

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame  
503-588-6173*

## DECISION OF THE HEARINGS OFFICER

**SIGN VARIANCE CASE NO. VAR16-01**

**APPLICATION NO. : 16-105567-SA & 16-105598-SI**

**NOTICE OF DECISION DATE: MAY 3, 2016**

**SUMMARY:** A request for a Sign Variance and Sign Permit to allow a larger freestanding directional sign near the driveway entrance to an existing medical office building.

**REQUEST:** A Sign Variance and Sign Permit to allow a directional sign 10.5 square feet in area and 6 feet in height for an existing outpatient medical services building where SRC 900.195(d)(4) limits the size to 4 square feet and 30 inches in height, for property approximately 7.85 acres in size, zoned CO (Commercial Office), and located in the 2300-2400 Lancaster Drive NE - 97305 (Marion County Assessors Map and Tax Lot numbers: 072W18CD / 00600 and 00601).

**APPLICANT:** Deborah Tolke – Tube Art Group

**LOCATION:** 2300 -2400 Lancaster Drive NE

**CRITERIA:** Salem Revised Code Chapter 900

**DECISION:** The Hearings Officer **APPROVED** Sign Variance Case No. VAR16-01.

The rights granted by the attached decision must be exercised, or an extension granted, by May 19, 2018 or this approval shall be null and void. A copy of the decision is attached.

Application Deemed Complete:	<u>March 30, 2016</u>
Public Hearing Date:	<u>April 27, 2016</u>
Notice of Decision Mailing Date:	<u>May 3, 2016</u>
Decision Effective Date:	<u>May 19, 2016</u>
State Mandate Date:	<u>July 28, 2016</u>

Case Manager: Aaron Panko, [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net); 503.540.2356 

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., May 18, 2016**. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 900. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Planning Commission will review the appeal at a

FOR MEETING OF: April 27 2016  
CASE NO.: VAR 16-01  
AGENDA ITEM: 1.1

TO: HEARINGS OFFICER

FROM: LISA ANDERSON-OGILVIE, AICP <sup>LAO</sup>  
PLANNING ADMINISTRATOR

SUBJECT: VARIANCE CASE 16-01  
2300-2400 LANCASTER DRIVE NE  
AMANDA #16-105567-SA & 16-105598-SI

**Summary:** A request for a Sign Variance and Sign Permit to allow a larger freestanding directional sign near the driveway entrance to an existing medical office building.

**Request:** A Sign Variance and Sign Permit to allow a directional sign 10.5 square feet in area and 6 feet in height for an existing outpatient medical services building where SRC 900.195(d)(4) limits the size to 4 square feet and 30 inches in height, for property approximately 7.85 acres in size, zoned CO (Commercial Office), and located at 2300-2400 Lancaster Drive NE - 97305 (Marion County Assessor's Map and Tax Lot numbers: 072W18CD / 00600 and 00601).

**OWNER:** Kaiser Permanente

**FILER:** Deborah Tolke, Tube Art Displays, Inc.

### **RECOMMENDATION**

Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer GRANT the request for a Sign Variance and Sign Permit to allow a larger freestanding directional sign near the driveway entrance to existing medical and dental office buildings located at 2300-2400 Lancaster Drive NE.

### **BACKGROUND**

On March 9, 2016, Deborah Tolke, Tube Art Displays Inc, filed sign variance and sign permit applications on behalf of the applicant and property owner, Kaiser Permanente, with a request to allow a larger freestanding directional sign near the driveway entrance to existing medical and dental office buildings located at 2300-2400 Lancaster Drive NE, a vicinity map of the property is included as Attachment A.

The subject property is located within the CO (Commercial Office) zone. SRC Chapter 900.195(d)(4) allows one directional sign at each motor vehicle entrance to or exit from the property. A freestanding sign shall be limited to a display surface not exceeding four square feet and to a height not exceeding thirty inches. The applicant is requesting a sign variance for a directional sign to increase the allowable display surface to 10.5 square feet and to increase the allowable height to 6 feet.

The public hearing before the City of Salem Hearings Officer is scheduled for April 27, 2016, at 5:30 p.m. in the Community Development Conference Room, Room No. 305, Salem City Hall, located at 555 Liberty Street SE. Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on April 7, 2016. Public hearing notice was also posted on the property by the applicant pursuant to SRC requirements.

### **APPLICANT'S STATEMENT**

The applicant's plans and written statement are attached and made a part of the staff report (Attachment B).

### **FACTS AND FINDINGS**

#### **1. Salem Area Comprehensive Plan (SACP) designation**

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Commercial". The subject property is within the Urban Growth Boundary and the Urban Service Area.

#### **2. Zoning and Surrounding Land Uses**

The subject property consists of two tax lots which are both zoned CO (Commercial Office) and are part of an existing medical office complex.

The zoning and uses of surrounding properties includes:

North: Right-of-Way for Wolverine Street NE  
South: RS (Single Family Residential), RM-II (Multi-family Residential) and CR (Retail Commercial): Single Family Dwelling, Apartments, and outpatient medical office  
East: PE (Public and Private Educational Services): McKay High School  
West: Right-of-Way for Lancaster Drive NE

#### **3. Site Analysis**

The subject property is approximately 7.85 acres in size and has frontage along Lancaster Drive NE and Wolverine Street NE. Lancaster Drive NE is designated as a major arterial, and Wolverine Street NE is designated as a local street in the Salem Transportation System Plan. The sign will be located at the existing southern driveway entrance into the property along Lancaster Drive NE.

#### **4. Neighborhood and Citizen Comments**

Notice of the application was sent to the North Lancaster Neighborhood Association (NOLA) and all property owners of record within 250 feet of the subject property. No comments were received from NOLA or surrounding property owners.

## 5. City Department and Public Agency Comments

The Building and Safety Division commented that a building permit and engineering may be required depending on the height of the freestanding sign.

Portland General Electric commented, "Development cost per current tariff and service requirements. 10' PUE required on all front street lots."

## 6. Analysis of Sign Variance Criteria – SRC Chapter 900

A sign variance shall not provide for any of the following:

- a) To allow a sign prohibited by SRC 900.020 (Prohibited Signs).
- b) To decrease a setback or special setback.
- c) To allow placement of a sign in a vision clearance area.
- d) To allow structural alterations to a non-conforming or non-complying sign.
- e) To authorize a sign not otherwise permitted on the property for which the variance is sought.
- f) To allow any sign other than those specifically allowed by this Chapter.
- g) To modify the display and brightness regulations for electronic display signs established by SRC 900.090.

Pursuant to SRC 900.040(d), an application for a sign variance shall be granted if the following criteria are met:

### Criterion 1:

Compliance with the applicable standard would create an unnecessary hardship due to unique or unusual physical conditions of the property over which the applicant has no control, such as topography and lot shape, which are not present on other properties in the vicinity that have the same zone designation; the hardship does not result from actions of the applicant, owner, or previous owners of the property; and the sign variance is limited to the minimum reasonably necessary to alleviate the problem created by the unique or unusual physical conditions.

**Applicant Response:** 2300 Lancaster Drive NE has one main entrance off Lancaster Drive NE. Due to the configuration of the lot, vehicles that enter the premises at 2400 Lancaster (off Wolverine Street) are required to drive along the east side of the parking lot some 500 feet in order to reach the dental clinic parking lot. The current sign identifying the dental clinic is small and not easily seen from Lancaster Drive, and is often missed, which causes clients to either turn around (when heading south) or continue on to Wolverine Street and come into the back parking lot.

**Staff Finding:** The subject property is approximately 7.85 acres in size and has approximately 890 feet of frontage along Lancaster Drive NE, but the property only has one freestanding sign on Lancaster Drive, which is located

approximately 690 feet to the north of the driveway entrance for the dental clinic. A directional sign is currently placed at the driveway entrance, but as the applicant explains, the sign is frequently missed due to its size.

A larger directional sign will increase visibility of the existing driveway identifying the correct location for the Kaiser Permanente dental office, separate from the Kaiser Permanente medical clinic which is further to the north. The proposed signage will help reduce confusion about which entrance leads to the correct service on the property.

The variance is necessary due to the large size of the property, the distance between the freestanding sign and the directional sign at the driveway entrance, and the proposal is the minimum needed to alleviate the problem created by this site condition.

Criterion 2:

The sign variance is necessary to permit signage comparable with other properties in the vicinity that have the same zone designation.

**Applicant Response:** The proposed sign is comparable to existing signs in the CO zone, in both construction (post and panel) and height. Examples being Salem-Keizer Public Schools (2450 Lancaster Drive NE) and various signs for the business park on Lancaster between Wolverine Street and Beverly Avenue NE.

**Staff Finding:** An individual business in the CO zone may have a freestanding sign up to 24 square feet in display area and 15 feet in height. The Kaiser Permanente office complex consists of two separate buildings on individual lots under common ownership which share a vehicle use area. If the two lots had separate businesses which did not share a vehicle use area, then the dental office building would be permitted to have a larger sign facing Lancaster Drive NE. The proposed 10.5 square foot display surface and 6 foot height for the directional sign is comparable to other freestanding signs permitted in the CO zoning designation.

Criterion 3:

The sign variance will not adversely affect the function or appearance of the development and use of the property and surrounding properties.

**Applicant Response:** Installing a larger sign at the 2300 entrance will help alleviate confusion between the medical center entrance and the dental office entrance. Existing signage at the corner of Lancaster and Wolverine currently only indicates the medical office.

**Staff Finding:** Lancaster Drive NE is designated as a major arterial in the Salem Transportation System Plan. Most property along the Lancaster Drive corridor

has a CR (Retail Commercial) zoning designation, which allows larger signs than the CO (Commercial Office) zone. The appearance and function of the proposed directional sign will not adversely affect, or be out of character with other signage used by businesses along Lancaster Drive NE.

Criterion 4:

The sign variance will not impose limitations on other properties and signage in the area, including signage that would be allowed on adjacent properties.

**Applicant Response:** The sign is simple in design, straight forward in content and will not dominate the landscaping or the view corridor up Lancaster Drive NE. Adjacent properties will not be affected, as the property across the street is in the CR zone, as well as the property to the south. Enlarging the proposed sign would alleviate confusion between the medical and dental facilities, and reduce the flow of traffic thru the parking lot. Also would reduce the need for vehicles to turn around after missing the dental office entrance.

**Staff Finding:** If granted, the sign variance to allow a larger directional sign for an existing medical office building would not limit allowed signage for other buildings on the subject property or the allowed signage for adjacent properties.

**7. Analysis of Sign Permit Approval Criteria – SRC Chapter 900**

SRC Chapter 900.025(d) provides that an application for a sign permit shall be granted if the following criteria are met:

Criterion 1:

The sign meets the requirements of SRC Chapter 56.

**Staff Finding:** The Building and Safety Division reviewed the proposed sign details and commented that a building permit and engineering may be required if the sign is greater than 7 feet in height. The proposed freestanding sign is less than 7 feet in height, and does not require a building permit or engineering.

Criterion 2:

The sign is allowed in the zone.

**Staff Finding:** A directional sign is allowed in the CO zone near the driveway entrance to the property.

Criterion 3:

The sign will not interfere with the use of any public right-of-way, other public easements, or other publicly owned property.

**Staff Finding:** No evidence has been presented that the sign will interfere with use of the public right-of-way, public easements or other publicly owned property.

Criterion 4:

The sign conforms to all the applicable standards in this Chapter.

**Staff Finding:** SRC Chapter 900.195(d)(4) provides that one vehicle directional sign is allowed at each motor vehicle entrance to or exit from the property. A freestanding sign shall be limited to a display surface not exceeding four square feet and to a height not exceeding thirty inches. The variance request is to allow a directional sign to have a display surface approximately 10.5 square feet in area and 6 feet in height, if the variance is granted, the sign will conform to the standards of this chapter and the sign permit shall be granted.

**RECOMMENDATION**

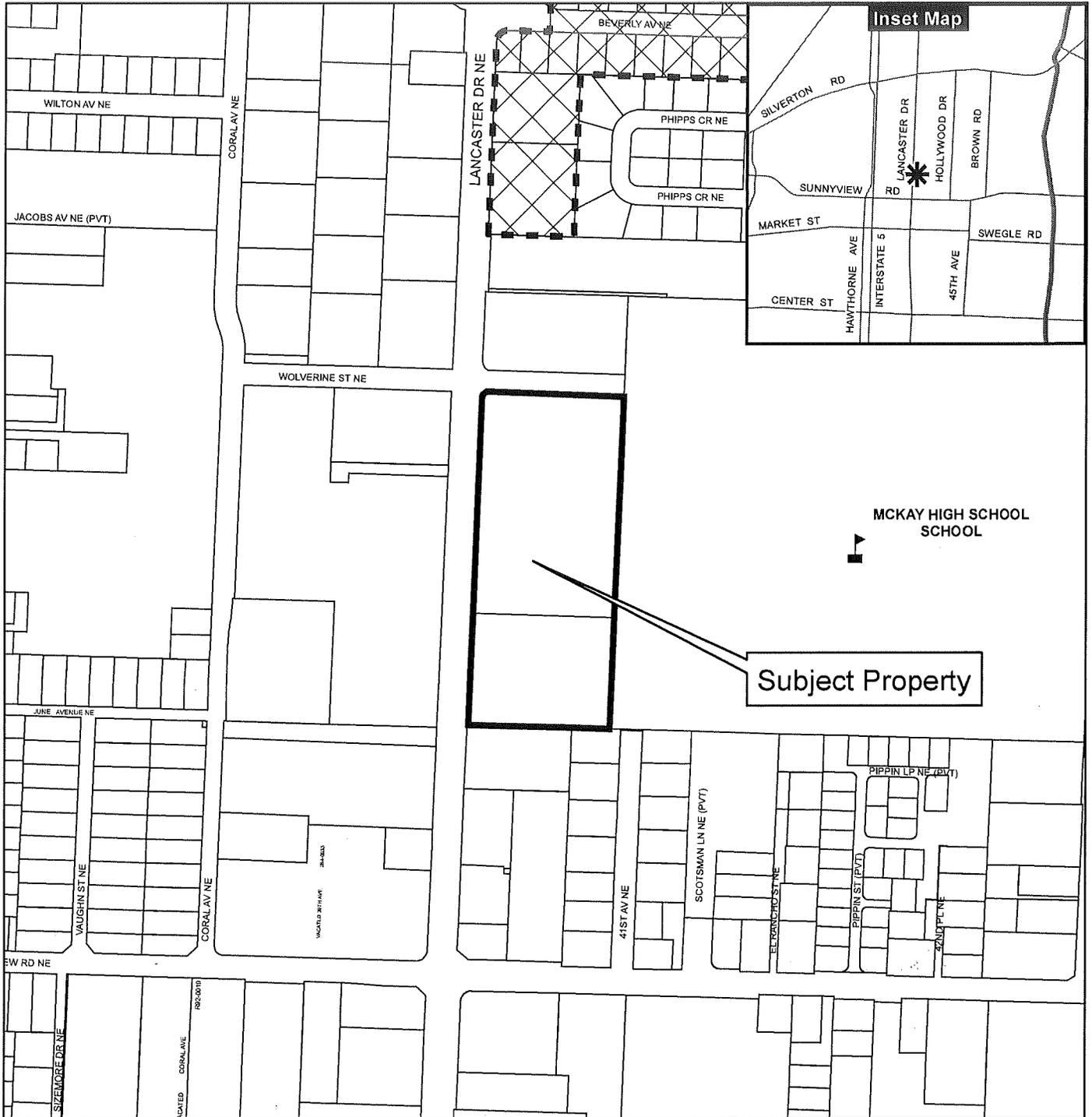
Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer GRANT the request for a Sign Variance and Sign Permit to allow a larger freestanding directional sign near the driveway entrance to existing medical and dental office buildings for property located at 2300-2400 Lancaster Drive NE.

Attachments: A. Vicinity Map  
B. Applicant's Plans and Statement

Application Filing Date: March 9, 2016  
Mandated Decision Date: July 28, 2016

Prepared by: Aaron Panko, Planner III 

# Vicinity Map 2300-2400 Lancaster Drive NE



**Legend**

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

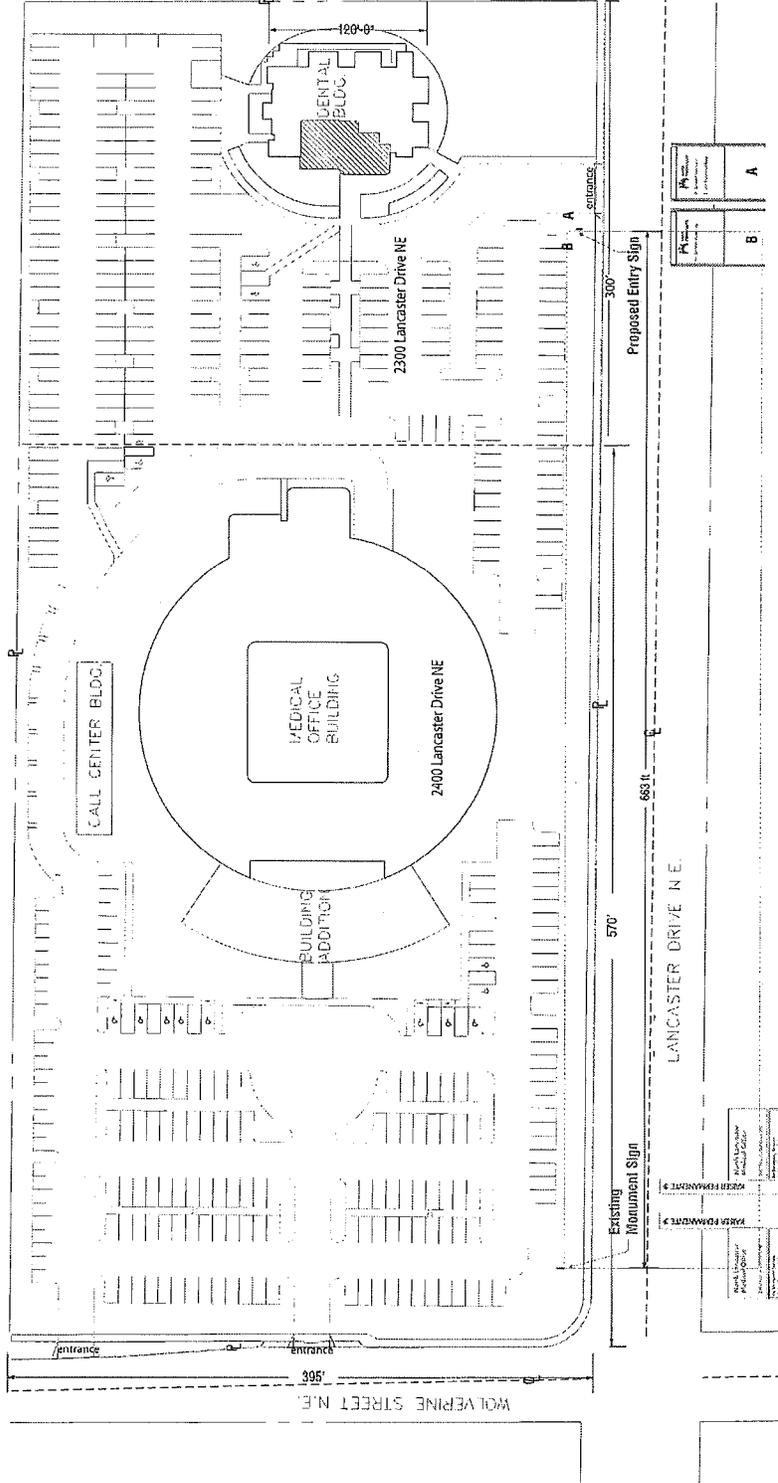
# ATTACHMENT B

**TAG**  
**TUBE ART GROUP**  
 Portland Office  
 4245-A SE International Way  
 Hillsdale, OR 97222  
 503.463.1132  
 800.568.7854  
 Fax: 503.463.0191

## Kaiser Medical / Dental Office Buildings 2400 and 2300 Lancaster Drive NE



Scale: 1" = 80'-0"



Sign Variance Application  
 March 1, 2016  
 Kaiser Permanente /  
 Tube Art Group  
 2300 Lancaster Drive NE  
 Salem, OR

**KAISER PERMANENTE**  
 Kaiser Permanente  
 North Lancaster  
 Medical & Dental Offices  
 2300 Lancaster Drive NE  
 Salem, OR

TH-53.14

Qty-1

Proposed sign



TUBE ART GROUP

PO Box 6110  
4538-A SE Princeton Blvd  
Tomball, TX 77222  
505.653.1133  
505.602.6322  
Fax: 505.653.5131

This original artwork is presented under Federal Copyright Law. No reproduction of this design concept without permission from Tube Art Group.

4007  
Customer: Kaiser  
126209  
Order Number:  
126209 Kaiser North Lancaster 15

Alan Conant  
Employee ID:  
Tom Maxwell  
Created By

Checked By  
May 7, 2015  
Date  
September 3, 2015  
September 4, 2015  
September 10, 2015  
September 11, 2015  
September 8, 2015  
October 1, 2015

Revisions  
[ ] Approved  
[ ] Approved With Change Noted

Designer Signature  
Date  
Authorized Signature  
Date



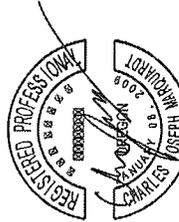
Kaiser Permanente  
North Lancaster  
Medical & Dental Offices  
2500 Lancaster Drive NE  
Salem, OR

This drawing is intended to provide a visual representation of the proposed sign. It is not a contract. The manufacturer of the sign is responsible for the final appearance of the sign. The manufacturer is not responsible for any damage to the sign or the building caused by the sign. The manufacturer is not responsible for any damage to the building caused by the sign.

Manufacture and install one (1) double faced non-illuminated post and panel sign

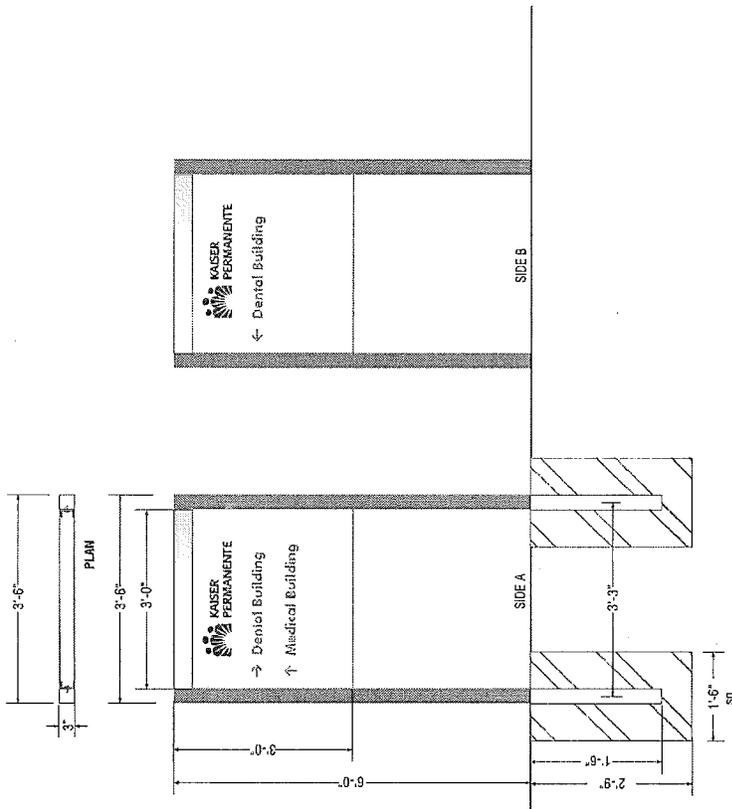
C1 1/2x2 1/2x1/8 aluminum frame, 125 aluminum faces, 3/8x1/4 aluminum tube posts. Cap top of posts. Painted finish, with digitally printed opaque white vinyl on faces. Faces are attached with 1/8" thick VHB tape. 4x4x1/4 aluminum tubes. Paint new tubes PMS 424C Grey. Direct bury posts in concrete footings.

- PAINT-AN CAM941.S WHITE SATIN (PANEL)
- PAINT- MATTERS MP-1877.1 SILVER SATIN (ACCENT)
- PAINT- PMS 424C GREY SATIN (POSTS)
- OPAQUE WHITE PRESSURE SENSITIVE VINYL WITH DIGITAL PRINT (PANEL)
- DIGITAL PRINT- PMS 424C GREY (LETTERS, ARROW)
- DIGITAL PRINT- PMS 308C KAISER BLUE



EXPIRES: 12-31-2016

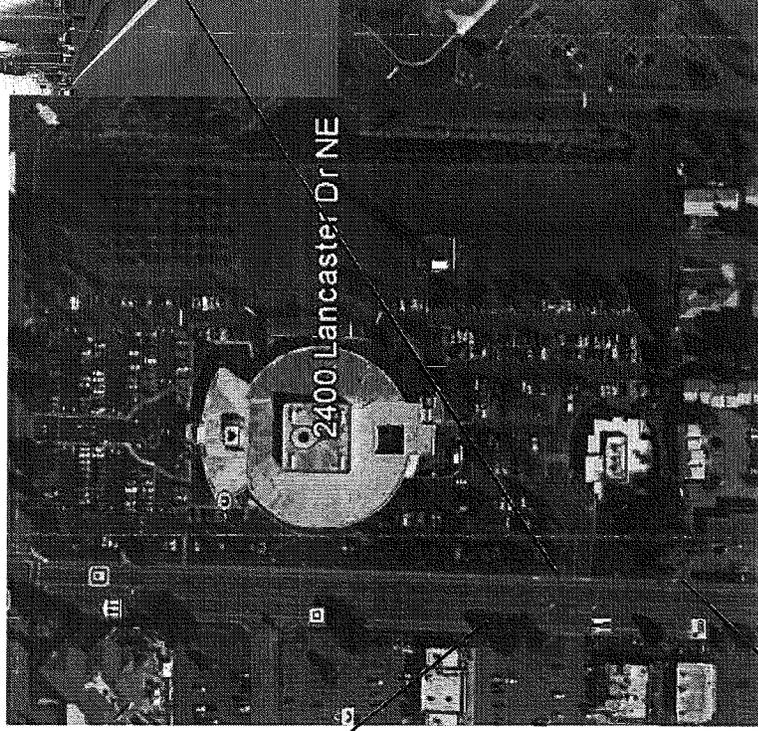
STRUCTURAL ONLY.  
SEE MILLER CONSULTING  
ENGINEERS PAGES 51-52  
FOR STRUCTURAL NOTES.



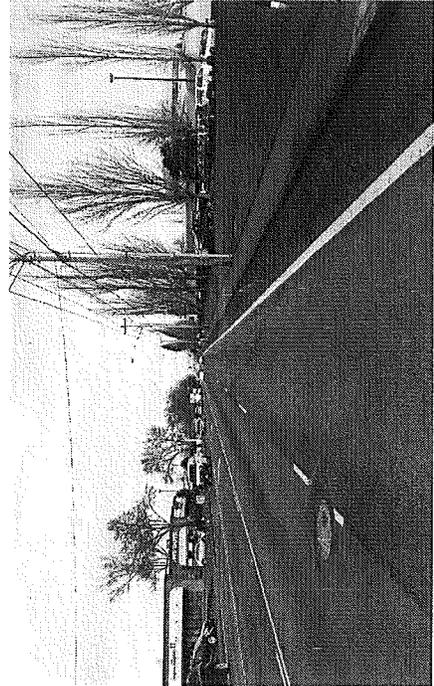
POST & PANEL LAYOUT - LOCATION 1  
SCALE - 1/2" = 1'-0"



150' FROM 2300 ENTRANCE, HEADING SOUTH ON LANCASTER



EXISTING ENTRY SIGN



100 FT FROM 2300 ENTRANCE, HEADING NORTH ON LANCASTER



**TUBE ART GROUP**

March 1, 2016

City of Salem  
Building and Safety  
555 Liberty St SE  
Room 320  
Salem, OR 97301-3503

**RE: Variance for a freestanding sign at 2300 Lancaster Dr. NE**

To Whom It May Concern:

As an authorized agent of Kaiser Permanente, Tube Art Group is requesting a Sign Variance (SFC 900.040(d)) to enlarge the current driveway entrance sign at the above address.

This commercial office location is known as Kaiser Dental, and is part of the larger location known as Kaiser Medical Center. This site is oriented on the east side of Lancaster Dr. NE. 2400 Lancaster was built in 1981, and 2300 in 1986. The Dental facility is accessed by one driveway off Lancaster Dr., and the Medical Center is accessed by two driveways off Wolverine St. Currently there is one freestanding sign on the corner of Lancaster and Wolverine, sign permit #15-121065-SI. The entrance on Lancaster currently has one small driveway entrance sign. This request is to enlarge this sign, to aid those needing services for Kaiser Dental to the correct location. This sign would be a 6' tall post and panel, non-illuminated and double-faced, 663' to the south of the existing Kaiser Medical freestanding sign.

Zoned (CO) Commercial Office, guidelines in Chapter 900.195(d)(2)(A) indicate the sign standards are – one freestanding sign that complies with this subparagraph. (i) When the premise abuts a residential zone, a Commercial Office (CO) zone, or a public zone, the freestanding sign shall be limited to a display surface not exceeding twenty-four square feet and to a height of five feet. (ii) When the premise abuts a commercial zone, other than a Commercial Office (CO) zone, or an industrial zone, the freestanding sign shall be limited to a display surface not exceeding twenty-four square feet, and to a height not exceeding fifteen feet. This address abuts to a CR zone. This proposal is for a 10.5 sq ft sign identifying the Kaiser Dental entrance.

## **Guideline Responses:**

***Compliance with the applicable standard would create an unnecessary hardship due to unique or unusual physical conditions of the property over which the applicant has no control, such as topography and lot shape, which are not present on other properties in the vicinity that have the same zone designation; the hardship does not result from actions of the applicant, owner, or previous owners of the property; and the sign variance is limited to the minimum reasonably necessary to alleviate the problem created by the unique or unusual physical conditions.***

2300 Lancaster Dr. NE has one main entrance off Lancaster Dr. NE. Due to the configuration of the lot, vehicles that enter the premises at 2400 NE Lancaster (off Wolverine St.) are required to drive along the east side of the parking lot some 500 feet in order to reach the Dental Clinic parking lot. The current sign identifying the Dental Clinic is small and not easily seen from Lancaster Dr., and is often missed, which causes clients to either turn around (when heading south) or continue on to Wolverine St and come into the back parking lot.

***The sign variance is necessary to permit signage comparable with other properties in the vicinity that have the same zone designation.***

The proposed sign is comparable to existing signs in the CO zone, in both construction (post and panel) and height. Examples being Salem-Keizer Public Schools (2450 Lancaster Dr. NE) and various signs for the business park on Lancaster between Wolverine Street and Beverly Ave. NE.

***The sign variance will not adversely affect the function or appearance of the development and use of the property and surrounding properties..***

Installing a larger sign at the 2300 entrance will help alleviate confusion between the Medical Center entrance and the Dental Office entrance. Existing signage at the corner of Lancaster and Wolverine currently only indicates the Medical Office.

***The sign variance will not impose limitations on other properties and signage in the area, including signage that would be allowed on adjacent properties.***

Sign is simple in design, straight forward in content and will not dominate the landscaping or the view corridor up Lancaster Dr. NE. Adjacent properties will not be affected, as the property across the street is in the CR zone, as well as the property to the south. Enlarging the proposed sign would alleviate confusion between the Medical and Dental facilities, and reduce the flow of traffic thru the parking lot. Also would reduce the need for vehicles to turn around after missing the Dental office entrance.

We hope that you will find this request acceptable and within reason.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Tolke".

**Deborah Tolke | TUBE ART GROUP**

T 503.653.1133 x1217 | 1.800.562.2854 | F 503.659.9191  
4243-A SE International Way, Milwaukie, OR 97222 | [www.tubeartgroup.com](http://www.tubeartgroup.com)

I M A G I N E | D E S I G N | C R E A T E

public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

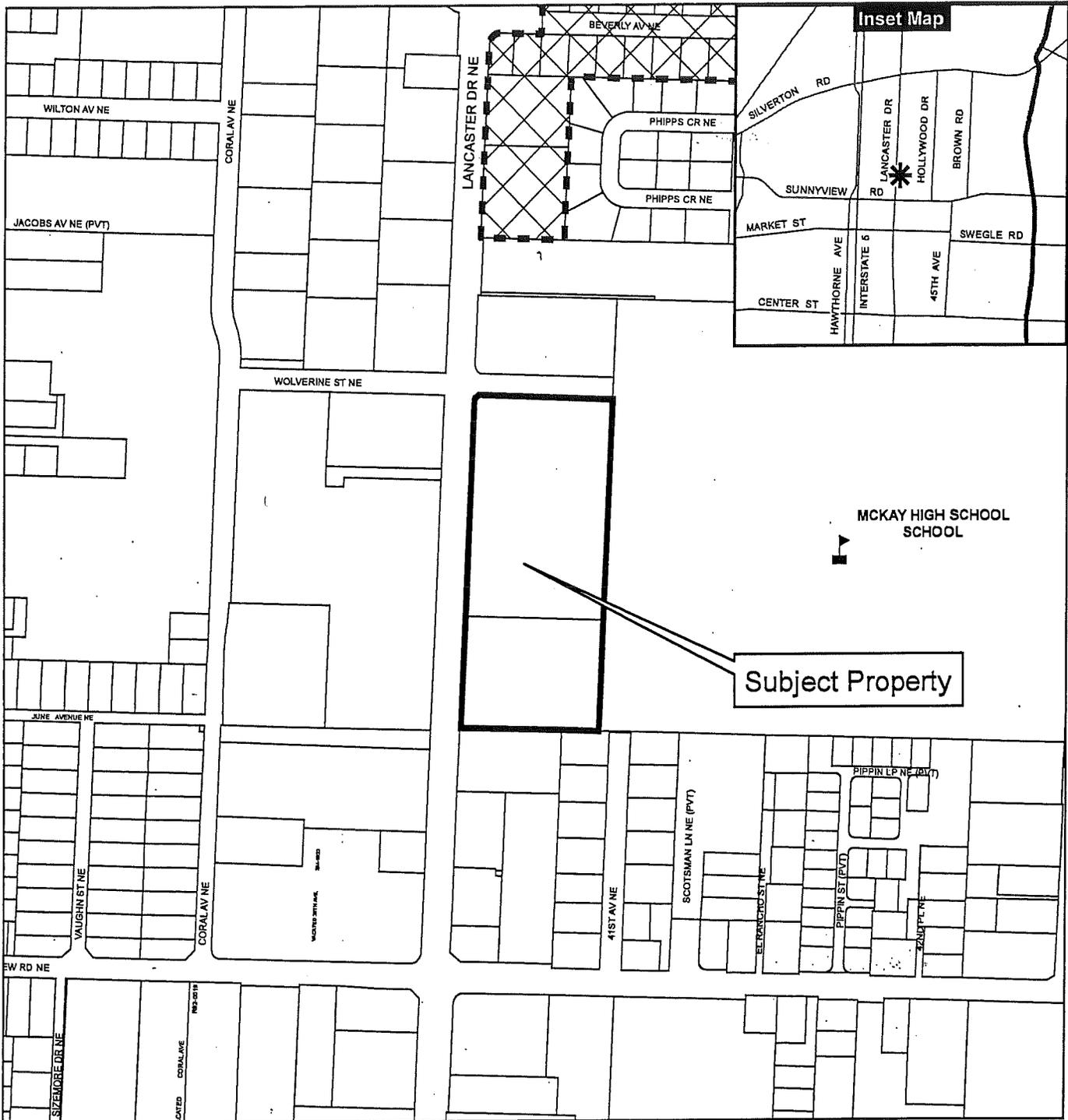
The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

**<http://www.cityofsalem.net/planning>**

\\allcity\amanda\amandatestforms\4431Type2-3NoticeOfDecision.doc

# Vicinity Map

## 2300-2400 Lancaster Drive NE



### Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



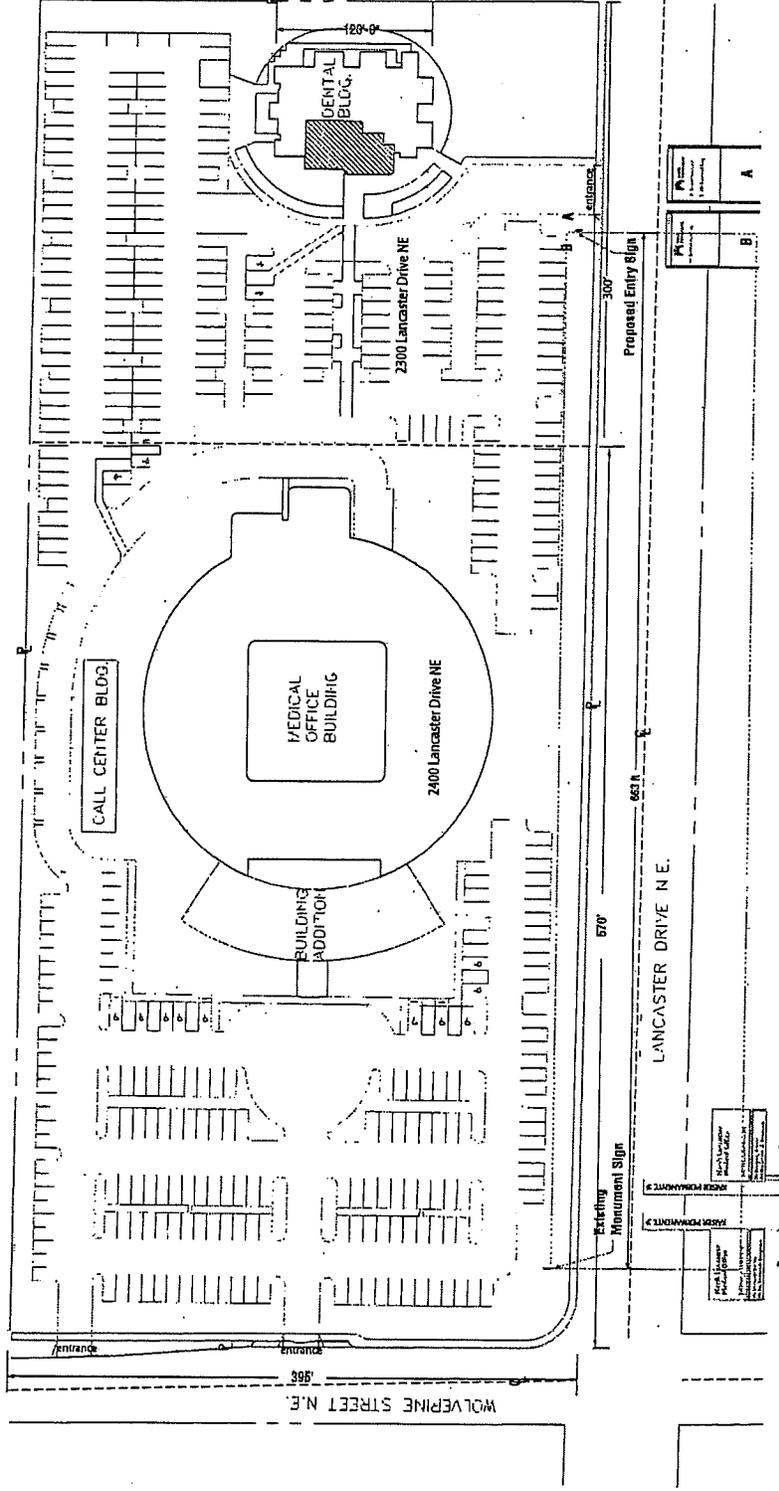
ATTACHMENT B

Kaiser Medical / Dental Office Buildings 2400 and 2300 Lancaster Drive NE

**TAG**  
**TUBE ART GROUP**  
 Portland, OR  
 4251 S.E. 14th International Way  
 Milwaukie, OR 97222  
 503.655.1133  
 503.562.3854  
 Fax: 503.659.8193



Scale: 1" = 80'-0"



Sign Variance Application  
 March 1, 2016  
 Kaiser Permanente /  
 Tube Art Group  
 2300 Lancaster Drive NE  
 Salem, OR

**KAISER PERMANENTE**  
 Kaiser Permanente  
 North Lancaster  
 Medical & Dental Offices  
 2300 Lancaster Drive NE  
 Salem, OR

TH-53.14

Qty-1

Proposed sign



TUBE ART GROUP

Portland Office  
4243-A SE International Way  
Hillsdale, OR 97223  
503.583.1133  
503.582.2353  
Fax: 503.559.1191

This original artwork is protected under Federal Copyright Law. Make no reproduction of this design concept without permission from Tube Art Group.

4807 Customer Number  
126209 Order Number  
126209 Kaiser North Lancaster 15 Site Name  
Allen Essent  
Johnson  
Tom Maxwell  
Dawn By  
\*\*  
Placed by  
May 7, 2015  
Date  
September 2, 2015  
September 2, 2015  
September 2, 2015  
September 2, 2015  
October 1, 2015

Revisions  
1 Approved  
1 Approved with changes noted

Customer Signature  
Date  
Landscape Signature  
Date



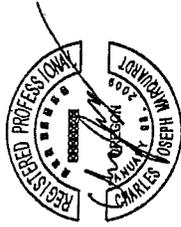
Kaiser Permanente  
North Lancaster  
Medical & Dental Offices  
2300 Lancaster Drive NE  
Salem, OR

This drawing is intended to provide a preliminary representation of the final construction. It is not to be used for construction or as a basis for any other work. It is not to be used for any other purpose without the written consent of Kaiser Permanente.

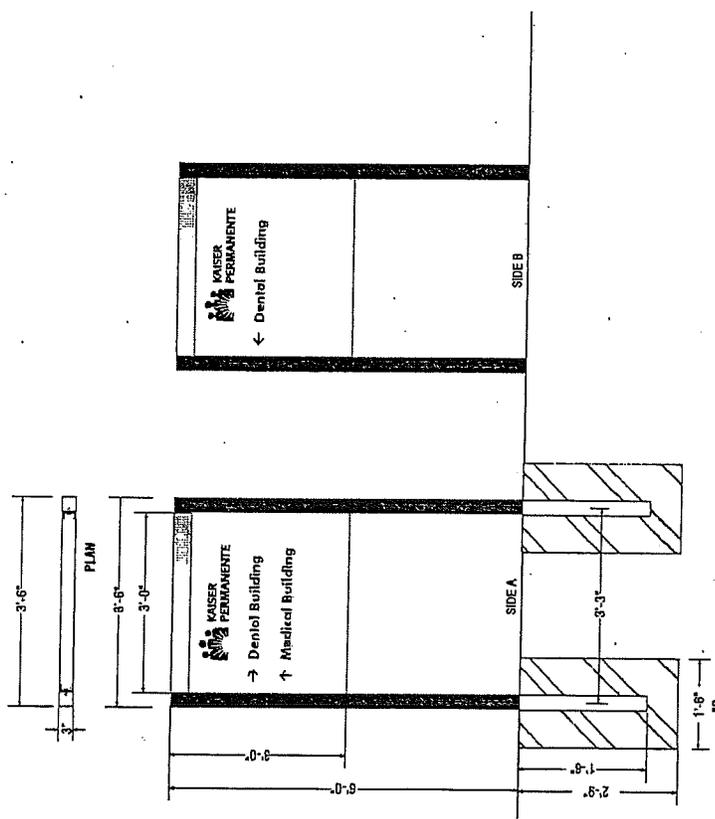
Manufacture and install one (1) double faced non-illuminated post and panel sign

C1 1/2x2 aluminum frame, 125 aluminum faces, 3/8x1/4 aluminum tube posts. Cap top of posts. Painted finish, with digitally printed opaque white vinyl on faces. Faces are attached with 1/8" thick VHB tape. 40x1 1/4 aluminum tubes. Paint new tubes PMS 424G Grey. Direct bury posts in concrete footings.

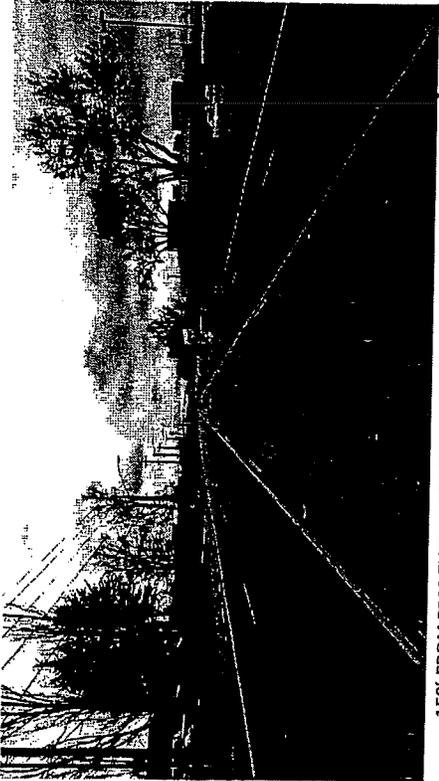
- PAINT-AN DM59A1-S WHITE SATIN (PANEL)
- PAINT-MATTHEWS MP-1807-1 SILVER SATIN (ACCENT)
- PAINT-PMS 424G GREY SATIN (POSTS)
- ORANGE WHITE PRESSURE SENSITIVE VINYL WITH DIGITAL PRINT (PANEL)
- DIGITAL PRINT PMS 424G GREY (LETTERS, ARROW)
- DIGITAL PRINT PMS 5000 KAISER BLUE



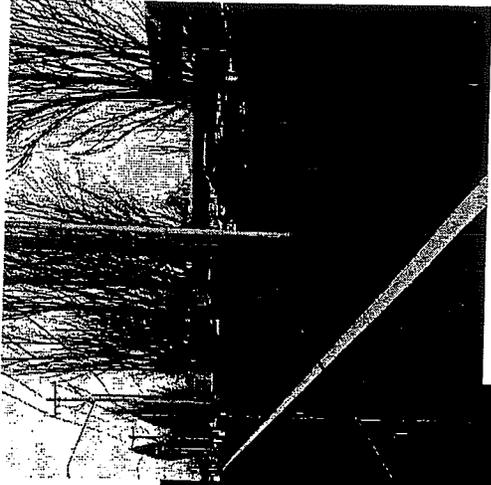
EXPIRES: 12-31-2016  
STRUCTURAL ONLY  
SEE MILLER CONSULTING  
ENGINEERS PAGES 51-52  
FOR STRUCTURAL NOTES.



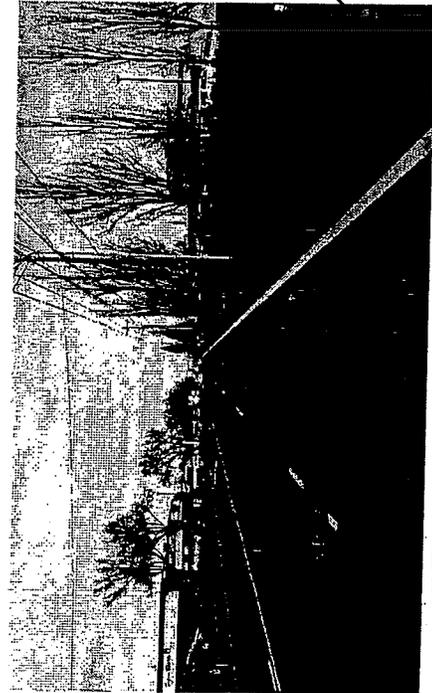
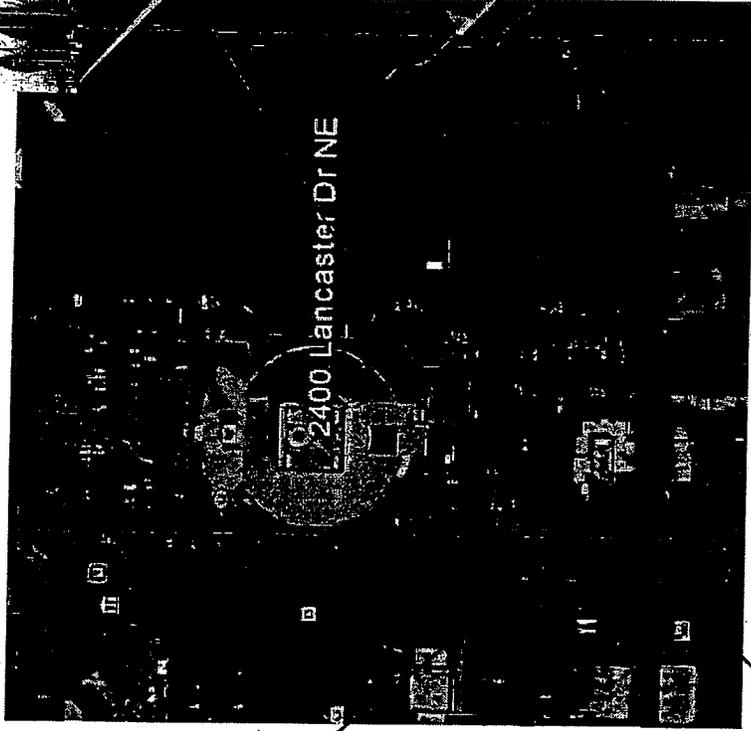
POST & PANEL LAYOUT-LOCATION 1  
SCALE-1/2"=1'-0"



150' FROM 2300 ENTRANCE, HEADING SOUTH ON LANCASTER



EXISTING ENTRY SIGN



100 FT FROM 2300 ENTRANCE, HEADING NORTH ON LANCASTER

**CITY OF SALEM  
BEFORE THE HEARINGS OFFICER**

A REQUEST FOR A SIGN VARIANCE AND SIGN PERMIT TO ALLOW A DIRECTIONAL SIGN 10.5 SQUARE FEET IN AREA AND SIX FEET IN HEIGHT FOR AN EXISTING OUTPATIENT MEDICAL SERVICES BUILDING WHERE SRC 900.195(d)(4) LIMITS THE SIZE TO FOUR SQUARE FEET AND 30 INCHES IN HEIGHT, FOR PROPERTY APPROXIMATELY 7.85 ACRES IN SIZE, ZONED CO (COMMERCIAL OFFICE), AND LOCATED AT 2300-2400 LANCASTER DRIVE NE, SALEM, OREGON	)	Variance Case No. 16-01
	)	FINDINGS OF FACT
	)	CONCLUSIONS AND
	)	DECISION

**DATE AND PLACE OF HEARING:**

April 27, 2016, Community Development Dept. Room 305, 555 Liberty Street SE, Salem, Oregon.

**APPEARANCES:**

Staff: Aaron Panko, Planner III

Neighborhood Association: North Lancaster Neighborhood Association (NOLA);  
No appearances

For the Applicant: Dan Osterman (applicant)

Proponents: None

Opponents: None

**SUMMARY OF THE APPLICATION**

This is a request for a Sign Variance and Sign Permit to allow a larger freestanding directional sign near the driveway entrance to an existing medical office building. A Sign Variance and Sign Permit to allow a directional sign 10.5 square feet in area and six (6) feet in height for an existing outpatient medical services building where SRC 900.195(d)(4) limits the size to four (4) square feet and 30 inches in height, for property approximately 7.85 acres in size, zoned CO (Commercial Office), and located at 2300-2400 Lancaster Drive NE, Salem, Oregon.

## FINDINGS OF FACT AND CONCLUSIONS

1. The Salem Area Comprehensive Plan Map (SACP) designates the property as "Commercial".
2. The subject property consists of two tax lots which are both zoned CO (Commercial Office), and are part of an existing medical office complex.
3. The zoning and use of surrounding properties are as follows:
  - North: Right-of-Way for Wolverine Street NE
  - South: RS (Single Family Residential); RM-II (Multi-Family Residential); and CR (Retail Commercial) - Single Family Dwellings, Apartments, and outpatient medical office.
  - East: PE (Public and Private Educational Services) - McKay High School
  - West: Right-of-Way for Lancaster Drive NE
4. The criteria for a sign variance is contained in SRC 900.040(d):

**(1) Compliance with the applicable standard would create an unnecessary hardship due to unique or unusual physical conditions of the property over which the applicant has no control, such as topography and lot shape, which are not present on other properties in the vicinity that have the same zone designation; the hardship does not result from actions of the applicant, owner, or previous owners of the property; and the sign variance is limited to the minimum reasonably necessary to alleviate the problem created by the unique or unusual physical conditions.**

It is the finding of the Hearings Officer that this criterion has been satisfied. The subject property is approximately 7.85 acres in size and has approximately 890 feet of frontage along Lancaster Drive NE but it has only one freestanding sign on Lancaster Drive NE, which is approximately 690 feet to the north of the driveway entrance for the dental clinic. A directional sign is currently placed at the driveway entrance, but as the testimony indicates, the sign is frequently missed due to its small size. The variance is necessary due to the large size of the property, the distance between the freestanding sign and the directional sign at the driveway entrance, and the proposal is the minimum needed to alleviate the problem created by this condition.

**(2) The sign variance is necessary to permit signage comparable with other properties in the vicinity that have the same zone designation.**

It is the finding of the Hearings Officer that this criterion has been satisfied. An individual business in the CO (Commercial Office) zone may have a freestanding sign up to 24 square feet in display area and 15 feet in height. The Kaiser Permanente Office Complex consists of two separate

buildings on the individual lots under common ownership which share a vehicle use area. If the two lots had separate businesses which did not share a vehicle use area, then the dental office building would be permitted to have a larger sign facing Lancaster Drive NE. The proposed 10.5 display surface and six (6) foot height for the directional sign is comparable to other freestanding signs permitted in the CO zoning designation.

**(3) The sign variance will not adversely affect the function or the appearance of the development and use of the property and surrounding properties.**

It is the finding of the Hearings Officer that this criterion has been satisfied. Lancaster Drive NE is designated as a major arterial in the Salem Transportation System Plan. Most property along the Lancaster Drive corridor has a CR (Retail Commercial) zoning designation which allows larger signs than the CO (Commercial Office) zone. The appearance and function of the proposed directional sign will not adversely affect, or be out of character with, other signage used by businesses along Lancaster Drive NE.

**(4) The sign variance will not impose limitations on other properties and signage in the area, including signage that would be allowed on adjacent properties.**

It is the finding of the Hearings Officer that this criterion has been satisfied. If granted, the sign variance to allow a larger directional sign for an existing medical office building would not limit allowed signage for other buildings on the subject property or the allowed signage for adjacent properties.

In addition to the variance criteria, the Hearings Officer will address the sign permit approval criteria which is contained in SRC 900.025(d):

**(1) The sign meets the requirements of SRC Chapter 56.**

It is the finding of the Hearings Officer that this criterion has been satisfied. Based upon the testimony, the Building and Safety Division reviewed the proposed sign details, and testified that a building permit and engineering may be required if the sign is greater than seven (7) feet in height. The proposed freestanding sign is less than seven (7) feet in height and therefore, does not require a building permit or specific engineering.

**(2) The sign is allowed in the zone.**

The Hearings Officer finds that a directional sign is allowed in the CO zone near the driveway entrance to the property.

**(3) The sign will not interfere with the use of any public right-of-way, other public easements, or other publicly owned property.**

The Hearings Officer finds this criterion to be satisfied. There is no evidence presented that the sign would interfere with the use of public right-of-way, public easements, or other publicly owned property.

**(4) The sign conforms to all the applicable standards in this Chapter.**

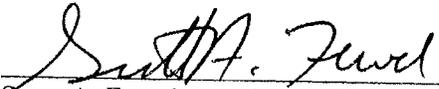
It is the finding of the Hearings Officer that this criterion has been satisfied. A freestanding sign shall be limited to a display surface not exceeding four (4) square feet and to a height not exceeding 30 inches. The variance request is to allow a directional sign to have a display surface of 10.5 square feet in area and six (6) feet in height. Because the Hearings Officer has granted that variance, the sign will conform to the standards of this Chapter, and the sign permit will be granted.

Based upon the foregoing, the Hearings Officer makes the following:

**DECISION**

The Hearings Officer GRANTS the request for a sign variance and a sign permit to allow a larger, freestanding directional sign near the driveway entrance to existing medical and dental office building, for property located at 2300-2400 Lancaster Drive NE.

DATED: May 3, 2016.

  
\_\_\_\_\_  
Scott A. Fewel, Hearings Officer