Text Amendment (PTA) 15-0001 to modify the sign code requirements for the Medical Center (MC) Planning District. The City provided notice of PTA 15-0001 to the Oregon Department of Land Conservation and Development, as provided by ORS 197.610. The City provided notice of public hearing as required by Tualatin Development Code (TDC) 1.031.

A public hearing was held before the Council on April 11, 2016, to consider PTA 15-0001. The Council considered the testimony and evidence presented by City staff and the comments of those appearing at the public hearing. The Council approved PTA 15-0001, as amended by Council, and directed staff to bring back an ordinance to implement PTA 15-0001.

Ordinance No. 1390-16 implements PTA 15-0001 by amending TDC 38.230 to modify the sign code provisions for the Medical Center (MC) Planning District. The Ordinance would allow two types of signs in the Medical Center (MC) Planning District: (1) Monument Signs; and (2) Wall Signs. The Ordinance would also change allowable height, location, and size of signs.

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**Attachments:** Ordinance No. 1390-16

ORDINANCE NO. 1390-16

AN ORDINANCE RELATING TO SIGNS IN THE MEDICAL CENTER (MC) PLANNING DISTRICT; AND AMENDING TUALATIN DEVELOPMENT CODE 38.230

WHEREAS, Legacy Meridian Park Hospital Plan Text Amendment PTA 15-0001; and

WHEREAS, the City provided notice of PTA 15-0001 to the Oregon Department of Land Conservation and Development, as provided by ORS 197.610; and

WHEREAS, notice of public hearing of PTA 15-0001 was given as required by Tualatin Development Code (TDC) 1.031, and on April 11, 2016, a public hearing was held where Council heard and considered the testimony and evidence presented by City staff and those appearing at the public hearing; and

WHEREAS, on April 11, 2016, Council voted to approved PTA 15-0001;

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** The language in TDC 38.230 is deleted in its entirety and replaced and amended to read as follows:

**Section 38.230 Signs Permitted in the Medical Center (MC) Planning District.**

(1) The provisions of this Section apply to all permitted and conditional uses in the Medical Center Planning District. To the extent that this Section conflicts with another Section of the TDC, this Section controls. Only those signs permitted in this Section are permitted. All other signs are prohibited. The following signs are permitted in the MC Planning District:

(a) Monument Signs; and

(b) Wall Signs.

(2) Monument Sign standards in the MC Planning District. Monument signs must comply with the following:

(a) Height: No greater than fourteen feet high from the grade to the highest point of the sign, including the sign face, structure and any projection, decoration or trim of the sign face or structure.

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(b) Sign Face Area:

(i) Property Boundary: Property Boundary signs must comply with each of the following:

(A) No greater than four faces per sign and no greater than 95 square feet of total sign face.

(B) Use at least three of the following Sign Exterior Elements:

(1) Frame trim, cap, wing, grill, exposed bracketing or other decorative sign frame element(s);

(2) Variation in sign profile including use of asymmetrical and curvilinear shapes and planes, and irregular height of sign elements;

(3) Use of three or more exterior sign materials that are elements of the site's building architecture, including masonry, concrete, ceramic, glass (figured, block or tile), stucco, metal fabric, metal tubing and wood timber materials;

(4) Use three dimensional lettering and graphic;

(5) Use "halo," baffled, and shrouded indirect illumination sources, or internally-lighted "push thru" lettering and graphic; or

(6) Have no more than 20 percent of sign face feature illuminated with direct lighting (exposed incandescent bulb, neon tube, LED or LCD electronic bulbs) or internally-lighted panels (fluorescent tube or other light source behind a translucent panel).

(C) Use at least three of the following Sign Structure and Site Elements:

(1) Two or more individual pole, pylon or column supports separated by a minimum of 24 inches;

(2) Monument-style base occupying 75 percent or greater of the width of the sign face;

(3) Sign setback minimum of five feet from property lines, measured to the nearest feature of the sign structure;

(4) Minimum 36 inch pylon or column width or diameter;

(5) Landscape plantings, including shrubs and groundcover, or hardscape features, including decorative rock or masonry, located at the base of the sign.

(ii) Vehicle Entrance Sign: No greater than four faces per sign and no greater than 40 square feet of total sign face

(iii) Internal Sign: No greater than four faces per sign and no greater than 40 square feet of total sign face.

(c) Illumination: Indirect or internal.

(d) Location:

(i) Property Boundary Sign: One sign is allowed at each property boundary corner. Signs must be located within 30 feet of any public right-of-way.

(ii) Vehicle Entrance Sign: One sign at each vehicle entrance. Signs must be located within 30 feet of any public right-of-way.

(iii) Internal Sign: Signs located more than 30 feet from public right-of-way may be located anywhere on campus and be of an unlimited number.

(e) Vision Clearance: All signs must comply with the vision clearance provisions in TDC 38.100.

(3) Wall Sign Standards in MC Planning District. Wall signs must comply with the following:

(a) Height:

(i) Main Sign: No greater than 8 feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. All letters or numbers must be four feet high or less. Height above grade shall be no higher than the height of the sign band.

(ii) Tenant Sign: Sign face shall be no greater than two feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. Height above grade shall be no higher than the height of the sign band.

(iii) Canopy Sign: Sign face shall be no greater than two feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. Height above grade shall be no higher than the height of the sign band.

(b) Sign Face: One sign face per sign and:

(i) Main Sign: No greater than 100 square feet.

(ii) Tenant Sign: No greater than 32 square feet.

(iii) Canopy Sign: No greater than 32 square feet.

(c) Illumination: Indirect or internal.

(d) Location: Wall signs are prohibited on any wall of any building that faces public right-of-way and that is within 150 feet of that public right-of-way.

(i) Main Sign: One wall sign may be located on each building.

(ii) Tenant Sign: One tenant sign per wall, but not to exceed three walls on a building.

(iii) Canopy Sign. In addition to the Main Sign and Tenant Signs, one wall sign per entry may be mounted to the canopy of a building in one of three ways:

(A) Attached to the canopy fascia;

(B) Mounted to the top edge of the canopy; or

(C) Mounted to the underside of the canopy.

**Section 2.** The Council adopts as its Findings and Analysis the findings set forth in Exhibit 1, which is attached and incorporated by reference.

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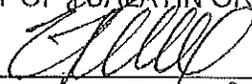
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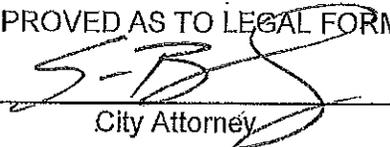
**Section 3. Severability.** Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance remains in full force and effect.

INTRODUCED AND ADOPTED this 26 day of April, 2016.

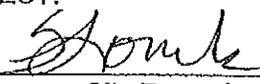
CITY OF TUALATIN OREGON

BY   
Mayor Pro Tem

APPROVED AS TO LEGAL FORM

BY   
City Attorney

ATTEST:

BY   
City Recorder



## **PTA-15-0001: ANALYSIS AND FINDINGS**

### **AMENDMENT TO SIGN CODE IN THE MEDICAL CENTER PLANNING DISTRICT**

Plan Text Amendment 15-0001 (PTA-15-0001) proposes amendments to the Tualatin Development Code Chapter 38 Section 230 to allow additional sign types and revise certain sign standards. Legacy Meridian Park Medical Center is the applicant of these proposed changes.

Amendments are proposed to the following chapters:

Chapter 38 Sign Regulations

#### **Background**

Legacy Meridian Park Medical Center proposes to amend the text of Section 38.230 *Signs Permitted in the Medical Center Planning District* in the Tualatin Development Code (TDC). The amendment will provide sign language that allows for safer, more legible, and clearer wayfinding and identity signs to replace the existing signs on campus. The proposed amendment differentiates Property Boundary, Vehicle Entrance and Internal monument, adds sign categories to reflect locations and standards of all internal campus signs, and slightly increases allowed sign height and area of monument signs at the perimeter of the campus. In addition this amendment will create the option for a Campus Sign Master Plan at the discretion of the property owner.

The Analysis and Findings presented here pertain only to the Plan Text Amendment proposed to amend language in the Tualatin Development Code.

#### **Plan Amendment Criteria (TDC Section 1.032)**

The approval criteria of the Tualatin Development Code (TDC), Section 1.032, must be met if the proposed PTA is to be granted. The plan amendment criteria are addressed below. The following narrative describes how the proposed text amendment addresses the applicable approval criteria contained in TDC Section 1.032 Burden of Proof. For ease of reference, the approval criteria are noted in *bold italics* and use the numbering system contained in the TDC. When appropriate, similar approval criteria are grouped and addressed together.

#### **Section 1.032 Burden of Proof**

##### **Approval Criteria**

- (1) Granting the amendment is in the public interest.*

The Tualatin Development Code (TDC) *Chapter 20 Sign Design* states that the purpose of regulating sign design is to promote the public health, safety and welfare through a comprehensive system of effective sign Objectives. The proposed text amendment revises certain sign standards to permit clearer direction to drivers approaching the campus, adds standards for signs that aid visitors and patients to find their way to campus buildings and parking lots, and allows Legacy to clearly identify the campus.

The proposed code amendment expands the use of monument signs. Such signs will be allowed at property corners, vehicle entrances to the campus and, for the first time, at internal campus locations. Each of these types will be discussed later in these findings. With the amendment, signs at property corners and vehicle entrances must be located within 30 feet of a right-of-way. A consistent system of logically formatted and located signs will facilitate wayfinding while not contributing to visual blight or distractions to drivers. The Campus Sign Master Plan approval process will ensure future consistency. Wayfinding clarity will assist the public navigating the large hospital campus and finding their way to important medical services such as the emergency room. Sign objectives of the TDC are more specifically addressed in Approval Criteria (3) below.

Criterion "1" is met.

***(2) The public interest is best protected by granting the amendment at this time.***

The existing signs on the Meridian Park Campus have reached the end of their useful life. The name of the hospital is being changed to add the words "Medical Center." The existing signs on campus lack a hierarchy of size, form and content which reduces wayfinding clarity, they contain too much information which reduces legibility, and sign nomenclature is inconsistent. As part of a system-wide effort to improve signage and wayfinding information, Legacy has engaged a sign designer to develop a family of sign types that provides readable, clear messages on all of their campuses. Signs, using this typology have already improved wayfinding on Legacy's Emanuel and Salmon Creek campuses. Legacy would like to install these new sign types throughout the Meridian Park campus. The proposed Plan Text Amendment will allow Legacy to install a uniform system of new signs that comply with Tualatin City Code starting at the campus edge and continuing on internal circulation roads to building and parking lot entrances. These signs will provide current identity and wayfinding information in a clear, consistent form with an appropriate level of detail needed to easily navigate from the edge of the campus to destinations on campus.

Criterion "2" is met.

***(3) The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.***

The following describes how the proposed text amendment addresses the applicable objectives of TDC Chapter 20 Sign Design.

***(1) Preserve the right of free speech exercised through the use of signs.***

The proposed amendment continues to permit signs in MC zone to impart wayfinding and identity information. Staff finds that the proposed amendment is neutral regarding the content of signs, and therefore preserves the right of free speech.

***(2) Protect the public health, safety and welfare.***

***(3) Protect persons and property in rights-of-way from unsafe and dangerous signs that distract, rather than inform, motorists, bicyclists and pedestrians.***

***(10) Ensure the number, height and dimensions of signs allowed adequately identifies a business or use and does not result in sign clutter.***

The proposed amended text allows a family of signs that will appropriately identify the campus, improve the visibility of critical wayfinding information, and provide appropriate levels of detail making it easier for patients, visitors, employees, and the general public to find and safely drive to the needed facility on campus.

The proposed amendment revises the existing code to allow additional monuments signs, wall signs and a Campus Sign Master Plan process. The proposed changes could allow for increased height and size and design standards to apply. There are three types of proposed monument signs: Property Boundary, Vehicle Entrance and Internal signs. Proposed code revisions describe height, sign face area, illumination and location. Proposed Wall Signs include a main sign, tenant sign and an overhead canopy sign. The revised code could allow for an additional Main Signs which are currently restricted to one per campus. Tenant Wall sign standards do not change in the proposed code revisions. A provision to allow Overhead Canopy signs is proposed. The Campus Sign Master Plan option could allow for an applicant to submit a plan that establishes sign standards and location. This could allow for future changes without changing code, while maintaining City oversight and providing the property owner with greater flexibility.

How these revisions allow signs that protect the public interest and safely inform motorists, bicyclists and pedestrians without sign clutter is addressed by each sign type below.

**Monument Signs:** Property Boundary signs are limited to property corners along the perimeter of the campus. They must be within 30 feet of the right-of-way. These signs are primarily for campus identification. The proposed sign area of these signs is larger and taller than allowed in the current standard, resulting in sign message sizes that can be read at safe speeds. In addition, directional information is placed at a height that can be seen by drivers and not obstructed by landscaping or other vehicles. Finally, the slimmer profile of the signs will allow a wider, less obstructed view for drivers and for pedestrians.

Vehicle Entrance signs are located at campus entrances or campus boundaries. These signs will clearly distinguish routes to emergency, hospital entrances and medical office buildings. The sign area for these types of signs remains the same as the existing code standard. These signs will be taller than allowed in the current standard, resulting in a slimmer profile allowing a wider, less obstructed view for drivers and for pedestrians. As with property boundary signs, vehicle entrance signs must be within 30 feet of the right-of-way.

**Internal Monument Signs-** New text is proposed to add standards for freestanding signs internal to campus. These signs are needed to direct drivers within the campus and to indicate when they have arrived at their specific destination. These signs continue the form and style established by the Property Boundary and Vehicle Entrance monument signs, but at a smaller scale appropriate to the speeds on internal campus roads and are designed to step down in size and height as they approach final destination points. The number of Internal Campus Monument Signs will not be restricted as long as they are located outside of 30 feet of the right-of-way.

Having identifiable, easy to read wayfinding signage from the edge of campus to final destinations promotes safe, more predictable traffic flow, and allows drivers, who are sometimes searching for their destination under stress conditions, to pay attention to pedestrians and road conditions.

Staff finds that, although the above discussion refers to different configurations of signs and their functions, the proposed text amendment associates sign function with location on the medical campus and does not prescribe any type or classification of sign message or content.

***(4) Protect persons and property from unsafe and dangerous signs due to natural forces, including but not limited to wind, earthquakes, precipitation and floodwaters.***

***(5) Protect persons and property from unsafe and dangerous signs due to improper construction, repair and maintenance.***

The proposed amendment leaves in place current regulations for construction, installation, repair and maintenance so that all campus signs will be safe. The proposed amendment allows signs that can be designed to limit damage in the case of natural forces. The proposed amendments do not make any changes to the Building Code and most all signs are required to obtain a building permit prior to construction.

***(6) Protect and enhance the visual appearance of the City as a place to live, work, recreate, visit and drive through.***

***(7) Protect and enhance the quality streetscapes, architecture, landscaping and urban character in Tualatin.***

***(8) Protect and enhance property values.***

***(9) Protect and enhance the City's economy.***

Legacy is planning to replace most of the existing signs on the Meridian Park campus. Monument Signs will contain Legacy's updated logo and the hospital's revised name: Meridian Park Medical Center. The new sign family will be uniform in design, color, material and typography and will present a visually attractive and consistent transition from public streets to the internal private streets of the campus. The new signs feature high quality, durable materials with sign cabinets of extruded aluminum with a clear anodized finish. Sign faces will be painted aluminum. Sign types noted as internally illuminated will have push through translucent acrylic messages. The proposed amendment does not affect current *Development Code* regulations regarding illumination and its potential negative impacts on drivers and adjacent properties. Sign types noted as non-illuminated will have messages in reflective vinyl applied to sign faces

The proposed text amendment permits new, high quality, visually attractive signs that appropriately identify a major hospital providing a range of health care services to the city's residents. The proposed text amendment also locates and provides standards, based on traffic speed, message size and content, for a family of directional signs sized to impart clear wayfinding information. The new signs

allowed by the text amendment will be visually attractive, contribute to a safe, enjoyable driving experience, and support the sign needs one of the city's major employers and health care providers.

Staff finds that the above objectives are met.

***(12) Allow only temporary signs on a property with no building.***

***(15) Regulate the number, height and dimensions of temporary signs.***

The text amendment does not address temporary signs.

***(13) Allow no new permanent sign, or a change of face on an existing permanent sign, on a property with an unoccupied building.***

***(14) Allow permanent signs only on buildings, or parts of buildings, that are occupied.***

The permanent signs addressed in the amendment are on a campus with occupied buildings. Staff finds that the proposed text amendment will have no effect on existing prescriptions against permanent signs on unoccupied buildings.

***(11) Allow greater sign heights and dimensions for Major Commercial Centers.***

***(16) In the manufacturing and institutional planning districts allow permanent freestanding monument signs, but not permanent freestanding pole signs.***

Staff finds that the proposed text amendment will apply only to the Medical Center planning district and will have no effect on Major Commercial Centers or manufacturing and Institutional planning districts.

***(22) Adopt Sign Design standards and a Sign Design Review process for freestanding signs in commercial districts that encourage attractive and creative signage with varied design elements such as proportionally wider sign bases or pylons, a mix of exterior materials that have a relationship to building architecture, use of dimensional lettering and logos with halo or internal lighting and is consistent with the high quality of developments desired in commercial districts.***

***(24) Create an incentive for improvement of existing freestanding signs and adopt provisions allowing non-conforming freestanding signs in commercial districts to retain non-conforming sign status when structurally altered subject to improved compliance with Sign dimension and Sign Design standards.***

The text amendment allows for signs whose height and scale respond to the larger physical contours, landscape features and buildings found on this and other medical campuses. Proposed sign face areas and letter heights allow for clear, legible wayfinding messages that are significantly easier to read than existing signs and more closely follow the legibility guidelines recommended by the United States Sign Council and the International Sign Association. The amendment adds language to reflect existing Hospital Identification Wall signs so that they will be conforming.

Staff finds that the proposed text amendment will apply only to the Medical Center planning district and will have no effect on commercial planning districts.

***(17) In the residential planning districts sign numbers, heights and dimensions for dwelling units shall be restricted and for conditional uses shall be consistent with the use.***

***(18) Allow indirect and internal illumination in residential planning districts for conditional uses.***

***(19) Allow greater sign diversity in the Central Urban Renewal District's Central Design District for uses on properties abutting the City owned promenade around the Lake of the Commons.***

***(21) Adopt sign regulations for the Mixed Use Commercial Overlay District that are consistent with the type and high quality of developments desired in the District. New sign types to be allowed are wall-mounted plaques and inlaid floor signs.***

***(23) In Central Commercial and General Commercial planning districts, allow permanent freestanding monument signs on Arterial Streets, and restrict permanent freestanding pole signs to Collector or Local Commercial Street frontages.***

The text being amended applies only to the Medical Center Planning District.

***(20) The wiring for electrically illuminated freestanding signs shall be underground and for wall signs shall be in the wall or a race.***

The proposed text does not modify the location of wiring.

Criterion "3" is met.

***(4) The following factors were consciously considered:***

- ***The various characteristics of the areas in the City;***

Staff finds that the proposed text amendment will apply only to the Medical Center planning district and will reinforce the unique character of the area. It allows for a family of identity and wayfinding signs appropriate to multiple buildings and destinations found on the Legacy Meridian Park Medical Center Campus..

- ***The suitability of the areas for particular land uses and improvements in the areas;***
- ***Trends in land improvement and development***

The proposed text amendment supports an existing land use

- ***Property values; the needs of economic enterprises and the future development of the area;***

The proposed text amendment supports the hospital's need to provide clear identity and wayfinding information

- ***Needed right-of-way and access for and to particular sites in the area;***
- ***Natural resources of the City and the protection and conservation of said resources;***
- ***Prospective requirements for the development of natural resources in the City;***

The proposed text amendment does not affect right of way or natural resources

- ***And the public need for healthful, safe, aesthetic surroundings and conditions.***

The proposed amendment allows high quality, attractive signs with clear, uncluttered messages needed to find and navigate from public streets to destinations on campus. Property Boundary and Vehicle Entrance monument signs will be limited to locations within 30 feet of rights-of-way, thereby helping fulfill the public need for healthful, safe, aesthetic surroundings and conditions.

- ***Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.***

The proposed text amendment clarifies and adds standards to cover all types of signs needed on a major medical center campus. It is not in response to a change in the area or a mistake in the plan text.

Criterion "4" is met.

***(5) The criteria in the Tigard-Tualatin School District Facility Plan for school facility capacity have been considered when evaluating applications for a comprehensive plan amendment or for a residential land use regulation amendment. The Tigard-Tualatin School District's School Facility Plan criteria (formula) for new school capacity are:***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on school facility capacity.

Criterion "5" is met.

***(6) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).***

***Statewide Planning Goals  
Goal 1 Citizen Involvement***

Staff finds that the procedures used to process, consider and potentially grant the proposed text amendment have followed those stipulated by the acknowledged Tualatin Comprehensive plan and Development Code. These procedures include those required for a City Council public hearing on a legislative matter including: commenting agency notice of application; newspaper publication on March 24, 2016 announcing proposed amendment; DLCDC notice of proposed change submitted February 22, 2016; and a City Council public hearing scheduled for April 11, 2016. Additionally, the Tualatin Planning Commission serves as the City's standing committee on citizen involvement and the proposed amendments were presented to the Planning Commission on January 21, 2016 and again for a recommendation to City Council on March 17, 2016. These procedures ensure citizen involvement in a manner acknowledged by the State to be consistent with Statewide Planning Goal 1.

***Goal 2 Land Use Planning***

The Department of Land Conservation and Development (DLCD) has acknowledged the City's Comprehensive Plan as being consistent with the statewide planning goals. The Development Code implements the Community Plan and the two documents combine to make the Comprehensive Plan. The Community Plan establishes a process and standards to review changes to the Tualatin Development Code, thereby ensuring consistency with the Community Plan and the statewide planning goals.

The applicable Community Plan objectives are enumerated in Tualatin Development Code, Chapter 20 – Sign Design. The responses to Criteria “3” of the Tualatin Community Plan and Development Code, Section 1.032 Burden of Proof, apply these objectives to the proposed amendment. In those responses, staff found that the proposed amendment is consistent with these objectives of the Tualatin Community Plan. Therefore, staff finds that granting the proposed amendment is consistent with Statewide Planning Goal 2.

***Goal 3 Agricultural Lands***

***Goal 4 Forest Lands***

***Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces***

***Goal 6 Air, Water and Land Resources Quality***

***Goal 7 Areas Subject to Natural Hazards***

***Goal 8 Recreational Needs***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on lands, resources or facilities related to or regulated by any Statewide Planning Goal 3 through 8 inclusive.

***Goal 9 Economic Development***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on the inventory of buildable commercial lands, and no effect on the density or type of permitted and conditional uses in commercially zoned land.

***Goal 10 Housing***

***Goal 11 Public Facilities and Services***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on lands, resources or facilities related to or regulated by Statewide Planning Goals 10 or 11.

***Goal 12 Transportation***

***660-012-0060***

***Plan and Land Use Regulation Amendments***

***(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government***

*must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

*(b) Change standards implementing a functional classification system; or*

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

*(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

*(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will not significantly affect an existing or planned transportation facility. Specifically regarding 660-012-0060(1), the amended land use regulation will not: (a) change the functional classification of an existing or planned transportation facility; (b) change standards implementing a functional classification system; or (c) result in any change in the amount of traffic generated within the area affected by the amendment.

*Goal 13 Energy Conservation*

*Goal 14 Urbanization*

*Goal 15 Willamette River Greenway*

*Goal 16 Estuarine Resources*

*Goal 17 Coastal Shorelands*

***Goal 18 Beaches and Dunes***

***Goal 19 Ocean Resources***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on lands, resources or facilities related to or regulated by any Statewide Planning Goal 13 through 19 inclusive.

Criterion “6” is met.

***(7) Granting the amendment is consistent with the Metropolitan Service District’s Urban Growth Management Functional Plan.4***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on the comprehensive plan changes and related actions, including implementing regulations, required by the Metropolitan Service District’s Urban Growth Management Functional Plan, Title 4 – Industrial and Other Employment Areas.

Criterion “7” is met.

***(8) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City’s planning area.***

The proposed text amendments are limited to clarifying and adding sign standards for an existing planning district.

Criterion “8” is met.

***(9) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.***

The proposed text amendment does not change traffic, water, sewer or surface water objectives and policies.

Criterion “9” is met.

***(10) The applicant has entered into a development agreement.***

***(a) This criterion shall apply only to an amendment specific to property within the Urban Planning Area (UPA), also known as the Planning Area Boundary (PAB), as defined in both the Urban Growth Management Agreement (UGMA) with Clackamas County and the Urban Planning Area Agreement (UPAA) with Washington County.***

Staff finds that the proposed text amendment will apply only to sign regulations in the Medical Center planning district and will have no effect on property within the Urban Planning Area.

Criterion "10" is met.

