



PD-69-6
CORVALLIS CITY HALL
501 S. W. MADISON AVENUE
CORVALLIS, OREGON 97330

PLANNING DEPARTMENT

(503) 757-6908

April 19, 1978

Harry J. Lagestee
Meadow Park Mobile Estates
P.O. Box 111
Philomath, Oregon 97370

Dear Mr. Lagestee:

Enclosed are excerpts from the minutes of the Corvallis Planning Commission meeting which was held on April 5, 1978, concerning your request.

If you should have any questions, or desire additional information, please contact the Planning Department office at City Hall.

Sincerely,

Virgil Adams
Planning Director

VA:lh
cc: Foress Sign Company
Enclosure

D. PD-69-6: Signs for Meadow Park Villa

The staff report was presented by Sign Technician Collins in which she stated that the applicant/agent, Foress Sign Company, requested approval of a 4' x 6' directory type sign within the trailer park planned development located at 277 N.E. Conifer Boulevard showing the layout of the trailer park and space numbers. The sign would be located near the recreation building approximately 350 feet from Conifer, at the branch of the private park roads.

Staff review and analysis included that the trailer park is a large development with a complex layout causing difficulty for visitors and emergency service to its residents. The sign locations are an extreme distance from the public right-of-way and serve only as identification for the property.

Staff felt that granting approval of the sign would allow protection of the residents' health and safety by directing emergency vehicles to property trailer spaces. It would also aid in improving traffic flow through the trailer park. Denying approval would preclude them from providing such benefits.

It was noted that the requested sign is proposed to be interior lighted, non-glare and of low light emission materials. The only concerns of staff were related to the needed size of the sign and its location in order to prevent impairment of traffic vision. Although not a variance situation, staff feels that the approval should be for the minimum size sign which would effectively serve the purpose. It is suggested that 4' x 6' exceeds the needed size.

Staff recommended approval of the sign request subject to the conditions of the staff report.

Commissioner Leman moved to approve the signs as requested subject to the conditions listed in the staff report. The motion was seconded by Commissioner Stone and passed unanimously.

The conditions of approval are as follows:

1. The size of the sign be limited to 3' x 5' with a maximum height of 7 feet. (This height is one foot above the allowance for residential zones.)
2. That the location meet staff approvals for traffic vision clearance prior to installation.
3. The installation must meet all other Sign Ordinance and Building Code requirements and have the proper installation permit.

Action Requested: Approval of a 4'x6' directory type sign within the trailer park planned development.

Location: Meadow Park Mobile Estates
277 NE Conifer Boulevard
Corvallis, Oregon 97330

Applicant/Agent: Foress Sign Company
Rt 3, Box 787 D
Albany, Oregon 97321

Property Owner: Harry J. Lagestee, Partner
Meadow Park Mobile Estates
P.O. Box 111
Philomath, Oregon 97370

Notices Mailed: None required

Background: The trailer park was zoned and platted as a planned development in 1969 prior to adoption of the existing Sign Ordinance requirements relating to signing for Planned Developments. At that time no reference was made nor any criteria set, for signing of the development. The Sign Ordinance now requires that Planning Commission review and approve signs for planned developments either at the time of approval or at the time of application for subsequent signs.

The trailer park presently has one 17 square foot wall sign on the face of the recreation building approximately 350 feet from the public street, NE Conifer Boulevard. The applicant is requesting approval for the installation of a lighted, 4'x6' freestanding directory sign, showing the layout of the trailer park and space numbers. This sign is to be located near the recreation building approximately 300-350 feet from Conifer, at the branch of the private park roads.

Staff Review & Analysis: Exceptional Circumstances - The trailer park is a large development with a complex layout causing difficulty for visitors and emergency service to its residents. The sign locations are an extreme distance from the public right-of-way and serve only as identification for the property.

Property Rights - Granting approval for the sign would allow protection of the residents' health and safety by directing emergency vehicles to proper trailer spaces. It would also aid in improving traffic flow through the trailer park. Denying approval would preclude them from providing such benefits.

Meadow Park Mobile Estates
STAFF REPORT - Sign Request
April 5, 1978

Material Detriment - Planning Commission is required to ensure that the request complies with the provisions of Ordinance Section 6.03 (b) which sets criteria for review of sign applications. Considering these criteria, staff sees no material detriment to the trailer park, its residents or the surrounding properties if the signing concept is approved. The existing sign is in keeping with the residential character of the development and the Sign Ordinance provisions for signing in residential areas. The requested sign is proposed to be interior lighted, non-glare and of low light emission materials. The only concerns of staff are related to the needed size of the sign, and its location in order to prevent impairment of traffic vision. Although not a variance situation, staff feels that the approval should be for the minimum size sign which will effectively serve the purpose. It is suggested that 4'x6' exceeds this needed size.

RECOMMENDATION: Staff recommends approval of the sign request under the following circumstances:

- 1) The size of the sign be limited to 3'x5' with a maximum height of 7 feet. (This height is one foot above the allowance for residential zones.)
- 2) That the location meet staff approvals for traffic vision clearance prior to installation.
- 3) The installation must meet all other Sign Ordinance and Building Code requirements and have the proper installation permit.

PAC:pc

Meadow Park Mobile Estates

277 N. E. CONIFER BLVD.
CORVALLIS, OREGON 97330

March 13, 1978

City of Corvallis
Sign Department
Corvallis, Oregon

Dear Sirs,

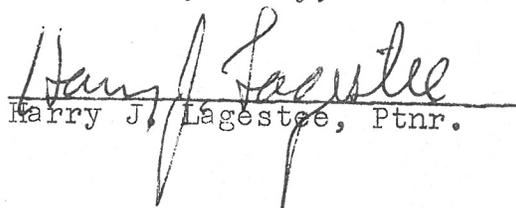
I am writing to make known the needs for the sign requested by Foress Sogn Co. to be situated near the clubhouse in Meadow Park Mobile Estates.

The sign is actually a park directory to assist in the location of mobile homes on the premises. The basic need is for emergency vehicles to locate a home in a hurry for medical and fire emergencies.

We have had several ambulance calls recently where it took quite some time for the driver to locate the home after arriving at the park. This request has come as an emergency from the park residents committee and we are doing all possible to get it up before some one dies while waiting for an ambulance to locate the residence they are looking for.

The sign will be an attractive lighted sign and color coded according to the number of the space.

Yours very truly,


Harry J. Lagestee, Ptnr.

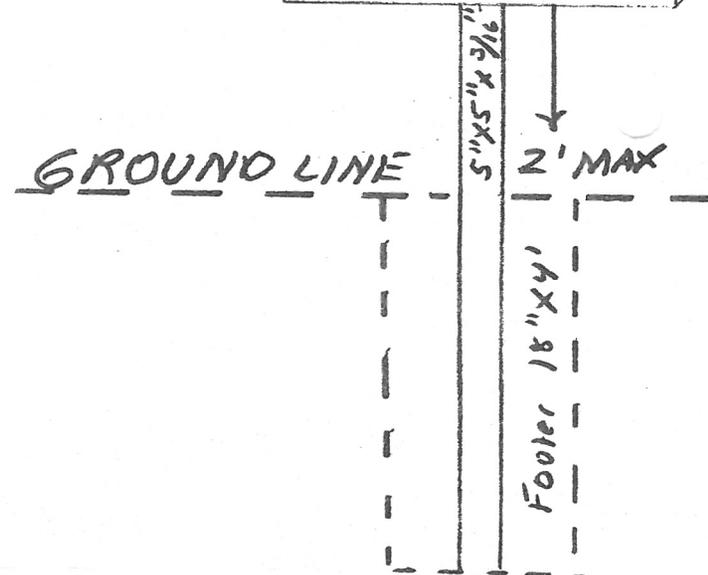
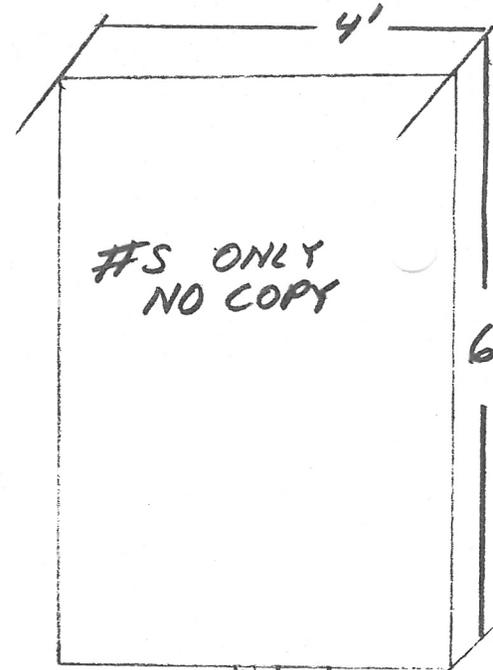
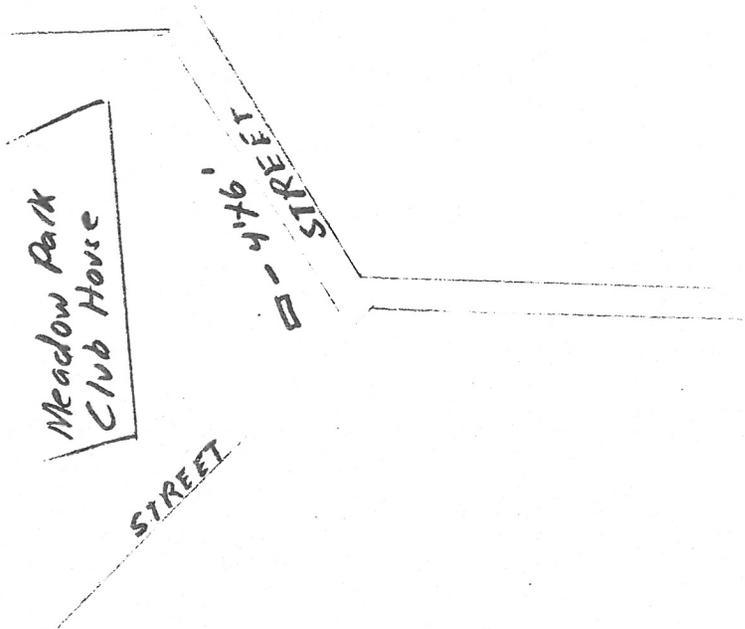
HJL/s

MEADOW PARK 277 CONIFER

PLOT

STRUCTURE

THIS SIGN HAS SPACE #S ONLY
NO WORDING OR COPY



FORESS SIGN COMPANY

ROUTE 3 BOX 787D · ALBANY, OR. 97321
(503) 928-5858

6'-0"

4 1/2"



4'-0"

3'-0"

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Corvallis, Oregon 97330

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Meadow Park Mobile Estates
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PAC:pc

Meadow Park Mobile Estates

277 N. E. CONIFER BLVD.
CORVALLIS, OREGON 97330

March 13, 1978

City of Corvallis
Sign Department
Corvallis, Oregon

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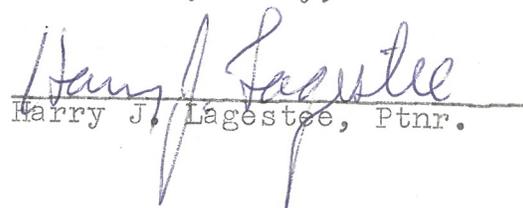
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Yours very truly,


Harry J. Lagestee, Ptnr.

HJL/s



SIGN VARIANCE

Application

CORVALLIS CITY HALL
501 S. W. MADISON AVENUE
CORVALLIS, OREGON 97330

File Number 78-
Date Filed 3-8-78
Fee Paid 25.00
Receipt # 4-205

*No VARIANCE REQUIRED - APPROVAL
BY Planning Commission for PD*

APPLICANT Foress Sign Co.
MAILING ADDRESS Rt 3 Box 787 D, Albany, Oregon
TELEPHONE 928-5858
PROPERTY OWNER Meadow Park, 277 Conifer
SECTION (S) TO WHICH A VARIANCE IS SOUGHT _____

LOCATION OF PROPERTY 277 NE CONIFER BOULEVARD
STREET ADDRESS

LEGAL DESCRIPTION

Lot(s) _____ Block _____ Tract _____
Section _____ Township _____ Range _____
Tax Lot(s) _____

JUSTIFICATION: Fill out completely, stating grounds on which the variance is requested and all pertinent facts to be relied upon. (If more space is required, attach additional pages).

This application is to erect a directory sign with all streets & lots marked for traffic direction. At point of intersection (Entrance) finding a mobile home spot is un clear resulting in a large amount of unnecessary traffic. All spots would be marked on directory with a 1" Number 0 color coded for travel route.

Signature of Property Owner/Authorized Agent

Such material and information necessary to justify a variance as specified in Ordinance 72-57, Chapter 6 as amended shall be provided by the applicant. A site plan drawn to scale showing the condition to be varied shall accompany this application.

PROPOSAL

FORESS SIGN COMPANY



ROUTE 3 BOX 787D • ALBANY, OR. 97321
(503) 928-5858

NAME City of Corvallis P.C.

ADDRESS Madison & 5th

CITY Corvallis STATE Ore ZIP 97330

PAGE 1 OF 1 PAGES
Foress

ORDER NUMBER _____ DATE 3/29/78 PHONE 928-5858

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

as presently proposed -
to be installed - Meadow Park Mobile Estates -
Installation for owner - Gerald A. Lagastee
2670 NW Newgate Dr
Philomath, Ore. 97370

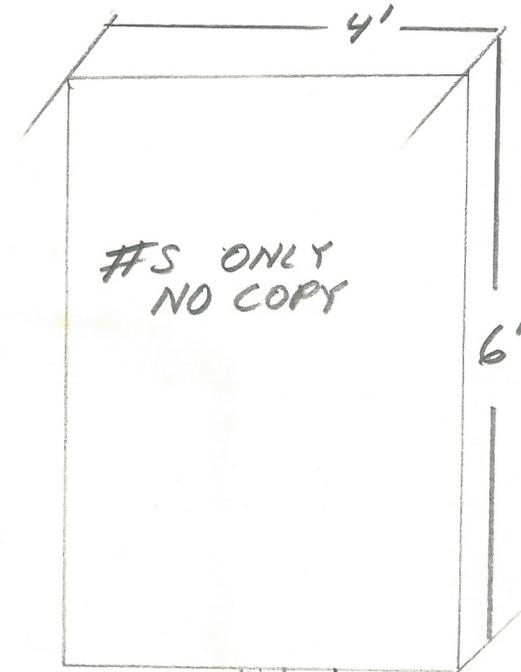
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above contract involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

MEADOW PARK 277 CONIFER

PLOT

STRUCTURE

~~THIS SIGN HAS SPACE #S ONLY~~
~~NO WORDING OR COPY~~



GROUND LINE

5" x 5" x 3/16"

2' MAX

Footer 18" x 4"



FORESS SIGN COMPANY

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(503) 928-5858