



CITY OF LYONS

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449 5TH STREET
LYONS, OREGON 97358

PLANNING COMMISSION MEETING MINUTES

May 30, 2019

Planning Commission Present: Chair Ginger Griffith, Sharon Durbin, Jerry Tabler, Ned Holt

Absent: Gaye Gibby

Employees Present: Micki Valentine – City Recorder, Dave Kinney – City Planning Consultant

Public Present: Bruce Cuff – Santiam Chapel, Rod Ramsey – Santiam Chapel

Opened @ 6:30pm

Introduction of the planning commission members.

Ginger opens the public hearing and provides rules of conduct.

Public Hearing Conditional Use Permit

Application to allow a pole sign with an electronic message readerboard in front of the Santiam Chapel at 440 5th Street in Lyons was received from Tim Roos.

Ginger asks if there are any objections to the notice that was sent. There were no objections.

Ginger asks if there are any objections to the jurisdiction of the Planning Commission to hear and consider this case. There were no objections.

Ginger asks if there are any declarations of conflict of interest, bias or ex parte contact. There were none stated.

Representative for Santiam Chapel, Bruce Cuff, provides a summary of the sign project. Tim Roos is not able to make it to the meeting so he is providing the information. Rod Ramsey, church member, provides additional information.

Staff Report – Dave Kinney presents the staff report. The project requires a conditional use permit from the City of Lyons and must follow ODOT sign rules. The sign will not be placed in the right-of-way therefore a permit from ODOT is not required. The property is zoned OLP/Open Land/Public. Electronic signs are permitted for religious institutions. The sign complies with the four conditional use criteria:

1. The site is compatible with the surrounding neighborhood.
2. Has the physical characteristics and capability to support the proposed use
3. Has adequate public facilities and private utilities available
4. It complies with the Lyons comprehensive plan goals and policies

Dave Kinney recommends that approval be granted with the following conditions:

1. The sign shall be built as shown on the site plan submitted by the applicant
2. Continue to comply with ODOT's advertising sign program requirements

3. The Conditional Use Permit will expire if:
 - a. The applicant does not apply for a building permit for the sign by June 1, 2020
 - b. If the pole sign is removed
4. If the applicant fails to comply with condition #2 above, the City and/or ODOT will provide a written notice of non-compliance to the property owner. If the property owner fails to modify the use of the sign to bring it into compliance with the applicable ODOT requirements, the Planning Commission may, after a public hearing, revoke the conditional use permit and order the pole sign to be removed by the property owner, at the property owner's sole cost and expense.

Jerry Tabler asked about distances from building and sidewalk. Dave responds that the distance from the building will be reviewed when the building permit is submitted. The pole is not in the right-of-way. He adds that the sign can't protrude over the sidewalk.

Dave added that a concern was raised by Mike Wagner, school board member, about the school sign and whether the new sign would obstruct the view of the school sign. Dave has contacted ODOT about the question but hasn't received a response back yet. Dave believes there will be a clear view however the church and ODOT will have to work it out if there is a problem.

Proponent's Testimony – no comments were provided to the planning commission.

Opponent's Testimony – no comments were provided to the planning commission.

General Testimony of Individuals or Organizations – There was no other testimony, questions, or comments provided to the planning commission.

Staff Summary – Nothing further discussed.

Close of Public Hearing – Ginger closed the hearing at 6:47pm

Deliberation and Recommendation – Being no further deliberation needed, *Ned motioned to approve the Conditional Use Permit for the Santiam Chapel – Ned Holt second – motion carried with all in favor and none were opposed.*

Dave states that there is a 14 day appeal period where anyone may appeal the decision of the planning commission. The City can't issue a building permit for the sign before the 14 day appeal period has ended.

Being no further business Ginger adjourned the meeting.

Adjourned @ 6:50 pm

Transcribed by Micki Valentine, City Recorder