



Where Life is Sweet

Planning Department

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To: Planning Commission
From: Clinton Spencer, City Planner
Subject: Seventh Day Adventist Church Sign Operation Review
Date: November 1, 2016

The Planning Commission approved a request from Louis Hanson on behalf of the Seventh Day Adventist Church located at 855 W Highland Ave for a major variance from the maximum sign height of eight feet in a low density residential area at the May 11, 2016 meeting. As a condition of approval, the Planning Commission is reviewing operation of the sign at the November 9, 2016 Planning Commission meeting to consider usage restrictions.

Section §155.35(C) of the Hermiston Municipal Code of Ordinances establishes that free standing signs in low density residential areas are limited to eight feet in height. The property is zoned Single-Family Residential which is classified as a low density residential zone. The variance allowed the sign to be installed at a height of 14 feet. The sign face is 4 feet high and 8 feet wide or 32 square feet which is consistent with the sign size for conditional uses in the R-1 zone. With the exception of the sign height, the size and placement on the property meet the requirements of the sign code.

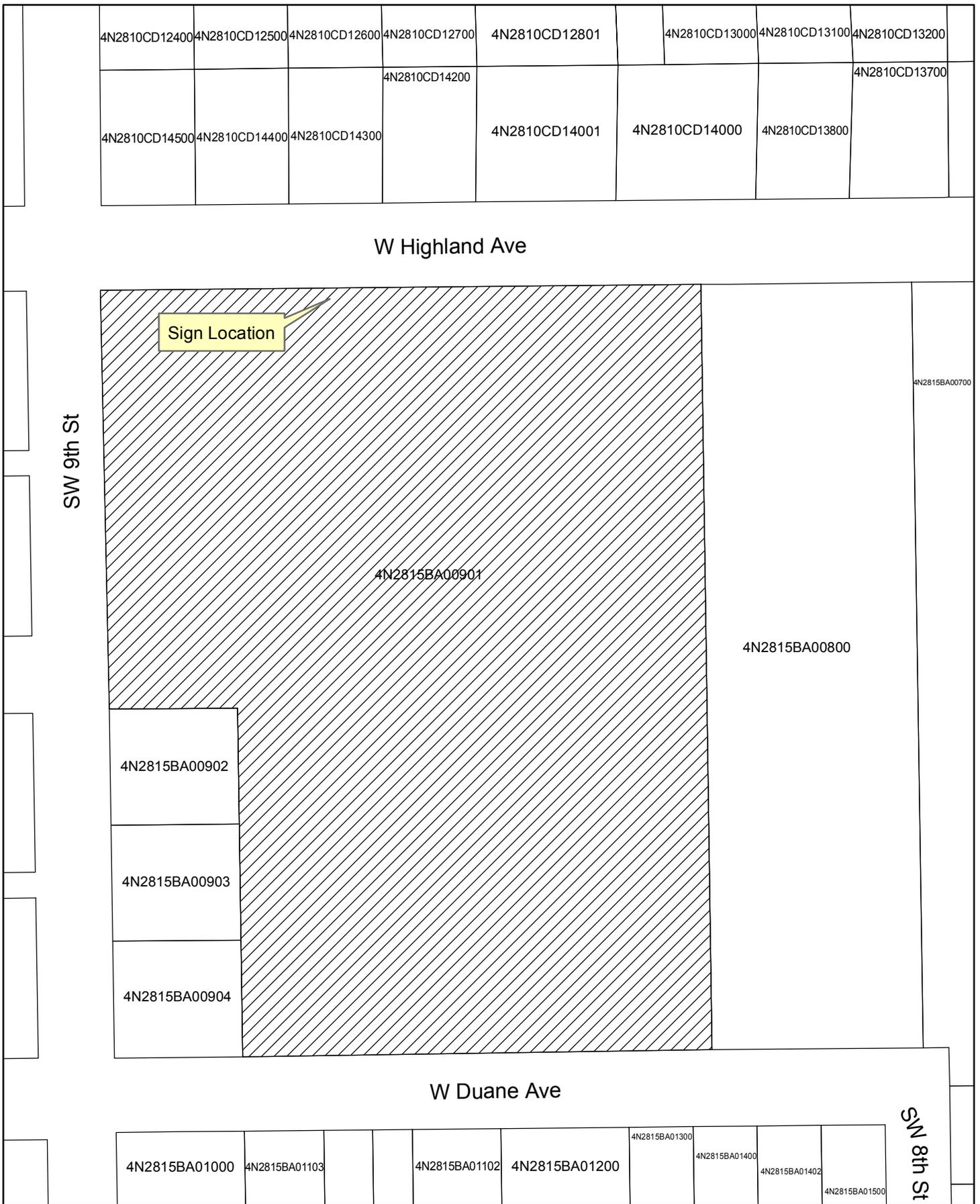
Discussion during the hearing for the variance included comments that operating the sign on a busy street in a residential neighborhood could be distracting to drivers and a nuisance to residents. The condition of approval for a review period was placed on the variance as a means to allow sufficient time for comments and feedback to be provided on the sign's usage.

The sign has been operational for a period of six months. Planning staff has not received any complaints in regards to the operation of the sign. The church has operated the sign at levels of brightness, color and in a manner that helps minimize driving hazards and maintain the character of the neighborhood.

A public notice of proposed land use action was physically placed on the property on October 27, 2016. No comments have been received as a result.

Staff Recommendation

The Planning Commission may choose to extend the review period of the sign operation to a future date, place usage restrictions on sign operation, or consider the condition fulfilled.



Legend

-  Area of Proposed Variance
-  Property Line
-  City Limits

