

**AGENDA**

**REGULAR CITY COUNCIL MEETING**

November 27, 2023

5:30 p.m.

**CITY HALL COUNCIL CHAMBER**

313 COURT STREET

And

VIA ZOOM

<https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09>

Meeting ID: 881 4776 0127

Passcode: 007612

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS

A. David & Kirsten Benko

6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to five minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.

7. CITY MANAGER REPORT
8. CITY COUNCIL REPORTS
9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be "pulled" from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda

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**CITY OF THE DALLES**

"By working together, we will provide services that enhance the vitality of The Dalles."

will be placed on the Agenda at the end of the "Action Items" section.

- A. Approval of the November 13, 2023 Regular City Council Meeting Minutes

#### 10. PUBLIC HEARINGS

- A. Appeal of Planning Commission Resolution No. P.C. 618A-23, denying Appeal #033-23 of the Community Development Director's decision dated February 27, 2023, denying Sign Permit No. 2589-23, *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising* requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a larger billboard.

#### 11. ACTION ITEMS

- A. Special Ordinance 23-599 A Special Ordinance Accepting Real Property on East 3rd Street for Public Parking
- B. Resolution No. 23-039 Suspending the Processing and Issuance of Short-Term Rental Licenses Under The Dalles Municipal Code Chapter 8.02

#### 12. ADJOURNMENT

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This meeting conducted VIA Zoom

Prepared by/  
Amie Ell  
City Clerk

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**CITY OF THE DALLES**

"By working together, we will provide services that enhance the vitality of The Dalles."





## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item #9A

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Amie Ell, City Clerk

**ISSUE:** Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Approval of the November 13, 2023 Regular City Council meeting minutes.

**BUDGET IMPLICATIONS:** None.

**SYNOPSIS:** The minutes of the November 13, 2023 Regular City Council meeting have been prepared and are submitted for review and approval.

**RECOMMENDATION:** That City Council review and approve the minutes of the November 13, 2023 Regular City Council meeting minutes.

MINUTES

CITY COUNCIL MEETING  
COUNCIL CHAMBER, CITY HALL  
NOVEMBER 13, 2023  
5:30 p.m.

VIA ZOOM/ IN PERSON

**PRESIDING:** Mayor Richard Mays

**COUNCIL PRESENT:** Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Amie Ell, Police Chief Tom Worthy, Finance Director Angie Wilson, Community Development Director Joshua Chandler, Human Resources Director Daniel Hunter,

**CALL TO ORDER**

The meeting was called to order by Mayor Mays at 5:30 p.m.

**ROLL CALL OF COUNCIL**

Roll Call was conducted by City Clerk Ell. Long, McGlothlin, Runyon, Randall, Richardson, Mays present

**PLEDGE OF ALLEGIANCE**

Mayor Mays invited the audience to join in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Long and seconded by Randall to approve the agenda as amended. The motion carried 5 to 0, Long, Randall, McGlothlin, Richardson, Runyon voting in favor; none opposed; none absent.

## MINUTES

Regular City Council Meeting

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### **PRESENTATIONS PROCLAMATIONS**

#### Local Government Academy Graduate Recognition

Mayor Mays presented recognition certificates to graduates of the Local Government Academy. He thanked them for their commitment and dedication to the betterment of our community.

#### Northwest Accreditation Alliance Award of Compliance for The Dalles Police Department

Scott Hayes, Executive Director of the Oregon Accreditation Alliance, recognized the work and dedication of the police department staff who worked on the accreditation process. See attached.

### **AUDIENCE PARTICIPATION**

Donna Lawrence, resident of The City of The Dalles, read her letter about houseless living next to St. Vincent de Paul services center. See attached.

### **CITY MANAGER REPORT**

City Manager Matthew Klebes reported;

- He recognized work of Library staff on Dia de los Muertos event
- Work on Airport South Apron Project has begun
- Attended Mid-Columbia Community Action Council (MCCAC) housing summit
- Met with MCCAC and Center for Living regarding creation of street outreach team
- David Collins hired to fill city's new IT Director position
- City Council goal setting session will take place on Friday
- Thanked City Clerk for work on Local Government Academy

### **CITY COUNCIL REPORTS**

McGlothlin reported;

- He will attend goal setting session and airport board meeting this Friday
- Has participated in several meetings regarding homeless

Long reported;

- Met with City Manager

Runyon reported;

- Met with City Manager, Mayor, and 1 other councilor
- Veteran's Day parade participant, thanked Chamber of Commerce
- Took group to Veteran's home to visit, invited Council and audience to visit

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Richardson reported;

- Attended Columbia Gorge Housing Stabilization Summit
- Met with City manager and Mayor
- Congratulated Police Department on setting high standards with accreditation.
- Will continue efforts to support a new high school

Randall reported;

- Attended QLife board meeting
- Attended a debriefing with Mayor and City Manger
- Attended Sister City Reception at City Hall
- Certified Local Government workshop by State Historic Preservation Office
- Participated in mass care training
- Household hazardous waste work plan sub-committee meeting

Mayor Mays reported;

- Community Outreach Team meeting
- Presentation to Rotary
- Attended multiple Sister City events
- Economic Development Committee meeting
- Beautification Award presentation
- Presented to the Lion's Club
- Presented to the Local Government Academy
- Judged the Veteran's Day parade, winning float was United States Navy
- Looking for council members to join him in the Starlight Parade

### **CONSENT AGENDA**

It was moved by Randall and seconded by Long to approve the Consent Agenda as presented. The motion carried 5 to 0, Randall, Long, McGlothlin, Richardson, Runyon voting in favor; none opposed; none absent.

Items approved on the consent agenda were: 1) Approval of the October 23, 2023 Regular City Council Meeting Minutes

### **ACTION ITEMS**

Resolution No. 23-038 A Resolution Repealing Various Historical Resolutions for Legal Sufficiency

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City Attorney Jonathan Kara reviewed the agenda staff report.

It was moved by Randall and seconded by Long to adopt Resolution No. 23-038 A Resolution Repealing Various Historical Resolutions for Legal Sufficiency. The motion carried 5 to 0: Randall, Long, Richardson, Runyon, McGlothlin in favor; none opposed; none absent.

Kara asked council for consensus on whether or not they would like to see future similar resolutions on the consent agenda.

Runyon and McGlothlin both stated they would like these to be on the consent agenda.

Klebes reminded council items can always be pulled from the consent agenda at the start of a meeting.

Runyon said he would like staff to look for instances where the city is more restrictive than state requirements and clean them up to remove things that may be hindering the city.

Police Car Purchase

Police Chief Worthy reviewed the agenda staff report.

It was moved by McGlothlin and seconded by Richardson to authorize the City Manager to purchase two new Ford Explorer Interceptor Police Package patrol cars from Underriner Ford in an amount not to exceed \$100,220.00. The motion carried 5 to 0: McGlothlin Richardson, Randall, Long, Runyon in favor; none opposed; none absent.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 6:14 p.m.

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Submitted by/  
Amie Ell, City Clerk

SIGNED:

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Richard A. Mays, Mayor

ATTEST:

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Amie Ell, City Clerk

## **The Dalles Police Department**

**October 2023**

Good evening, Mayor, Councilors, and members of the community. I am Scott Hayes, Executive Director for the Northwest Accreditation Alliance. I appreciate the opportunity to address the Council and present The Dalles Department with its first award of accreditation under the leadership of Chief Tom Worthy.

Law enforcement is experiencing a changing society with increased demands for police accountability and transparency. As in the past, our profession must face these challenges and work with our communities to address their concerns. Accreditation is one step toward building community trust and legitimacy of our profession.

The Northwest Accreditation Alliance was formed under the direction of the Oregon Association of Chiefs of Police, the Oregon State Sheriff's Association, and the Association of Public Safety Communication Officials and provides accreditation services for 94 law enforcement and communication centers.

Accreditation goals are straightforward: to support the continued improvement of law enforcement services, establish best practices through professional standards, establish agency accountability and transparency, and enhance management of operations.

For The Dalles Police Department to become accredited, the agency had to adhere to 106 Law Enforcement standards. Compliance is generally in the form of policy, procedures, Oregon Revised Statutes, Oregon Administrative Rules, and City policy.

Our standards are established on best practices nationally and through changes in Oregon law. In addition to each of the 106 standards, the agency must also show proof of compliance that the agency is following policy and best practices. Re-accreditation occurs every three years.

This is a monumental step for any agency to be evaluated by an outside independent organization and have its policies and practices scrutinized.

I know several staff members were involved in the process. Still, I would like to recognize the efforts of Captain Jamie Carrico, Sergeant Eric MacNab, and Sergeant Doug Kramer, who worked diligently in preparing the agency for review.

I would also like to recognize Chief Worthy for his contribution to the Northwest Accreditation Alliance as a sitting Board member of our organization. His involvement provides our member agencies with guidance to meet best practices.

Chief Worthy, on behalf of the Oregon Accreditation Alliance and its Board of Directors, I would like to present you with your first award of accreditation.

Donna Lawrence 11/13/2023

**I'M HERE TO ASK FOR YOUR HELP. FOR YEARS NOW OUR TOWN HAS HAD PEOPLE LIVING NEXT TO ST. VINCENTS WARMING CENTER. NOT ONLY IS IT UNSIGHTLY AND UNSANITARY, IT HAS DEVALUED AND DAMAGED PROPERTY NEARBY; NEIGHBORS DON'T FEEL SAFE IN THEIR OWN HOMES AND YARDS. TOURISM OF THE HISTORIC BUILDINGS HAS BEEN DIVERTED. CITIZENS CAN'T USE THE SIDEWALK OR FEEL SAFE USING THE STREET AND CRIME RATES HAVE RISEN. OUR CITY POLICE HAVE BEEN DOING ALL THEY CAN, THOUGH IN MANY WAYS THEIR HANDS ARE TIED. I REALIZE YOU HAVE BEEN WORKING HARD ON FIXING THIS PROBLEM. YOU'VE HAD TO COMPLY WITH THE STATE OF OREGON STATUTES AND RULINGS FROM FEDERAL CASE LAW AND SEEMINGLY AN UNWILLINGNESS FROM OUR DA TO BECOME INVOLVED IN THE HOUSELESS ISSUE ACCORDING TO A RECENT ARTICLE BY TOM PETERSON. MR. ELLIS ALSO STATED IN NOVEMBER 8THS GORGE NEWS THAT HE "WILL NOT PROSECUTE ANYBODY EXPERIENCING UNSHELTERED HOUSELESSNESS FOR USING A SHOPPING CART TO CARRY THEIR BELONGINGS". I DON'T UNDERSTAND WHY STEALING SHOPPING CARTS ISN'T A CRIME. I DON'T UNDERSTAND WHY THESE PEOPLE ARE STILL LABELED HOUSELESS. OUR TOWN HAS PROVIDED SHELTER FOR THOSE WHO WANT IT. THESE PEOPLE ON THE STREET HAVE REFUSED THE OFFER. IT'S MY BELIEF THEY REFUSE THE OFFER SO THEY CAN STAY UNDER THE PROTECTIVE UMBRELLA OF THE LABEL "HOMELESSNESS" UNRESTRICTED BY ANY ORDINANCE OR LAW.**

**THIS IS ALL VERY FRUSTRATING TO SAY THE LEAST. I'VE DONE RESEARCH, AS I'M SURE YOU HAVE, TO SEE WHAT OTHER TOWNS HAVE DONE. ONE THING REALLY STOOD OUT. SOLUTIONS ALWAYS CAME FROM A STRONG, UNITED CITY COUNCIL. YOU ARE THE LINE OF DEFENSE. PLEASE KEEP TRYING.**





## AGENDA STAFF REPORT

### AGENDA LOCATION: Item #10 A

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Joshua Chandler, Community Development Director

**ISSUE:** Appeal of Planning Commission Resolution No. P.C. 618A-23, denying Appeal #033-23 of the Community Development Director's decision dated February 27, 2023, denying Sign Permit No. 2589-23, *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising* requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a larger billboard.

### BACKGROUND:

#### Appeal

On **February 27, 2023**, the Community Development Department (**CDD**) denied Sign Permit No. 2589-23 (**Application**) submitted by *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising* (**Appellant**). The Application proposed to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a larger billboard on the property addressed **747 East 2<sup>nd</sup> Street**. Staff's basis for denial was the proposed billboard exceeded the maximum number of billboards allowed per mile pursuant to The Dalles Municipal Code (**TDMC** or **Code**) Section 10.13.050.150(C)(2), which reads (in relevant part):

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

On **July 7, 2023**, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision of SP 2589-23, Notice of Appeal No. 33-23 (**APL 33-23**).

On **September 7 and October 19, 2023**, the Planning Commission deliberated on APL 33-23, and voted 4-2 to deny the appeal request, thus affirming Staff's February 27, 2023,

denial of Application. At the October 19, 2023, Planning Commission meeting, the Planning Commission moved to approve Resolution 618A-23, denying APL 33-23 and affirming denial of SP 2589-23.

On **October 30, 2023**, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision APL 33-23, Notice of Appeal No. 35-23 (**APL 35-23**). Included within APL 35-23, the Appellant submitted a memorandum describing four reasons the City Council should grant the appeal request, thus reversing the Planning Commission's previous decision (see below).

1. *“Nothing in the text of TDMC 10.13.050.150(C)(2) limits the number of billboards to 8 per radial mile;*
2. *Since 1974, the City has, as a matter of course, approved placement of billboards based on a lineal mile measurement;*
3. *The lineal mile measurement benefits the City's economy, thus fulfilling policies set forth in the comprehensive plan; and*
4. *Changing the interpretation of TDMC 10.13.050.150(C)(2) to a radial mile measurement will render existing billboards nonconforming, thus consigning them to eventual demolition.”*

Staff will address the issues raised in APL 035-23 regarding applicable criteria of the Code and/or procedural errors within this staff report. The Appellant's legal arguments will be addressed by the City Attorney. Pursuant to TDMC 10.3.020.080(A), appeals are reviewed by this City Council as a *de novo* hearing, meaning a public hearing allowing for the introduction of additional evidence and issues.

### **History**

Prior to the denial of Application, Appellant inquired with Staff in **October 2022** on the placement of a new billboard located within the City's right-of-way at the corner of West 6<sup>th</sup> Street and Cherry Heights Road: at that time, Staff determined the location of the newly proposed billboard would not comply with the provisions of TDMC 10.13.050.150(C)(2) since its approval would result in an excess of the total number of billboards allowed to be located within one mile under the Code. Furthermore, this location was not approved by Staff due to the proximity of underground utility infrastructure and the intersection of both streets. For additional guidance on the matter, Staff consulted with the City Attorney who reiterated Staff's interpretation in that no more than eight (8) signs may be located within a one-mile radius of one another. This billboard location is not the subject of the appeal.

### **Interpretation at Issue**

Following the **October 2022** determination, Appellant notified Staff it disagreed with Staff's interpretation of TDMC 10.13.050.150(C)(2) based on the method of measuring the distance of a mile: specifically, Staff's interpretation is “per mile” is a distance to be measured *linearly* (i.e., as the crow flies), and Appellant's apparent interpretation is “per mile” is a distance to be measured *as a road mile* (i.e., along each roadway where a sign is proposed to be or actually is located). A map of Staff's interpretation is included as Attachment 5. In an effort to determine the City Council's intent when it adopted TDMC 10.13.050.150(C)(2), Staff coordinated with Wasco County GIS to explore what Appellant's interpretation could look like on The Dalles landscape; Staff attached the

following map for reference (see Attachment 6). For additional context, Staff’s presented interpretation of TDMC 10.13.050.150(C)(2) has remained demonstrably consistent since, at least, Staff provided it in response to inquiry the City received from a potential applicant in September 2021 for a new billboard proposal at 2638 West 6<sup>th</sup> Street (see Attachment 7). In addition, Staff included an updated map of the proposal at 2638 West 6<sup>th</sup> Street as Attachment 8.

### Terminology

Since the original application and through Appellant’s appeal to the Planning Commission, both Staff and Appellant have maintained consistent positions on the interpretation at issue but both parties have used inconsistent terminology to express those positions. To clarify the distinction between and simplify some of the phrases and concepts used in this Staff Report:

- Staff’s position is “8 per mile” should be measured by the linear mile (i.e., as the crow flies). Inherent in that position is the understanding a crow can fly in any direction—accordingly, another way to think about a linear mile is to set the sign at issue as the center of a circle with a radius of 1 mile (i.e., radially).
- Appellant’s position is “8 per mile” should be measured by the road mile (i.e., as the road curves) on the street or highway adjacent to the sign at issue.

### Process

On **February 16, 2023**, the Appellant submitted an application to replace an existing billboard located at **747 West 2<sup>nd</sup> Street** with a new larger billboard. On **February 27, 2023**, the Community Development Director (**Director**) notified Appellant by email its application was denied because it did not comply with the “8 per mile” standard in TDMC 10.13.050.150(C)(2). This is the same interpretation provided to the property owner of 2638 W. 6<sup>th</sup> Street as previously mentioned.

On **June 13, 2023**, Appellant once again met with Staff and expressed its intent to appeal the decision. Appellant provided additional documentation, including some of the information included in APL 33-23, as well as minutes from the **February 4, 1992**, Planning Commission meeting where the Planning Commission considered the sign code for adoption. At that time, Appellant’s legal counsel requested the Planning Commission specify the measuring distance between signs along “the road mile”, consistent with Appellant’s interpretation of the Code standard. The Planning Commission did not include Appellant’s legal counsel’s recommended clarifying language and—instead—recommended the Code’s current language for the City Council’s adoption.

On **September 7, 2023**, the Planning Commission held a public hearing at which it heard testimony from Staff, Appellant, and the public. On October 19, 2023, the Planning Commission reconvened to deliberate on the application. Following discussion of the facts and issues, the Planning Commission approved Resolution 618A-23, denying the appeal and affirming the Director’s decision.

On **October 30, 2023**, Appellant appealed the Planning Commission’s decision.

### Historical Permit Review

During the **September 7 and October 19, 2023**, Planning Commission meetings, both Appellant and Staff provided additional documentation regarding the historical review of billboards located within the City. Appellant provided Staff with a compilation of

previously issued sign permits, including an individual cover page for all documentation categorized by location. From that information, Staff confirmed a total number of 42 billboard locations throughout the City. While that information provides some evidence of the City issuing permits for signs on City streets at a density greater than “8 per mile”, the evidence includes an almost negligible number of total permits – in total, only 3 of the 42 permits reference any mention of the “8 per mile” standard. In addition, numerous permits were erroneously issued in zoning districts where billboards are actually prohibited, including the High Density Residential, Central Business Commercial, and Commercial Light Industrial zoning districts.

In the event the City may have previously interpreted the “8 per mile” standard to mean a road mile rather than a linear mile, the City is not obligated to continue to rely on that interpretation once it determines it is not correct. If the City determines previous permits were issued in error, it can correct those errors and now apply the Code as written, without prejudice to Appellant. Put another way, there is no requirement City actions be consistent with past decisions: Oregon law requires only that a decision must be correct when made – to require consistency for that sake alone would run the risk of perpetuating error.

### **Sign Ordinance History**

Prior to the codification of Chapter 10.13 *Sign Regulations* into TDMC Title 10 in **1998**, the City first adopted sign code regulations in **January 1974** with Ordinance No. 915, with negligible change to the off-premises sign regulations section since this initial adoption. Minor sentence structure modifications were made to the distance measurements sentence of the off-premises sign regulations section with the adoption of The Dalles Area Sign Ordinance No. 92-1153 on **September 21, 1992**, as well as the addition of a “City Streets” classification for off-premises signs. Prior to the adoption of Ord. No. 92-1153, the City’s sign ordinance had no mention of City Streets. This addition reduced the billboard spacing regulations from 500’ to 300’ for billboards located on non-highway streets. Staff has included a comparison of the original text included within the sign code from 1974 to the text amendments of 1992, which is the current language included in TDMC 10.13.050.150(C)(2) (see below):

- **Text: January 1974 – September 1992**

*The maximum number of advertising signs shall not exceed 8 per mile with no more than five on one side of the street and no closer than 500 feet apart when measured along the street centerline and measured at right angles thereto.*

- **Text: September 1992 – Present**

A. *The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 500 feet apart **when measured at right angles to the street or highway centerline to which the sign is oriented.***

B. *The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than **300 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented.***

Throughout the multiple sign code work sessions of **1991** and **1992** with Planning Commission concerning The Dalles Area Sign Ordinance No. 92-1153, Appellant was a

vocal contributor in the overall adoption process. During the **February 6, 1992**, Planning Commission meeting, Appellant’s legal counsel requested the Commission specify the measuring distance between signs along “the road mile”, consistent with Appellant’s current interpretation; however, the Commission did not include Appellant’s recommended language and instead adopted the current language as stated in TDMC 10.13.050.150(C)(2). A copy of this request has been included within Attachment 2.

Between **1977 and May 1984**, the off-premises sign regulations section was also modified from the original sign code of 1974 (Ord. No. 915), to only permit the placement of billboards in the General Commercial (CG) and Industrial (I) zoning districts. That amendment resulted in a considerable reduction in overall area for the placement of billboards throughout the city. Staff has included a comparison of the original text included within the sign code from **1974** and the text included in the **1984** version of the sign code, which is the current language included in TDMC 10.13.050.150(C)(2) (see below):

- **Text: January 1974 – May 1984**

*Advertising signs shall be located in commercial or industrial zones, as designed by the City Zoning Ordinance.*

- **Text: May 1984 – Present**

*Advertising signs shall be located **only in General Commercial and Industrial Zones, as designated by this Title.***

Appellant argues the City has approved the placement of billboards based on a “road mile” measurement since **1974**; however, historical research found that only 7% of all billboard permits in the City reference any mention of a road mile measurement. Sign permit determinations are based on regulations consistent with TDMC, not perceived historical precedence; however, Staff considered past permitting processes for reference prior to denial of Application. Staff was unable to find—and Appellant was unable to provide—information justifying any historical precedent or overall consistency of billboard permit review by The Dalles Planning and/or Community Development Departments concerning billboards. Not only is there minimal information regarding distance measurements referencing road mile, but billboard placement within long-standing zoning regulations also appears an oversight. Of the 42 billboards located throughout the city, Staff determined 28 of these billboards are located within zoning districts where billboards are explicitly prohibited. Aside from the CG and I zones, all other zoning districts have been prohibited for billboard placement since 1984. Since 1998 when TDMC was adopted and current zoning district designations established, at least 13 billboard permits have been approved outside of the CG or I zoning districts. Staff included a map of all billboards within the city detailing their location in relation to the underlying zoning district as Attachment 27.

### **Economic Impact**

Appellant does not explain why economic impact is relevant to the appeal and Staff does not believe it is. Aspirational statements in the Comprehensive Plan about encouraging economic activity are far too general and broad to apply to an individual sign permit application. Nothing in the provided statements about economic vitality in the Comprehensive Plan shed any light on the interpretation in question.

**REVIEW OF APPLICABLE SUBSTANTIVE MATERIAL:**

- **Sign Permit No. 2589-23 (SP 2589-23)**: Included as Attachment 1.
- **Notice of Appeal No. 33-23 (APL 33-23)**: Included as Attachment 2-24.

**REQUEST:**

Appellant is requesting approval to replace an existing off-premises sign (i.e., a billboard) with a new, larger sign. The property is addressed 747 East 2<sup>nd</sup> Street and is depicted in Assessor’s Map No. 1N 13E 4 AA as Tax Lot 200.

**NOTIFICATION:**

Property owners within 300 feet, City Departments, and Franchise Utilities.

**COMMENTS RECEIVED:**

No comments received as of the date this staff report was published (August 31, 2023).

**REVIEW CRITERIA:**

***I. City of The Dalles Municipal Code, Title 10 Land Use and Development***

*A. De Novo*

**FINDING #1:** This Staff Report serves as a *de novo* staff report for APL 035-23. **Criterion met.**

*B. Right to Appeal Decisions.*

**FINDING #2:** Appellant is a party of record to the particular action because it is the original applicant for SP 2589-23 and appellant for APL 033-23; therefore eligible to appeal the Planning Commission’s denial of APL 033-23. **Criterion met.**

*C. Filing Appeal.*

**FINDING #3:** Prior to the Appellant’s submission of APL 033-23, Staff identified multiple procedural inconsistencies in TDMC Chapter 10.13 (*Sign Regulations*) that conflict with other portions of TDMC. Although TDMC Chapter 10.13 references an appeal process for denied sign permits, TDMC Chapter 10.3 directly contradicts that process – specifically, TDMC 10.3.020.030(D) provides the Director’s approval or denial of a ministerial application (e.g., sign permits, building permits, etc.) is the City’s final decision: accordingly, under TDMC Chapter 10.3, Appellant actually has no mechanism to appeal a denied sign permit other than by filing an action against the City in Wasco County Circuit Court.

Generally, appeals of administrative and quasi-judicial decisions require the denied applicant to submit a Notice of Appeal within ten (10) days from the date of the City’s denial. Here, the City denied the Application on February 27, 2023, more than 18 weeks from the date APL 33-23 was submitted. When Appellant met Staff on June 13, 2023, it mentioned the idea of resubmitting the sign permit, waiting for another denial, then appealing more expeditiously; however, TDMC 10.3.010.040(D) bars applicants from resubmitting denied applications for one year from the date of denial. Accordingly, under TDMC Chapter 10.3, Appellant

could not have resubmitted its sign permit application until at least February 27, 2024.

Ultimately, Staff determined the procedural contradictions within the Code itself create a gray area for a sign appeal process; therefore, the City decided to err on the side most beneficial to Appellant by allowing this Appeal to move forward without prejudice stemming from the Code's inconsistency. In making this determination, the City Attorney recommended addressing these procedural issues going forward and to work on a comprehensive text amendment to the City's sign code as soon as possible.

Staff informed the Appellant of the ability to move forward with the appeal, but also offered a collaborative alternative on the matter (see correspondence included in the record as Attachment 9). Rather than moving forward with this Appeal, Staff offered to collaborate with Appellant (along with additional community input) on proposed amendments to TDMC Chapter 10.13 – that compromise would have allowed both the City and Appellant to marshal their resources on beginning a comprehensive sign code amendment with a tentative plan to have an initial discussion with Planning Commission by Autumn 2023. In the alternative, Staff explained that once an appeal is filed, the City is instead required to focus efforts and expend resources to defend the appeal, which further prolongs the opportunity to address these inconsistencies and leaves the City open to future litigation.

Appellant failed to respond to Staff's request and submitted APL 33-23 on July 7, 2023.

On September 7 and October 19, 2023, the Planning Commission deliberated on APL 35-23, and voted 4-2 to deny the appeal request, thus affirming Staff's February 27, 2023, denial of Application. At the October 19, 2023, Planning Commission meeting, the Planning Commission moved to approve Resolution 618A-23, denying APL 33-23 and affirming denial of SP 2589-23.

On October 30, 2023, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision APL 33-23, Notice of Appeal No. 35-23 (APL 35-23), within 10 days from following the date of mailing of the Notice of Decision for APL 33-23. **Criterion met.**

#### *D. Notice of Appeal.*

**FINDING #4:** TDMC 10.3.020.080(D)(3) provides every notice of appeal shall include the "specific grounds why the decision should be reversed or modified, based on the applicable criteria or procedural error." The Appellant submitted documentation within APL 35-23 supporting its interpretation and requesting the Commission reverse Staff's previous decision. Staff will address the issues raised in the Notice of Appeal regarding applicable criteria of the Code and/or procedural errors. The Appellant's legal arguments will be addressed by the City Attorney. **Criterion met.**

#### *E. Jurisdictional Defects.*

**FINDING #5:** Staff determined no jurisdictional defects exist with the APL 35-23 request. **Criterion met.**

*G. Notification of Appeal Hearing.*

**FINDING #6:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on November 13, 2023. **Criterion met.**

**10.13.020.010 Sign Permit**

*No sign shall hereafter be erected, re-erected, constructed, altered or maintained until a sign permit has been issued, unless no permit is required under Section 10.13.020.030...*

**FINDING #7:** The Application proposes replacing an existing billboard with a new, larger billboard in a similar location. Since the replacement requires structural alterations, a sign permit is required. **Criterion met.**

**Section 10.13.020.030 Permit Exceptions**

*A sign permit shall not be required for routine maintenance, such as repainting and repair of existing signs. Exceptions are also made for exempt signs listed in Section 10.13.030.010. However, a permit is required for a change of business name or any structural alteration to an existing sign.*

**FINDING #8:** See Finding #9. **Criterion met.**

**Section 10.13.020.040 Permit Procedure**

*B. The completed application shall be submitted with the appropriate fee and drawings to indicate the dimension, location, and height of all existing and proposed signs for the subject business.*

*F. The Director will determine when the application is complete. The permit will be approved or denied within 15 days from the submittal date, unless referred to a City Commission as herein provided. Variances and appeals will be processed as set forth in Section 10.13.070.100.*

**FINDING #9:** See Finding #1. Application was denied on February 27, 2023, less than 15 days from the submittal date. **Criterion met.**

**10.13.050.150 Off-Premises Advertising Signs**

*Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by this Title.*

**FINDING #10:** The subject property is located within the CG zoning district and the Highway District for purposes of Chapter 10.13 sign regulations. **Criterion met.**

*A. The maximum height above grade shall be 24 feet, but shall be increased to 40 feet in the Highway District.*

**FINDING #11:** Staff determined from the submitted Application the proposed height above grade for the new billboard is 24'. **Criterion met.**

*B. Outdoor advertising signs shall have metal primary structural members.*

**FINDING #12:** The Appellant provided additional information that the new sign would be constructed using steel primary structural members. If the City Council decides to approve the application, a condition of approval will be included



requiring the use of steel primary members. **Criterion met with conditions.**

C. *Size.*

2. *City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.*

**FINDING #13-A: City Streets**

The proposed billboard is located on East 2<sup>nd</sup> Street, which is classified within The Dalles Transportation System Plan as an Arterial roadway under the City’s jurisdiction. **Criterion met.**

**FINDING #13-B: The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.**

This provision includes three (3) separate requirements for siting a new or replacement billboard:

- **Requirement #1: Signs may not exceed eight (8) per mile.**

*The maximum number of advertising signs shall **not exceed 8 per mile** with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Staff understands the main emphasis of the argument raised by Appellant through its Appeal is TDMC 10.13.050.150(C)(2)’s reference to “per mile” requires the City to interpret it as applicable to the distance travelled along a road. However, the Code is clear: TDMC Chapter 10.6 (*General Regulations*) provides the City’s regulations applicable to all TDMC Title 10 applications, including the Application and this Appeal. Relevantly, TDMC Chapter 10.6, Article 6.070 (*Measurements*) provides the City’s regulations concerning measurements. TDMC 10.6.070.010 (*Purpose*) plainly indicates TDMC Chapter 10.6, Article 6.070 “explains how measurements are made in [TDMC Title 10].” Specifically—and simply—TDMC 10.6.070.030(A)(1) provides:

1. *Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.*

For purposes of ensuring accuracy with its land use review, the City employs the use of a Geographic Information System (**GIS**) administered by Wasco County. Within the City’s GIS database, Staff compiled a complete inventory of all billboards located within the Urban Growth Boundary (**UGB**) to facilitate the precise measurements of billboard locations and their proximity to one another. By use of a *GIS Buffer* tool, Staff is able to input the location of a billboard and apply a vicinity range of a specified distance. For the purposes of determining billboard proximity (as required by TDMC

10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (i.e., a circle). This GIS generated buffer provides Staff an accurate, useful, and non-discretionary tool when reviewing application requests. A comparable tool, *GIS Select by Location*, is used for purposes of noticing all land use applications, similar to the 300' notice provided for the Notices of Public Hearing for the APL 33-23 and APL 35-23.

Upon submitting the location of the proposed billboard, Staff generated the vicinity map included in the record as Attachment 5. That map demonstrates a total of 23 billboards (24 including the subject billboard) within a one-mile radius of the proposed billboard at issue in this Appeal, 13 of which are classified as non-Highway signs (14 including the subject billboard). For the purposes of determining vicinity, “City” and “Highway” billboards are distinguished from one another, although doing so may create clustering of billboards within one area of the City, as shown in Attachment 5.

Without the use of GIS, measuring distances are unreliable, inaccurate, and prone to human error. Appellant provided examples of maps and a previous sign permit with APL 33-23 to demonstrate measuring distances; however, neither submittal included a scale or ratio. As such, those distances should not be considered appropriate measures of distance, especially when compared to the pinpoint accuracy of GIS.

In addition to the Code’s insistence on measuring distance along a horizontal plane, TDMC 10.6.070.030(A)(1) provides topography may not be a factor in determining distances. Although “topography”, is a not term specifically defined in the Code, Staff have provided three of the most widely accepted and available definitions of topography below:

- *The arrangement of the natural and artificial physical features of an area.*<sup>1</sup>
- *The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.*<sup>2</sup>
- *Topography is a field of geoscience and planetary science and is concerned with local detail in general, including not only relief, but also natural, artificial, and cultural features such as roads, land boundaries, and buildings.*<sup>3</sup>

All three of those definitions reference “man-made” or “artificial” features, which include roads – accordingly, the consideration of topographical features in the measurement of distances invites subjective, inaccurate, unreliable, and

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<sup>1</sup> “Topography.” *Oxford Languages*, Oxford University Press, 2023, [https://www.google.com/search?q=topography&rlz=1C1CHBF\\_en&oq=topography&aqs=chrome.69j59j35i39i650j0i131i433i512j0i131i433i457i512j0i402i650j0i402i512j46i175i199i433i512j0i512i3.2039j0j7&sourceid=chrome&ie=UTF-8](https://www.google.com/search?q=topography&rlz=1C1CHBF_en&oq=topography&aqs=chrome.69j59j35i39i650j0i131i433i512j0i131i433i457i512j0i402i650j0i402i512j46i175i199i433i512j0i512i3.2039j0j7&sourceid=chrome&ie=UTF-8). 28 August 2023.

<sup>2</sup> “Topography.” *Merriam-Webster Dictionary*, Merriam-Webster, Incorporated, 2023, <https://www.merriam-webster.com/dictionary/topography>. 28 August 2023.

<sup>3</sup> West, Terry R.; Shakoor, Abdul (2018-03-19). *Geology Applied to Engineering* (2nd ed.). Waveland Press. pp. 545. ISBN 978-1-4786-3722-6.

constantly-shifting metrics. The City regularly changes its streets and roads, whether by expansion, extension, or otherwise. Roadways or streets may not be a factor in determining distances, contrary to Appellant's interpretation of TDMC 10.13.050.150(C)(2).

Appellant also argues the City's interpretation would cause a "taking" of the property. The United States Supreme Court held a local regulation does not cause a taking unless it denies effectively all economically viable use of the property. *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992). Appellant has not provided any evidence the existing billboard is no longer economically viable or that the decision to deny this application will deny the property all economically viable use. Absent such evidence, the City's interpretation of TDMC 10.13.050.150(C)(2) does not cause a taking.

Finally, Appellant argues this decision is "indistinguishable" from *Holman v. City of Warrenton*, 242 F. Supp. 2d 792 (2002). In *Holman*, the city approved a conditional use permit for a mini-storage facility, then refused to issue the building permits necessary to build it. In this case, the City denied an application for a permit to *replace* an existing sign (not a new sign that the City approved in a separate decision). Plainly, the decision in *Holman* is completely distinguishable and does not require the City approve this application.

- **Requirement #2: Of the eight (8) signs per mile, no more than five billboards may be located on one side of the street.**

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #2.

- **Requirement #3: Of the eight (8) signs per mile, billboards must be no closer than 300' from one another. The point of measurement for this distance is measured at right angles from the street centerline where the sign is located.**

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #3.

Staff determined the proposed sign exceeds the total number of signs allowed per mile. **Criterion not met.**

**FINDING #13-C: Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.**

Staff determined from the submitted Application that the total sign area of the

proposed billboard is 192 SF, with a vertical dimension of 8' and a horizontal dimension of 24'. **Criterion met.**

**FINDING #14: Criterion met.**

***10.13.070.010 Off-Premises Advertising Signs***

*Signs and advertising structures which do not conform to the provisions of this Chapter but which lawfully existed and were maintained on the effective date of Ordinance 92-1153 shall remain lawful except as provided in this Article.*

**FINDING #15:** Appellant argues Staff's interpretation of the linear measurement for billboard distances will effectively render existing billboards as nonconforming, eventually leading to the demolition of these billboards. TDMC 10.13.070.010 provides signs are nonconforming if they (1) do not conform to the provisions of the sign code and (2) lawfully existed and were maintained on the effective date of Ordinance 92-1153. The sign at issue in this Appeal was constructed in 2003 (11 years after the effective date of Ordinance 92-1153); accordingly, it is not – and can never be – a nonconforming sign. More appropriately, the instant situation is best governed by TDMC 10.13.020.030, which provides exceptions to the sign code's permitting requirements: specifically, a sign permit is not required for routine maintenance (e.g., repainting and repair of signs), but a permit is required for any structural alterations to existing signs. Here, Appellant's application was for the enlargement of its existing 2003 sign – since enlargement requires altering the existing sign's structure, TDMC 10.13.020.030 mandates a new sign permit processed under current standards. **Criterion not applicable.**

**COUNCIL ALTERNATIVES:**

1. **Staff recommendation:** *Move to direct staff to prepare a resolution denying the appeal and affirming the denial of Sign Permit No. 2589-23 as set forth in Planning Commission Resolution No. PC 618A-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.*
2. If Council desires to affirm the Planning Commission's decision based upon additional findings and conclusions, or with different conditions of approval, move to direct staff to prepare a resolution denying the appeal and affirming the Planning Commission's denial of Sign Permit No. 2589-23 as set forth in Resolution No. P.C. 618A-23, based upon the findings and fact and conclusions of law set forth in the agenda staff report, as modified by the Council.
3. If Council desires to grant the appeal, move to direct staff to prepare a resolution granting the appeal, reversing the Planning Commission's decision, and approving the application.

## **ATTACHMENTS:**

*A comprehensive list of all attachments pertaining to Appeal No. 35-23 have been provided chronologically below.*

1. Sign Permit No. 2589-23

### **APL 033-23**

2. APL 033-23 Notice of Appeal
3. APL 033-23 Public Hearing Notice
4. APL 033-23 Staff Report
5. APL 033-23 Staff Report, Attachment 1
6. APL 033-23 Staff Report, Attachment 2
7. APL 033-23 Staff Report, Attachment 3
8. APL 033-23 Staff Report, Attachment 4
9. APL 033-23 Staff Report, Attachment 5
10. Comments received: Dunn Carney, September 5, 2023
11. Memorandum: City Attorney Jonathan Kara, September 7, 2023
12. Memorandum: Community Development Director Joshua Chandler, September 7, 2023
13. Planning Commission minutes, September 7, 2023
14. Memorandum: Community Development Director Joshua Chandler, October 16, 2023
15. October 16 Memo, Attachments A
16. October 16 Memo, Attachments B
17. October 16 Memo, Attachments C
18. October 16 Memo, Attachments D
19. October 16 Memo, Attachments E
20. October 16 Memo, Attachments F
21. October 16 Memo, Attachments G
22. Planning Commission minutes, October 16, 2023 (DRAFT, *proposed adoption: November 17, 2023*)
23. Resolution 618-A
24. APL 033-23 NOD

### **APL 035-23**

25. APL 035-23 Notice of Appeal
26. APL 035-23 Public Hearing Notice
27. Billboard Inventory Map
28. Resolution No. 23-041A
29. Resolution No. 23-041B



**NOT APPROVED**

Attachment 1



**City of The Dalles**  
Community Development Dept  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481 ext. 1125  
www.thedalles.org

**RECEIVED**  
FEB 16 2023  
City of The Dalles  
Community Development Dept

Received: \_\_\_\_\_

Application #: SP 2589-23  
Filing Fee: \$120.00  
Receipt #: 485639  
Deemed Complete: 2/24/23  
Ready to Issue: \_\_\_\_\_  
Date Issued: \_\_\_\_\_

### Sign Permit Application

#### Applicant

Name: John Lehman for Meadow Outdoor Advertising  
Address: P.O. Box 331  
The Dalles, OR 97058  
Phone #: 541.296.9684  
Email: jlehman@meadowoutdoor.com  
**Business Name:** Meadow Outdoor Advertising  
P.O. Box 3331, The Dalles, OR 97058

#### Installer Information

Name: Meadow Outdoor Advertising  
Address: P.O. Box 331  
The Dalles, OR 97058  
Phone #: 541.296.9684  
Email: jlehman@meadowoutdoor.com  
Oregon CCB License #: 118370  
Expiration Date: 11-5-2025

#### Sign Information

Business Address: 747 W. 2nd Street  
Type:  Freestanding  Projecting  
 Principal  Secondary  
Illumination:  Direct  Indirect  
Horizontal Dimension: 24 feet

Map and Tax Lot: 01N13E04AA TL#200  
Zoning District: CG - General Commercial

Hanging  Flush  
 Temporary  
UL #: \_\_\_\_\_  
Vertical Dimension: 8 feet

Sign Area: 192 sq. ft. Building Frontage: n/a Street Frontage: n/a

*(NOTE: THIS SIGN WILL REPLACE EXISTING 8'X16' SIGN CURRENTLY IN THIS LOCATION.)*  
Electrical connection and all supply circuits to be made by a licensed electrical contractor and subject to the provisions of the State Electrical Code. A structural permit is required for certain sign installations.

**SIGN INSTALLATION TO BE COMPLETED WITHIN 60 DAYS AFTER PERMIT HAS BEEN ISSUED**

Signature of Applicant

Signature of Property Owner

John Lehman 2-16-23  
Date

LEASE COPY ATTACHED WITH SIGNATURE  
Date

See Reverse Side >>>

**Additional Application Requirements:**

- A scaled elevation drawing of your proposed sign complete with dimensions, location, and color scheme.
- A complete inventory of existing property sign(s) complete with dimensions and location(s).

*The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.*

---

**Decision**

Approved

Denied

Community Development Department



2/27/23

Date

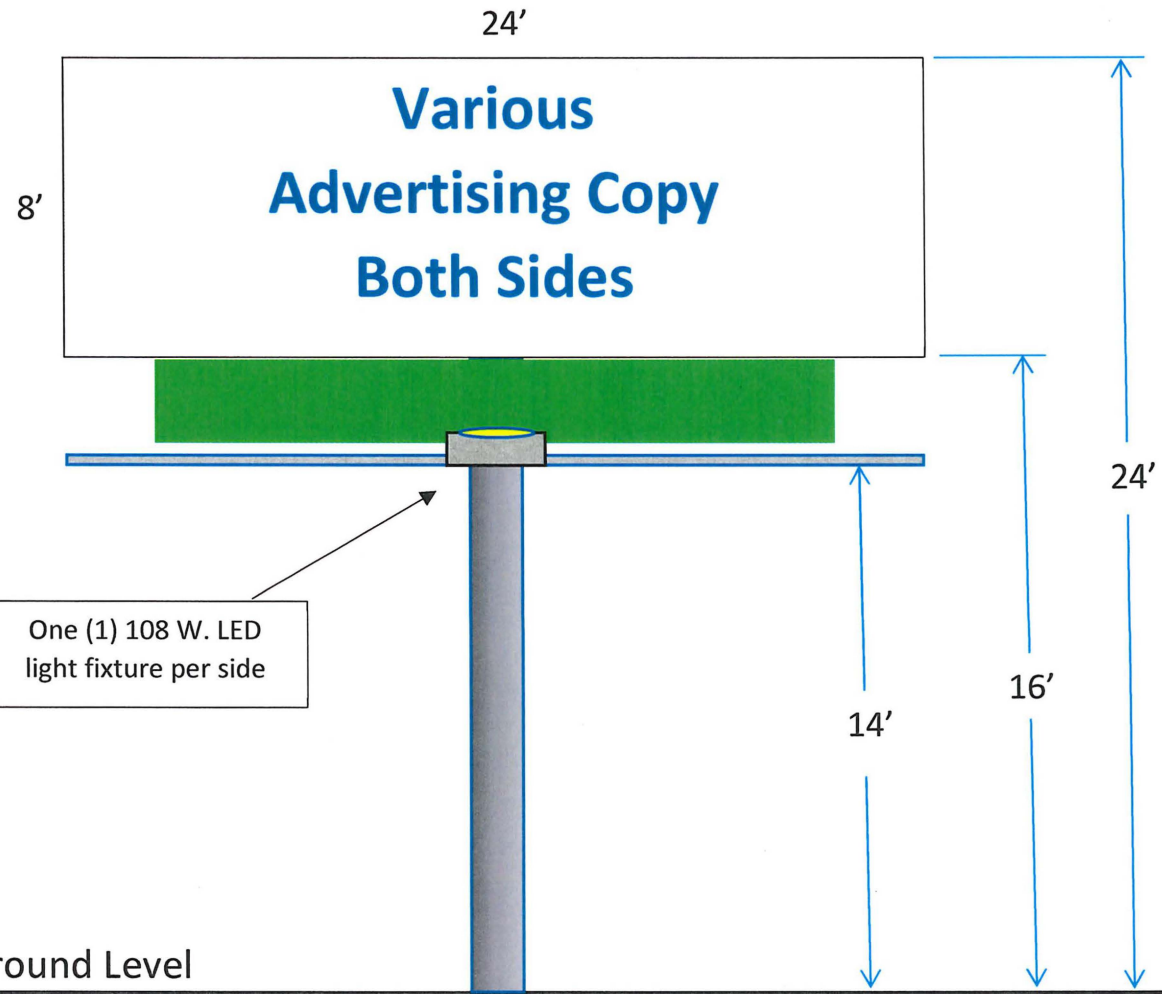
2 of 2

Sign complies with zone requirement and setbacks from other off premises advertising signs. Nearest sign is approximately 520 ft. However, proposed sign is within 1 mile of 25 off premises signs which is not allowed.



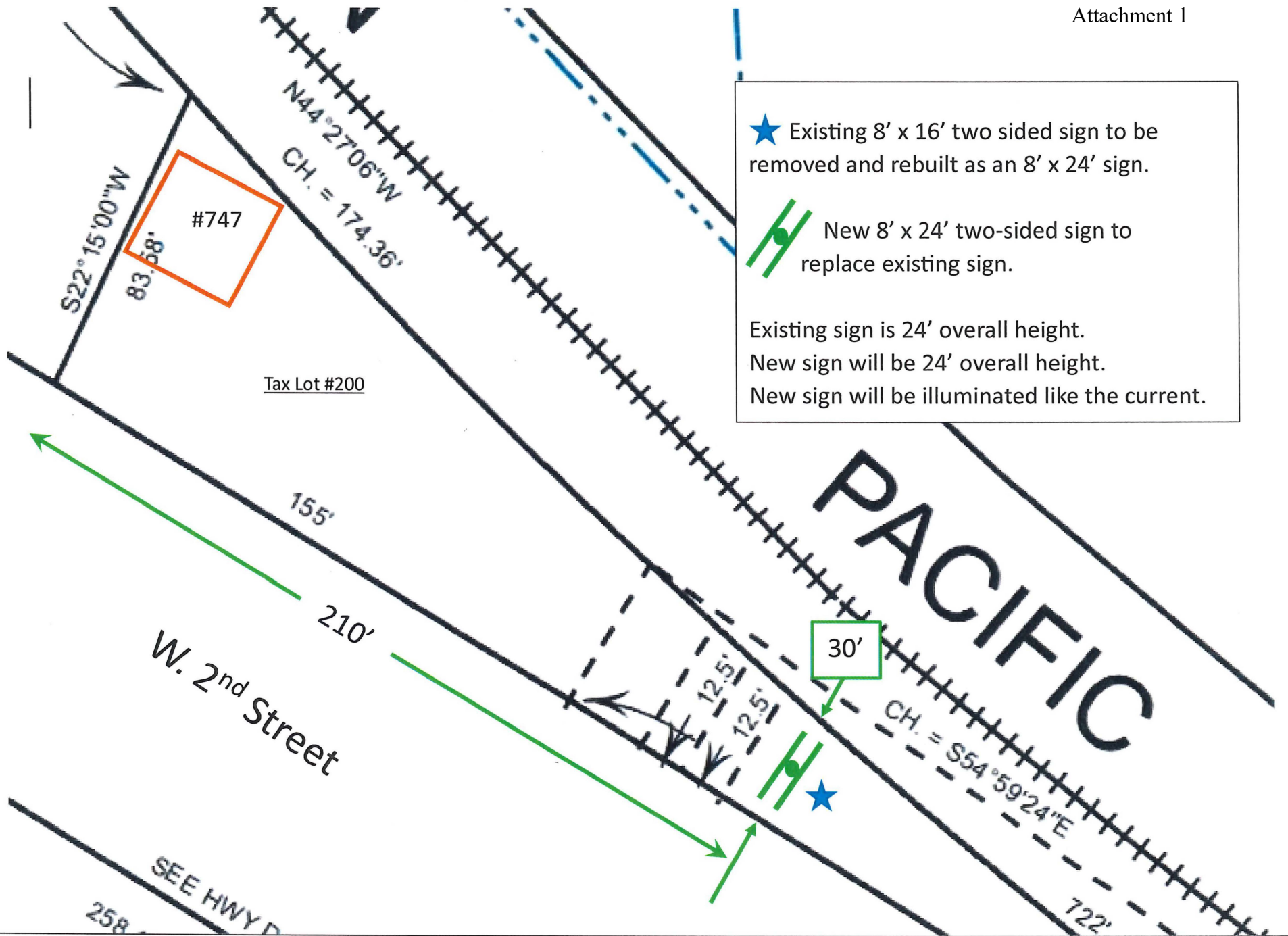
# 8' x 24' Back-to-Back Billboard Elevation Sketch

**NOT APPROVED**



W. 2<sup>nd</sup> Street and Ground Level

Proposed Rebuilt Sign to Replace Existing 8' x 16' Sign @ 747 W. 2<sup>nd</sup> Street, The Dalles



Plot Plan for New 8' x 24' Billboard Sign to Replace Existing 8' x 16'

Located at 747 W. 2<sup>nd</sup> Street, The Dalles, Oregon – 01N13E04AA TL#200

### AGREEMENT OF LEASE

Lease # 98017

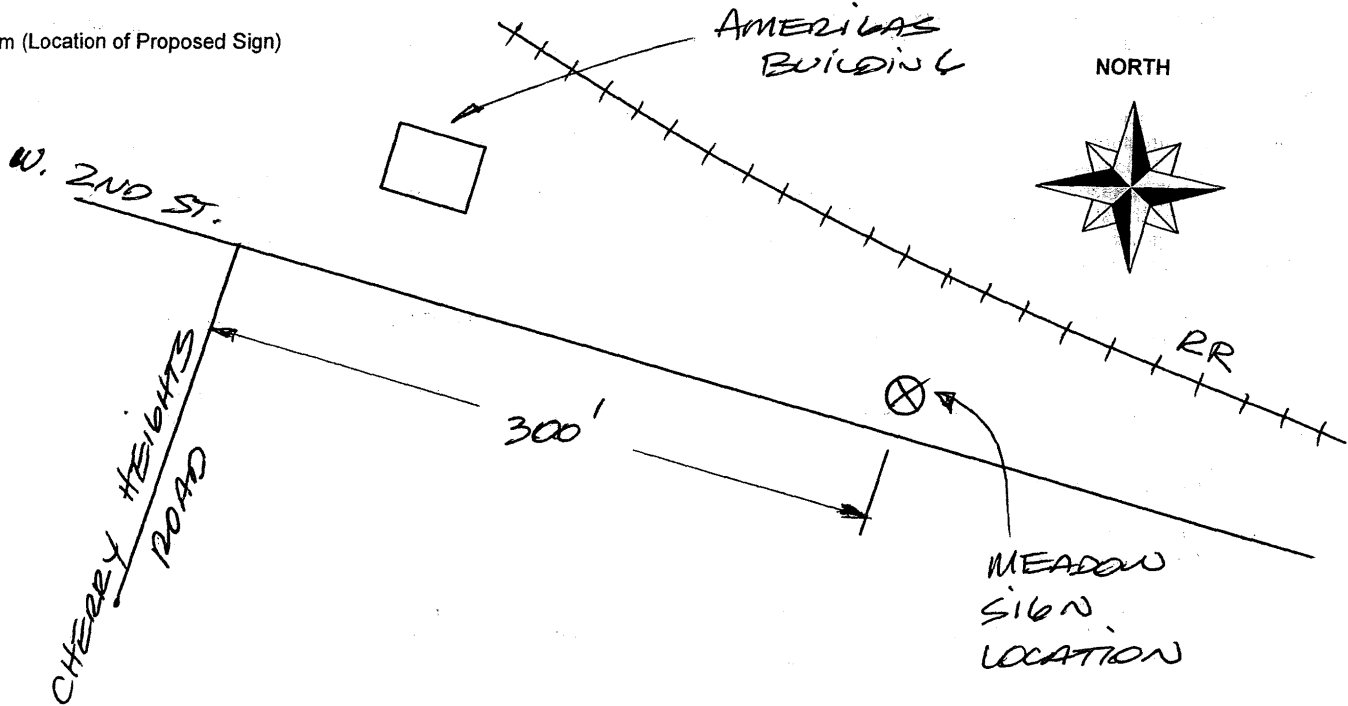
This agreement is made this 6th day of AUGUST, 2003 by and between AMERICAS PROPANE, LP hereinafter called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE".

In consideration of \_\_\_\_\_ dollars per year, payable in advance annually beginning upon the date the sign structure is completed, Lessor hereby leases to Lessee a portion of Lessor's real property and thereupon grants exclusive permission to Lessee to erect and maintain an outdoor advertising sign structure on the leased property located at and described as:

TOWNSHIP 1 N., RANGE 13 E. W.M., SECTION 4 NE 1/4 NE 1/4, TAX LOT 200 IN THE CITY OF THE DALLES, COUNTY OF WASC0, STATE OF OREGON; W. SECOND ST. NORTHLINE 300' EAST OF CHERRY HEIGHTS ROAD

Lessor further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described herein as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with Lessee sign structure including the placement and maintenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.

Diagram (Location of Proposed Sign)



The term of this lease is \_\_\_\_\_ years commencing on the date of this agreement. All advertising signboards and structures placed on the leased property under this lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has the authority to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used herein shall include all joint owners of the real property. This lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

The provisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

ACCEPTED BY MEADOW OUTDOOR  
By [Signature]  
Date 8-13-2003  
(Authorized Agent of Meadow Outdoor Advertising)

ACCEPTED BY LESSOR AMERICAS PROPANE, LP  
By [Signature]  
Print Name JIM STEIN  
Address 747 W. 2ND STREET  
City, State, Zip THE DALLES OR 97058  
Tax ID/SS# 23-2787917

RECEIVED

JUL 7 2023



City of The Dalles Community Development Dept  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
www.thedalles.org

Application #: APL 33-23  
Filing Fee: \$500  
Receipt #: 485734  
Received: 7/7/23  
Deemed Complete: 8/4/23

### Notice of Appeal for Land Use Decision

Appellant's Name: J.R. Zukin Corp d/b/a Meadow Outdoor Advertising  
Address: PO Box 331  
The Dalles, OR 97058  
Phone: (541) 296-9684  
Email: jlehman@meadowoutdoor.com

Please state the reasons why the appellant qualifies as a party entitled to file a notice of appeal:

The Appellant is the applicant for a sign permit that was denied by the City and therefore is an "aggrieved party" with standing to appeal pursuant to 10.13.070.060D. Please see Ex. A (Application)

Please provide the date and a brief description of the decision being appealed:

Appellant is appealing the Planning Director's February 27, 2023 denial of sign permit application filed February 16, 2023. Please see Ex. B (Denial)

Please cite the specific grounds why the decision should be reversed or modified, and cite the applicable criteria or procedural error which supports the grounds for appeal:\*

Please see the attached Ex. C (Grounds for Reversal) setting forth in detail why the Planning Director's interpretation of the Sign code is wrong and the permit denial must be reversed.

Jesse Lehman  
Appellant Signature

July 7, 2023  
Date

\*Attach additional sheets as necessary.





**City of The Dalles**  
Community Development Dept  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481 ext. 1125  
www.thedalles.org



Application #: SP 2589-23  
Filing Fee: \$120.00  
Receipt #: 485639  
Deemed Complete: 2/24/23  
Ready to Issue: 2/24/23  
Date Issued: 2/24/23

Received \_\_\_\_\_

### Sign Permit Application

#### Applicant

Name: John Lehman for Meadow Outdoor Advertising  
Address: P.O. Box 331  
The Dalles, OR 97058  
Phone #: 541.296.9684  
Email: jlehman@meadowoutdoor.com  
**Business Name:** Meadow Outdoor Advertising  
P.O. Box 3331, The Dalles, OR 97058

#### Installer Information

Name: Meadow Outdoor Advertising  
Address: P.O. Box 331  
The Dalles, OR 97058  
Phone #: 541.296.9684  
Email: jlehman@meadowoutdoor.com  
Oregon CCB License #: 118370  
Expiration Date: 11-5-2025

#### Sign Information

Business Address: 747 W. 2nd Street

Map and Tax Lot: 01N13E04AA TL#200

Zoning District: CG - General Commercial

Type:  Freestanding     Projecting     Hanging     Flush  
 Principal     Secondary     Temporary  
Illumination:  Direct     Indirect     UL #: \_\_\_\_\_

Horizontal Dimension: 24 feet    Vertical Dimension: 8 feet

Sign Area: 192 sq. ft.    Building Frontage: n/a    Street Frontage: n/a

*(NOTE: THIS SIGN WILL REPLACE EXISTING 8' X 16' SIGN CURRENTLY IN THIS LOCATION.)*

*Electrical connection and all supply circuits to be made by a licensed electrical contractor and subject to the provisions of the State Electrical Code. A structural permit is required for certain sign installations.*

#### SIGN INSTALLATION TO BE COMPLETED WITHIN 60 DAYS AFTER PERMIT HAS BEEN ISSUED

Signature of Applicant

Signature of Property Owner

John Lehman    2-16-23  
Date

LEASE COPY ATTACHED WITH SIGNATURE  
Date

See Reverse Side >>>

**Additional Application Requirements:**

- A scaled elevation drawing of your proposed sign complete with dimensions, location, and color scheme.
- A complete inventory of existing property sign(s) complete with dimensions and location(s).

*The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.*

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<b>Decision</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
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Community Development Department



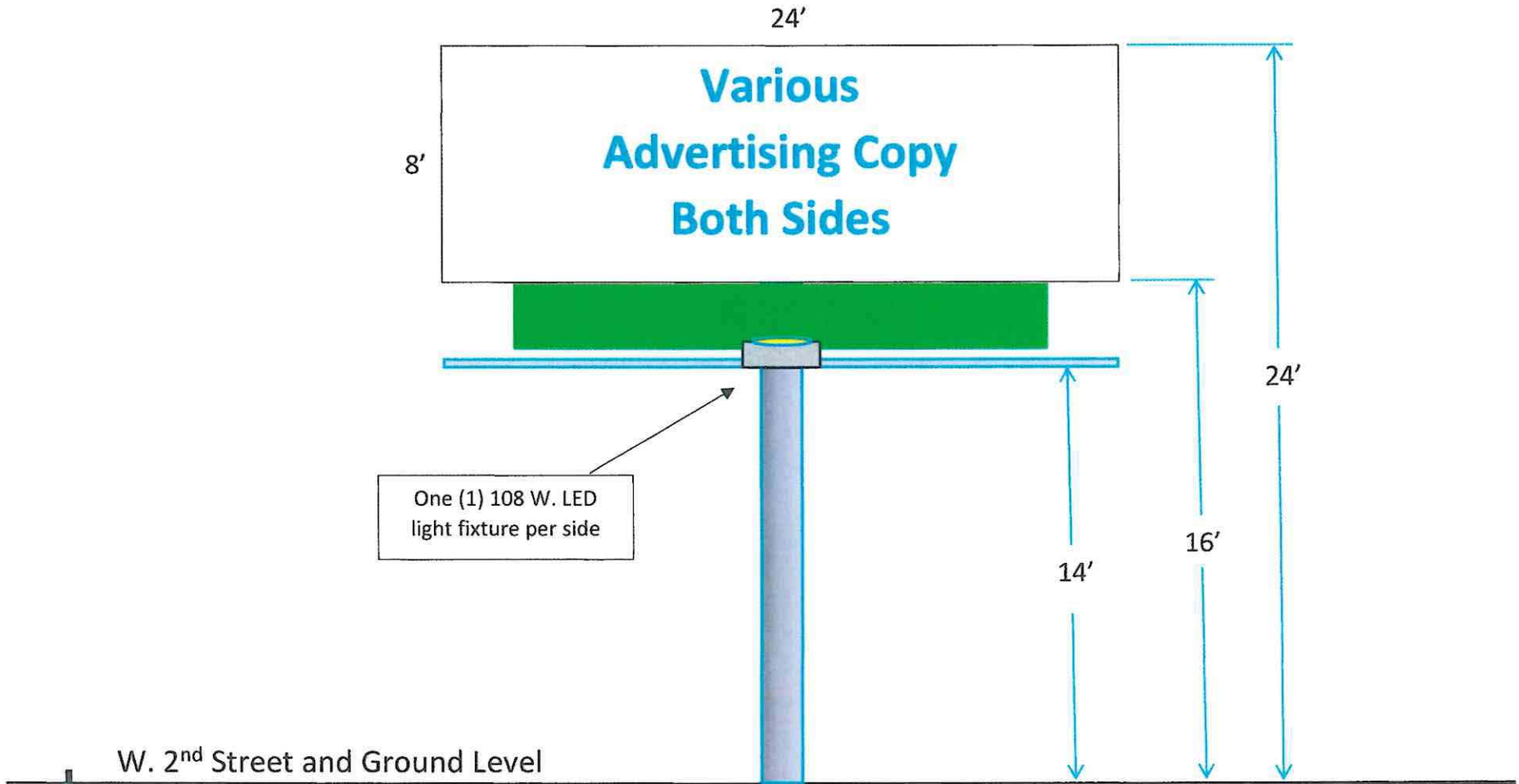
2/24/23

Date

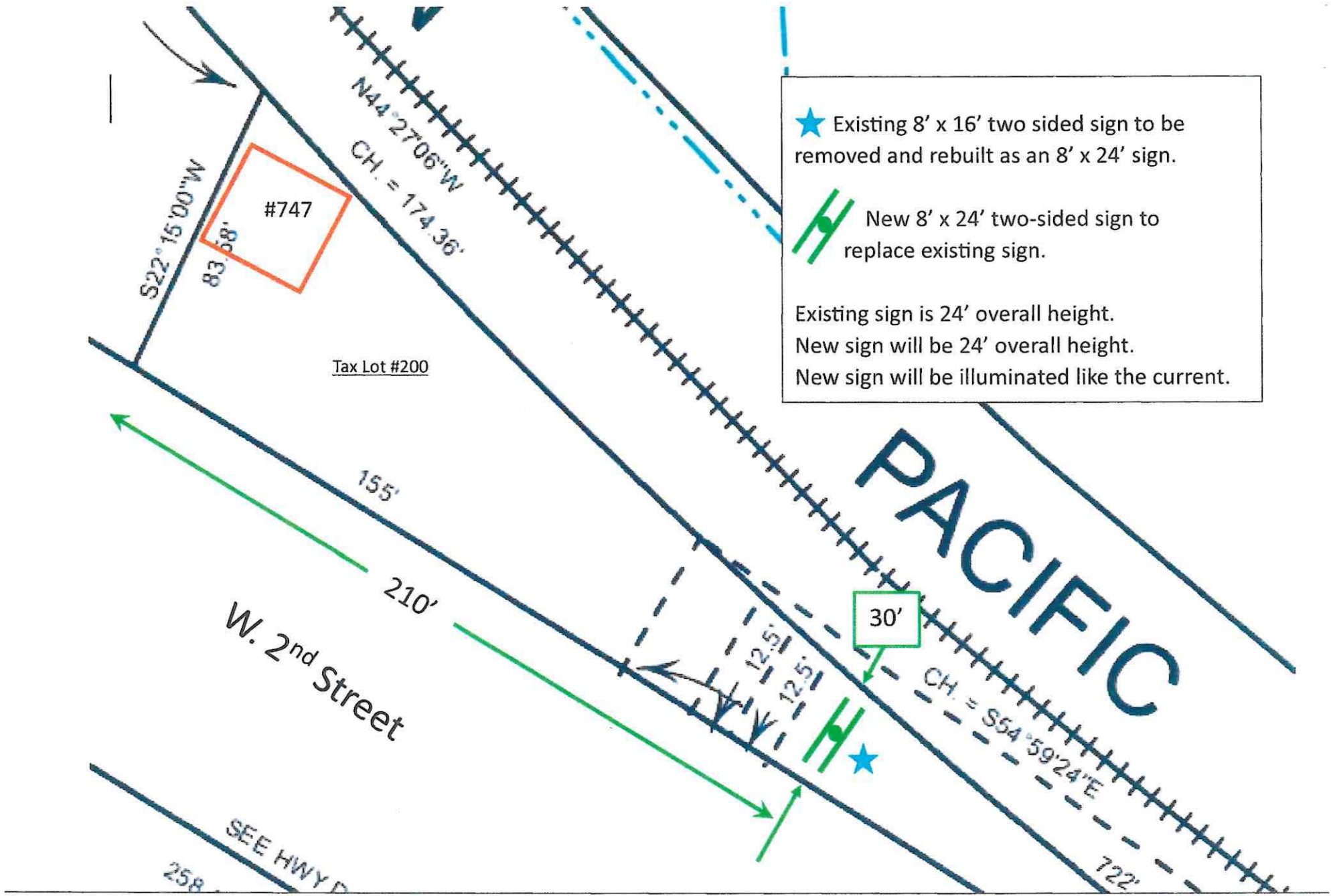
2 of 2

Sign complies with zone requirement and setbacks from other off premises advertising signs. Nearest sign is approximately 520 ft.

# 8' x 24' Back-to-Back Billboard Elevation Sketch



## Proposed Rebuilt Sign to Replace Existing 8' x 16' Sign @ 747 W. 2<sup>nd</sup> Street, The Dalles



★ Existing 8' x 16' two sided sign to be removed and rebuilt as an 8' x 24' sign.

🚧 New 8' x 24' two-sided sign to replace existing sign.

Existing sign is 24' overall height.  
 New sign will be 24' overall height.  
 New sign will be illuminated like the current.

Plot Plan for New 8' x 24' Billboard Sign to Replace Existing 8' x 16'

Located at 747 W. 2<sup>nd</sup> Street, The Dalles, Oregon – 01N13E04AA TL#200



### AGREEMENT OF LEASE

Lease # 98017

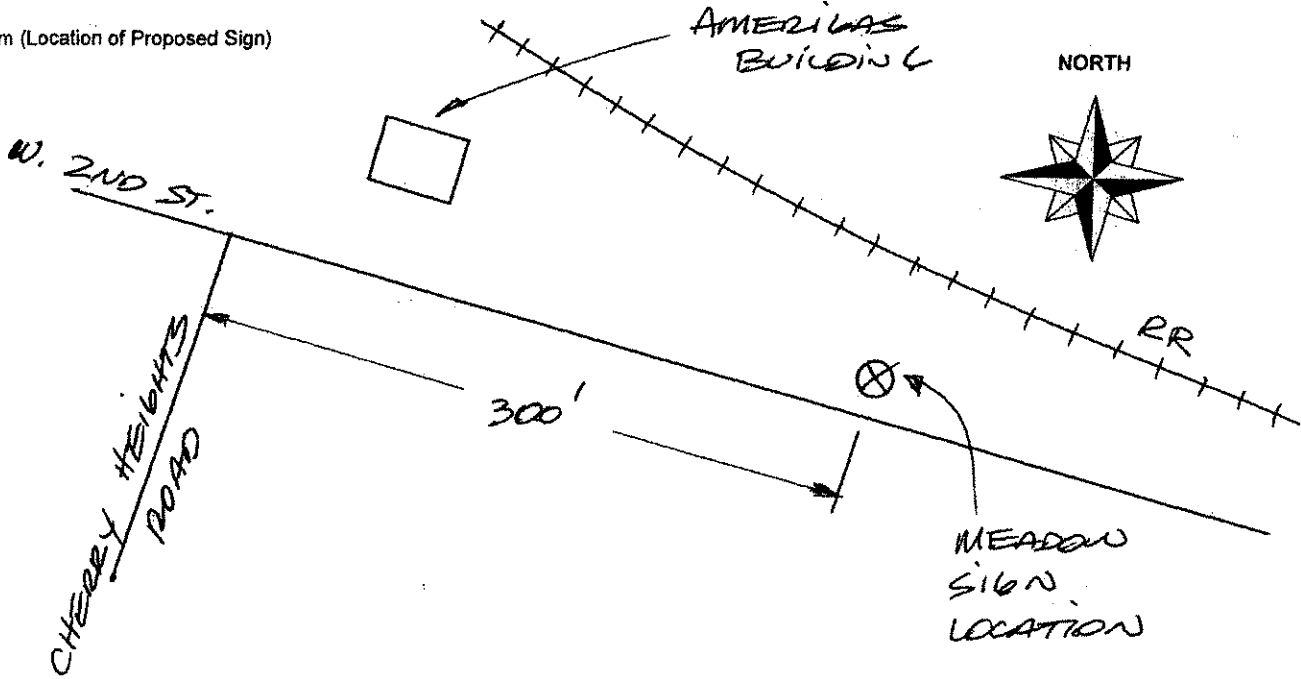
This agreement is made this 6TH day of AUGUST, 2003 by and between AMERICAS PROpane, LP hereinafter called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE".

In consideration of \_\_\_\_\_ dollars per year, payable in advance annually beginning upon the date the sign structure is completed, Lessor hereby leases to Lessee a portion of Lessor's real property and thereupon grants exclusive permission to Lessee to erect and maintain an outdoor advertising sign structure on the leased property located at and described as:

TOWNSHIP 1 N., RANGE 13 E. W.M., SECTION 4 NE 1/4 NE 1/4, TAX LOT 200 IN THE CITY OF THE DALLES, COUNTY OF WASCOS, STATE OF OREGON; W. SECOND ST. NORTHLINE 300' EAST OF CHERRY HEIGHTS ROAD

Lessor further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described herein as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with Lessee sign structure including the placement and maintenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.

Diagram (Location of Proposed Sign)



The term of this lease is \_\_\_\_\_ years commencing on the date of this agreement. All advertising signboards and structures placed on the leased property under this lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has the authority to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used herein shall include all joint owners of the real property. This lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

The provisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

ACCEPTED BY MEADOW OUTDOOR

By [Signature]  
Date 8-13-2003

ACCEPTED BY LESSOR

By [Signature]  
Print Name JIM STEIN

Address 747 W. 2ND STREET

City, State, Zip THE DALLES OR 97058

Tax ID/SS# 23-2787917

**Aaron Noteboom**

---

**Subject:** FW: Approved Sign Permit, SP 2589-23

**From:** Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)>  
**Sent:** Thursday, March 9, 2023 3:37 PM  
**To:** John Lehman <[jlehman@meadowoutdoor.com](mailto:jlehman@meadowoutdoor.com)>  
**Cc:** Paula Webb <[pwebb@ci.the-dalles.or.us](mailto:pwebb@ci.the-dalles.or.us)>  
**Subject:** RE: Approved Sign Permit, SP 2589-23

Good afternoon John,

The denied permit and associated email serve as the formal denial to the sign permit. Sign permits are processed as ministerial applications and follow a different process than land use applications; therefore, a "Notice of Decision" is not provided.

Please find the Notice to Appeal form included with this email. The fee to appeal is \$500. Pursuant to Section [10.13.070.060](#), the Planning Commission shall conduct hearings for sign permit appeals and variances in the same manner and shall apply the same standards as used for variance hearings. The review criteria for variances can be found [here](#). When submitting the Notice of Appeal, you'll also want to provide a narrative that specifically addresses each of these criterion (A-F).

Material submission and payment may be coordinated with our Planning Secretary Paula Webb. She can be reached at 541-296-5481, x1125 or [pwebb@ci.the-dalles.or.us](mailto:pwebb@ci.the-dalles.or.us). The next available Planning Commission meeting will be held on April 20 and requires all material to be submitted no later than March 29.

Please let us know if you have any questions.

Thanks.

**Joshua Chandler** (he/him/él)  
 Community Development Director  
 City of The Dalles  
 541-296-5481 x1121

## PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

**From:** John Lehman <[jlehman@meadowoutdoor.com](mailto:jlehman@meadowoutdoor.com)>  
**Sent:** Thursday, March 09, 2023 2:18 PM  
**To:** Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)>  
**Subject:** RE: Approved Sign Permit, SP 2589-23

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

---

Josh,

Is this the formal denial of our sign permit application or were you going to send me something else? I have not seen anything in the mail or in my e-mails.

Either way, Meadow would like to appeal your denial of this sign permit application. We strongly disagree with your interpretation of this portion of the sign code. We would like to get on the schedule for the next planning committee meeting for this appeal.

Please let me know.

Thanks you,

John Lehman  
Lease Manager  
Meadow Outdoor Advertising  
*Growing the best little billboard company in the world.*

Desk: 541.296.9684  
Cell: 541.993.0045  
[www.meadowoutdoor.com](http://www.meadowoutdoor.com)  
Follow us [Instagram](#)



**From:** Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)>  
**Sent:** Monday, February 27, 2023 3:35 PM  
**To:** John Lehman <[jlehman@meadowoutdoor.com](mailto:jlehman@meadowoutdoor.com)>  
**Subject:** RE: Approved Sign Permit, SP 2589-23

Good afternoon John,

Thank you bringing this to my attention. It appears this permit was approved erroneously and I've discussed this error with the appropriate planner.

All new signs, even replacement signs, must meet be reviewed to determine compliance with Chapter 10.13. Staff determined more than 8 signs currently exist within 1 mile of this location; therefore, this sign does not comply with code and is unable to be approved as presented.

We apologize for any confusion this may have caused. A full refund for this permit will be issued shortly.

Please feel free to reach out with any questions.

**Joshua Chandler** (he/him/él)  
Community Development Director  
City of The Dalles  
541-296-5481 x1121

**PUBLIC RECORDS LAW DISCLOSURE:**

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

**From:** John Lehman <[jlehman@meadowoutdoor.com](mailto:jlehman@meadowoutdoor.com)>  
**Sent:** Monday, February 27, 2023 1:22 PM  
**To:** Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)>  
**Subject:** FW: Approved Sign Permit, SP 2589-23

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

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Josh,

I received this approved application last week to rebuild one of our billboard signs to a larger sign face size. The permit says that the new sign complies with the sign code. According to your interpretation, this sign does not comply with the City of The Dalles sign code. Also, according to your interpretation, the existing sign location would be non-conforming due to more than 8 signs within a mile. Meadow's interpretation, based on past city approvals and documentation, is that there are less than 8 other billboards within a 1 mile stretch of W. 6<sup>th</sup> Street at this location.

Please let me know your thoughts on this permit.

Thanks,

John Lehman  
Lease Manager  
Meadow Outdoor Advertising  
*Growing the best little billboard company in the world.*

Desk: 541.296.9684  
Cell: 541.993.0045  
[www.meadowoutdoor.com](http://www.meadowoutdoor.com)  
Follow us [Instagram](#)





**From:** Paula Webb <[pwebb@ci.the-dalles.or.us](mailto:pwebb@ci.the-dalles.or.us)>  
**Sent:** Friday, February 24, 2023 4:18 PM  
**To:** John Lehman <[jlehman@meadowoutdoor.com](mailto:jlehman@meadowoutdoor.com)>  
**Subject:** Approved Sign Permit, SP 2589-23

Hi John,

Your approved sign permit is attached. Please check in with Building Codes in case you need a permit.

Best,

*Paula Webb*  
Secretary  
Community Development Department  
City of The Dalles  
313 Court Street  
The Dalles, Oregon 97058  
Office: 541-296-5481 x1125

**PUBLIC RECORDS LAW DISCLOSURE:**

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June 1, 2023

Community Development Department  
 ATTN: Planning Commission  
 313 Court St  
 The Dalles, OR 97058

**Re: Appeal of Sign Permit Denial | Appellants Written Statement of Support**

Dear Planning Commission:

I represent JR Zukin Corp d/b/a/ Meadow Outdoor Advertising (“Meadow”). Please accept this letter as Meadow’s written statement in support of its appeal of the Planning Director’s denial of Meadow’s application for a replacement sign within the city of The Dalles. For the reasons that follow, the Planning Commission should reverse the Planning Director’s decision and interpretation of The Dalles’ sign code.


As you may know, Meadow is an outdoor advertising sign company headquartered in The Dalles and which owns, constructs, maintains and operates over 700 billboards throughout Oregon, Washington, Idaho and California. Within the city of The Dalles, Meadow owns and operates 42 billboards, all of which have been previously permitted by the city under its sign code. Those signs are located upon real property which Meadow either owns or leases.

Meadow recently sought to replace one of its existing monopole signs within the city with a larger monopole sign. Planning staff initially approved the replacement sign application as conforming with the City’s spacing requirements under the sign code Section 10.13.050.150(C)(2) (i.e. “outdoor advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street . . .”). Since the enactment of its sign code, the city has interpreted and applied its spacing requirement to apply to not more than 8 signs per mile of the same street on which the sign is located. Sign owners constructed their signs and entered into long term leases or purchased property in reliance upon that long standing interpretation and application. The Planning Director, however, reversed staff’s approval and subsequently denied Meadow’s application based on his *new* interpretation of the city’s code. No previous planning director or staff have ever interpreted or applied the sign code in the manner in which the Planning Director

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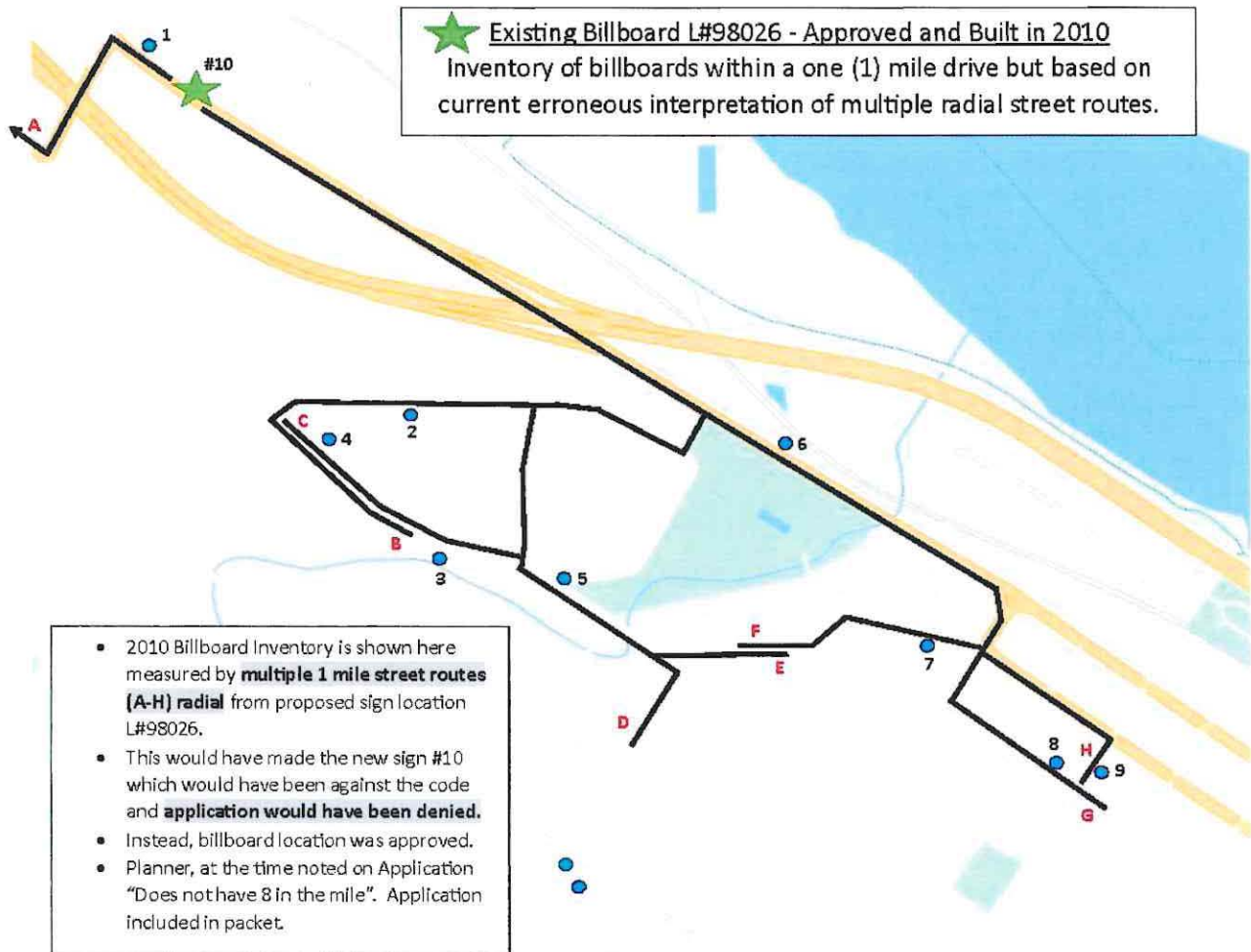
 aaron@noteboomlaw.com

375 W 4<sup>th</sup> Ave, Ste 204  
 Eugene, OR 97401

 (541) 513-2298

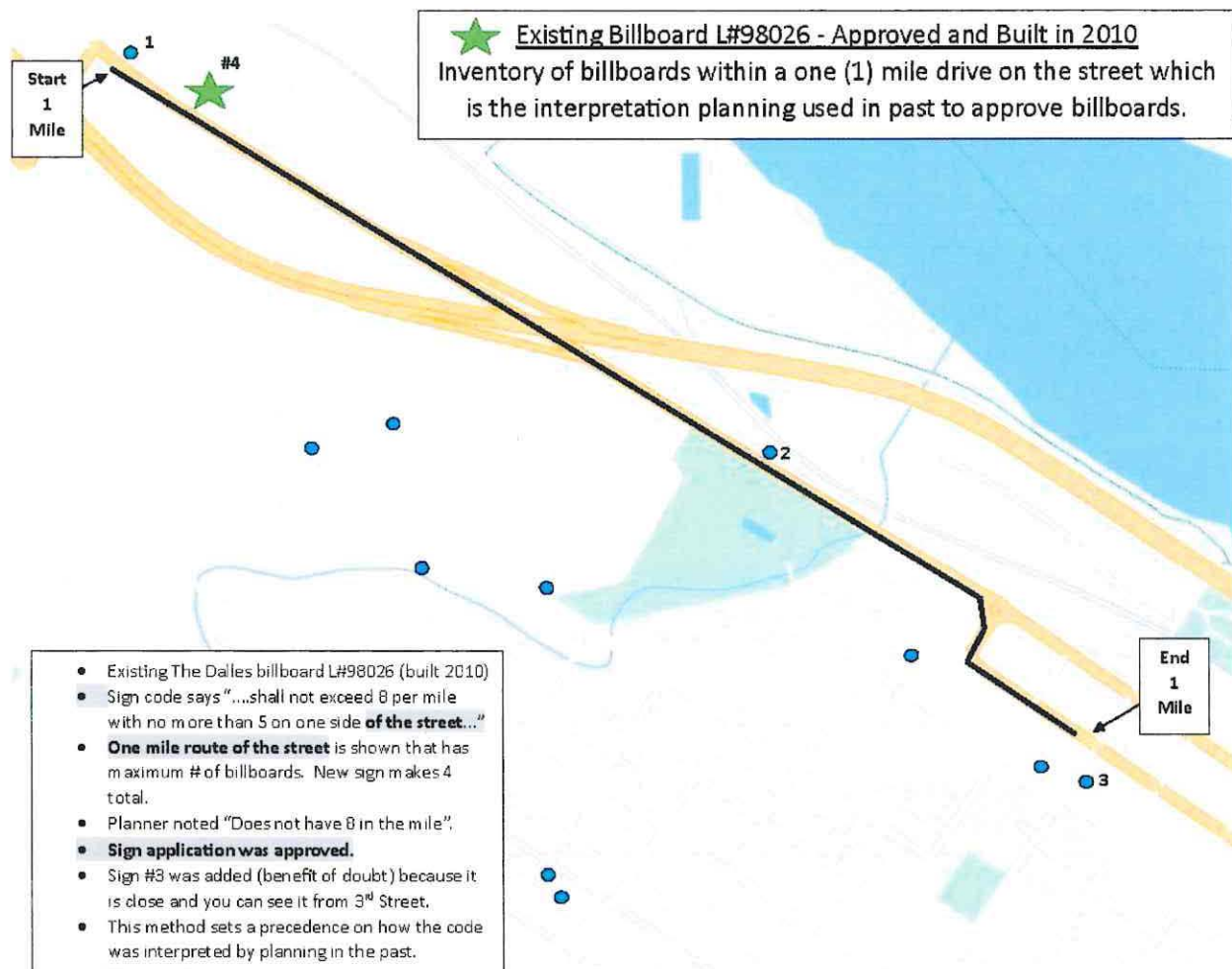
is now proposing. The Planning Director advised Meadow that the City's prior approvals were based upon what the Planning Director views as a "mistake". Under the Planning Director's new interpretation, there cannot be more than 8 signs on all streets within one mile of the subject sign when measured radially. The following diagrams illustrate this new and much more restrictive interpretation as compared to the prior interpretation.

**New Interpretation:**



Radial Interpretation – Incorrect, sign would have been denied



**Old Interpretation:****Actual Interpretation – Correct, sign application was approved; sign was built**

The Planning Director will no doubt take the position that under his newfound interpretation, the majority, if not entirety, of Meadow's (and other sign owners) signs within the city should be considered legal but non-conforming signs. The effect of such a change would be monumental. As a result, no existing sign, which violates the spacing requirement as interpreted by the Planning Director, could be structurally altered, relocated or replaced. See 10.13.070.010(C). Any structure alteration, relocation or replacement would make the sign "non-conforming" and subject to removal and an enforcement action under the code.

Moreover, the City's interpretation makes property that is currently eligible to erect a sign ineligible stripping the property owner of its common law right to use and develop its property to include leasing it for the erection of a sign. The Planning Director's interpretation abrogates a portion of Meadow's and all property owners' with the City common law rights of ownership including the right to keep and maintain billboards on their property or leasehold estate and the



right to exercise their leasehold interest free of contractual interference by the government. No compensation has been paid to Meadow or any other owner for this taking. See *Bergford v. Clack. Co. Trans. Serv.* 15 Or App 362, 367 (1973) ("To summarily prohibit a lawfully established use of land "would constitute a taking without compensation.")

**a. The Planning Director's Interpretation Is Inconsistent with Law.**

When determining whether a city's interpretation of its code is correct, Oregon courts apply the analytical framework set out in *Portland General Electric v. Bureau of Labor and Industries*, 317 Or 606 (1993) as modified by *State v. Gaines*, 346 Or 160 (2009). The purpose of the analysis is to determine the legislature's intent behind the provision at issue. Under that framework, the courts consider the text in context, then any legislative history and finally, if the intent remains unclear, applies general maxims of construction.

The Planning Director's interpretation is inconsistent with the text and context of the code. The plain text of Section 10.13.050.150(C)(2) provides:

"2. City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimension of 12 feet vertical and 24 feet horizontal."

The plain language references a singular street - "the Street." It does not mention multiple and connecting streets as the Planning Director interprets. The context also supports that the measurement is along a single street. To wit, the phrase "with no more than 5 on one side of the street" is not a standalone requirement to be applied to each connecting street but rather qualifies the phrase "8 per mile." In other words, of the 8 signs within one mile of each other, no more than 5 of those can be on the same side of the street. Likewise, the phrase "no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented" also qualifies the phrase "8 per mile." In other words, of the 8 signs within one mile of each other, they cannot be closer than 300 feet as measured on the street to which the sign is oriented. The Planning Director's interpretation ignores this important context.

The Planning Director's interpretation is also counter to the legislative history behind the Sign Code's "8 per mile" limitation. The limitation was originally adopted in 1992. Planning staff had originally proposed a limitation similar to what the Planning Director now seeks to impose through his interpretation - no more than 8 signs per "square" mile. Meadow objected to that limitation at the time and suggested alternate language that there be no more than 8 signs per "road mile". The Planning Commission and City Council agreed with Meadow and adopted the language found in the current code. See attached Exhibit D. Meadow has spoken with both Dan Durow, the former Community Development Director and Jim Foster, who represented Meadow at the time and both confirmed that the adopted code imposed a linear single road mile requirement and not the radial multi-road requirement the Planning Directors seeks to impose.

Both parties are willing to testify to the same. That fact that the codes imposes a linear requirement is evident by the number and location of signs throughout The Dalles. If the Planning Director's interpretation were correct, then there would be no more than 7 or 8 total signs in all of The Dalles. In sum, the Planning Director's current interpretation was rejected by the city thirty years ago when it adopted the Sign Code. The legislative history and City's application of the Code runs directly counter to the Planning Director's proposed interpretation.

The Planning Director's interpretation also runs counter to well-established law. Ownership of the sign structure and the permit is personal property. The right to utilize and construct a sign on real property (or lease to a third party to do the same) is an inherent common law right in real property.<sup>1</sup> The Oregon Supreme Court held over a century ago in *Morton v. Wessinger*, 58 Or. 80, 85 (1911) that laws in encroaching on a party's property rights are to be strictly construed against the government and in favor of the property owner presuming that a statute is not intended to interfere with or prejudice a private right or title.

All statutes which encroach on the personal or property rights of the individual, are to be construed strictly, and in the absence of express words or necessary intendment or implication, it will be presumed that a statute is not intended to interfere with or prejudice a private right or title. 26 A. & E. Ency. 661.

Lastly, when interpreting statutory language, the Courts look to maxim's of construction to resolve any remaining doubt. *State v. Gaines*, 346 Or 160 (2009). ORS 174.030 is one such maxim and provides that,

Where a statute is equally susceptible of two interpretations, one in favor of natural right and the other against it, the former is to prevail.

The Oregon Supreme Court determined in *Bileu v. Paisley*, 18 Or 47, 52 (1889) that property ownership is a "natural right." See also *Kosiolek v. Portland R.L. & P Co.*, 81 Or 517, 522 (1916)("The natural rights of a person at common law are the right of personal security in the legal enjoyment of life, limb, body, health, and reputation, the right of personal liberty, and the right of private property.") Consequently, when choosing between the Planning Director's interpretation and Meadows, the court will choose Meadows as it favors the natural right of property ownership whereas the Planning Directors interpretation is against it.

**b. The Planning Director's Interpretation is an Impermissible Collateral Attack on a Previously Approved, Constitutionally Protected Land Use Permit.**

The Planning Director advised Meadow that its prior sign approvals (including the sign at issue) were approved by "mistake." What the Planning Director fails to appreciate is that even if incorrectly approved, they were nevertheless approved and the city failed to timely challenge its

---

<sup>1</sup> It should be noted that billboards have existed across the US since as early as 1830. They were not regulated nationally until the passage of the Lady Bird Johnson Highway Beautification Act in 1965 and were not regulated across Oregon until the passage of the Oregon Motorist Information Act in 1971.

own decision. As such, the prior approvals stand as final land use decisions and validly issued, constitutionally protected permits which cannot be subsequently collaterally attacked by the city by denying Meadow's application to reconstruct the sign. *Gansen v. Lane County*, 2021 WL 1964624, at \* 5 ("the county's attempt to correct what the county has essentially concluded was a mistake in the 2002 Building Permit is nothing short of a collateral attack on the correctness of that decision.")

The Oregon District Court's decision in *Holman v. City of Warrenton*, 242 FSupp2d 792 (2002) is on point and instructive. In *Holman*, a property owner sought and obtained a conditional use permit to construct a mini storage facility in downtown Warrenton. The application was approved by the planning commission. The approval was not appealed within the time allotted for appeal and the decision became final. Thereafter, the owner applied for a building permit to construct the facility in accordance with the CUP approval. That request was routed to the City engineer. The City engineer became concerned the CUP did not comply with the City's general ordinance regarding safe streets and instructed the city planner not to approve the building permit request. The planner refused to "sign off" on the permit request and instead directed the owner, at the advice of the City attorney, that they would need to seek a variance.

The owner filed a mandamus action in Circuit Court seeking to compel the City to issue the building permit in accordance with the approved CUP. The court granted the mandamus and ordered the city to issue the building permits holding that the Planning Commission determined that the CUP met all zoning and land use requirements when it approved the application and that decision was binding on the City after the period for appeals passed without objection. The owner then sued the City, including the City engineer and planner, in federal court alleging a deprivation of due process and a temporary taking in the delay of the building permit. The district Court found for the owner on its due process claim, while denying the defendants' claim of qualified immunity, and on summary judgment, awarded over \$30,000 in compensatory damages to the owner against the City engineer and planner individually.

Defendants argued, unsuccessfully, that the owner "did not have an absolute right to the issuance of the building permits because the [owner's] project did not meet the City's planning and zoning code requirements with respect to off-street parking" arguing that the code allowed them to "reexamine" their prior decision for conformance with the code. The District Court rejected that argument agreeing with the Circuit Court's holding that the City could not reexamine the decision after the time for appeal had passed and that the City was precluded from collaterally attacking the approval in a later proceeding citing *Doney v. Clatsop County*, 142 Or App 497, 503 (1996)(a party who had the opportunity to participate in a land use decision may not collaterally attack that final decision in a later proceeding.)

The District Court found that the property owner "as a matter of law" had a constitutionally protected property interest to develop his property in a manner consistent with the CUP and in the issuance of a building permit consistent with that CUP. Defendants further argued that they did not deny the building permit but merely delayed the issuance of the permit. The District Court rejected that argument citing to the Ninth Circuit's holding in *Perkins v. City of West Covina*, 113 F3d 1004, 1010 (9th Cir 1997) that even "a temporary, nonfinal deprivation of

property is nonetheless a 'deprivation' in the terms of the Fourteenth Amendment."

The situation here is indistinguishable from *Holman*. Meadow previously obtained an approval from the city of its land use application for an outdoor advertising sign permit. After the time had passed for the city (or any other party) to challenge that decision, it became final and binding on the city; it became a constitutionally protected property interest. The city cannot subsequently collaterally attack its prior decision by denying Meadow's current application to reconstruct the sign. The sign is lawful and Meadow has all rights to do with its sign as any other permitted sign owner has including the right to relocate, alter or reconstruct.

**c. The Planning Director's Interpretation is a Policy Decision that Should be Made through Legislative Enactment Done in Conformance with Law.**

Meadow has signs located in municipalities throughout Oregon. Each of those municipalities has a spacing requirement. None of them have interpreted their spacing requirement to apply in the way the Planning Director proposes. All of them apply it along a single street on which the sign is located. The Planning Director's interpretation stands as an outlier and inflicts substantial harm on the sign and property owners upon which the signs are located. Moreover, it is an abrupt 180 degree turn from how the city has interpreted and applied its code since its inception. Attached hereto as Exhibit E is a letter from John Lehman to the Planning Director setting out in detail how the City has previously approved Meadow's billboards using the prior interpretation. Now, without any direction from the Planning Commission or City Council to do so, the Planning Director has taken an about face and adopted an interpretation that casts a cloud over the legal status of virtually all signs within the city. That purported sea change in the law should not be undertaken by a single, unelected staff member who is unaccountable to the public. That type of policy change should only be undertaken as a legislative change enacted by the elected officials of the local government made in conformance with applicable law.

For the reasons stated above, the Planning Commission should reject the Planning Director's new but erroneous interpretation and reverse the Planning Director's denial of the permit application. Meadow reserves all rights, remedies, claims, privileges and defenses it may have including the right to bring suit under 42 USC 1983 seeking damages and nothing herein is or should be construed as a waiver of such.

Sincerely,

**NOTEBOOM LAW LLC**



Aaron J. Noteboom

**MEADOW OUTDOOR ADVERTISING**



John Lehman

Cc: Client

LEWIS, FOSTER & PEACHEY

ATTORNEYS-AT-LAW  
508 WASHINGTON STREET  
THE DALLES, OREGON 97058  
TELEPHONE (503) 296-5474  
FAX NO. (503) 296-5570

JOHN T. LEWIS  
JAMES R. FOSTER

THOMAS C. PEACHEY  
KATHERINE YOUNG

February 4, 1992

The Dalles Planning Commission  
City Hall  
313 Court Street  
The Dalles, OR 97058

Re: Revised Sign Code  
Our file #91-1041

Dear Commissioners:

Since I have to be out of the City at the time of this meeting, I would request that you take the following into consideration in your deliberations on the proposed sign code revisions.

As you are aware, I represent Meadow Outdoor Advertising, Inc., and thus will deal only with those matters affecting billboards.

The Planning staff's proposed revisions in Section 5.180 make fairly dramatic changes in the existing code. At your last meeting you requested that I meet with Scott to see if we could come up with a common proposal. At that time, the staff was concerned about over-sized signs in the areas outside the highway zone. The existing code allowed 648 square foot signs to be placed every 500 feet in those areas. I proposed a reduction in the sign size to 288 square feet and a reduction in the distance between those signs to 300 feet. Given the substantial reduction in size, we felt it was appropriate to allow the signs to be somewhat closer together. The 300 foot requirement is identical to state law requirements. I am not persuaded that in non-highway zone areas, the City needs to be more restrictive than the state.

The second and final concern I have is the new sentence added at the end of the first paragraph of Section 5.180. The inclusion of that language would dramatically reduce the number of signs currently in use by my client. It creates a limitation based on one square mile rather than one

The Dalles Planning Commission  
February 4, 1992  
Page Two

road mile. I believe the historical, as well as the current intent of the City is to limit billboards on a road mile basis. We believe this is appropriate both aesthetically and from a business standpoint, however, the square mile proposal severely curbs my client's ability to maintain signage on one street that is not visible as well as separate and distinct from another street or highway.

I enclose a proposed revision of Section 5.180 that I would ask you to adopt in lieu of the staff proposal. It removes the square mile sentence and allows 300 foot intervals on the small signs outside the highway zone. I believe it is a fair and equitable resolution of this matter and allows my client to continue to serve this area while at the same time reducing the potential impact of larger signs in areas where they should not be.

John Lehman, manager of Meadow, and my associate, Katy Young, will be happy to answer any questions that you might have.

Very truly yours,

COPY

James R. Foster

JRF:kt

cc: Meadow Outdoor Advertising ✓



## PROPOSED REPLACEMENT OF SIGN CODE SECTION 5.180

5.180 Off-Premise Advertising Signs (Billboards). Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by the City Zoning Ordinance. The maximum number of advertising signs shall not exceed 8 per road mile with no more than 5 on one side of the street and no closer than 500 feet apart on primary or secondary highways or closer than 300 feet on non-primary or non-secondary highways when measured at right angles to the street or highway centerline to which the sign is oriented.

- (1) No sign oriented to a primary or secondary highway shall be more than 14 feet high nor more than 48 feet long. Non-primary or secondary highway signs shall not exceed 12 feet in height and 24 feet in width. Sign area shall not be greater than 672 or 288 square feet, respectively, with a maximum height above grade of 24 feet. The height limitation shall be increased to 40 feet in the Highway District.
- (2) In measuring to determine sizes within the requirements of this section, border and trim shall be included; but foundations, supports and stringers shall not be included.
- (3) Outdoor advertising signs shall have metal primary structural members.

500 ft. Always the case

Ordinance No. 92- 1153  
THE DALLES AREA SIGN ORDINANCE

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- 6.020 DESIGN AND CONSTRUCTION
- 6.030 CLEARANCE AND SAFEGUARDS





Underwriters Laboratories, Inc. seal of approval. All electrical signs shall be installed in accordance with the National Electric Safety Code as regards distances from electrical line. Electrical equipment used in connection with display signs shall be installed in accordance with the City ordinances regulating electrical installations.

5.170 Animated Signs: Except for message signs of the type giving time and temperature information, or signs rotating at a speed not to exceed 7 rpm's, no sign which has any mechanical moving, revolving, rotating, or animated parts are allowed.

5.180 Off-Premise Advertising Signs. Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by the City Zoning Ordinance.

(1) The maximum height above grade shall be 24 feet, but shall be increased to 40 feet in the Highway District.

(2) Outdoor advertising signs shall have metal primary structural members.

(3) Size

A. Primary and Secondary Highways. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 500 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented. Sign area shall not exceed 672 square feet, with maximum dimensions of 14 feet vertical and 48 feet horizontal.

B. City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.

## CHAPTER VI: MAINTENANCE, CONSTRUCTION, AND SAFEGUARDS

### 6.010 MAINTENANCE AND APPEARANCE

### 6.020 DESIGN AND CONSTRUCTION

### 6.030 CLEARANCE AND SAFEGUARDS

6.010 MAINTENANCE AND APPEARANCE. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition.

SIGN ORDINANCE REVISIONS  
AUGUST, 1992

18



## CERTIFICATE OF MAILING

I hereby certify that I served the attached

### Notice of Public Hearing

regarding:

APL 033-23 – J. R. Zukin Corp., dba Meadow Outdoor Advertising

On August 24, 2023, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: August 24, 2023

*Paula Webb*

---

Secretary  
Community Development Department

Name		PC Public Hearing Notices
Name	E-mail	
Art Smith	arthurs@co.wasco.or.us	
<b>Aviation Contacts</b>		
Ben Beseda	BBeseda@tennesoneng.com	
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UNITED STATES OF AMERICA  
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AUBURN, OR 97058

BRACE DAN M  
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THE DALLES, OR 97058

NORTHERN WASCO CO PARKS & REC  
DIST  
602 W 2ND  
THE DALLES, OR 97058

WEBB WAYNE L & JANA L  
3825 CHERRY HGTS RD  
THE DALLES, OR 97058

WMB LLC  
301 CHERRY HGTS RD THE DALLES,  
OR 97058

THE DALLES CITY OF  
313 COURT ST  
THE DALLES, OR 97058

BRACE DAN M  
1309 E 19TH ST  
THE DALLES, OR 97058

CHAMBER BLDG  
404 W 2ND ST  
THE DALLES, OR 97058

MJT PROPERTIES LLC  
505 CHERRY HGTS RD  
THE DALLES, OR 97058

HATTENHAUER ENTERPRISE CO #4 LLC  
PO BOX 1397  
THE DALLES, OR 97058

MEADOW OUTDOOR ADVERTISING  
PO BOX 331  
THE DALLES, OR 97058

**CITY of THE DALLES**313 COURT STREET  
THE DALLES, OREGON 97058(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

August 24, 2023

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of The Dalles Planning Commission will conduct a quasi-judicial public hearing on **Thursday, September 7, 2023 at 5:30 p.m.** The meeting will be held in the City Hall Council Chambers, 313 Court Street, The Dalles, Oregon 97058. The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481, ext. 1119, Monday through Friday, from 8:00 am to 5:00 pm to make arrangements. Interested parties may attend in person, via Zoom at <https://us06web.zoom.us/j/82327794645?pwd=c1d2UGhUb1BoVithR0tFUzyczWtXQT09>, or by phone at 1-253-215-8782 or 1-669-900-6833. Meeting ID: **823 2779 4645**, Passcode: **001537**. The livestream can be viewed at [www.thedalles.org/live\\_streaming](http://www.thedalles.org/live_streaming).

This notice is being sent to affected agencies, parties of record, and property owners within 300 feet of the subject property. The request is outlined below, and followed by procedures for the public hearing. **The application and all related documents, as well as the applicable criteria, are available for viewing in the Community Development Department in City Hall.**

- APPELLANT:** J. R. Zukin Corp., dba Meadow Outdoor Advertising
- APPLICATION NUMBER:** APL 033-23
- REQUEST:** Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.
- PROPERTY OWNER:** Wayne L. and Jana L. Webb
- LOCATION:** The property is located at 747 W. 2<sup>nd</sup> Street and further described as 1N 13E 4 AA tax lot 200. Property is zoned CG – General Commercial District.
- REVIEW CRITERIA:** The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020 Review Procedures, Article 5.060 CG – General Commercial District, Chapter 10.13 Sign Regulations.

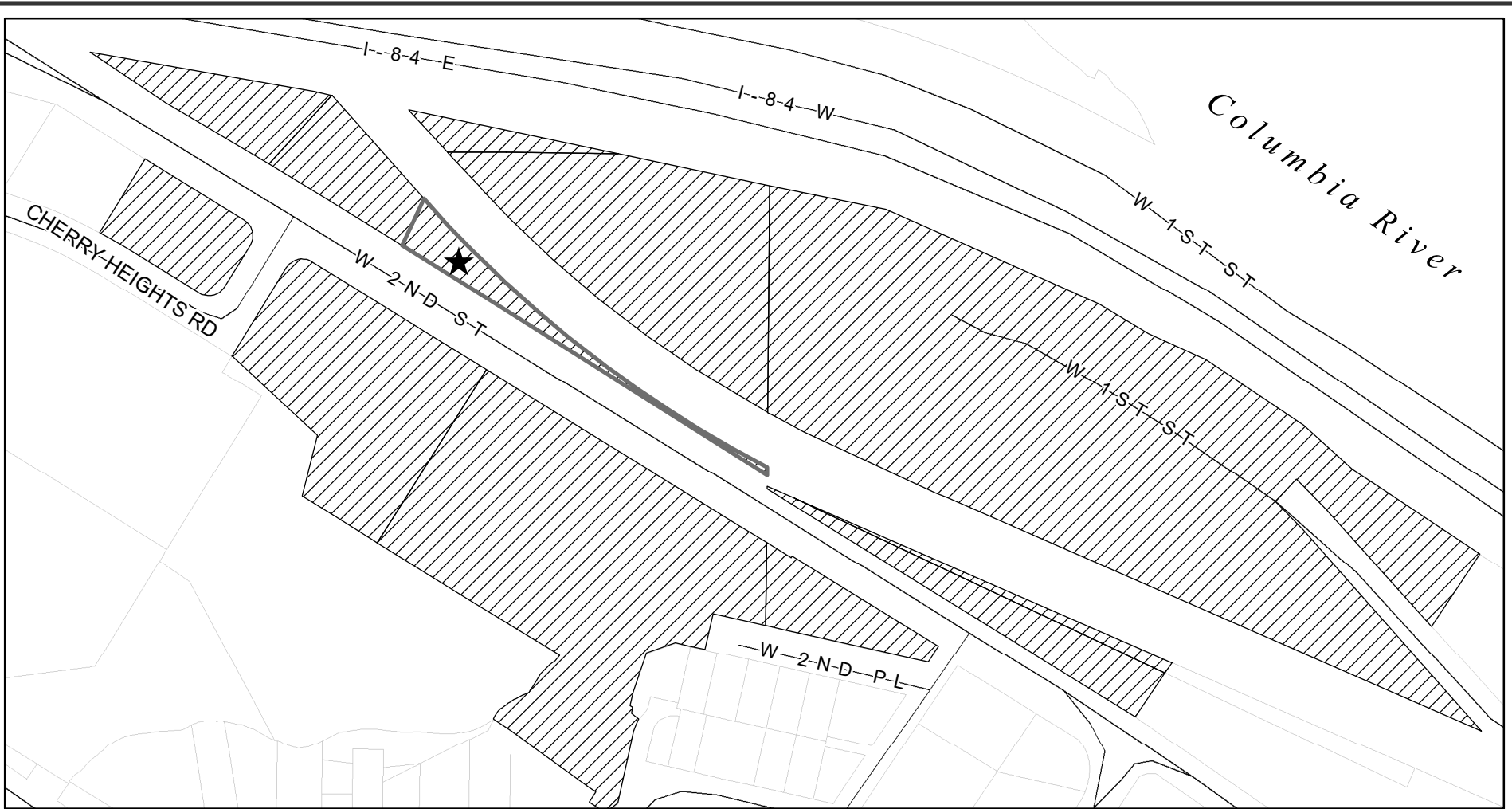
**COMMENT PROCEDURE:**

1. Signed written comments may be submitted prior to the hearing by mail or personal delivery. Faxes will be accepted only if sent to 541-296-6906. Emails will be accepted only if sent to [jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us). All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of one page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by 5:00 p.m. on the hearing date or may be presented in person at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found in The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020.070. The full Code is on line at [www.thedalles.org](http://www.thedalles.org).
2. Failure to raise an issue during the public hearing process, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue will preclude an appeal to the City Council and the Land Use Board of Appeals based upon that issue.
3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant are available for free review or may be purchased at the Community Development Department, 313 Court Street, The Dalles, Oregon 97058. **A Staff Report will be available for inspection seven days prior to the hearing.**

**DECISION PROCESS:**

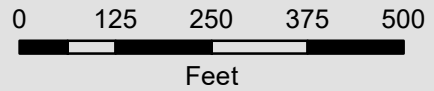
1. An application is received, decision date set, and notice mailed to property owners within 300' of the subject property.
2. All affected City departments and other agencies are asked to comment.
3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
4. The provisions of The Dalles Municipal Code and the City of The Dalles Comprehensive Plan must be met.
5. A decision is reached by the Planning Commission based on the Findings of Fact in the Staff Report and other evidence submitted.
6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
7. Aggrieved parties may appeal a quasi-judicial decision to the City Council within 10 days of the date a Notice of Decision is mailed, subject to the requirements for appeal procedures.

Please direct any questions to Joshua Chandler, Director, Community Development Department at (541) 296-5481, ext. 1121, or contact via e-mail [jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us).



	Subject Property
	Notified Properties
	Taxlots
	Roads

Properties within 300 feet of  
 APL 033-23  
 747 E. 2nd Street  
 1N 13E 4 AA 200  
 J.R. Zuking Corp.  
 d/b/a Meadow Outdoor Advertising



City of The Dalles  
 Community Development  
 Department  
 August 24, 2023 | JC




**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1125  
 COMMUNITY DEVELOPMENT DEPARTMENT

**STAFF REPORT**  
**Appeal No. 033-23**  
 of  
**Sign Permit No. 2589-23 – J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising**

**Appellant:** Meadow Outdoor Advertising

**Procedure Type:** Quasi-Judicial

**Public Hearing Date:** September 7, 2023

**Assessor's Map:** Township 1 North, 13 East, Section 4 AA

**Tax Lot:** 200

**Address:** 747 East 2<sup>nd</sup> Street

**Zoning District:** "CG" General Commercial

**Prepared by:** Joshua Chandler  
 Community Development Director

**BACKGROUND:**

**Appeal**

On February 27, 2023, the Community Development Department (**CDD**) denied Sign Permit No. 2589-23 (**Application**) submitted by J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising (**Appellant**). The Application proposed to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard on the property addressed 747 E. 2<sup>nd</sup> Street. Staff's basis for denial was the proposed billboard exceeded the maximum number of billboards allowed per mile pursuant to The Dalles Municipal Code (**TDMC** or **Code**) Section 10.13.050.150(C)(2), which reads (in relevant part):

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

On July 7, 2023, Appellant submitted and CDD received a Notice of Appeal for Land Use Decision of SP 2589-23 (**Notice of Appeal**). Pursuant to TDMC 10.3.020.080(A), appeals are reviewed by this Commission as a *de novo* hearing, meaning a public hearing allowing for the introduction of additional evidence and issues.



### History

Prior to the denial of Application, Appellant inquired with Staff in October 2022 on the placement of a new billboard located within the City's right-of-way at the corner of West 6<sup>th</sup> Street and Cherry Heights Road: at that time, Staff determined the location of the newly proposed billboard would not comply with the provisions of TDMC 10.13.050.150(C)(2) since its approval would result in an excess of the total number of billboards allowed to be located within one mile under the Code. Furthermore, this location was not approved by Staff due to the proximity of underground utility infrastructure and the intersection of both streets. For additional guidance on the matter, Staff consulted with the City Attorney who reiterated Staff's interpretation in that no more than eight (8) signs may be located within a one-mile radius of one another.

### Interpretation at Issue

Following the October 2022 determination, Appellant notified Staff it disagreed with Staff's interpretation of TDMC 10.13.050.150(C)(2) based on the method of measuring the distance of a mile: specifically, Staff's interpretation is "per mile" is a distance to be measured *radially* (i.e., as the crow flies), and Appellant's apparent interpretation is "per mile" is a distance to be measured *as an arc length* (i.e., along each roadway where a sign is proposed to be or actually is located). A map of Staff's interpretation is included as Attachment 1. To analyze Appellant's interpretation, Staff coordinated with Wasco County GIS to explore what this interpretation could look like on The Dalles landscape; Staff attached the following map for reference (see Attachment 2). For additional context, Staff's presented interpretation of TDMC 10.13.050.150(C)(2) has remained demonstrably consistent since, at least, Staff provided it in response to inquiry the City received from a potential applicant in September 2021 for a new billboard proposal at 2638 West 6<sup>th</sup> Street (see Attachment 3). In addition, Staff included an updated map of the proposal at 2638 W. 6<sup>th</sup> Street as Attachment 4.

### Process

On January 6, 2023, Appellant met with Staff and provided documentation of previous sign permit approvals for billboards in the city limits. Staff determined that information was insufficient to meet the evidentiary threshold required to justify ignoring Staff's interpretation of the Code.

On February 16, 2023, Appellant submitted the Application for review, which was erroneously approved and issued by a former employee on February 24, 2023, who mistook the Application to be for the billboard's routine maintenance (only) and not for the replacement and construction of a new billboard. TDMC 10.13.020.030 provides: "*a sign permit shall not be required for routine maintenance, such as repainting and repair of existing signs... However, a permit is required for a change of business name or any structural alteration to an existing sign.*" TDMC 10.15.030 further provides: "*All departments, officials, and employees of the City vested with the duty or authority to issue permits shall conform to the provisions of this Title, and shall issue no permit for uses, buildings, or any purpose in conflict with the provisions of this Title. Any permit so issued shall be null and void.*"

Following this erroneous issuance, Appellant contacted the Community Development Director (**Director**) on February 27, 2023, to inquire about the Application's approval, at which time the Director identified and corrected the mistake and immediately issued a notification of denial via

email to Appellant on the same day. On March 9, 2023, Appellant contacted the Director to inquire whether the February 27, 2023, email was the City's formal denial of the Application, as well to indicate its intent to appeal the decision. The Director informed Appellant the February 27, 2023, email served as the City's formal denial (since Notices of Decisions are not provided for ministerial applications) and provided Appellant with information regarding the process to appeal a decision.

On June 13, 2023, Appellant once again met with Staff to discuss the interpretation and again expressed its intent to appeal the decision. Appellant provided additional documentation, including some of the information now included in the Notice of Appeal, as well as minutes from the February 4, 1992, Planning Commission meeting where the Commission considered the sign code for adoption. At that time, Appellant's legal counsel requested the Commission specify the measuring distance between signs along "the road mile", consistent with Appellant's current interpretation; however, the Commission did not include Appellant's recommended language and instead adopted the current language as stated in TDMC 10.13.050.150(C)(2).

### **Appeal Timing**

Staff received this information and committed to a response within one week to determine next steps in the process, most notably the ability to file an appeal. It is customary in Oregon land use for appeals to be submitted within a reasonable amount of time from the date of a denied application. As of the date of the June 13, 2023 meeting, the Application had been denied for more than 15 weeks. After further research and consultation with the City's Legal Department, Staff identified multiple inconsistencies between TDMC Chapter 10.13 and other portions of TDMC regarding the right to appeal a sign determination.

On June 22, 2023, Staff informed Appellant of these inconsistencies and the legitimacy of an appeal; however, the City decided to err the side most beneficial to Appellant by allowing them to move forward with its appeal request. Alternatively, Staff offered the option to forego the appeal and work collaboratively with Staff to amend the sign code with a tentative initial discussion at Planning Commission in Autumn 2023 (see Attachment 5). Ultimately, Appellant failed to respond to Staff's request and summarily submitted its Notice of Appeal on July 7, 2023.

### **REQUEST:**

Appellant is requesting approval to replace an existing off-premises sign (i.e., a billboard). The property is addressed 747 East 2<sup>nd</sup> Street and is depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200.

### **NOTIFICATION:**

Property owners within 300 feet, City Departments, and Franchise Utilities.

### **COMMENTS RECEIVED:**

No comments received as of the date this staff report was published (August 31, 2023).

**REVIEW CRITERIA:*****I. City of The Dalles Municipal Code, Title 10 Land Use and Development******Section 10.3.010.040 Applications******A. Acceptance***

**FINDING #1:** On February 16, 2023, Appellant submitted and CDD received Application. On July 7, 2023, Appellant submitted its Notice of Appeal. Both were filed with the CDD during normal business hours and date stamped upon receipt. **Criterion met.**

***B. Completeness***

**FINDING #2:** CDD deemed the Notice of Appeal complete on August 4, 2023. **Criterion met.**

***Section 10.3.020.050 Staff Report******A. Decision Type***

**FINDING #3:** Pursuant to TDMC 10.13.070.060 (A), “the Planning Commission shall conduct hearings for appeal and variance matters in the same manner and shall apply the same standards as are used for variance hearings conducted pursuant to this Title”. Within the Code, variance hearings are processed as quasi-judicial actions pursuant to TDMC 10.3.020.050; therefore, this Appeal is processed in the same manner. **Criterion met.**

***B. Staff Report***

**FINDING #4:** This document serves as the Staff Report. **Criterion met.**

***C. Public Hearings.***

**FINDING #5:** The public hearing is scheduled for September 7, 2023, which is within 45 days from the date the Appeal application was deemed complete. **Criterion met.**

***D. Notice of Hearing.***

**FINDING #6:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on August 24, 2023, which is 14 days prior the public hearing. **Criterion met.**

***Section 10.3.020.070 Public Hearings******A. Quasi-Judicial Hearing Procedure.***

**FINDING #7:** The public hearing will be held in accordance with the Oregon Public Meeting Law (ORS 192.610 – 192.690 *et seq.*), and the procedures for a quasi-judicial public hearing in ORS 227.175(10) and ORS 197.797. **Criterion met.**

***Section 10.3.020.080 Appeal Procedures******A. De Novo***

**FINDING #8:** This Staff Report also serves as a *de novo* report for APL 033-23. **Criterion met.**

*B. Right to Appeal Decisions.*

**FINDING #9:** Appellant is a party of record to the particular action because it is the original applicant for SP 2589-23 and is therefore eligible to appeal CDD's denial of SP 2589-23. **Criterion met.**

*C. Filing Appeal.*

**FINDING #10:** Upon review of the Code, Staff identified multiple procedural inconsistencies in TDMC Chapter 10.13 (*Sign Regulations*) that conflict with other portions of TDMC. Although TDMC Chapter 10.13 references an appeal process for denied sign permits, TDMC Chapter 10.3 directly contradicts that process – specifically, TDMC 10.3.020.030(D) provides the Director's approval or denial of a ministerial application (e.g., sign permits, building permits, etc.) is the City's final decision: accordingly, under TDMC Chapter 10.3, Appellant actually has no mechanism to appeal a denied sign permit other than by filing an action against the City in Wasco County Circuit Court.

Generally, appeals of administrative and quasi-judicial decisions require the denied applicant to submit a Notice of Appeal within ten (10) days from the date of the City's denial. Here, the City denied the Application on February 27, 2023, more than 18 weeks from the date the Notice of Appeal was submitted. When Appellant met Staff on June 13, 2023, it mentioned the idea of resubmitting the sign permit, waiting for another denial, then appealing more expeditiously; however, TDMC 10.3.010.040(D) bars applicants from resubmitting denied applications for one year from the date of denial. Accordingly, under TDMC Chapter 10.3, Appellant could not have resubmitted its sign permit application until at least February 27, 2024.

Ultimately, Staff determined the procedural contradictions within the Code itself create a gray area for a sign appeal process; therefore, the City decided to err on the side most beneficial to Appellant by allowing this Appeal to move forward without prejudice stemming from the Code's inconsistency. In making this determination, the City Attorney recommended addressing these procedural issues going forward and to work on a comprehensive text amendment to the City's sign code as soon as possible.

Staff informed the Appellant of the ability to move forward with the appeal, but also offered a concession on the matter (see correspondence included in the record as Attachment 5). Rather than moving forward with this Appeal, Staff offered to collaborate with Appellant (along with additional community input) on proposed amendments to TDMC Chapter 10.13 – that compromise would have allowed both the City and Appellant to marshal their resources on beginning a comprehensive sign code amendment with a tentative plan to have an initial discussion with Planning Commission by Autumn 2023. In the alternative, Staff explained that once an appeal is filed, the City is instead required to focus efforts and expend resources to defend the appeal, which further prolongs the opportunity to address these inconsistencies and leaves the City open to future litigation.

Appellant failed to respond to Staff's request and submitted its Notice of Appeal on July 7, 2023. **Criterion met.**

*D. Notice of Appeal.*

**FINDING #11:** TDMC 10.3.020.080(D)(3) provides every notice of appeal shall include the “specific grounds why the decision should be reversed or modified, based on the applicable criteria or procedural error.” The Appellant submitted documentation within the Notice of Appeal supporting its interpretation and requesting the Commission reverse Staff’s previous decision. Staff will address the issues raised in the Notice of Appeal regarding applicable criteria of the Code and/or procedural errors. The Appellant’s legal arguments will be addressed by the City Attorney. **Criterion met.**

*E. Jurisdictional Defects.*

**FINDING #12:** Staff determined no jurisdictional defects exist with the Notice of Appeal request. **Criterion met.**

*G. Notification of Appeal Hearing.*

**FINDING #13:** Appropriate mailings to property owners within 300 feet and notice to affected departments and agencies were made on August 24, 2023. **Criterion met.**

***10.13.020.010 Sign Permit***

*No sign shall hereafter be erected, re-erected, constructed, altered or maintained until a sign permit has been issued, unless no permit is required under Section 10.13.020.030...*

**FINDING #14:** The Application proposes replacing an existing billboard with a new, larger billboard in a similar location. Since the replacement requires structural alterations, a sign permit is required. **Criterion met.**

***Section 10.13.020.030 Permit Exceptions***

*A sign permit shall not be required for routine maintenance, such as repainting and repair of existing signs. Exceptions are also made for exempt signs listed in Section 10.13.030.010. However, a permit is required for a change of business name or any structural alteration to an existing sign.*

**FINDING #15:** See Finding #14. **Criterion met.**

***Section 10.13.020.040 Permit Procedure***

*B. The completed application shall be submitted with the appropriate fee and drawings to indicate the dimension, location, and height of all existing and proposed signs for the subject business.*

*F. The Director will determine when the application is complete. The permit will be approved or denied within 15 days from the submittal date, unless referred to a City Commission as herein provided. Variances and appeals will be processed as set forth in Section 10.13.070.100.*

**FINDING #16:** See Finding #1. Application was denied on February 27, 2023, less than 15 days from the submittal date. **Criterion met.**

**10.13.050.150 Off-Premises Advertising Signs**

*Advertising signs shall be located only in General Commercial and Industrial Zones, as designated by this Title.*

**FINDING #17:** The subject property is located within the General Commercial (CG) zoning district and the Highway District for purposes of Chapter 10.13 sign regulations.

**Criterion met.**

A. *The maximum height above grade shall be 24 feet, but shall be increased to 40 feet in the Highway District.*

**FINDING #18:** Staff determined from the submitted Application the proposed height above grade for the new billboard is 24'. **Criterion met.**

B. *Outdoor advertising signs shall have metal primary structural members.*

**FINDING #19:** Staff determined the submitted Application did not include information regarding the type of material used for the primary structural members. **Criterion not met.**

C. *Size.*

2. *City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.*

**FINDING #20-A: City Streets**

The proposed billboard is located on East 2<sup>nd</sup> Street, which is classified within The Dalles Transportation System Plan as an Arterial roadway under the City's jurisdiction.

**Criterion met.**

**FINDING #20-B:** *The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

This provision includes three (3) separate requirements for siting a new or replacement billboard:

- **Requirement #1:** **Signs may not exceed eight (8) per mile.**

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Staff understands the main emphasis of the argument raised by Appellant through its Appeal is TDMC 10.13.050.150(C)(2)'s reference to "per mile" requires the City to interpret it as applicable to the distance travelled along a road. However, the Code is clear: TDMC Chapter 10.6 (*General Regulations*) provides the City's regulations applicable to all TDMC Title 10 applications, including the Application and this Appeal. Relevantly, TDMC Chapter 10.6, Article 6.070 (*Measurements*) provides the

City's regulations concerning measurements. TDMC 10.6.070.010 (*Purpose*) plainly indicates TDMC Chapter 10.6, Article 6.070 "explains how measurements are made in [TDMC Title 10]." Specifically, and simply, TDMC 10.6.070.030(A)(1) provides:

1. *Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.*

For purposes of ensuring accuracy with its land use review, the City employs the use of a Geographic Information System (**GIS**) administered by Wasco County. Within the City's GIS database, Staff compiled a complete inventory of all billboards located within the Urban Growth Boundary (**UGB**) to facilitate the precise measurements of billboard locations and their proximity to one another. By use of a *GIS Buffer* tool, Staff is able to input the location of a billboard and apply a vicinity range of a specified distance. For the purposes of determining billboard proximity (as required by TDMC 10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (i.e., a circle). This GIS generated buffer provides Staff an accurate, useful, and non-discretionary tool when reviewing application requests. A comparable tool, *GIS Select by Location*, is used for purposes of noticing all land use applications, similar to the 300' notice provided for the Notice of Public Hearing for the Notice of Appeal.

Upon submitting the location of the proposed billboard, Staff generated the vicinity map included in the record as Attachment 1. This map demonstrates a total of 23 billboards (24 including the subject billboard) within a one-mile radius of the proposed billboard at issue in this Appeal, 13 of which classified as non-Highway signs (14 including the subject billboard). For the purposes of determining vicinity, "City" and "Highway" billboards are distinguished from one another, although doing so may create clustering of billboards within one area of the City, as shown in Attachment 1.

Without the use of GIS, measuring distances are unreliable, inaccurate, and prone to human error. Appellant provided examples of maps and a previous sign permit with its Notice of Appeal to demonstrate measuring distances; however, neither submittal included a scale or ratio. As such, these distances should not be considered appropriate measures of distance, especially when compared to the pinpoint accuracy of GIS.

In addition to the Code's insistence on measuring distance along a horizontal plane, TDMC 10.6.070.030(A)(1) provides topography may not be a factor in determining distances. Although "topography", is a not term specifically defined in the Code, Staff have provided three of the most widely accepted and available definitions of topography below:

- *The arrangement of the natural and artificial physical features of an area.*<sup>1</sup>
- *The art or practice of graphic delineation in detail usually on maps or charts of natural and man-made features of a place or region especially in a way to show their relative positions and elevations.*<sup>2</sup>
- *Topography is a field of geoscience and planetary science and is concerned with local detail in general, including not only relief, but also natural, artificial, and cultural features such as roads, land boundaries, and buildings.*<sup>3</sup>

All three of these definitions reference “man-made” or “artificial” features, which include roads – accordingly, the consideration of topographical features in the measurement of distances invites subjective, inaccurate, unreliable, and constantly-shifting metrics. Roadways or streets may not be a factor in determining distances, contrary to Appellant’s interpretation of TDMC 10.13.050.150(C)(2).

The Appellant also argues that the City’s interpretation would cause a “taking” of the property. A local regulation does not cause a taking unless it denies effectively all economically viable use of the property. *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992). The Appellant has not provided any evidence that the existing billboard is no longer economically viable or that the decision to deny the application will deny the property all economically viable use. Absent such evidence, the City’s interpretation of TDMC 10.13.050.150(C)(2) does not cause a taking.

Finally, the Appellant argues that this decision is “indistinguishable” from *Holman v. City of Warrenton*, 242 FSupp2d 792 (2002). In *Holman*, the city approved a conditional use permit for a mini-storage facility, then refused to issue the building permits necessary to build it. In this case, the City denied an application for a permit to *replace* an existing sign; not a new sign that the city approved in a separate decision. As such, the decision in *Holman* is completely distinguishable and does not require the City approve the application.

- **Requirement #2: Of the eight (8) signs per mile, no more than five billboards may be located on one side of the street.**

*The maximum number of advertising signs shall not exceed 8 per mile **with no more than 5 on one side of the street** and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #2.

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<sup>1</sup> “Topography.” *Oxford Languages*, Oxford University Press, 2023, [https://www.google.com/search?q=topography&rlz=1C1CHBF\\_en&oq=topography&aqs=chrome.0.69i59j35i39i650j0i131i433i512j0i131i433i457i512j0i402i650j0i402i512j46i175i199i433i512j0i512i3.2039j0j7&sourceid=chrome&ie=UTF-8](https://www.google.com/search?q=topography&rlz=1C1CHBF_en&oq=topography&aqs=chrome.0.69i59j35i39i650j0i131i433i512j0i131i433i457i512j0i402i650j0i402i512j46i175i199i433i512j0i512i3.2039j0j7&sourceid=chrome&ie=UTF-8). 28 August 2023.

<sup>2</sup> “Topography.” *Merriam-Webster Dictionary*, Merriam-Webster, Incorporated, 2023, <https://www.merriam-webster.com/dictionary/topography>. 28 August 2023.

<sup>3</sup> West, Terry R.; Shakoor, Abdul (2018-03-19). *Geology Applied to Engineering* (2nd ed.). Waveland Press. pp. 545. ISBN 978-1-4786-3722-6.



- **Requirement #3: Of the eight (8) signs per mile, billboards must be no closer than 300' from one another. The point of measurement for this distance is measured at right angles from the street centerline where the sign is located.**

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Staff determined more than eight (8) signs are located within one mile of the proposed sign location; therefore, no additional analysis occurred regarding Requirement #3.

Staff determined the proposed sign exceeds the total number of signs allowed per mile.  
**Criterion not met.**

**FINDING #20-C: Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.**

Staff determined from the submitted Application that the total sign area of the proposed billboard is 192 SF, with a vertical dimension of 8' and a horizontal dimension of 24'.

**Criterion met.**

**FINDING #21: Criterion met.**

#### **COMMISSION ALTERNATIVES:**

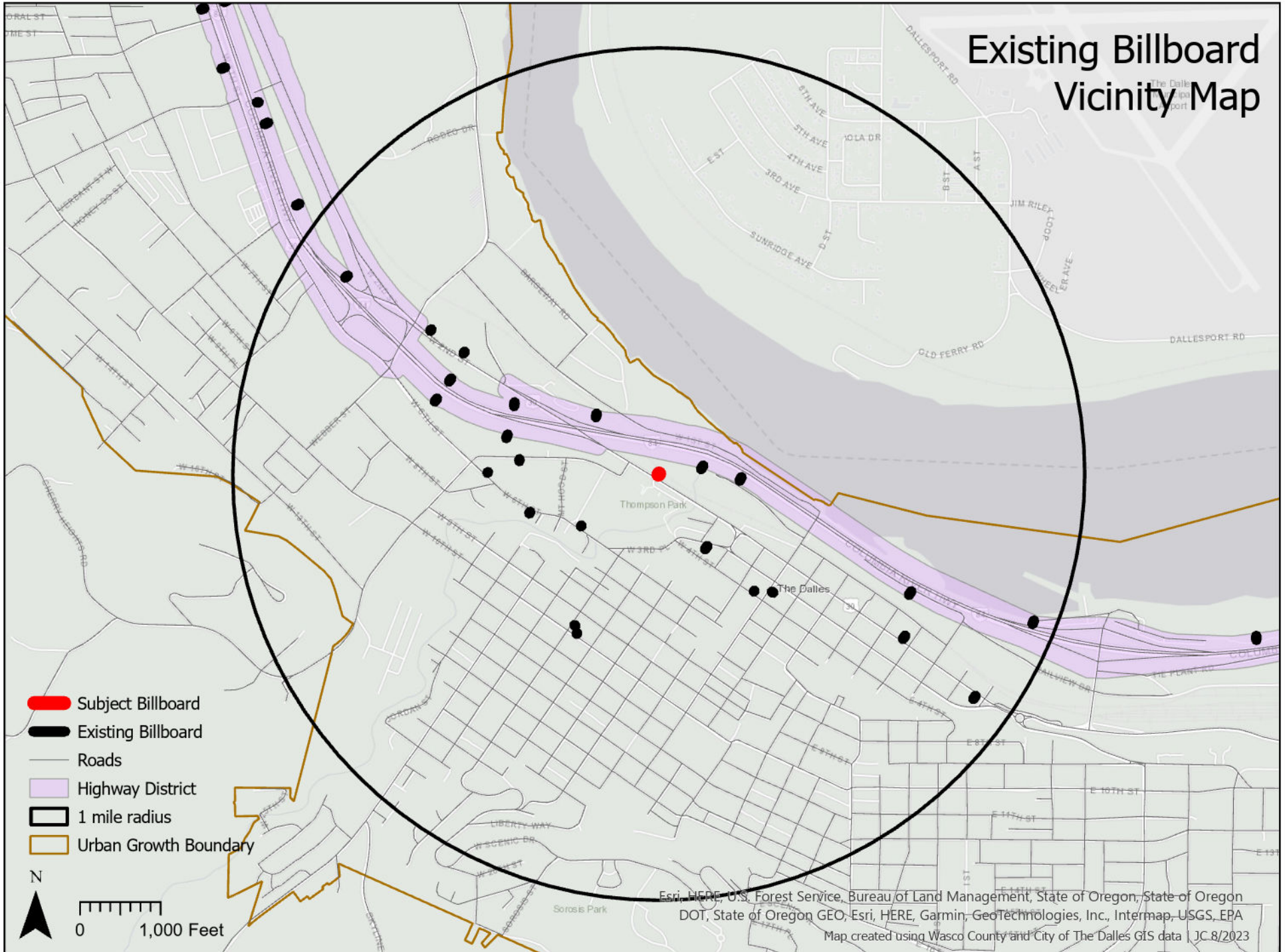
1. **Staff recommendation: Move to adopt Resolution No. PC 618A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.**
2. Make modifications to then move to adopt an amended Resolution No. PC 601A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
3. Move to direct Staff to adopt Resolution No. PC 618B-23, a resolution granting the appeal and overturning Staff's decision. Under this alternative, the Planning Commission is required to identify the specific criteria supporting its decision against Staff's Recommendation.

#### **ATTACHMENTS:**

*A comprehensive list of all attachments pertaining to Appeal No. 33-23 have been provided below.*



- Attachment 1 – Existing Billboard Vicinity Map
- Attachment 2 – Potential Billboard Locations
- Attachment 3 – Billboard Inquiry: 2638 W. 6<sup>th</sup> Street – correspondence, September 2021
- Attachment 4 – Billboard Inquiry: 2368 W. 6<sup>th</sup> Street – map
- Attachment 5 – City correspondence with Appellant, June 22, 2023

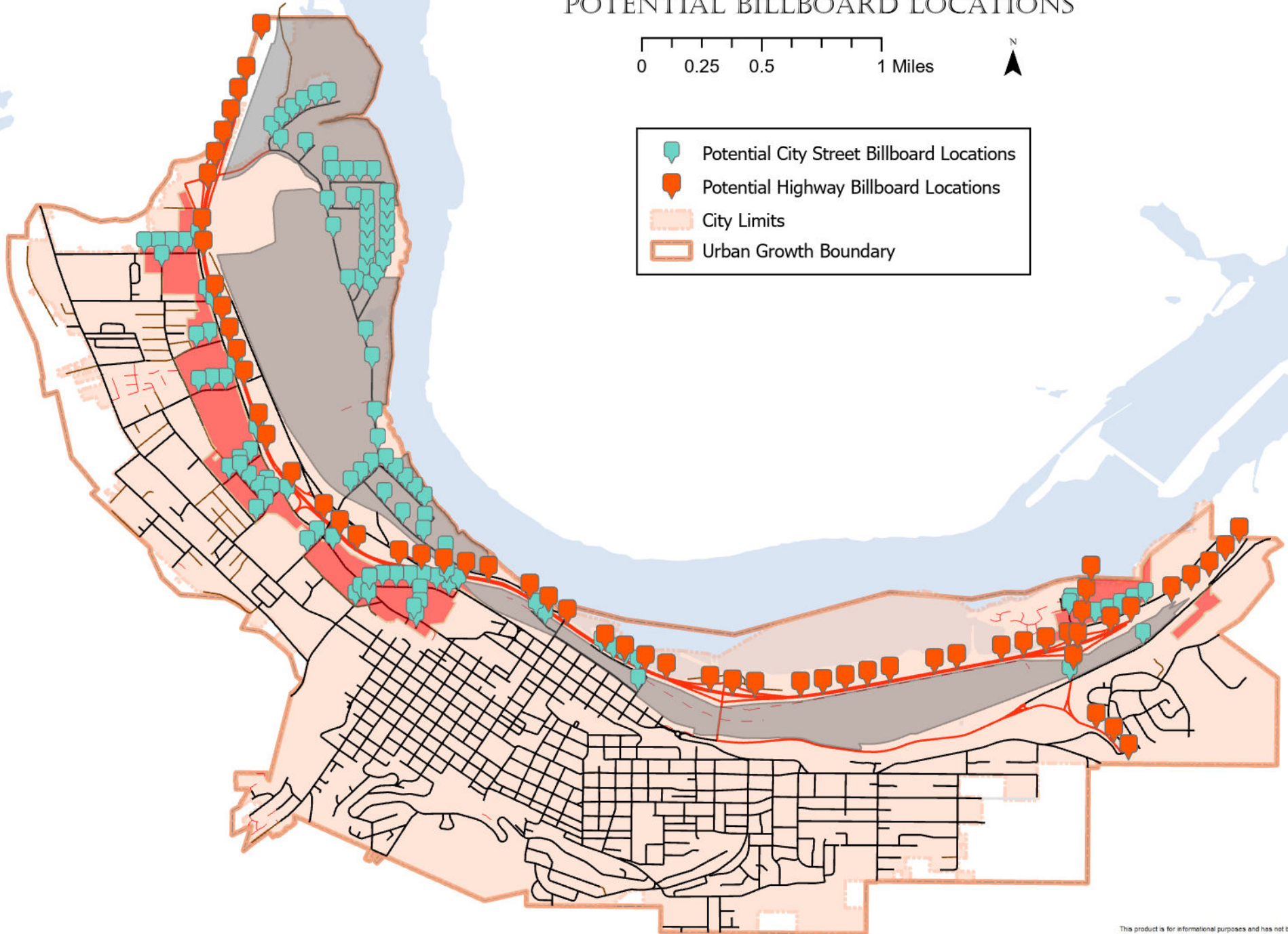
# Existing Billboard Vicinity Map



### POTENTIAL BILLBOARD LOCATIONS



-  Potential City Street Billboard Locations
-  Potential Highway Billboard Locations
-  City Limits
-  Urban Growth Boundary





**From:** [Scott McKeown](#)  
**To:** [Joshua Chandler](#)  
**Subject:** Re: Off-Premises Sign  
**Date:** Friday, September 10, 2021 7:48:21 AM

---

Good morning Joshua,

Se la vie. Thank you for your analysis.

Best regards,  
 Scott

On Sep 9, 2021, at 3:34 PM, Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)> wrote:

Good afternoon Scott,

Unfortunately, it appears that we would not be able to approve an off-premises sign at your location due to the proximity to other off-premises signs in the vicinity. Staff has provided a map for reference. Your property is detailed in red with the yellow circles signifying 500' buffers from existing billboards in town. In addition, Staff determined that within 1 mile of your property there are nine billboards to the north and eleven billboards to the south.

Please let me know if you have any additional questions.

**Joshua Chandler**

Associate Planner  
 City of The Dalles  
 Office: 541-296-5481 x1121  
 Cell: 541-993-9583

**PUBLIC RECORDS LAW DISCLOSURE:**

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

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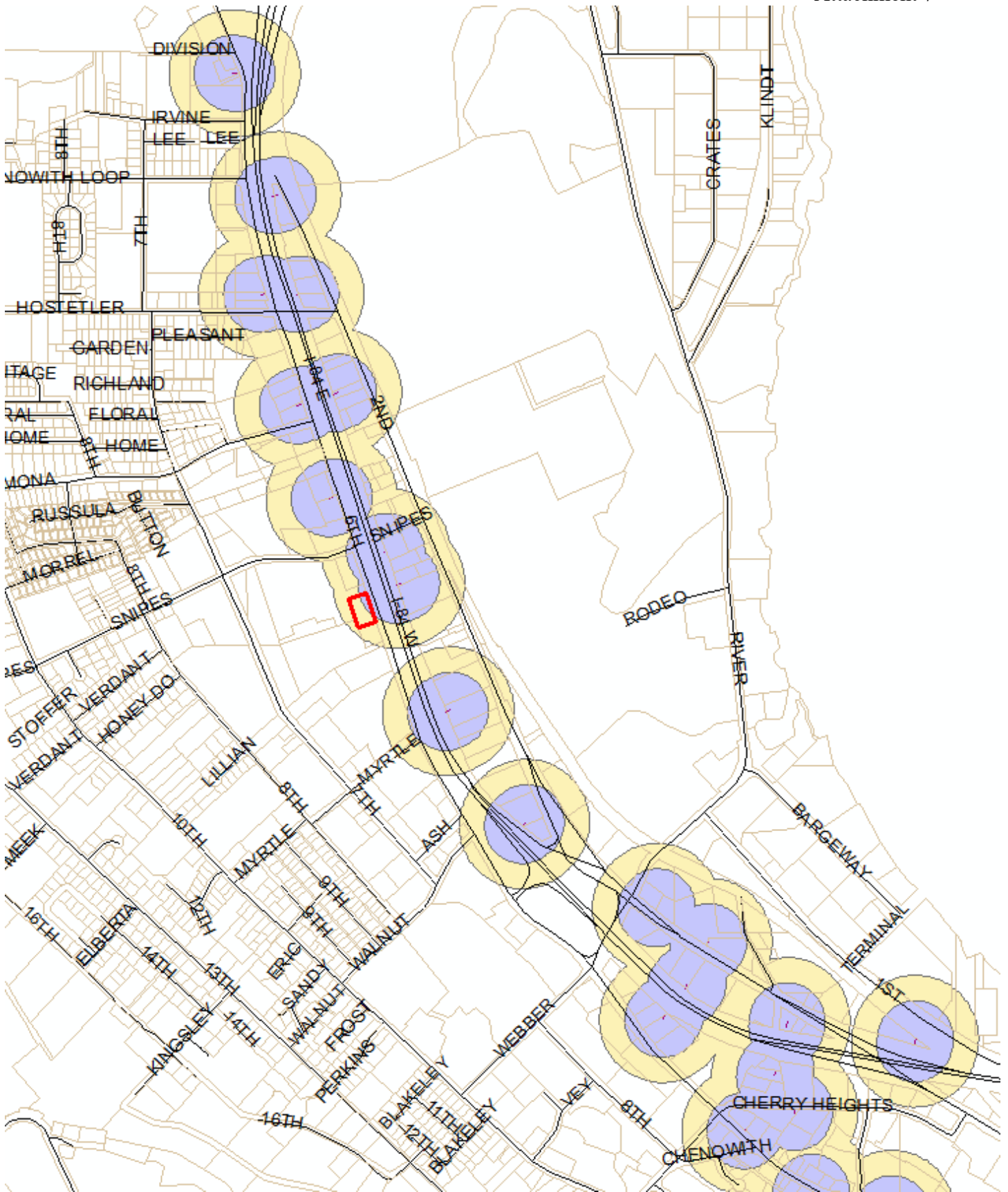
**From:** Scott McKeown <[scottmckeown@comcast.net](mailto:scottmckeown@comcast.net)>  
**Sent:** Thursday, September 09, 2021 8:13 AM  
**To:** Joshua Chandler <[jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)>  
**Subject:** Off-Premises Sign

Good morning Joshua,

I hope to apply for an off-premises sign permit to locate a billboard near the south end of the 6th Street Station lot. I have already run underground conduit for lighting the sign. I read the statute as requiring no more than 8 off-premises signs per mile. The distances are close in my case. As a 1/2 mile is 2,640' by Google Maps we meet your requirement with 48' to spare. Is this drawing acceptable for sign permit permit documentation?

Best regards,  
Scott

<Billboard map.pdf>







**From:** [Joshua Chandler](#)  
**To:** ["Chris Zukin"](#)  
**Cc:** [Matthew Klebes](#)  
**Bcc:** [Jonathan Kara](#); [Kaitlyn Cook](#)  
**Subject:** Follow Up: Sign Code Discussion  
**Date:** Thursday, June 22, 2023 11:53:11 AM

---

Good morning Chris,

Thank you for your patience. Since we last spoke, I was able to touch base with our legal department to discuss your potential Notice of Appeal (**NA**) to appeal the denied sign permit at 747 W. 2nd Street, denied on February 27, 2023.

In looking through The Dalles Municipal Code (**TDMC**), it appears there are some procedural inconsistencies with Chapter 10.13 (*Sign Regulations*) conflicting with other portions of TDMC. Although Chapter 10.13 references an appeal process for denied sign permits, Chapter 10.3 directly contradicts this process and provides the Community Development Director's approval or denial of a ministerial application (e.g., sign permits, building permits) is the City's final decision [TDMC 10.3.020.030(D)]. Therefore, currently, there is no apparent mechanism to appeal.

Generally, appeals of administrative and quasi-judicial decisions require applicants to submit a NA within 10 days from the date of initial denial. Your sign permit was denied on February 27, 2023, almost four months ago. I vaguely mentioned this when we met last week – at that time, you mentioned resubmitting the sign permit, waiting for the denial, then appealing more expeditiously. Unfortunately, Chapter 10.3 prohibits applicants from resubmitting denied applications for one year from the date of denial [TDMC 10.3.010.040(D)]; therefore, it seems you would need to wait until at least February 2024 before resubmitting an application for this sign permit.

Overall, the procedural inconsistencies within TDMC create a gray area for a sign appeal process; therefore, the City is intending to err on your behalf and allow you to move forward with your appeal request if you choose to do so.

Although we may not agree on the substance of TDMC 10.13.050.150(C)(2), I think we can both agree the inconsistencies and ambiguities currently existing in Chapter 10.13 create unneeded headaches. Our legal team has recommended, now more than once, to address these procedural issues and work on an overall amendment to the sign code sooner than later.

As a result, I wanted to provide two options moving forward:

**Option 1:** *Move forward with the appeal process.* If you elect to appeal, you'll need to submit the \$500 appeal fee at your earliest convenience and Staff will work on scheduling the appeal at an upcoming Planning Commission meeting (likely one of its August meetings). Following the appeal, Staff would rededicate its resources to begin working on a comprehensive sign code amendment. Depending on the level of Staff involvement in defending the appeal, the City could tentatively plan on an initial discussion with Planning Commission on the sign code by winter.

**Option 2:** *Forego the appeal process.* If you elect to waive an appeal here, Staff can



marshal its resources on beginning a comprehensive sign code amendment now and the City could tentatively plan on an initial discussion with Planning Commission by autumn.

In either case, Staff is committed on making these amendments a priority and plan on beginning the amendment process within the calendar year. To assist in the process, Staff intends on encouraging citizen involvement in the adoption process and would value Meadow's contribution.

Please let me know if you'd like to discuss further and your preferred direction moving forward. Thank you.

**Joshua Chandler** (he/him/él)  
Community Development Director  
*City of The Dalles*  
541-296-5481 x1121

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.



## Memorandum

**To:** The Dalles Planning Commission      **Date:** September 5, 2023  
**From:** Ty Wyman      **File No:** JRZ1.1  
**Subject:** City of The Dalles Appeal No. 033-23

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The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . ." TDMC 10.13.050.150(C)(2) now sets forth that limitation. In 2004, upon approval of the City's planning staff (Ex. 1 hereto), Meadow Advertising placed a billboard at 747 W. 2<sup>nd</sup> St. No fewer than nine such signs sat within a 1-mile radius of that sign, while just three sat within a one lineal mile thereof.

Meadow applied earlier this year to replace the subject sign. The referenced appeal stems from planning staff's denial of that approval, a decision that would change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). On referral from Kristen Campbell, Meadow asked Dunn Carney to evaluate staff's decision. As explained below, we have undertaken significant investigation of the City's land use regulations and records. Analyzing that investigation, I find no support for staff's decision.

Background Law. In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. *See, e.g., Estroff v. City of Dundee*, 79 Or LUBA 189 (2019).

Below, I analyze the text and context of TDMC 10.13.050.150(C)(2). I find the text unambiguous in applying the 8-sign limitation to a one-dimensional lineal mile of roadway, not to a two-dimensional radial mile. I then find the context of TDMC 10.13.050.150(C)(2) to evidence clearly this intent, to measure the limitation by lineal mile.

Analysis of the text of TDMC 10.13.050.150(C)(2). The cited regulation reads as follows:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

I am immediately struck by the fact that the "8 per mile" limitation is not stated in a vacuum. Rather, it is stated with direct reference to "the street" and "the street centerline." A street being linear, these references clarify application of the "8 per mile" limitation to a lineal mile of roadway. As such:

1. Staff's change in interpretation of TDMC 10.13.050.150(C)(2) is inconsistent with the text thereof; and

851 SW Sixth Ave., Suite 1500      Portland, Oregon 97204-      **Main** 503.224.6440      **Fax** 503.224.7324      [DunnCarney.com](http://DunnCarney.com)  
 1357

Dunn Carney Allen Higgins & Tongue LLP | *Member of Meritas Law Firms Worldwide* [Meritas.org](http://Meritas.org)



The Dalles Planning Commission  
September 5, 2023  
Page 2

2. The Commission can find that that text (when considered alone, without consideration of any context in which that regulation was adopted or has been applied) supports a reading that the limitation to 8 signs applies per lineal mile.

The Commission may, thus, decide the matter on this basis alone and uphold Meadow's appeal. Should the Commission choose, however, to proceed with consideration of the context in which the City adopted and applied TDMC 10.13.050.150(C)(2), then I believe the same result would pertain. That context evidences clearly an intent to measure the limitation by lineal, rather than radial, mile.

Analysis of the context of TDMC 10.13.050.150(C)(2). Staff describes one contextual source that supports its interpretation that TDMC 10.13.050.150(C)(2) limits signs to 8 per radial mile. Specifically, it notes that, per TMDC 10.6.070.030, "distances are measured horizontally." Based on this reference, staff explains (at p. 8 of its Aug. 31 report to the Commission) its changed interpretation as follows:

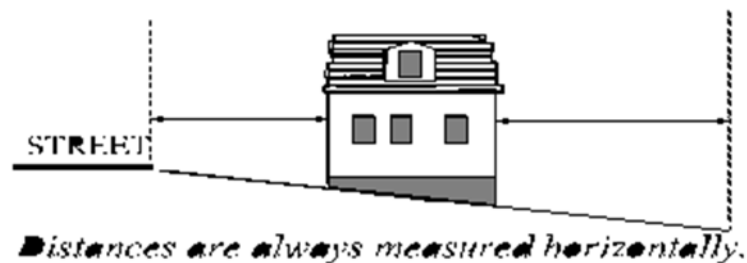
For the purposes of determining billboard proximity (as required by TDMC 10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (*i.e.*, a circle).

I disagree with staff's premise, that TMDC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.

TDMC 10.6.070.030 reads as follows:

Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. See Figure 6-1.

This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.



TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not



The Dalles Planning Commission  
September 5, 2023  
Page 3

apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.

But let's move on to contextual clues outside of the TMDC. Oregon law establishes the primary source of context for any land use regulation, *viz.*, the comprehensive plan. ORS 197.829.<sup>1</sup> Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.

Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.

Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule – "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81-1011, containing the exact same language.

In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.

A third contextual clue to the intended meaning of a land use regulation is the manner in which the City has previously applied it. Here, I understand that there is no disagreement that the City has for decades applied TDMC 10.13.050.150(C)(2) to limit billboards to 8 per lineal mile; staff simply considers that interpretation to have been wrong.

I recognize the Planning Director's authority to administer the code. However, fundamental fairness suggests that no one may recant a prior decision once someone has relied on it. The law recognizes such fairness through the principles of estoppel and collateral attack. The cases of *Gansen v. Lane County*, 2021 WL 1964624 Or LUBA (2021) and *Johnson v.*

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<sup>1</sup> The Land Use Board of Appeals shall affirm a local government's interpretation of its comprehensive plan and land use regulations, unless the board determines that the local government's interpretation:

- (a) Is inconsistent with the express language of the comprehensive plan or land use regulation;
- (b) Is inconsistent with the purpose for the comprehensive plan or land use regulation;
- (c) Is inconsistent with the underlying policy that provides the basis for the comprehensive plan or land use regulation; or
- (d) Is contrary to a state statute, land use goal or rule that the comprehensive plan provision or land use regulation implements.



The Dalles Planning Commission  
September 5, 2023  
Page 4

*Landwatch Lane County*, 327 Or. App. 485 (2023) have applied these principles to prohibit Oregon municipalities from recanting the legality of permits previously issued.

I find the referenced court decisions applicable to the present case. Quite simply, the City determined in 2003 that the subject sign complied with all regulations applicable to its placement, including TDMC 10.13.050.150(C)(2). As matters of both fairness and law, the City may not now overturn that determination.

Lastly, I urge the Commission to consider the implications of staff's changed interpretation of the billboard placement rules. As Meadow staff will explain at hearing, such decision would render every existing billboard nonconforming. A nonconforming use is by definition consigned to eventual oblivion by undermining Meadow's ability to remodel, rebuild, upgrade, modernize, or replace those signs.

I appreciate the opportunity to assist the Commission's consideration of the matter, and look forward to our hearing this Thursday.

L# 98017

\$ ~~75.00~~

## SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125

### INSTALLER INFORMATION

Name	SELF
Address	
Phone Number	
Current City Installer License	Yes/No

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING	
Address	P.O. BOX 331, THE DALLES, OR 97058	
Telephone Number	(541) 296-9684	
Text	VARIOUS	
Sign Area	250' $\phi$	300' $\phi$
Horizontal Dimension	24'	25'
Vertical Dimension	10.4'	12'
Type	Projecting - Hanging - Flush - <u>Pole</u> - Other	
Illumination	Direct Indirect, UL No: <u>OFF HOLD</u>	

747 W. 230 St.  
 ADDRESS

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	8-8-03
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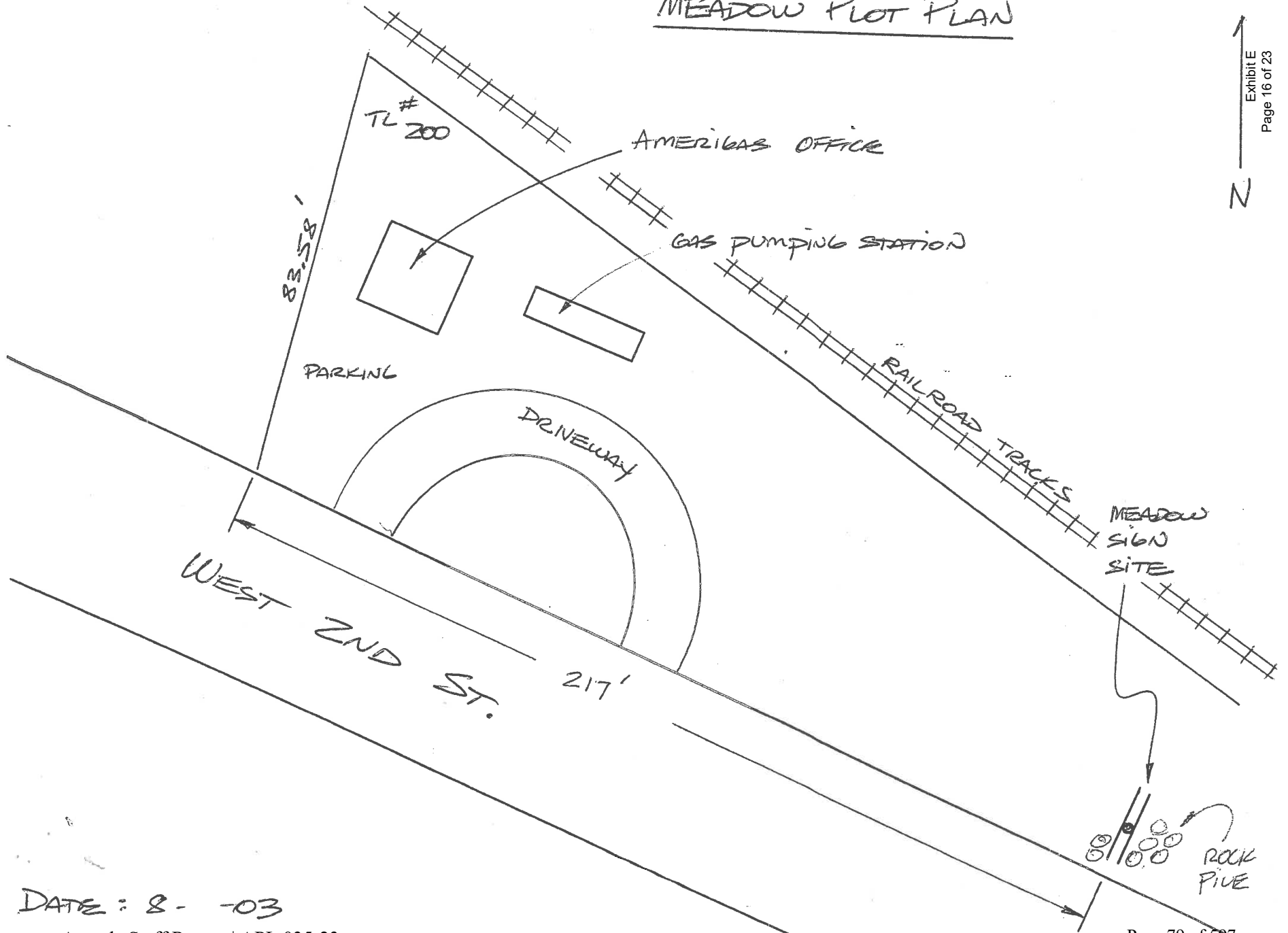
Permit Number	03-326	Permit Fee	\$ 125.00
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Planning Information:	COPY VARIES PER ADVERTISING ENTITY.
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Application Received By and Date:	CJB 08/08/03	Permit Issued By and Date:	CJB 08/08/03
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T 1N., R. 13E., SEC 4AA

# MEADOW PLOT PLAN



↑  
Exhibit E  
Page 16 of 23  
N

Exhibit 1  
Page 2 of 6

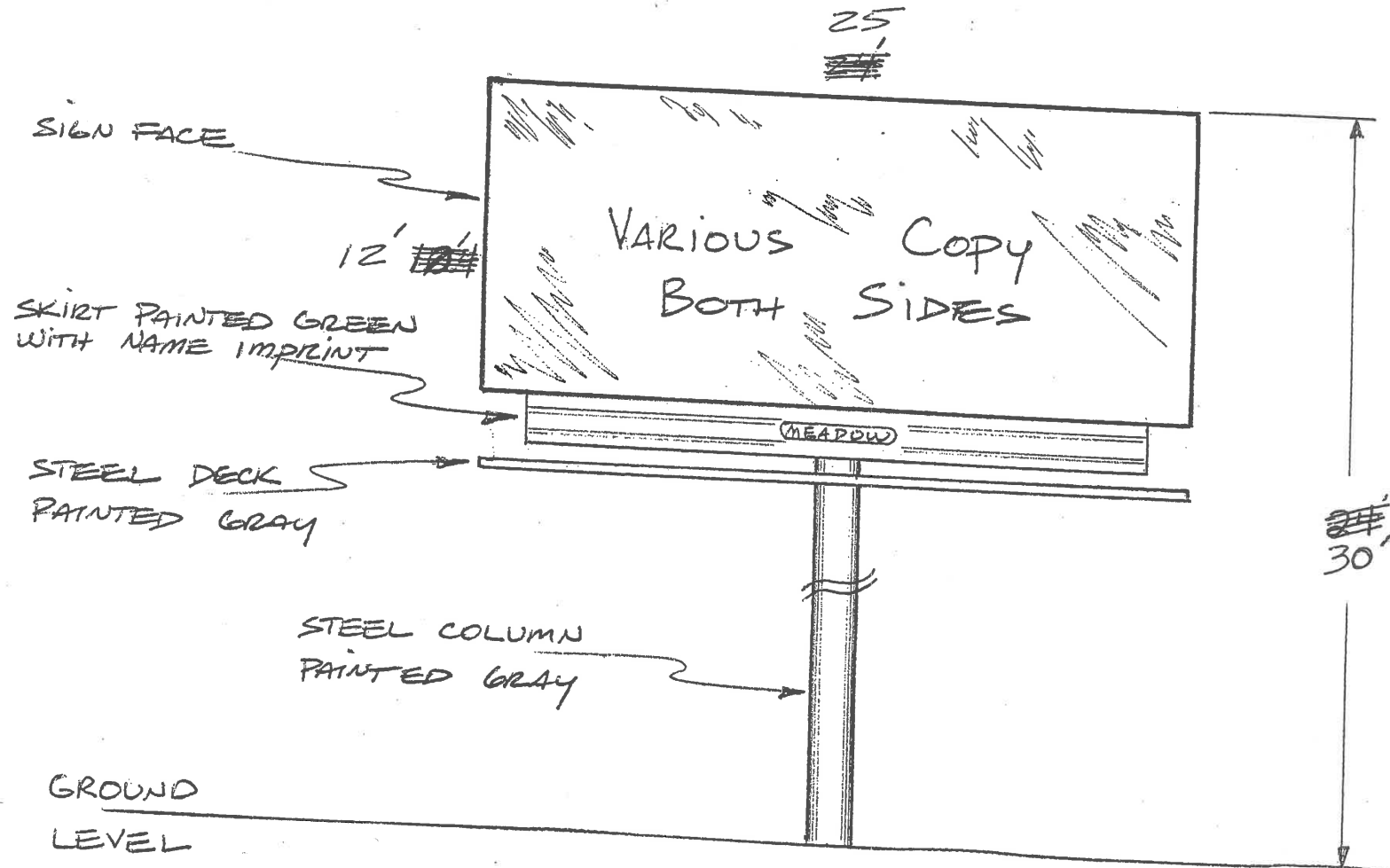
DATE: 8- -03

# MEADOW SIGN SKETCH

DATE: 8-6-03

Exhibit E  
Page 17 of 23

Exhibit 1  
Page 3 of 6





NE1/4 NE1/4 SEC. 4 T.1N. R.13E. W.M.  
WASCO COUNTY

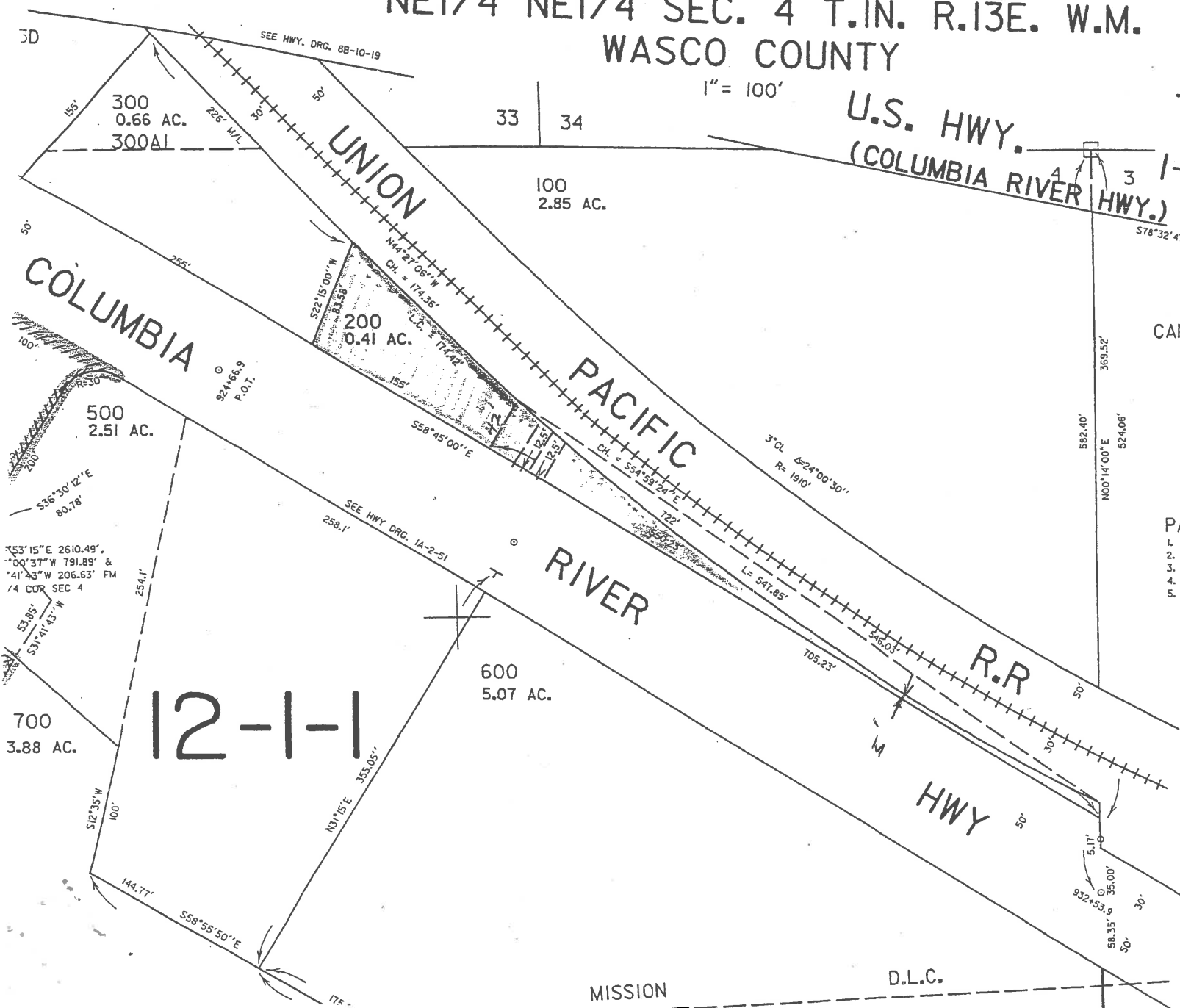
1" = 100'

IN 13  
THE DALLAS

Exhibit E  
Page 18 of 23

Exhibit 1  
Page 4 of 6

U.S. HWY.  
(COLUMBIA RIVER HWY.)



100  
2.85 AC.

CANCELLED NO'S  
400A2  
701  
400A1

- PARCEL 4900
1. S84°32'E 20.8'
  2. N17°05'E 21.0'
  3. S75°21'E 17.9'
  4. S68°00'E 17.4'
  5. N34°07'E 20.2'

12-1-1

L# 98017



DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1805 LAMA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign NO. 1 HWY	292	17985	ENGINEER STATION	IF FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
IS visible to: NO. 12 HWY	002	84346	2305+03	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		REASON:			
Meadow	119299	871 FT					
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
Meadow	647116	530'		4916	D/A	9	
AUTHORIZED DOT REPRESENTATIVE'S SIGNATURE				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
				12/1/03			

\*See all attachments re spacing SECTION 1 - PURPOSE OF APPLICATION **11R020**

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_  RELOCATION IN LIEU OF PERMIT NO. **6110104**

RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_  BUSINESS IDENTIFICATION\* **9-30-03 will send new relocation**

DIRECTIONAL\*\*  BENCH  BUS SHELTER **transfer to 110104**

SECTION 2 - NAMES AND ADDRESSES **Clark - Kip**

NAME OF PERMIT APPLICANT: **MEADOW OUTDOOR ADVERTISING** ADDRESS (NUMBER AND STREET): **P.O. BOX 331 / 1127 BARLEWAY RD.**

CITY STATE AND ZIP CODE: **THE DALLES, OR 97058**

NAME OF PROPERTY OWNER AT SIGN LOCATION: **AMERIBAS PROPANE LP** ADDRESS (NUMBER AND STREET): **747 W. 2ND ST.**

CITY STATE AND ZIP CODE: **THE DALLES, OR 97058**

NAME OF PERSON OR COMPANY TO ERECT SIGN: **MEADOW OUTDOOR ADVERTISING** ADDRESS (NUMBER AND STREET): **P.O. BOX 331 / 1127 BARLEWAY RD.**

CITY STATE AND ZIP CODE: **THE DALLES, OR 97058**

PROPOSED DATE TO INSTALL: **9-1-03**

SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

FOR OFFICE USE ONLY

SECTION 4 - SIGN FACTS

**A SIGN DIMENSIONS**

HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ. FEET)	NUMBER AND SIZE OF SUPPORTS
128	256	600	ONE 24' PIPE

DISTANCE BETWEEN BOTTOM OF PANEL & GROUND: **12'**

ADVERTISING IS  ONE SIDE  BOTH SIDES

**B SIGN LOCATION**

COUNTY: **WARCO 33** CITY (OR DISTANCE FROM NEAREST INTERSECTION): **THE DALLES COAST**

HIGHWAY ROUTE NUMBER OR NAME: **HWY. 30 (W. 2ND ST.)** VISIBLE TO OTHER HIGHWAYS?  YES  NO

IF "YES," WHICH? **I-84**

SIDE OF NO. 1 HIGHWAY:  NORTH  SOUTH  EAST  WEST

SIDE OF NO. 2 HIGHWAY:  NORTH  SOUTH  EAST  WEST

**C COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS**

1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: \_\_\_\_\_

2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  YES  NO

**D COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS**

1. SIZE OF COPY LETTERS: \_\_\_\_\_

2. COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_

3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.

PERMIT FEE: **\$600.00** AUTHORIZED SIGNATURE (Verifying application is complete and accurate): **X [Signature]**

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

OUTDOOR ADVERTISING RECEIVED  
 AUG 12 2003  
 AS CS

**A**

NAME OF PERMIT APPLICANT: MEADOW OUTDOOR ADVERTISING  
 NUMBER AND STREET: P.O. BOX 331 / 1127 BARBECUEWAY  
 CITY, STATE AND ZIP CODE: THE DALLES, OR 97058

**B**

NAME OF PROPERTY OWNER: AMERICAS PROPANE L.P.  
 NUMBER AND STREET: 747 W. 2ND STREET  
 CITY, STATE AND ZIP CODE: THE DALLES, OR 97058

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	HWY 30 (200)	NORTH	17.49
TAX LOT	SECTION	TOWNSHIP	RANGE	
200	4AA	1 N.	13E.	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  COMMERCIAL     INDUSTRIAL     OTHER (Specify):

DATE ZONING IS EFFECTIVE: 1998  
 ZONING AUTHORITY (NAME OF CITY OR COUNTY): CITY OF THE DALLES

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X <u>OLLY BERNHARDT</u>	TITLE SR. PLANNER	TELEPHONE NUMBER 541/296-5481	DATE 08/08/03
--	----------------------	----------------------------------	------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X	TITLE	TELEPHONE NUMBER	DATE
--	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X	TITLE	TELEPHONE NUMBER	DATE
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## Memorandum

**To:** Ty Wyman **Date:** September 5, 2023  
**From:** Jasmine Vasquez **File No:** JRZ1.1  
**Subject:** Meadow Advertising - City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . . ." The referenced appeal stems from planning staff's decision to change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). Such limitation would render all of Meadow's signs nonconforming, thus destined to eventual removal. You asked me to evaluate the extent to which either of these interpretations would be more consistent with the express language, purpose, and underlying policy set forth in the City's Comprehensive Plan.

Comp Plan Goal 9 sets forth a broad purpose of economic opportunity and vitality. [cite] Notably, the plan highlights The Dalles' position as the hub of a five-county regional trade area, "the retail trade center for the Mid-Columbia Region."

The Dalles will maintain its long-time position as a regional retail trade center. Adequate commercial spaces, both undeveloped and redevelopable, should support anticipated growth. Tourism growth presents an opportunity to diversify the local economy. Facilities including the Gorge Discovery Center, Wasco County Museum, Riverfront Park and Trail, a wide variety of historic resources and properties, and abundant recreational opportunities provide the basis for this growth area.

Against this broad backdrop, Goal 9 specifies both Economic Development Goals and policies.

The first listed Economic Development Goal is to "[p]rovide family wage employment opportunities for The Dalles citizens." Policy 14 augments this goal as follows: "Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups." The following evidence demonstrates that, as compared to staff's proffered "radial mile" interpretation, the less restrictive "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

- "American public opinion (80%) reflects that billboards both help create jobs and help businesses attract customers."<sup>1</sup>
- "Billboards are an important means of communication, especially for local businesses. Billboard advertising in the State of Oregon benefits 2,061 local businesses that

<sup>1</sup> Source: Professor Charles R. Taylor as cited in Outdoor Advertising Association of America Inc.



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employ 59,168 people. These local businesses are a cornerstone of the economy for the State of Oregon.”<sup>2</sup>

The third listed Economic Development Goal is to “Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.” The following evidence demonstrates that the “lineal mile” interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

- “Outdoor advertisers are overwhelmingly local enterprises, not national businesses headquartered elsewhere...in excess of 70% per local market.”<sup>3</sup>

Policy 10 is to “[e]ncourage tourism-related services as an element in the diversification of the community’s economy.” I note the following evidence regarding this policy:

- “In 2019, local recreationists and visitors spend \$289 million in Wasco County. That spending supported 3,700 full and part-time jobs and \$133 million in wages and other compensation.”<sup>4</sup>
- “One out of every 5 dollars spent by advertisers on billboards is for travel and tourism.”<sup>5</sup>
- “90% of auto travelers nationwide rely on billboards to locate gas, food, lodging and tourism attractions.”<sup>6</sup>

From this evidence, I find that the “lineal mile” interpretation of TDMC 10.13.050.150(C)(2) is more consistent with Goal 9, Policy 10.

The tenth listed Economic Development Goal is to “[e]ncourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.” I note the following evidence regarding this goal:

- “The economic lines of force driving the (billboard) industry – this magnet attraction for local advertisers who want to advertise close to their businesses and in certain premium commercialized areas (the commercial centers and the major arterials) means that the core economics of the industry are anti-sprawl.”<sup>7</sup>
- “Outdoor advertising clients, studies show, believe that they maximize their outdoor medial spending by advertising close to their businesses and on routes that carry

<sup>2</sup> Outdoor Advertising Association of America, Inc. “Economic Impact of Billboard Advertising in the State of Oregon,” 2007.

<sup>3</sup> IMapData Inc., “Political Economic Analysis” October 15, 2001

<sup>4</sup> “Economic Analysis of Outdoor Recreation in Oregon,” published in 2021.

<https://industry.traveloregon.com/resources/research/oregon-outdoor-recreation-economic-impact-study/>

<sup>5</sup> Competitive Media Reporting as Cited in Outdoor Advertising Association of America, Inc.

<sup>6</sup> U.S. Travel Data Center as Cited in Outdoor Advertising Association of America, Inc.

<sup>7</sup> IMapData Inc., “Political Economic Analysis” October 15, 2001



Ty Wyman  
September 5, 2023  
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heavy traffic – not residential neighborhoods and not roads on the more distant urban periphery of the city market.”<sup>8</sup>

From this evidence, I find that the “lineal mile” interpretation of TDMC 10.13.050.150(C)(2) is more consistent with the City’s tenth listed Economic Development Goal.

Thanks for the opportunity to assist. Please forward any follow up questions.

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<sup>8</sup> IMapData Inc., “Political Economic Analysis” October 15, 2001



Repealed by  
92-1153

ORDINANCE NO. 915

An Ordinance relating to the erection, maintenance and use of signs; providing for permits for signs, and a Sign Board of Appeals, providing penalties, and declaring an emergency.

THE PEOPLE OF THE CITY OF THE DALLES ORDAIN AS FOLLOWS:

Section 1: Purpose and Scope. The purpose of this ordinance is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

- (1) Protect the health, safety, property and welfare of the public.
- (2) Improve the neat, clean, orderly and attractive appearance of the City.
- (3) Improve the effectiveness of signs in identifying and advertising businesses and facilities.
- (4) Eliminate signs that invite, rather than demand public attention.
- (5) Provide for the reasonable, orderly and effective display of outdoor advertising.
- (6) Preserve, protect and enhance the economic, scenic, historic and aesthetic values and objectives of the City and its citizens.
- (7) Provide effective signing to meet the anticipated differing needs of various areas in the City.

Section 2: Definitions. Words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory and not directory, and the word "building" includes "structure" other than "sign structure". Types of signs are described under the term "sign". Unless the context otherwise requires:



it is necessary for the building to be located more than 50 feet from major frontage right-of-way the Building Official shall have the power to grant a permit for a second principal sign near the right-of-way. All occupant signs within a single structure shall be coordinated together so as not to be in competition.

One secondary sign per occupancy is permitted on a second street, alley or parking lot frontage, provided the sign is no larger than 12 square feet in area.

One directional sign is permitted for each motor vehicle entrance or exit -- limited to a maximum of 4 square feet each.

Section 18: Off-Premise Advertising Signs. Advertising signs shall be located in commercial or industrial zones, as designated by the City Zoning Ordinance. The maximum number of advertising signs shall not exceed 8 per mile with no more than five on one side of the street and no closer than 500 feet apart when measured along the street centerline and measured at right angles thereto.

(1) No sign shall be more than 14 feet high nor more than 48 feet long, measured on the longest side of the sign. Sign area shall not be greater than 672 square feet.

(2) In measuring to determine sizes within the requirements of this Section, border and trim shall be included, but foundation, supports and stringers shall not be included.

Section 19: Home Occupation Signs. Home occupations, as defined in the City Zoning Ordinance are permitted no more than one sign which shall not exceed two square feet in area, and be placed on the building.

Section 20: Shopping Centers. Shopping Centers shall be allowed one principal sign to identify the center. All signs

Minutes of  
**THE DALLES PLANNING COMMISSION**

September 1, 1994

The Dalles Public Library Meeting Room  
722 Court Street

**CALL TO ORDER**

The meeting was called to order at precisely 7:00 p.m.

**ROLL CALL**

The following Commissioners were present: Terry Turner, Chairman; Michael Maier; David Peters; Thomas Quinn; Walter Hoffman; Ken Farner; and Marianne Barrett. No Commissioners were absent.

The following staff members were present: Scott Keillor, Senior Planner; Gene Parker, City Attorney; and Collese Dahlberg, Administrative Assistant.

Others present included: Jim Foster and Bert Streeter, representing Meadow Outdoor Advertising; Roger Thompson, Electric Sign Service; and Ken Neilsen, representing Wood Art.

**PUBLIC COMMENT** None

**MINUTES** August 18, 1994 - Farner moved and Peters seconded to approve the minutes as distributed. The motion passed with Maier abstaining.

Farner asked if Keillor had anything to report in regards to the State Marine Board's acceptance of the Riverfront Trail location. Keillor said that the new plan had been delivered and he was of the impression the State Marine Board had approved the change of location before the Port Director submitted the new plan to the City.

**LEGISLATIVE HEARING**

**CONTINUATION OF SIGN ORDINANCE AMENDMENT NO. SOA 59-94**

Amendments may be considered for all parts of the Sign Ordinance No.92-1153. Specifically, the Commission will review outdoor advertising signs and motor vehicle directional sign provisions.

Keillor reviewed the reason for the amendments. He said that although it was rewritten in 1992, the current sign ordinance still contained some conflicting language and some ambiguity. He reviewed the information (table and survey) that had been mailed to the Commission earlier.

The table represented a comparative analysis of sign codes of The Dalles; Nampa, Idaho; and 7 other Oregon cities. The analysis showed that The Dalles is quite liberal in regards to signs. Also included in the mailing had been a survey of The Dalles Area Chamber of Commerce Economic Development Committee in 1991.

Keillor explained that he would like direction from the Commission before he begins drafting new language. He said that some areas he would like the Commission to discuss would be billboards, height and square footage to be allowed. The Commission had questions and comments regarding the table.

It was noted that our sign ordinance had no provisions for historic sign regulation.

If a sign is painted on the inside of a businesses window the sign is not regulated. However, if that same sign were to be painted on the outside of the window, it would require a permit. This was another example of holes in the sign ordinance.

When preparing the analysis Keillor found that some ordinances referred to a billboard as off-site or off-premise advertising. Bend has certain streets specifically called out in the ordinance where billboards are prohibited, and gives a cap on the allowed total number of billboards.

The Dalles allows 8 billboards per lineal mile of freeway. If all billboards allowed by ordinance were built, there would be about 50. This is the same as the state law. In addition, the billboards must be 500 feet apart and only 5 per side of road per mile. On local streets in general commercial and industrial zones the signs are limited to 288 square feet, 8 per mile and 300 feet apart.

Foster said that the City ordinance mirrors the State ordinance [regarding the freeway]. It was noted that the City could chose to be more restrictive.

Foster recited figures showing that in the last several years The Dalles has experienced a decrease of 3800 square feet of billboard space. He said that his client believes they can serve their customers with the signs they currently have.

Barrett asked if it would be safe to say that The Dalles has one of the most liberal sign ordinances in the State. Barrett said that it seems The Dalles is the only city in the Gorge that will absorb new billboards since Hood River is so strict.

The State will permit a company to move a sign 100 miles from its current location. There are a finite number of permits and the State is not increasing that number.

Foster thought that the only cities (of 200 cities in Oregon) in the State that don't allow outdoor advertising were reflected in the table presented by staff. He said that it's not true that The Dalles is the most liberal. He said that LaGrande, Medford and Grants Pass all have ordinances that are similar to ours.



## MEMORANDUM OF LAW

**TO:** Planning Commission  
**FROM:** Jonathan Kara, City Attorney  
**DATE:** September 7, 2023  
**RE:** **Response to Appellant's September 5, 2023, Memorandum  
J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising  
Appeal No. 033-23 - Sign Permit Application No. 2589-23**

### INTRODUCTION

On September 5, 2023, Dunn Carney LLP (**Counsel**) a law firm in Portland, Oregon, and engaged by Appellant for this matter, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record. The **Memorandum** provides legal arguments and theories supporting Appellant's appeal petition to the Planning Commission to reverse the Community Development Director's decision denying Sign Permit Application No. 2589-23.

I reviewed the **Memorandum** and disagree with its arguments, theories, and conclusions, each of which appear to ignore or otherwise overlook dispositive facts and law – my legal analysis below addresses each point in the same order Counsel introduces them in the **Memorandum**.

### ISSUE

The only issue in this Appeal appears to be whether the City's off-premises sign regulations call for a lineal or radial measurement of the distance between billboards (to determine how **8 per mile** should be considered). If the Planning Commission grants the Appeal petition, it must find:

- TDMC 10.13.050.150(C)(2) (**Spacing Rule**) calls for a *lineal* distance measurement (i.e., following the bends and narrows of street where the sign is located for 1 mile) and not a *radial* distance measurement (i.e., with the sign as the center of a circle having a 1-mile radius); and
- TDMC 10.6.070.030 (**Measurement Rule**) does not apply to billboards.

Both of the above findings (which Counsel's **Memorandum** urges you to adopt) seem unsupported and inconsistent with the text, in context, of the City's land use and development ordinance (TDMC Title 10 or **LUDO**), applicable Oregon law, or logic.

### CONCLUSION

The **Memorandum** highlights Counsel's misinterpretations, mistaken assumptions, incomplete analyses, and confusion of the issues, facts, and Oregon law to support Appellant's strained argument the Spacing Rule and Measuring Rule require the Planning Commission to grant its Appeal by finding the distances between billboards must be uniquely, counterintuitively, and conveniently measured linearly by road mile. On the other hand, nothing about the City's

**Response to Appellant's September 5, 2023, Memorandum**  
J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23  
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interpretation takes a broad, flexible, or particularly creative position: **distances are measured horizontally**. The City urges its Planning Commission to deny Appeal No. 033-23.

## **ANALYSIS**

### **1. General Principles of Interpretation.**

The **Memorandum** provides:

*In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. See, e.g., Estroff v. City of Dundee, 79 Or LUBA 189 (2019).*

Actually, Oregon law provides discerning the meaning of a municipal code provision requires the City to determine intent of the *City Council* when it enacted the provision, not the Community Development Department (**CDD**) or Planning Commission. Despite Oregon law's clarity on this point, the **Memorandum** and other supporting documents and evidence submitted by Appellant appear to indicate Counsel's misunderstanding of Oregon law by elaborating on CDD staff comments and Planning Commission meeting minutes as indicia of intent supporting Appellant's interpretation of the Spacing Rule – that approach misses the appropriate legal standard and confuses the issue before the decision-maker.

As detailed in **Section 4** below, CDD staff comments or Planning Commission understandings are irrelevant for the determination the City is required to make in this Appeal – Counsel's **Memorandum** and Appellant's slated testimony appears to either ignore or purposefully misstate the binding law of statutory construction.<sup>1</sup>

Simply: the City Council's intent is determined by the express text of the City ordinance, in context, and in light of relevant legislative history. When the text of a specific provision is ambiguous, Oregon courts will look to the context within which the specific provision is located, including surrounding code provisions and the legislative history.<sup>2</sup> The purpose of that analysis is to determine the intent of the governing body (i.e., the City Council) that enacted the legislation.<sup>3</sup>

Here, the perceived ambiguity centers (no pun intended) on whether the Spacing Rule in isolation requires the measurement of a mile to be calculated as a *linear* or *radial* measurement. Oregon law requires the City to investigate the Spacing Rule's context to determine the City Council's intent when it enacted it.<sup>4</sup> Due to its vagueness, the City looked at the Spacing Rule in context with the Measurement Rule, which resolves all ambiguity as to how the distance should be measured. The City understands the Spacing Rule's context to demand a radial measurement. Please see **Section 2**, below.

### **2. Measurement.**

The **Memorandum** provides:

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<sup>1</sup> *Lincoln Loan Co. v. City of Portland*, 317 Or 192, 199 (1993).

<sup>2</sup> *State v. Gaines*, 346 Or 160 (2009).

<sup>3</sup> *Siporen v. City of Medford*, 349 Or 247 (2010).

<sup>4</sup> *Id.*

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J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23  
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*I disagree with staff's premise, that TDMC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.*

*TDMC 10.6.070.030 reads as follows: [cite omitted for brevity]*

*This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.*

[graphic omitted for brevity]

*TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.*

How distances, heights, slopes, areas, widths, depths, diameters, and other units are measured is critically important to land use and development, which is why the City enacted TDMC Title 10, Article 6.070 (Measurements) – its first section succinctly provides:

*This Article explains how measurements are made in this Title.<sup>5</sup>*

TDMC Title 10, Article 6.070 contains general regulations applicable broadly across the City's entire LUDO. Relevantly, the Measurement Rule provides the general regulation applicable to measuring distances in TDMC 10.6.070.030(A):

- 1. Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. [graphic omitted]*
- 2. Measurements are shortest distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the 2 objects. See Figure 6-2. (Exceptions are stated in subsections B, C, and D of this section.) [graphic omitted]*

Put another way, the Measurement Rule (which is applicable to the entire LUDO, unless listed in TDMC 10.6.070.030(B), (C), or (D), or unless a more specific provision is applicable) is:

1. distances are **measured horizontally**<sup>6</sup>; and
2. measurements between 2 objects are the **shortest distance** (the shortest distance being, in all cases, a straight line between them).

Counsel and its **Memorandum** simply misinterpret the Measurement Rule. Appellant reads the first two sentences as if they are a single sentence – that is, as if the requirement to measure distance horizontally *only* applies to setbacks and structural dimensions. To the contrary: the first sentence establishes the general rule for purposes of TDMC Title 10 that “distances are measured horizontally.” This statement establishes a broad standard applicable across the

<sup>5</sup> TDMC 10.6.070.010 (Purpose).

<sup>6</sup> TDMC 10.6.070.030(A)(1)'s second sentence clarifies the general Measurement Rule as applied to measuring distances for setbacks and structure dimensions (which can and do vary for each development site): those distances are measured along a horizontal plane (i.e., a two-dimensional surface parallel to the ground) from the property line, edge of building, structure, storage area, parking area, or other object.

**Response to Appellant's September 5, 2023, Memorandum**  
*J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23*  
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entire LUDO. The second sentence then clarifies how topography is not a standard when applying measurements, since considering topography would result in inconsistent application of the Measurement Rule based on each development site's unique characteristics – for example, when using a standard measuring wheel, a site with rolling topography would result in a different setback measurement than a level site: to avoid that discrepancy from impacting the City's development standards, the Measurement Rule clarifies ***distances are measured horizontally***.

The **Memorandum's** stated misinterpretation here results in a circular and conclusory argument: by misunderstanding, misstating, or ignoring the applicability of the Measurement Rule's first sentence to all distances, Counsel appears to argue the Measurement Rule's third sentence supports Appellant's conclusion billboards are exempted from Measurement Rule because the Spacing Rule requires a topographical measurement. If the previous sentence does not seem to make sense, that is because it does not.

Counsel's **Memorandum** overlooks, fail to includes, or otherwise omits TDMC 10.6.070.030(A)(2)'s directly on-point provision: ***measurements are shortest distance***, unless specifically excepted. Those exceptions are specifically listed for vehicle travel area measurements (e.g., garage entrance setbacks), measurements for certain chimneys, eaves, and bay windows, and exempting underground structures from measurement calculations.<sup>7</sup>

Despite creating other exceptions to the Measurement Rule, the City Council did not create an exception for the measurement of the distance between billboards for purposes of the Spacing Rule – if it wanted an exception to the Spacing Rule, the City Council could have similarly carved one.<sup>8</sup> Since the City Council did not carve out such an exception when it adopted the LUDO, the City must apply the Measurement Rule to billboards (and all other non-excepted measurements) as presented in TDMC 10.6.070.030(A).

### **3. Comprehensive Plan.**

The **Memorandum** provides:

*. . . Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.*

*Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.*

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<sup>7</sup> TDMC 10.6.070.030(B)-(D).

<sup>8</sup> The legal maxim *inclusio unius est exclusio alterius* (known as the “implied exclusion rule”) is a canon of legislative construction implemented by courts when examining municipal codes, contracts, and state and federal laws. It generally provides: when a law explicitly mentions one or some things, the presumption is that other things are excluded. For example, if a statute indicates “No person shall drink orange juice, apple juice, cranberry juice, grape juice, or pineapple juice”, then that statute does not prohibit a person from drinking lemonade – more importantly, it evinces a legislative intent to specifically list prohibited juices, therefore indicating lemonade is not a prohibited juice because it was not mentioned (while others were). The concept here is the reviewing court considers the legislative body to have put enough thought into that law to include specific prohibited juices, so the reviewing court concludes the legislative intent was to purposefully exclude lemonade (and all other juices).

**Response to Appellant's September 5, 2023, Memorandum**

*J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23*

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Comprehensive Plan policies are broad, aspirational statements regarding the City's goals. The Comprehensive Plan policies described in the Vasquez memo concern the City's economic development goals, including a more diverse economy, encouraging "redevelopment and adaptive use" of downtown commercial space, and the growth of small businesses – none of those can reasonably be understood as authorizing billboards. (I would be surprised if there are not other livability goals in the Comprehensive Plan, such as promoting an attractive downtown or reducing visual clutter, that would support removing billboards.)

Appellant's argument seems to be billboards are supported by Comprehensive Plan policies because billboards promote economic activity. Actually, those general policies provide no support for Appellant's misinterpretation of the Spacing Rule – many billboards do not even promote economic activity in the City, and Appellant does not explain why a billboard that promotes commercial activity elsewhere supports the redevelopment of commercial space in downtown The Dalles.

#### **4. Legislative History.**

The **Memorandum** provides:

*Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule – "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81- 1011, containing the exact same language.*

*In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.*

When the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent: namely, the intent of the respective *city council* when it enacted the provision. **Section 2's** discussion on the applicability of the Measurement Rule to resolve the Spacing Rule's ambiguity appears conclusive and the City's opinion is the inquiry into the Spacing Rule's intent should be finalized there.

However, even if a reviewing court examined the legislative history further: no matter their title, what a City staff person, Planning Commissioner, or even the Planning Commission believed or intended when the City Council enacted the Spacing Rule is irrelevant under Oregon land use law, and Appellant does not provide any evidence of what the City Council itself intended when it enacted the Spacing Rule.

Actually, in 1992, the City Council rejected a proposal from Appellant<sup>9</sup> to add the words "road mile" to the Spacing Rule. Therefore, reading the words "road mile" into the Spacing Rule now is patently inconsistent with previous City Council actions and is the opposite of its intent.

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<sup>9</sup> Letter from *Lewis, Foster & Peachey* on behalf of Meadow Outdoor Advertising to The Dalles Planning Commission (February 4, 1992).



September 7, 2023

**Response to Appellant's September 5, 2023, Memorandum**

J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23

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**5. Permit History.**The **Memorandum** provides:

*A third contextual clue to the intended meaning of a land use regulation is the manner in which the City has previously applied it. Here, I understand that there is no disagreement that the City has for decades applied TDMC 10.13.050.150(C)(2) to limit billboards to 8 per lineal mile; staff simply considers that interpretation to have been wrong.*

Appellant argues there is “no disagreement” the City has interpreted the Spacing Rule to limit billboards to 8 per lineal mile “for decades”: Appellant fails to present any evidence to support this position and the City does, in fact and in law, disagree. Staff is unable to even locate permits for most of Appellant’s billboards in the City, much less permits demonstrating Appellant’s preferred *lineal* mile standard.

Further, as mentioned on page 2 of the Staff Report for this Appeal, Staff’s interpretation of the Spacing Rule has remained demonstrably consistent since, at least, Staff provided it in response to an inquiry the City received from a potential applicant in September 2021 for a new billboard proposal at 2638 West 6<sup>th</sup> Street.

**6. Fairness.**The **Memorandum** provides:

*I recognize the Planning Director’s authority to administer the code. However, fundamental fairness suggests that no one may recant a prior decision once someone has relied on it. The law recognizes such fairness through the principles of estoppel and collateral attack. The cases of Gansen v. Lane County, 2021 WL 1964624 Or LUBA (2021) and Johnson v. Landwatch Lane County, 327 Or. App. 485 (2023) have applied these principles to prohibit Oregon municipalities from recanting the legality of permits previously issued.*

*I find the referenced court decisions applicable to the present case. Quite simply, the City determined in 2003 that the subject sign complied with all regulations applicable to its placement, including TDMC 10.13.050.150(C)(2). As matters of both fairness and law, the City may not now overturn that determination.*

In general, the City agrees it cannot revoke a lawfully issued permit. Here, though, the City is not seeking to revoke Sign Permit 03-326 – instead, this Appeal involves a decision to *deny an application for a new permit* (Sign Permit Application No. 2589-23), not *revoke an existing permit*. Therefore, the cases Counsel cites do not apply. Importantly, because the City is not revoking Appellant’s existing sign permit, Appellant is free to continuing lawfully using the existing billboard as long as it would like.

Because this Appeal involves an application for a *new* sign permit, it is subject to the standards in effect when the new application was submitted,<sup>10</sup> including the distance regulation imposed by the Spacing Rule and Measuring Rule.

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<sup>10</sup> ORS 227.178(3)(a).


**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1125  
 COMMUNITY DEVELOPMENT DEPARTMENT

**MEMORANDUM**

**To:** Planning Commission

**From:** Joshua Chandler, Community Development Director

**Date:** September 7, 2023

**Re:** **Permit Records Search - Appeal No. 033-23**

On September 5, 2023, Dunn Carney LLP (**Counsel**), representing the Appellant, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record.

Included within that Memorandum, Counsel made the unsubstantiated claim the City's Community Development Department has historically interpreted billboard placement measurements on a "linear mile" basis. Although Counsel referenced a 1992 Planning Commission meeting when the Appellant requested the addition of "road mile" into the sign ordinance text, the Planning Commission did not make that requested change and instead kept the language as it currently reads. The current ordinance text has remained the same for the last 31 years. Failing to include this language was clearly intentional; however, Counsel insists that process demonstrated "the intent to limit advertising signs to 8 per linear mile of roadway."

Additionally, Counsel included minutes from the September 1, 1994, Planning Commission meeting, where the minutes reflect a Senior Planner provided "The Dalles allows 8 billboards per lineal mile of freeway." That statement was later confirmed by former Planning Director Dan Durow to be consistent with his own interpretation. Although neither the Planning Commission nor the City Council added the qualifying words "road mile" to the sign code, the former Director took it upon himself to establish his own interpretation as the City's de facto staff policy on the matter. As the City Attorney's memorandum of law underscores: no matter their title (regardless of whether it is City staff, Planning Commissioner, or even the Planning Commission itself), whenever the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent – namely, the intent of the *City Council*.

After reviewing Counsel's September 5 memorandum, the Community Development Department staff conducted extensive research into previously approved billboard permits to determine how this staff policy has been enforced in the past. This research included searching the log book of sign permits (dated from 2006-2023), all documented paper files of all addresses within 100' of each existing billboard, and digital permit files (spanning from about 2018-2023): ultimately, all known files in the City's possession.

Appellant's notice of intent to appeal for APL 033-23 indicates it owns and operates 42 billboards within the City limits; the Community Development Department's exhaustive search found only 20 billboard permits. Specifically:

Of these 20 permits, the following data was gathered:

- 2 of the 20 permits were duplicates, which leaves 18 individual permits.
- Of the remaining 18 permits, 3 permits authorize only billboard maintenance, repair, and relicensing (which activities do not require permits), which leaves 15 individual billboard permits.
- Of those 15 individual billboard permits:
  - 4 permits were approved in the wrong zone district (only the CG and I zone districts have allowed billboards since at least 1992).
  - 4 permits included "linear or road mile" distance measurements to billboards in the vicinity (**11 permits had no mention of any distance measurements to other billboards in the vicinity**).
  - 2 permits did not include a City sign permit (only having Oregon Department of Transportation approval).

Clearly from this research, it is difficult to claim that the "road mile" or "linear" interpretation has been the historical standard, or whether review of billboards as a whole have had much of a standard altogether.

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**MINUTES**

**PLANNING COMMISSION MEETING**

September 7, 2023  
5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Addie Case, John Grant, Philip Mascher, Maria Pena, Mark Poppoff, Nik Portela

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Director Joshua Chandler, City Attorney Jonathan Kara, Special Counsel Chris Crean, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:31 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Portela and seconded by Poppoff to approve the agenda as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Pena, Poppoff and Portela voting in favor, none opposed.

**APPROVAL OF MINUTES**

It was moved by Poppoff and seconded by Case to approve the minutes of August 3, 2023 as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Pena, Poppoff and Portela voting in favor, none opposed.

It was moved by Pena and seconded by Portela to approve the minutes of August 17, 2023 as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Pena, Poppoff and Portela voting in favor, none opposed.

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**PUBLIC COMMENT**

Warren Sawyer, 500 E. 3<sup>rd</sup> Street, The Dalles

Mr. Sawyer paraphrased his concerns with future development of Basalt Commons, Attachment 1.

**QUASI-JUDICIAL PUBLIC HEARING**

APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, 747 W. 2<sup>nd</sup> Street, 1N 13E 4 AA tax lot 200

Request: Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 5:44 p.m.

Director Chandler provided the staff report and presentation, Attachment 2. He noted the property address was incorrectly cited in the staff report on pages 1, 3 and 7. The correct address is 747 W. 2<sup>nd</sup> Street.

Director Chandler referred to additional material submitted via email or on the dais:

- Memorandum from Dunn Carney, received via email September 5, 2023, Attachment 3
- Memorandum of Law from City Attorney Kara, on dais September 7, 2023, Attachment 4
- Memorandum from Director Chandler, on dais September 7, 2023, Attachment 5

Chair Cornett asked if any decision in the history of the department used specifically the linear measurement.

Director Chandler explained the Department's actions after receipt of the memorandum from Appellant's counsel claiming that linear/road mile was historically used in The Dalles. Staff used ArcGIS to determine each address within 100 ft. of a billboard within the City of The Dalles. Each individual property file was searched (approximately 200 properties). The Notice of Appeal said there are 42 billboards owned and operated by Meadow Outdoor. Staff searched all property files and digital files from 2016, 20 permits were found. Two were duplicates, three were for maintenance and repair and did not require a permit. Of the 15 remaining permits, four referenced linear distance on the permit. Eleven had no mention of linear distance or the distance to another billboard.

Commissioner Grant asked if there was any reference to radius in The Dalles Municipal Code (TDMC or Code). Chandler replied the Code ultimately looks at the measurement section of the Code, which measures distance horizontally.

Commissioner Grant then asked if the Code was open to interpretation. Director Chandler replied when reviewing the Code, you often have to consider more than one section. Staff

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concluded a radial measurement should be used; there is no mention it should be measured by the road. The Code states specifically that measurements should not be taken on topography.

Commissioner Grant asked if the application met any criteria. Chandler replied the staff report contained 24 findings. All but four findings met criteria.

Special Counsel Crean clarified. In the Code, Chapter 6.070 provides a number of provisions that apply across the entire development code. Article 10.6.070.030 says when the development code refers to distances, "Distances are measured horizontally." No matter where in the Code a distance is referenced, it is measured horizontally because of this provision. This provision results in a radial measurement.

Commissioner Mascher asked if this discussion was only about changing the size of the sign. Director Chandler replied that was correct. Any structural change must go through a new sign permit process and meet current standards.

Commissioner Mascher stated the Code clearly references the progression of a street, whether horizontal or not. He added it was odd to use two different means of measuring.

Attorney Kara replied no more than five on one side of the street refers to position, not distance. In the context of the Code, there is no ambiguity; it resolves the intent. If in one area we use one standard, we are not held to that same standard in other areas.

Commissioner Mascher stated a radius is not a distance, it is an area. If we measure billboards in a radius, we are not measuring distance, we are measuring an area.

Attorney Kara replied a radius is a measurement of distance. If measuring from a center point, all points are equidistant from the center, one mile away. It is as precise as it gets in all directions.

Commissioner Mascher stated he would agree to disagree on that point.

Special Counsel Crean said it is a distance because it is one-half of a diameter. Commissioner Portela added that because the diagram itself uses a circle it could be confusing to the eye.

Chris Zukin, 5525 Cherry Heights Road, The Dalles

Mr. Zukin is the General Manager of Meadow Outdoor Advertising, a family business in The Dalles since 1981. He provided three illustrations, Attachment 6.

Mr. Zukin stated the linear interpretation has been in effect since 1974. When the Sign Code was reviewed in 1981, 1982 and 2007, the interpretation was not changed. If the radial interpretation is applied throughout the City, every billboard owned by Meadow Outdoor will be nonconforming. None of the billboards could be relocated or reconstructed for safety or aesthetic reasons. Theoretically, in 30 to 40 years of this interpretation being in place, the billboards we own in The Dalles could go away. Obviously, this is a hardship for our business.

Mr. Zukin asked the Planning Commission to overturn this denial based on that erroneous interpretation. He also asked the Commission to work with City Council to approve a code amendment that would insert the word "linear" into the Code to reduce future confusion.

Chair Cornett asked if linear mile was the same as road mile. Mr. Zukin replied, sure.

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Chair Cornett noted the deadline for an appeal had passed, and asked why it was delayed. Mr. Zukin replied he and Mr. Lehman were unavailable on the meeting days, so asked to push the meetings out. He added that Mr. Lehman was responsible for submitting the application and requesting an appeal.

Chair Cornett referred to Mr. Zukin's request that the Planning Commission and City Council amend the Code to improve clarity and include "linear mile." Chair Cornett stated the Planning Department offered the opportunity to work with Mr. Zukin before tonight's meeting. Why was that opportunity not taken?

Mr. Zukin replied Director Chandler said it was his strong opinion this was the right interpretation. Mr. Zukin did not see a chance to change Director Chandler's mind. Zukin added he met with both Director Chandler and City Manager Klebes regarding this issue and received no forward movement. Mr. Zukin did not see how working together on a new sign code was going to make any progress.

Chair Cornett addressed Mr. Zukin to confirm he knew any new Sign Code would come to the Planning Commission. While the Commission considers Staff recommendations, the Commission makes our own decisions. "Did you not see that as a possibility or an efficient road?"

Mr. Zukin replied he was on the 2007 sign committee; it took nine months to complete. He felt it was not worth the effort when it would result in no improvement. It was easier to come before the Commission.

Commissioner Mascher asked if Mr. Zukin saw the map demonstrating if the road mile were applied, it would result in 150 signs. Mascher asked if Mr. Zukin had comments on the map.

Mr. Zukin replied he had seen the map. To reach the reality you would have to overlay the map with zoning, property ownership, and other things. The reality is probably about 42 billboards in The Dalles; there could not be 100 billboards in The Dalles.

*Dan Durow, 1628 W. 13<sup>th</sup> Street, The Dalles*

Mr. Durow said he was asked by the Applicant to review the staff report and other materials, and to make comment. Mr. Durow was the Community Development Director from 1990 to 2012, and participated in many sign code revisions. When you finish the subject sentence it says, "...measured at right angles to the street centerline to which the sign is oriented." This sentence must be read in total. Those parts do not add up to a radial measurement. This was not the intent or the interpretation during my tenure with the City. When balancing the needs of the traveling public and businesses, and aesthetics of the signs, it becomes a policy decision. Planning Commission and City Council may change the decision, but it should not be an Administrative decision.

Mr. Durow drew an illustration to explain the method for taking measurements on a slope. That illustration will be available at a later date. His written comment is Attachment 7.

Chair Cornett stated the discussion was not about sign height or setbacks, but how the number of signs within a mile are measured.

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Mr. Durow replied this was never discussed as an area measurement. It was always discussed and interpreted as a linear measurement.

Scott Hege, 6580 Martin Road, The Dalles

Mr. Hege referred to Mr. Durow's statement that said the interpretation from 1972 through today has been the same interpretation. Now there is a new interpretation. Each permit they applied for was approved by the Planning Department up until today when the interpretation changed.

My role as the former Director of the Port of The Dalles was to bring businesses here and help existing businesses to stay and expand. That is done by providing a supportive climate. This interpretation is not supportive. The City needs jobs and a tax base.

Mr. Hege continued, not all of the signs are a revenue source for only Meadow Outdoor Advertising. They are a source for businesses to generate revenue. Many other users include non-profit groups, Public Health, and the Oregon Department of Transportation (ODOT). Changes to the Code should result from the work of the Planning Commission and City Council. One person should not change the interpretation to obliterate all of the signs in our community.

Chair Cornett noted no signs would be obliterated in response to this hearing. Signs will continue to remain in existence until they are changed. Mr. Hege replied the signs will disappear over time if this interpretation is upheld.

John Lehman, 92464 Biggs-Rufus Hwy, Rufus, Oregon

Mr. Lehman stated this would have a huge negative impact on Meadow, the businesses and the community. Born and raised in The Dalles, Mr. Lehman has worked for Meadow since 1991. During his time with Meadow, it has always been a requirement to show there are no more than eight billboards in one linear mile section of the highway or street. It was never measured as a radius.

Mr. Lehman created numerous maps showing the one-mile inventory along the street or highway in order to secure billboard permits. Examples of the maps are included in the original appeal packet. The measurement of The Dalles Sign Code mirrors ODOT's code. Mr. Lehman created a master interstate line map inventory with the Planners. In the last 32 years, only nine new billboards were built.

Mr. Lehman asked the Planning Commission to instruct Staff to reverse incorrect interpretation of The Dalles Sign Code.

Chair Cornett asked if Meadow measured road miles reflective of ODOT's code. Mr. Lehman replied that was correct. The Sign Code is mirrored on ODOT's code. ODOT has a linear interpretation, measuring between mile markers.

Chair Cornett noted the Planning Commission's decision is based on The Dalles Municipal Code, not ODOT's code.

Mr. Lehman said if this interpretation stands, all of our signs will be nonconforming.

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*Ty Wyman, Counsel for the Appellant, Dunn Carney, 851 SW Sixth Ave., Suite 1500, Portland*

Mr. Wyman thanked the Commission and Staff. This case is coming together in an odd way procedurally. The evidence is coming to you quite late. Mr. Wyman asked the Commission to accept additional evidence, either through a continued hearing or through an open record period.

Chair Cornett asked if Mr. Wyman was formally requesting an extension. Mr. Wyman replied he was requesting the record remain open for 14 days.

Special Counsel Crean noted ORS 197.797(6) states if someone requests the record held open, the Commission must do that. It can be held open for additional written evidence. The Commission would review that evidence, then at a future meeting deliberate and make a decision. The Commission does not have to take any new public testimony, just written evidence. Alternatively, the hearing can be continued for at least 7 or 14 days, and continue to accept written evidence as well as verbal testimony. If someone submits new evidence, everyone has the opportunity to respond, followed by another 7 days to review responses. After that, the record may be closed. The applicant will then have a final 7 days to submit any final written argument with no new evidence. This is the 7/7/7 rule. The Commission would then return and review everything submitted, deliberate and make a decision without any additional testimony. The record cannot be closed until the final argument is received.

Chair Cornett stated public testimony would continue at this meeting. After tonight, verbal testimony will be closed. The record will remain open for written testimony.

*Jim Wilcox, 416 W. 7<sup>th</sup> Street, The Dalles*

Mr. Wilcox stated the Planning Office has lost institutional memory. Not one person remains from 2006. New staff is making a different interpretation. The Code has not changed since 1992. The Code for sandwich signs is over 11 pages long, the billboard Code is only two pages. The method of measurement is not referenced in the Sign Code.

Mr. Wilcox said if he read the Code, he would do exactly what Meadow is doing. Without background knowledge, he would reach this conclusion because nothing is referenced.

Mr. Wilcox strongly supports the appeal. The Commission needs to take the past into consideration.

Attorney Kara said he and Director Chandler were not here 30 years ago. They have only the Code in front of them. The thing that matters is the intent of City Council.

Mr. Wilcox asked if the research went back to 2006. Director Chandler replied Staff found permits back to 1984. Of those, only four mentioned anything to do with distance.

Chair Cornett confirmed there were inconsistencies in the submittals and approvals. Director Chandler agreed; evidence is not available to show how the applications were approved.

Mr. Wilcox said what is on paper is not what was going on. The signs are there and they were permitted, period. Director Chandler replied of the 15 permits, four were approved by the Planning Department in the wrong zone. Two are in residential zones on E. 10<sup>th</sup> and Trevitt Streets, approved in 2012. In a residential zone, billboards are not allowed.

Mr. Wilcox stated there are inconsistencies throughout the Code.

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Ryan Rupert, 1819 Cliff Street, The Dalles

Mr. Rupert stated state, federal and county highways are all measured by the mile markers. If your regulation says no more than eight per mile, why would you need to look at any other definition of mile? Mr. Rupert said this is the interpretation for all the entities Mr. Zukin works with. GIS does not work for this.

There were no comments in opposition.

Commissioner Mascher asked if Staff reviewed how this is handled in other counties or cities. Director Chandler replied Staff enforces The Dalles Municipal Code; there is no reason to consider methods in other jurisdictions.

Commissioner Mascher asked for the clearest language that references a radial mile. Attorney Kara replied the simplest language is found in TDMC 10.6.070.030(A)(2), "Measurements are shortest distance." The shortest distance between two points is a straight line.

Commissioner Grant asked if Staff had a map showing all the existing signs, and how many would be nonconforming to this rule if interpreted as a radius. Director Chandler replied no. Speaking to the points made about nonconforming, if a few signs were removed, many remaining billboards would be conforming.

Commissioner Grant then asked if there are multiple signs that are nonconforming based on this interpretation. Director Chandler replied yes. On the map shown earlier, 14 are around each other. We also have nonconforming signs because they are in the wrong zone. No matter how we measure it, multiple signs are nonconforming, some of which should not have been approved.

Commissioner Grant asked if a billboard exceeded its life expectancy and needed to be replaced for safety reasons. The radius limits our capacity in that area, correct?

Special Counsel Crean replied. The Code for nonconforming structures states, "If a nonconforming structure is damaged by any means, the structure may only be reconstructed..." This notion if the sign is damaged it cannot be repaired or replaced is not true. The Code specifically allows a nonconforming sign to be reconstructed, and goes on to say, "Ordinary maintenance and repair is permitted..." These signs can be maintained and reconstructed for a very long time. The notion they will all evaporate is not supported by the Code.

Attorney Kara said if there are issues with this interpretation, they need to be supported by substantial evidence. In my opinion, very little of what was heard tonight qualifies. If the Planning Commission would like to see something completely different from its Sign Code, that would be great direction to provide to Staff.

Commissioner Portela asked if the total number of signs were just the total, or the total of one entity. If the signs are not permitted by the City, why would we count them? Special Counsel Crean replied the answer is because the Code does not distinguish between them. The Code says the number of signs within a certain distance are counted. This provision is 50 years old and has never been revised. Many sections of the Sign Code need attention. The Community Development Department is planning to revise the Sign Code in upcoming months. If we limit the number of signs within a certain distance, we should distinguish between state, federal and local entities, or clarify that they all count.

**PLANNING COMMISSION**

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Special Counsel Crean reiterated a point regarding the structure of the Code. Several comments stated the provision to measure distance is not referenced in the Sign Code, therefore it does not apply. That simply is not the case. TDMC Article 6.070.010 expressly states, “This Article explains how measurements are made...” The entire article is dedicated to establishing how to measure different things for purposes of the development code. These measurements apply throughout the entire Code.

Commissioner Portela said it makes sense that ODOT uses mile markers. He asked if most jurisdictions operate under the definition of a radial mile.

City Attorney Kara stated best practices are going to be for Staff to examine what best practices are for future revisions to this Code. For now, it does not matter if a different jurisdiction has word for word what our Code says and ends up using a different measurement.

Commissioner Portela said the argument of ODOT versus a planning department would then be invalidated. ODOT functions off distance and, of course, would use a linear mile.

Chair Cornett clarified. When asking for the difference between the City’s Code and ODOT’s Code, Cornett was trying to illustrate the provision used by ODOT does not exist in our Code. How other people do things does not matter; we use TDMC only.

Chair Cornett added the decisions the Commission makes work within the microcosm of TDMC. The Commission does not consider how it will affect one single business, many businesses or businesses yet to come. It does not consider economic development or anything regarding The Dalles. It is not the Commission’s place to decide what is best for a specific business or not, or the overall vitality of The Dalles. The Commission also focuses on historic decision making, which we have found to be inconsistent. Cornett added the Commission will continue working on the RV Code and the Sign Code as well. However, the Commission must be considerate and careful when making these decisions. The decision made on this issue, will have an effect on how we modify, amend, change or replace ordinances regarding billboards and signs in the future. Any revisions to the Code will not affect applications already submitted.

Chair Cornett responded to testimony given in favor of the application. Cornett stated, “It is our job to change ordinances, think about the ordinances, apply the ordinances for signs. That responsibility is ours.”

Chair Cornett closed the public testimony, written testimony remains open. He then requested clarification of the timeline for submissions.

Special Counsel Crean stated any new evidence must be submitted to the Planning Department by close of business on Thursday, September 14, 2023. Any responsive evidence must be submitted by close of business on Thursday, September 21, 2023. The Applicant’s final argument must be submitted by close of business on Thursday, September 28, 2023.

City Attorney Kara is unavailable October 5, 2023. Special Counsel Crean suggested the hearing continue October 19, 2023, and asked if that was acceptable to the Applicant.

The Applicant’s counsel, Mr. Wyman, requested the record remain open for 14 days to allow deeper research into past practices. Chair Cornett agreed to the request.

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Special Counsel Crean stated for the record, new evidence must be submitted by close of business Thursday, September 21, 2023. Responsive evidence must be submitted by close of business on Thursday, September 28, 2023. The Applicant's final argument must be submitted by close of business on Thursday, October 5, 2023.

Chair Cornett stated we would revisit the hearing October 19, 2023. He then asked if any participant request the public hearing be reopened on October 19 meeting. Counsel Crean replied the request could be made, but the Commission was not required to grant the request.

Chair Cornett closed the public hearing at 7:41 p.m. The written record will remain open until the dates identified.

There were no resolutions.

**STAFF COMMENTS / PROJECT UPDATES**

Director Chandler thanked everyone for attending.

Director Chandler introduced new Associate Planner, Frank Glover.

The meeting September 21, 2023 will include another application. Director Chandler requested everyone's attendance.

**COMMISSIONER COMMENTS / QUESTIONS**

Chair Cornett thanked all the Commissioners for attending, and said their input is invaluable. He added this was a good test for the Commission.

Chair Cornett added no one would be negative or upset, there is no negative feeling or emotion connected with this process. We do the job as best we can. We may disagree and that's okay. Please be honest with your direction.

Commissioners Pena and Grant are unable to attend on September 19, 2023.

Special Counsel Crean stated the Commission cannot talk about the hearing with anyone outside this meeting. He added the Commissioner's may talk as long as no more than three Commissioners are present for the discussion.

City Attorney Kara stated he would attempt to attend more often in person. He invited the Commissioners to contact him with questions.

**ADJOURNMENT**

Chair Cornett adjourned the meeting at 7:49 p.m.

*Continued on next page.*

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:



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Cody Cornett, Chair

ATTEST:



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Paula Webb, Secretary  
Community Development Department

**PLANNING COMMISSION**

My name is Warren Sawyer, my wife and I own Sawyer Properties located at 500 E. 3<sup>rd</sup> St. in The Dalles. I'm here tonight to get information about the Basalt Commons development regarding the parking plan for the development and request answers to a few questions. As far as I know there has not been a formal site plan submitted. Right now, I feel there is a lack of information and communication regarding details of their parking plan from the developers and the city's planning department even though that information is available. My hope is that there will be ample opportunity for public input and that important decisions are made by people elected to represent the citizens of The Dalles rather than by city staff alone. To be clear I am not opposed to the development but am opposed to the development not being required to provide adequate off-street parking.

According to the code the minimum required parking for the development is "not less than 1 parking space for every dwelling unit" which equates to 108 spaces. The minimum requirement for the commercial ground floor of 9821 square feet averages between 3 and 7 spaces per 1000 square feet depending on the type of business. Using 4 spaces per 1000 square feet as an example, that would be an additional 39 spaces, and if they expanded the ground floor to two stories because of the additional 5 feet of height from the conditional use permit then the requirement would be 78. So, at a minimum the municipal code would require 147 off-street parking spaces. Developments such as this are exactly why the code was enacted in the first place, so there would be adequate parking to support residences, commercial activity, and customers. It's possible that the minimum number of off-street parking required by the code is less than what's actually needed if residences average more than 1 car per dwelling unit along with staff of the complex, employees of the commercial units, customers, and visitors of the residences. Other than their preliminary plan submitted over a year ago showing only 36 off-street parking spots, I do not have any idea how many dedicated off-street parking spots are in the current plan, and I do not think that is public knowledge. It would appear the planning department has decided to waive the minimum parking requirements and depend on the difference being made up with on-street public parking in the general vicinity of the development. I'm not sure there is even enough on-street in the general vicinity to satisfy the additional parking needed above their dedicated off-street parking and most of those on-street parking spots are in a Prohibited Parking District. My perception is that there is not and will result in competition between existing businesses, customers, and residents to find any place to park at all reasonably close to where they work, shop, or live. There is a municipal code that states the Minimum and Maximum Off-Street Parking Requirements "May Be" Waived for developments within CBC-2 zone of the Central Business Commercial District. It does not state that the parking requirements are waived, must be waived or are exempt. From my understanding this is possibly a staff decision so I'm not sure it has to be approved by the planning commission, which if so, is just plain wrong and I think the code is not being used as it was intended for small footprint developments in the downtown core area where on-street public parking would work rather than required off-street parking. To make generalized comparisons of potential vehicle ownership of the apartment residences between The Dalles and large metro areas where people work, live and do business in a more confined area and depend on public transportation for travel outside of their primary area seems presumptive and inappropriate as the two areas are much different in population density.

1. How many off-street parking spots are being required and how many are being proposed?
2. Is it only a staff decision to approve waiving the minimum/maximum off-street parking requirements or is it a decision for the planning commission to vote on?
3. Will property owners and businesses affected by the development be notified of a planning commission meeting regarding site plan approval and have time for public comment?
4. Is city planning and the development counting on-street parking to satisfy the parking needs? These are public parking and should not be counted at all.
5. Most of the downtown area is in a Prohibited Parking District for on-street parking including most of the area surrounding the development. Will Municipal Code 6.08.020 attached be enforced?
6. Where are people going to park that does not create an undue hardship on existing businesses, customers and residents?

The Dalles, Oregon Municipal Code

Title 6 TRAFFIC

Chapter 6.08 DOWNTOWN PARKING DISTRICT

**6.08.020 Prohibited Parking.**

A. No person shall park a motor vehicle upon the public streets in the downtown parking district described in Section 6.08.010 while said person is at their place of employment, business profession, or residence, when said placement of employment, business profession, or residence is located within the Central Business Zone Boundary as shown on Exhibit A, between the hours of 9:00 a.m. and 6:00 p.m. except as provided in Section 6.08.030.

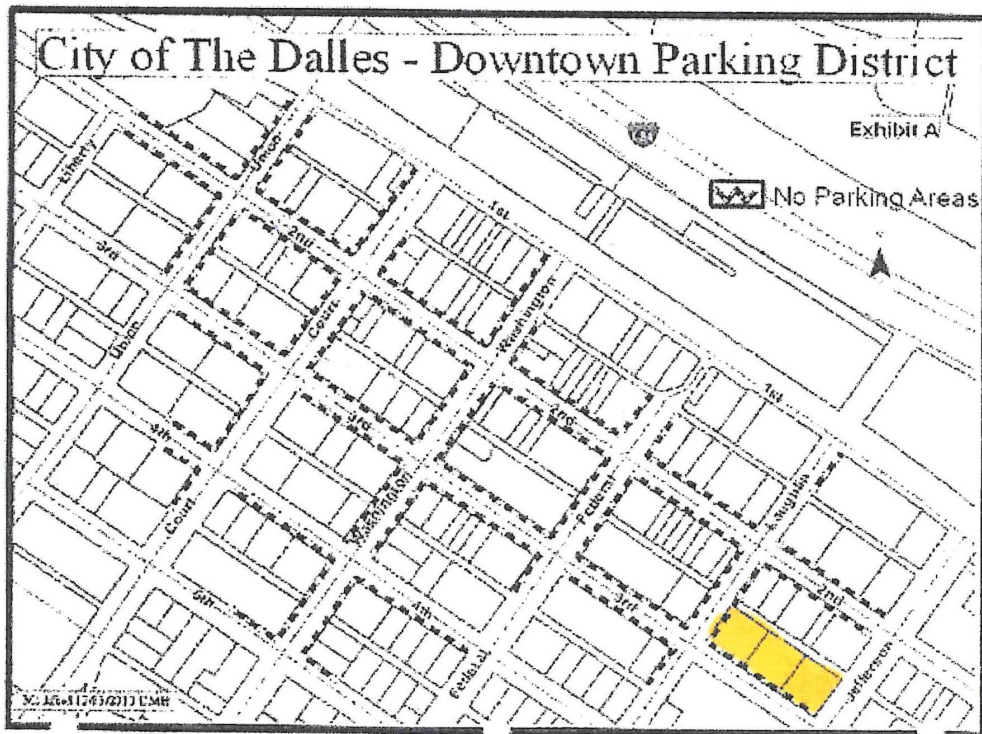


Exhibit A

For purposes of this section, the term "employment" shall include being engaged for wages, credit or other remuneration or as a volunteer for a public or private enterprise.





# City of The Dalles Planning Commission

THURSDAY, SEPTEMBER 7, 2023 | 5:30 PM

1

## Appeal No. 033-23 of Sign Permit No. 2589-23

**Appellant:** J. R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**Address:** 747 W. 2<sup>nd</sup> Street

**Assessor's Map and Tax Lot:** 1N 13E 4 AA 200

**Zoning District:** General Commercial "CG"

2

## Additional Material

- 9/5/23 – Memorandum: Dunn Carney LLP, Appellant’s Counsel
- 9/7/23 – Memorandum: Jonathan Kara, City Attorney
- 9/7/23 – Memorandum: Joshua Chandler, CDD Director

3

### Subject Property

747 W. 2<sup>nd</sup> Street  
1N 13E 4 AA 200




4

**Subject Billboard**

Dimensions:  
Face = 8' x 16'  
Height = 24'

*Current advertisement removed for the purposes of this presentation.*

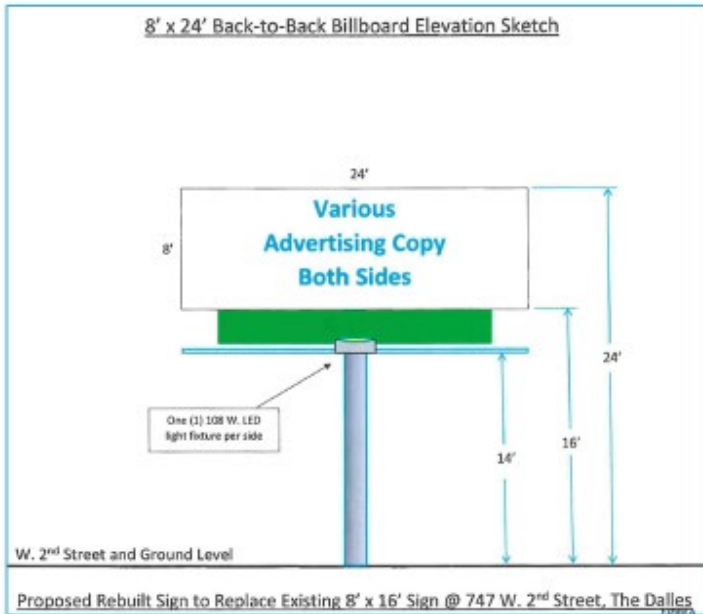


5

**Proposal**

Dimensions:  
Face = 8' x 24'  
Height = 24'

**8' x 24' Back-to-Back Billboard Elevation Sketch**



W. 2<sup>nd</sup> Street and Ground Level

Proposed Rebuilt Sign to Replace Existing 8' x 16' Sign @ 747 W. 2<sup>nd</sup> Street, The Dalles

6

## Project Timeline

### Sign Permit No. 2589-23:

- Submitted: February 16, 2023
- Denied: February 27, 2023

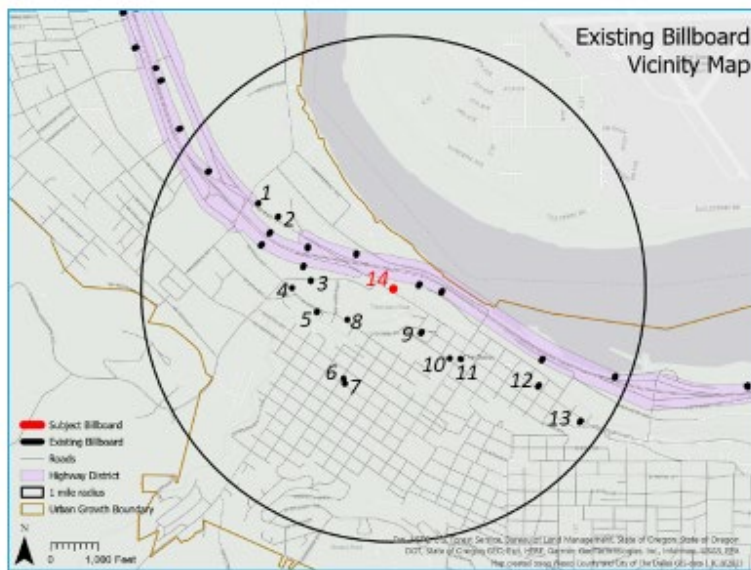
### Appeal No. 033-23

- Appeal Filed: July 7, 2023
- Appeal Deemed Complete: August 4, 2023
- Notice of Appeal sent: August 24, 2023
- *Planning Commission hearing: September 7, 2023*

## Basis for Denial

Within one-mile radius:

- 24 billboards (total)
- 14 non-Highway billboards



## Interpretation at Issue

---

TDMC 10.13.050.150 (C)(2)

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

9

## Interpretation at Issue

---

TDMC 10.13.050.150 (C)(2)

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

**Radial Mile – City’s Interpretation**

**Road or Linear Mile – Appellant’s Interpretation**

10

## Interpretation at Issue

- Same language since at least 1974
  - Later amendments distinguished between City Streets and Highways
- In 1992, Appellant requested the addition of “road mile” into Sign Ordinance
- Upon adoption, “road mile” was not added into Sign Ordinance
- Existing language has been unchanged since 1992

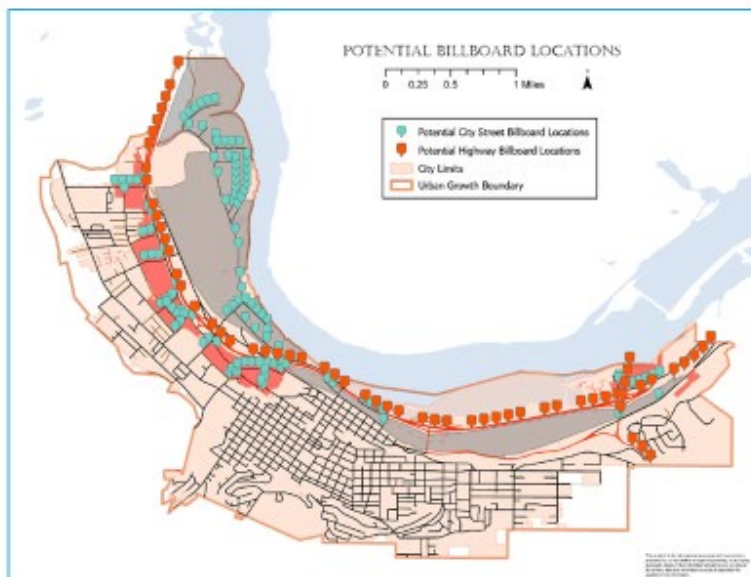
11

## Road/Linear Mile

Staff generated map to demonstrate:

No more than 8 signs per linear mile on all roadways in UGB

Only signs in CG and I zones permitted; billboards are not permitted in all other zones



12



## Filing Appeal

- Staff corresponded with Appellant multiple times (10/22 – 6/23) to discuss potential appeal
- Multiple procedural inconsistencies within TDMC 10.13 and 10.3
  - *Any person aggrieved by a determination of the Director may appeal to the Planning Commission...* (10.13.070.060(D))
  - *The approval or denial of a ministerial action shall be the City's final decision.* (10.3.020.030(D))
    - ***No mechanism to appeal denied sign permit aside from action in Wasco County Circuit Court***

13

## Filing Appeal

- Oregon Land Use: Appeals are to be submitted within a reasonable time from date of denial
- TDMC: Administrative and Quasi-Judicial decisions – required to submit Notice of Appeal within 10 days from denial
  - SP 2589-23 denied on February 27, 2023
  - **18+ weeks from Notice of Appeal submittal**

14



## Filing Appeal

- Staff considered TDMC inconsistencies for filing an appeal
- Decided to err on side most beneficial to Appellant; allow Appeal to move forward
- Offered concession (Attachment 5) with goal of amending the inconsistencies of Chapter 10.13
  1. Move forward with Appeal
  2. Collaborate with Staff on amending inconsistencies with Chapter 10.13
- Appellant provided no response; submitted Notice of Appeal

15

## Review Criteria

- Criterion met
- Criterion not met
  - *Finding #19 - 10.13.050.150 (B)*
  - *Finding #20 A, B, C - 10.13.050.150 (C)(2)*

***An application may not be approved if criteria are not met***

16

## Finding #19 (10.13.050.150 (B))

---

*Outdoor advertising signs shall have metal primary structural members.*

Structural information not included on application

**Criterion not met**

17

## TDMC 10.13.050.150 (C)(2)

---

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.*

18

## Finding #20 A, B, C

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.*

19

## Finding #21

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceed 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.*

***Criterion met – No further discussion.***

20

## Finding #20

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

Three requirements for sign placement:

- 1. shall not exceed 8 per mile**
- 2. no more than 5 on one side of the street**
- 3. no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented**

21

## Finding #20 A: Requirement #1

*City Streets. The maximum number of advertising signs **shall not exceed 8 per mile** with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

22

## Measuring Distance (10.6.070.030 (A)(1))

*Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.*



23

## Measuring Distance (10.6.070.030 (A)(1))

*Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.*

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## Geographic Information Systems (GIS)

- City uses ESRI GIS software; administered by Wasco County
- Widely used computer aided system
- Allows for pinpoint accuracy
- Without GIS, measuring distances are unreliable, inaccurate, and prone to human error

25

### GIS Buffer Tool

Geoprocessing tool that creates buffer polygons around input features to a specified distance

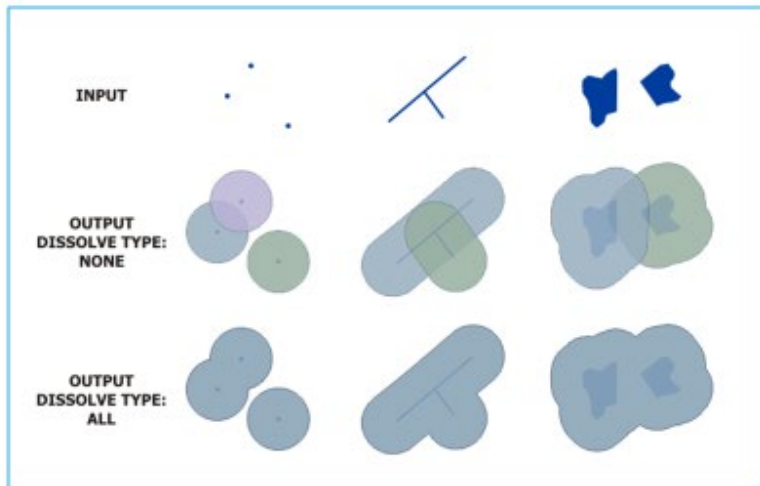


Image provided by ESRI

26

## GIS Buffer Tool

1 mile polygon created around subject billboard (shown in red)

27

## Measuring Distance (10.6.070.030 (A)(1))

*Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land.*

*Distances are always measured horizontally.*

28



## Topography

- Not specifically defined in TDMC
- Three common definitions provided below:
  - *The arrangement of the natural and **artificial** physical features of an area.*
  - *The art or practice of graphic delineation in detail usually on maps or charts of natural and **man-made** features of a place or region especially in a way to show their relative positions and elevations.*
  - *Topography is a field of geoscience and planetary science and is concerned with local detail in general, including not only relief, but also natural, **artificial**, and cultural features such as **roads**, land boundaries, and buildings.*
- Include “man-made” and “artificial features” (e.g. roads)
- **Roadways and streets are not factors in determining distance, thus “Road/Linear mile” interpretation is incorrect**

29

## Finding #20 B: Requirement #2

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile **with no more than 5 on one side of the street** and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

30

## Finding #20 C: Requirement #3

*City Streets. The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and **no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.***

31

## Commission Alternatives

1. **Staff recommendation:** Move to adopt Resolution No. PC 618A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
2. Make modifications to then move to adopt an amended Resolution No. PC 601A-23, a resolution denying the Appeal and affirming Staff's denial of Sign Permit No. 2589-23, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report.
3. Move to direct Staff to adopt Resolution No. PC 618B-23, a resolution granting the appeal and overturning Staff's decision. Under this alternative, the Planning Commission is required to identify the specific criteria supporting its decision against Staff's Recommendation.

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## Next Steps

*Staff intends on beginning a comprehensive review of the City's regulatory system/process for signs*

33



## Questions?

THURSDAY, SEPTEMBER 7, 2023 | 5:30 PM

34



## Memorandum

**To:** The Dalles Planning Commission      **Date:** September 5, 2023  
**From:** Ty Wyman      **File No:** JRZ1.1  
**Subject:** City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . ." TDMC 10.13.050.150(C)(2) now sets forth that limitation. In 2004, upon approval of the City's planning staff (Ex. 1 hereto), Meadow Advertising placed a billboard at 747 W. 2<sup>nd</sup> St. No fewer than nine such signs sat within a 1-mile radius of that sign, while just three sat within a one lineal mile thereof.

Meadow applied earlier this year to replace the subject sign. The referenced appeal stems from planning staff's denial of that approval, a decision that would change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). On referral from Kristen Campbell, Meadow asked Dunn Carney to evaluate staff's decision. As explained below, we have undertaken significant investigation of the City's land use regulations and records. Analyzing that investigation, I find no support for staff's decision.

**Background Law.** In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. *See, e.g., Estroff v. City of Dundee*, 79 Or LUBA 189 (2019).

Below, I analyze the text and context of TDMC 10.13.050.150(C)(2). I find the text unambiguous in applying the 8-sign limitation to a one-dimensional lineal mile of roadway, not to a two-dimensional radial mile. I then find the context of TDMC 10.13.050.150(C)(2) to evidence clearly this intent, to measure the limitation by lineal mile.

**Analysis of the text of TDMC 10.13.050.150(C)(2).** The cited regulation reads as follows:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

I am immediately struck by the fact that the "8 per mile" limitation is not stated in a vacuum. Rather, it is stated with direct reference to "the street" and "the street centerline." A street being linear, these references clarify application of the "8 per mile" limitation to a lineal mile of roadway. As such:

1. Staff's change in interpretation of TDMC 10.13.050.150(C)(2) is inconsistent with the text thereof; and

851 SW Sixth Ave., Suite 1500    Portland, Oregon 97204-    Main 503.224.6440    Fax 503.224.7324    DunnCarney.com  
 1357  
 Dunn Carney Allen Higgins & Tongue LLP | Member of Meritas Law Firms Worldwide    Meritas.org

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The Dalles Planning Commission  
September 5, 2023  
Page 2

- 2. The Commission can find that that text (when considered alone, without consideration of any context in which that regulation was adopted or has been applied) supports a reading that the limitation to 8 signs applies per lineal mile.

The Commission may, thus, decide the matter on this basis alone and uphold Meadow’s appeal. Should the Commission choose, however, to proceed with consideration of the context in which the City adopted and applied TDMC 10.13.050.150(C)(2), then I believe the same result would pertain. That context evidences clearly an intent to measure the limitation by lineal, rather than radial, mile.

Analysis of the context of TDMC 10.13.050.150(C)(2). Staff describes one contextual source that supports its interpretation that TDMC 10.13.050.150(C)(2) limits signs to 8 per radial mile. Specifically, it notes that, per TMDC 10.6.070.030, “distances are measured horizontally.” Based on this reference, staff explains (at p. 8 of its Aug. 31 report to the Commission) its changed interpretation as follows:

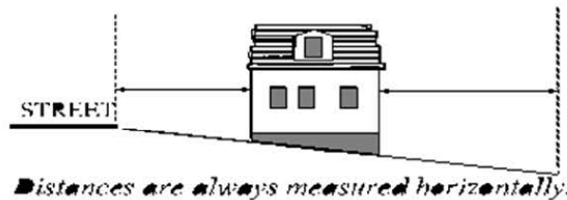
For the purposes of determining billboard proximity (as required by TDMC 10.13.050.150(C)(2)), each proposed billboard location is considered the center point of a radial buffer determined horizontally in all directions equidistant from the center point (i.e., a circle).

I disagree with staff’s premise, that TMDC 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.

TDMC 10.6.070.030 reads as follows:

Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. See Figure 6-1.

This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.



TDMC 10.6.070.030 goes on to explicitly state that “[t]hese distances are not measured by following the topography of the land.” This further supports a conclusion that it does not

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The Dalles Planning Commission  
 September 5, 2023  
 Page 3

apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.

But let's move on to contextual clues outside of the TMDC. Oregon law establishes the primary source of context for any land use regulation, *viz.*, the comprehensive plan. ORS 197.829.<sup>1</sup> Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.

Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.

Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule - "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81-1011, containing the exact same language.

In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.

A third contextual clue to the intended meaning of a land use regulation is the manner in which the City has previously applied it. Here, I understand that there is no disagreement that the City has for decades applied TDMC 10.13.050.150(C)(2) to limit billboards to 8 per lineal mile; staff simply considers that interpretation to have been wrong.

I recognize the Planning Director's authority to administer the code. However, fundamental fairness suggests that no one may recant a prior decision once someone has relied on it. The law recognizes such fairness through the principles of estoppel and collateral attack. The cases of *Ganson v. Lane County*, 2021 WL 1964624 Or LUBA (2021) and *Johnson v.*

<sup>1</sup> The Land Use Board of Appeals shall affirm a local government's interpretation of its comprehensive plan and land use regulations, unless the board determines that the local government's interpretation:

- (a) Is inconsistent with the express language of the comprehensive plan or land use regulation;
- (b) Is inconsistent with the purpose for the comprehensive plan or land use regulation;
- (c) Is inconsistent with the underlying policy that provides the basis for the comprehensive plan or land use regulation; or
- (d) Is contrary to a state statute, land use goal or rule that the comprehensive plan provision or land use regulation implements.

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The Dalles Planning Commission  
September 5, 2023  
Page 4

*Landwatch Lane County, 327 Or. App. 485 (2023)* have applied these principles to prohibit Oregon municipalities from recanting the legality of permits previously issued.

I find the referenced court decisions applicable to the present case. Quite simply, the City determined in 2003 that the subject sign complied with all regulations applicable to its placement, including TDMC 10.13.050.150(C)(2). As matters of both fairness and law, the City may not now overturn that determination.

Lastly, I urge the Commission to consider the implications of staff's changed interpretation of the billboard placement rules. As Meadow staff will explain at hearing, such decision would render every existing billboard nonconforming. A nonconforming use is by definition consigned to eventual oblivion by undermining Meadow's ability to remodel, rebuild, upgrade, modernize, or replace those signs.

I appreciate the opportunity to assist the Commission's consideration of the matter, and look forward to our hearing this Thursday.

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L# 98017 \$ ~~75~~

**SIGN PERMIT APPLICATION**  
**CITY OF THE DALLES**

313 Court Street  
 The Dalles, Oregon, 97058  
 (541) 296-5481 x1125

INSTALLER INFORMATION

Name	SELF
Address	
Phone Number	
Current City Installer License	Yes/No

SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	(541) 296-9684
Text	VARIOUS
Sign Area	250' x 300'
Horizontal Dimension	24' 25'
Vertical Dimension	10.4' 12'
Type	Projecting - Hanging - Flush - (Pole) - Other
Illumination	Direct Indirect, UL No: <u>OF HOLD</u>

SITE ADDRESS  
 747 W. 2ND ST.

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	<i>John Lehman</i> 8-8-03
---------------------------------	---------------------------

Permit Number	03-326	Permit Fee	\$ 125.00
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Planning Information:	COPY VARIANS PER ADVERTISING ENTRY.
-----------------------	-------------------------------------

Application Received By and Date:	CJB 08/08/03	Permit Issued By and Date:	CJB 08/08/03
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Exhibit E  
 Page 15 of 23

**Exhibit 1**  
**Page 1 of 6**

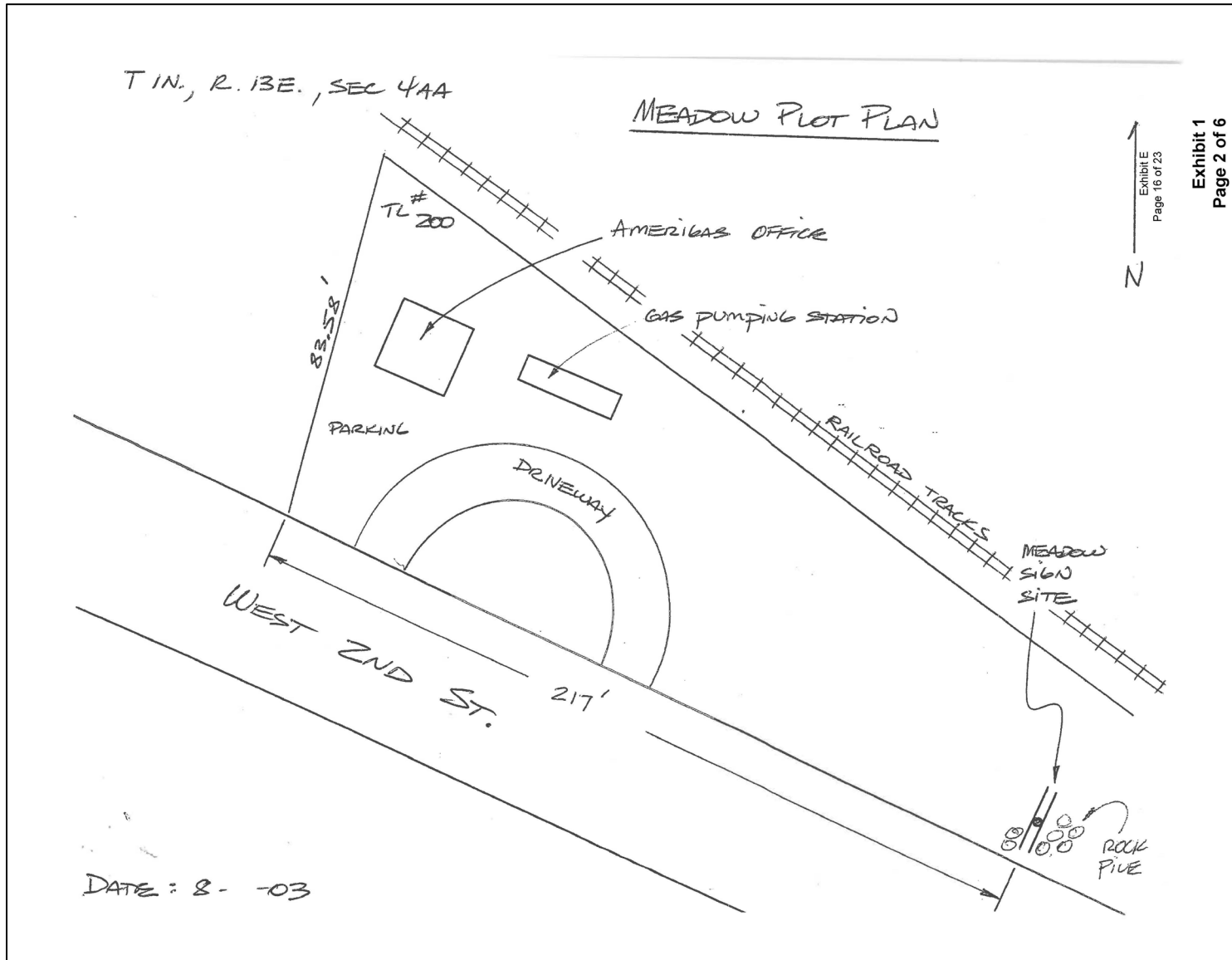
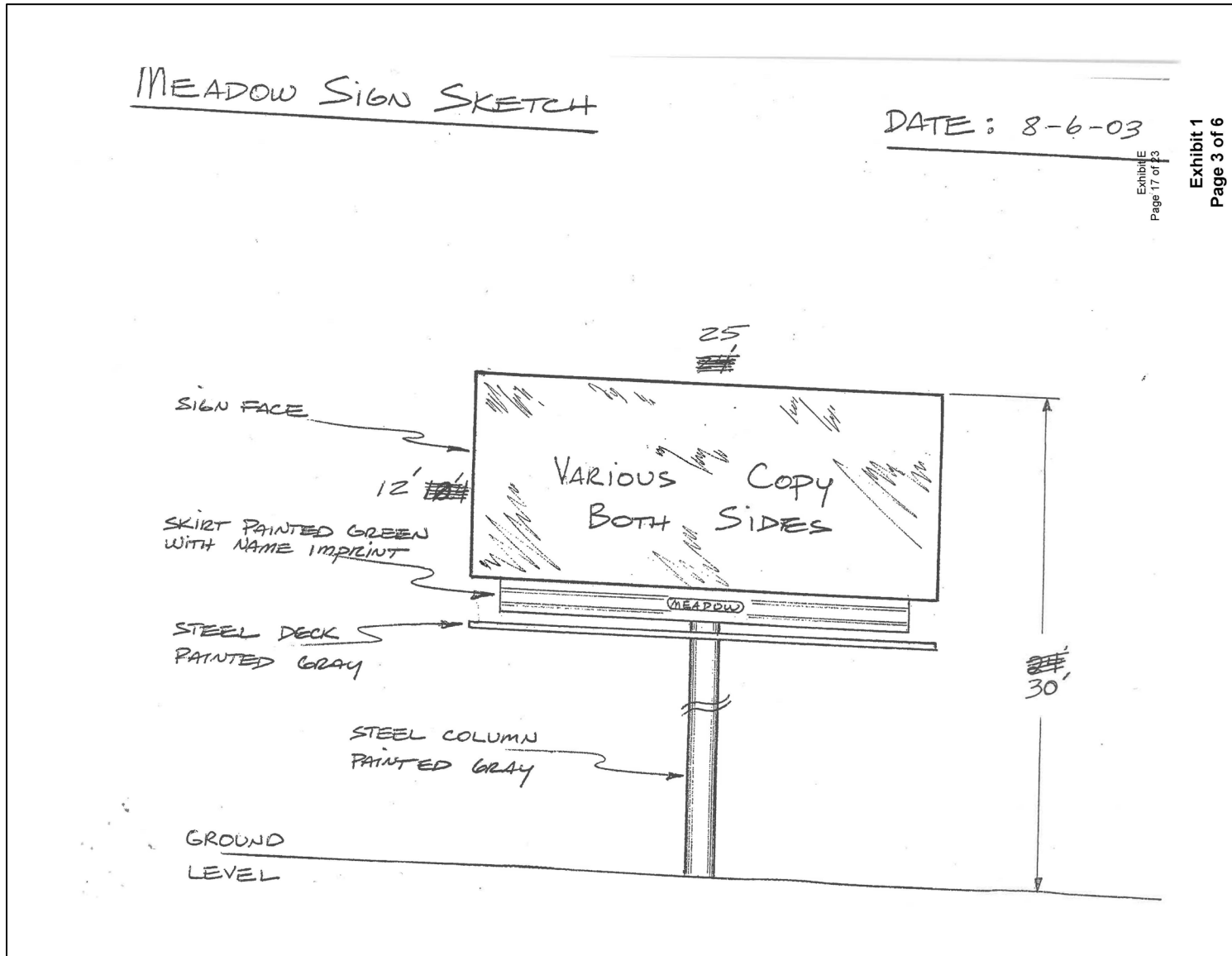
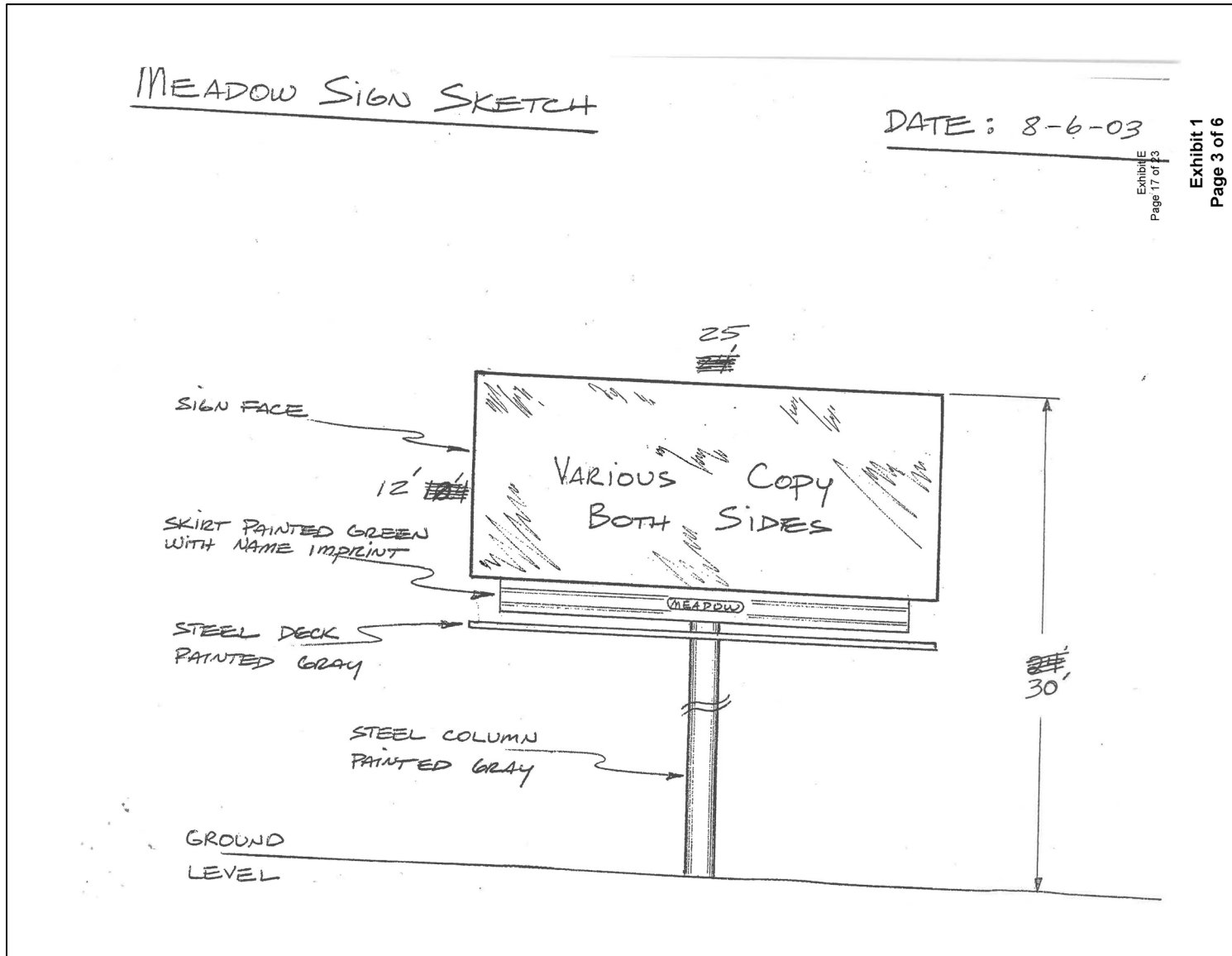



Exhibit 1  
Page 2 of 6





L# 98017



## SIGN PERMIT APPLICATION

### OFF-PREMISE OUTDOOR ADVERTISING

DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1905 LANA AVE. SE, SALEM OREGON 97314

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION		
Proposed sign NO. 1 HWY: 292	MILE POINT: 17485	ENGINEER STATION: 2305+03	FULL CONTROL ACCESS: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	APPROVED BY: [Signature]	PERMIT NUMBER: 11R020	ISSUE DATE: 11/10/23
IS visible to: NO. 2 HWY: 002	MILE POINT: 24346	ENGINEER STATION: 2305+03	FULL CONTROL ACCESS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> SIGN EXISTING		CONSTRUCTION DATE: 3/30/09
OWNER OF NEAREST SIGN (HWY NO. 1): Meadow	PERMIT NUMBER: 11R239	DISTANCE TO PROPOSED SIGN: 871 FT		<input type="checkbox"/> NON-CONFORMING		REASON:
OWNER OF NEAREST SIGN (HWY NO. 2): Meadow	PERMIT NUMBER: 0117116	DISTANCE TO PROPOSED SIGN: 520		OWNER CODE: M916	HIGHWAY CODE: D/A	DISTRICT: 9
AUTHORIZED OOD REPRESENTATIVE'S SIGNATURE: [Signature]	DATE CHECKED: 10/1/03	DATE CHECKED: 5/20		CANCELLATION DATE:	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

\* See all attachments re spacing

#### SECTION 1 - PURPOSE OF APPLICATION

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_  
 RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_  
 DIRECTIONAL \*\* \_\_\_\_\_

RELOCATION IN LIEU OF PERMIT NO. 11R020  
 BUSINESS IDENTIFICATION\* send new relo cre 9-20-23 with transfer 11R0104  
 BENCH  BUS SHELTER

#### SECTION 2 - NAMES AND ADDRESSES

**NAME OF PERMIT APPLICANT:** MEADOW OUTDOOR ADVERTISING  
**ADDRESS (NUMBER AND STREET):** P.O. BOX 331 / 1127 BARLEWAY RD.  
**CITY STATE AND ZIP CODE:** THE DALLES, OR 97058

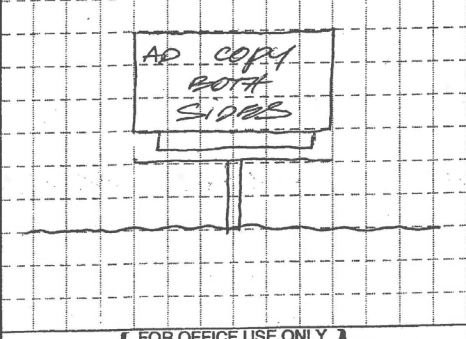
**NAME OF PROPERTY OWNER AT SIGN LOCATION:** AMERIBAS PROPANE LP  
**ADDRESS (NUMBER AND STREET):** 747 W. 2ND ST.  
**CITY STATE AND ZIP CODE:** THE DALLES, OR 97058

**NAME OF PERSON OR COMPANY TO ERECT SIGN:** MEADOW OUTDOOR ADVERTISING  
**ADDRESS (NUMBER AND STREET):** P.O. BOX 331 / 1127 BARLEWAY RD.  
**CITY STATE AND ZIP CODE:** THE DALLES, OR 97058

#### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



↓ FOR OFFICE USE ONLY ↓

#### SECTION 4 - SIGN FACTS

##### SIGN DIMENSIONS

HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ. FEET)	NUMBER AND SIZE OF SUPPORTS
128	25 1/2	600	ONE 24" PIPE

DISTANCE BETWEEN BOTTOM OF PANEL & GROUND: 12'

ADVERTISING IS  ONE SIDE  BOTH SIDES

##### SIGN LOCATION

COUNTY: WASCOCO (33)

CITY (OR DISTANCE FROM NEAREST INTERSECTION): THE DALLES (3.3)

HIGHWAY ROUTE NUMBER OR NAME: HWY. 30 (W. 2ND ST.)

VISIBLE TO OTHER HIGHWAYS?  YES  NO  
IF "YES," WHICH? I-24

SIDE OF NO. 1 HIGHWAY:  NORTH  SOUTH  EAST  WEST

SIDE OF NO. 2 HIGHWAY:  NORTH  SOUTH  EAST  WEST

##### COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS

1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_

2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  YES  NO

##### COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS

1. SIZE OF COPY LETTERS: \_\_\_\_\_

2. COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_

3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.

PERMIT FEE: \$600.00

AUTHORIZED SIGNATURE: [Signature]

Page 19 of 23

Exhibit 1  
Page 5 of 6

ZONE AFFIDAVIT					
<b>INSTRUCTIONS:</b> Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.					
<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>				
	NUMBER AND STREET <i>P.O. BOX 331 / 1127 BARBECUEWAY</i>				
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>				
<b>B</b>	NAME OF PROPERTY OWNER <i>AMERICAS PROPANE L.P.</i>				
	NUMBER AND STREET <i>747 W. 2ND STREET</i>				
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>				
<b>C</b>	<b>SIGN LOCATION</b> [REFER TO OTHER SIDE OF THIS APPLICATION]				
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>HWY 30 (200)</i>	SIDE OF HIGHWAY <i>NORTH</i>	MILE POINT <i>17.49</i>
	TAX LOT <i>200</i>	SECTION <i>4AA</i>	TOWNSHIP <i>1 N.</i>	RANGE <i>13E.</i>	
	<b>THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY</b>				
	The above location is zoned: <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER (Specify):				
	DATE ZONING IS EFFECTIVE <i>1998</i>		ZONING AUTHORITY (NAME OF CITY OR COUNTY) <i>CITY OF THE DALLES</i>		
This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.					
<b>CHECK ONE BOX &amp; SIGN BENEATH APPLICABLE STATEMENT</b>					
<input checked="" type="checkbox"/> The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.					
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X OLLY BERNHARDT</i>		TITLE <i>SR. PLANNER</i>	TELEPHONE NUMBER <i>541-296-5481</i>	DATE <i>08/08/03</i>	
<input type="checkbox"/> The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.					
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>		TITLE	TELEPHONE NUMBER	DATE	
<input type="checkbox"/> Neither of the above statements apply. A letter of explanation is attached.					
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>		TITLE	TELEPHONE NUMBER	DATE Exhibit E Page 20 of 23	

Exhibit 1  
Page 6 of 6





## Memorandum

**To:** Ty Wyman  
**Date:** September 5, 2023  
**From:** Jasmine Vasquez  
**File No:** JRZ1.1  
**Subject:** Meadow Advertising - City of The Dalles Appeal No. 033-23

The City has since at least 1974 limited placement of billboards to "8 per mile with no more than 5 on one side of the street . . ." The referenced appeal stems from planning staff's decision to change the prior interpretation of TDMC 10.13.050.150(C)(2), to limit placement of billboards to 8 per radial mile (as opposed to the prior interpretation of 8 per lineal mile). Such limitation would render all of Meadow's signs nonconforming, thus destined to eventual removal. You asked me to evaluate the extent to which either of these interpretations would be more consistent with the express language, purpose, and underlying policy set forth in the City's Comprehensive Plan.

Comp Plan Goal 9 sets forth a broad purpose of economic opportunity and vitality. [cite] Notably, the plan highlights The Dalles' position as the hub of a five-county regional trade area, "the retail trade center for the Mid-Columbia Region."

The Dalles will maintain its long-time position as a regional retail trade center. Adequate commercial spaces, both undeveloped and redevelopable, should support anticipated growth. Tourism growth presents an opportunity to diversify the local economy. Facilities including the Gorge Discovery Center, Wasco County Museum, Riverfront Park and Trail, a wide variety of historic resources and properties, and abundant recreational opportunities provide the basis for this growth area.

Against this broad backdrop, Goal 9 specifies both Economic Development Goals and policies.

The first listed Economic Development Goal is to "[p]rovide family wage employment opportunities for The Dalles citizens." Policy 14 augments this goal as follows: "Encourage the start-up and growth of small to medium sized businesses providing family wage jobs. Develop reasonable standards to allow home business start-ups." The following evidence demonstrates that, as compared to staff's proffered "radial mile" interpretation, the less restrictive "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

- "American public opinion (80%) reflects that billboards both help create jobs and help businesses attract customers."<sup>1</sup>
- "Billboards are an important means of communication, especially for local businesses. Billboard advertising in the State of Oregon benefits 2,061 local businesses that

<sup>1</sup> Source: Professor Charles R. Taylor as cited in Outdoor Advertising Association of America Inc.

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Ty Wyman  
 September 5, 2023  
 Page 2

employ 59,168 people. These local businesses are a cornerstone of the economy for the State of Oregon."<sup>2</sup>

The third listed Economic Development Goal is to "Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community." The following evidence demonstrates that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with this policy:

- "Outdoor advertisers are overwhelmingly local enterprises, not national businesses headquartered elsewhere...in excess of 70% per local market."<sup>3</sup>

Policy 10 is to "[e]ncourage tourism-related services as an element in the diversification of the community's economy." I note the following evidence regarding this policy:

- "In 2019, local recreationists and visitors spend \$289 million in Wasco County. That spending supported 3,700 full and part-time jobs and \$133 million in wages and other compensation."<sup>4</sup>
- "One out of every 5 dollars spent by advertisers on billboards is for travel and tourism."<sup>5</sup>
- "90% of auto travelers nationwide rely on billboards to locate gas, food, lodging and tourism attractions."<sup>6</sup>

From this evidence, I find that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with Goal 9, Policy 10.

The tenth listed Economic Development Goal is to "[e]ncourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl." I note the following evidence regarding this goal:

- "The economic lines of force driving the (billboard) industry – this magnet attraction for local advertisers who want to advertise close to their businesses and in certain premium commercialized areas (the commercial centers and the major arterials) means that the core economics of the industry are anti-sprawl."<sup>7</sup>
- "Outdoor advertising clients, studies show, believe that they maximize their outdoor medial spending by advertising close to their businesses and on routes that carry

<sup>2</sup> Outdoor Advertising Association of America, Inc. "Economic Impact of Billboard Advertising in the State of Oregon," 2007.

<sup>3</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

<sup>4</sup> "Economic Analysis of Outdoor Recreation in Oregon," published in 2021.

<https://industry.traveloregon.com/resources/research/oregon-outdoor-recreation-economic-impact-study/>

<sup>5</sup> Competitive Media Reporting as Cited in Outdoor Advertising Association of America, Inc.

<sup>6</sup> U.S. Travel Data Center as Cited in Outdoor Advertising Association of America, Inc.

<sup>7</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

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Exhibit 2  
 Page 2 of 3



Ty Wyman  
September 5, 2023  
Page 3

heavy traffic - not residential neighborhoods and not roads on the more distant urban periphery of the city market."<sup>8</sup>

From this evidence, I find that the "lineal mile" interpretation of TDMC 10.13.050.150(C)(2) is more consistent with the City's tenth listed Economic Development Goal.

Thanks for the opportunity to assist. Please forward any follow up questions.

---

<sup>8</sup> IMapData Inc., "Political Economic Analysis" October 15, 2001

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Exhibit 2  
Page 3 of 3

Repealed by  
92-1153

ORDINANCE NO. 915

An Ordinance relating to the erection, maintenance and use of signs; providing for permits for signs, and a Sign Board of Appeals, providing penalties, and declaring an emergency.

THE PEOPLE OF THE CITY OF THE DALLES ORDAIN AS FOLLOWS:

Section 1: Purpose and Scope. The purpose of this ordinance is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

- (1) Protect the health, safety, property and welfare of the public.
- (2) Improve the neat, clean, orderly and attractive appearance of the City.
- (3) Improve the effectiveness of signs in identifying and advertising businesses and facilities.
- (4) Eliminate signs that invite, rather than demand public attention.
- (5) Provide for the reasonable, orderly and effective display of outdoor advertising.
- (6) Preserve, protect and enhance the economic, scenic, historic and aesthetic values and objectives of the City and its citizens.
- (7) Provide effective signing to meet the anticipated differing needs of various areas in the City.

Section 2: Definitions. Words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory and not directory, and the word "building" includes "structure" other than "sign structure". Types of signs are described under the term "sign". Unless the context otherwise requires:

it is necessary for the building to be located more than 50 feet from major frontage right-of-way the Building Official shall have the power to grant a permit for a second principal sign near the right-of-way. All occupant signs within a single structure shall be coordinated together so as not to be in competition.

One secondary sign per occupancy is permitted on a second street, alley or parking lot frontage, provided the sign is no larger than 12 square feet in area.

One directional sign is permitted for each motor vehicle entrance or exit -- limited to a maximum of 4 square feet each.

Section 18: Off-Premise Advertising Signs. Advertising signs shall be located in commercial or industrial zones, as designated by the City Zoning Ordinance. The maximum number of advertising signs shall not exceed 8 per mile with no more than five on one side of the street and no closer than 500 feet apart when measured along the street centerline and measured at right angles thereto.

(1) No sign shall be more than 14 feet high nor more than 48 feet long, measured on the longest side of the sign. Sign area shall not be greater than 672 square feet.

(2) In measuring to determine sizes within the requirements of this Section, border and trim shall be included, but foundation, supports and stringers shall not be included.

Section 19: Home Occupation Signs. Home occupations, as defined in the City Zoning Ordinance are permitted no more than one sign which shall not exceed two square feet in area, and be placed on the building.

Section 20: Shopping Centers. Shopping Centers shall be allowed one principal sign to identify the center. All signs

Minutes of  
**THE DALLES PLANNING COMMISSION**

September 1, 1994

The Dalles Public Library Meeting Room  
 722 Court Street

**CALL TO ORDER**

The meeting was called to order at precisely 7:00 p.m.

**ROLL CALL**

The following Commissioners were present: Terry Turner, Chairman; Michael Maier; David Peters; Thomas Quinn; Walter Hoffman; Ken Farner; and Marianne Barrett. No Commissioners were absent.

The following staff members were present: Scott Keillor, Senior Planner; Gene Parker, City Attorney; and Collese Dahlberg, Administrative Assistant.

Others present included: Jim Foster and Bert Streeter, representing Meadow Outdoor Advertising; Roger Thompson, Electric Sign Service; and Ken Neilsen, representing Wood Art.

**PUBLIC COMMENT** None

**MINUTES August 18, 1994** - Farner moved and Peters seconded to approve the minutes as distributed. The motion passed with Maier abstaining.

Farner asked if Keillor had anything to report in regards to the State Marine Board's acceptance of the Riverfront Trail location. Keillor said that the new plan had been delivered and he was of the impression the State Marine Board had approved the change of location before the Port Director submitted the new plan to the City.

**LEGISLATIVE HEARING**

**CONTINUATION OF SIGN ORDINANCE AMENDMENT NO. SOA 59-94**

Amendments may be considered for all parts of the Sign Ordinance No.92-1153. Specifically, the Commission will review outdoor advertising signs and motor vehicle directional sign provisions.

Keillor reviewed the reason for the amendments. He said that although it was rewritten in 1992, the current sign ordinance still contained some conflicting language and some ambiguity. He reviewed the information (table and survey) that had been mailed to the Commission earlier.

The table represented a comparative analysis of sign codes of The Dalles; Nampa, Idaho; and 7 other Oregon cities. The analysis showed that The Dalles is quite liberal in regards to signs. Also included in the mailing had been a survey of The Dalles Area Chamber of Commerce Economic Development Committee in 1991.

Exhibit 4  
 Page 1 of 2

Keillor explained that he would like direction from the Commission before he begins drafting new language. He said that some areas he would like the Commission to discuss would be billboards, height and square footage to be allowed. The Commission had questions and comments regarding the table.

It was noted that our sign ordinance had no provisions for historic sign regulation.

If a sign is painted on the inside of a businesses window the sign is not regulated. However, if that same sign were to be painted on the outside of the window, it would require a permit. This was another example of holes in the sign ordinance.

When preparing the analysis Keillor found that some ordinances referred to a billboard as off-site or off-premise advertising. Bend has certain streets specifically called out in the ordinance where billboards are prohibited, and gives a cap on the allowed total number of billboards.

The Dalles allows 8 billboards per lineal mile of freeway. If all billboards allowed by ordinance were built, there would be about 50. This is the same as the state law. In addition, the billboards must be 500 feet apart and only 5 per side of road per mile. On local streets in general commercial and industrial zones the signs are limited to 288 square feet, 8 per mile and 300 feet apart.

Foster said that the City ordinance mirrors the State ordinance [regarding the freeway]. It was noted that the City could chose to be more restrictive.

Foster recited figures showing that in the last several years The Dalles has experienced a decrease of 3800 square feet of billboard space. He said that his client believes they can serve their customers with the signs they currently have.

Barrett asked if it would be safe to say that The Dalles has one of the most liberal sign ordinances in the State. Barrett said that it seems The Dalles is the only city in the Gorge that will absorb new billboards since Hood River is so strict.

The State will permit a company to move a sign 100 miles from its current location. There are a finite number of permits and the State is not increasing that number.

Foster thought that the only cities (of 200 cities in Oregon) in the State that don't allow outdoor advertising were reflected in the table presented by staff. He said that it's not true that The Dalles is the most liberal. He said that LaGrande, Medford and Grants Pass all have ordinances that are similar to ours.

Minutes of September 1, 1994

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Exhibit 4  
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CITY ATTORNEY'S OFFICE  
 CITY OF THE DALLES  
 313 COURT STREETS  
 THE DALLES, OREGON 97058

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#### MEMORANDUM OF LAW

**TO:** Planning Commission  
**FROM:** Jonathan Kara, City Attorney  
**DATE:** September 7, 2023  
**RE:** **Response to Appellant's September 5, 2023, Memorandum  
 J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising  
 Appeal No. 033-23 - Sign Permit Application No. 2589-23**

#### INTRODUCTION

On September 5, 2023, Dunn Carney LLP (**Counsel**) a law firm in Portland, Oregon, and engaged by Appellant for this matter, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record. The **Memorandum** provides legal arguments and theories supporting Appellant's appeal petition to the Planning Commission to reverse the Community Development Director's decision denying Sign Permit Application No. 2589-23.

I reviewed the **Memorandum** and disagree with its arguments, theories, and conclusions, each of which appear to ignore or otherwise overlook dispositive facts and law – my legal analysis below addresses each point in the same order Counsel introduces them in the **Memorandum**.

#### ISSUE

The only issue in this Appeal appears to be whether the City's off-premises sign regulations call for a lineal or radial measurement of the distance between billboards (to determine how **8 per mile** should be considered). If the Planning Commission grants the Appeal petition, it must find:

- TDMC 10.13.050.150(C)(2) (**Spacing Rule**) calls for a *lineal* distance measurement (i.e., following the bends and narrows of street where the sign is located for 1 mile) and not a *radial* distance measurement (i.e., with the sign as the center of a circle having a 1-mile radius); and
- TDMC 10.6.070.030 (**Measurement Rule**) does not apply to billboards.

Both of the above findings (which Counsel's **Memorandum** urges you to adopt) seem unsupportable and inconsistent with the text, in context, of the City's land use and development ordinance (TDMC Title 10 or **LUDO**), applicable Oregon law, or logic.

#### CONCLUSION

The **Memorandum** highlights Counsel's misinterpretations, mistaken assumptions, incomplete analyses, and confusion of the issues, facts, and Oregon law to support Appellant's strained argument the Spacing Rule and Measuring Rule require the Planning Commission to grant its Appeal by finding the distances between billboards must be uniquely, counterintuitively, and conveniently measured linearly by road mile. On the other hand, nothing about the City's



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interpretation takes a broad, flexible, or particularly creative position: **distances are measured horizontally**. The City urges its Planning Commission to deny Appeal No. 033-23.

### ANALYSIS

#### **1. General Principles of Interpretation.**

The **Memorandum** provides:

*In discerning the meaning of a land use regulation, Oregon law directs each city and county to consider the text and context thereof. If the code text reveals the meaning, then the inquiry ends there. If, however, that text is ambiguous, then the municipality must look to the context of how the regulation was adopted and has been applied. See, e.g., Estroff v. City of Dundee, 79 Or LUBA 189 (2019).*

Actually, Oregon law provides discerning the meaning of a municipal code provision requires the City to determine intent of the *City Council* when it enacted the provision, not the Community Development Department (**CDD**) or Planning Commission. Despite Oregon law's clarity on this point, the **Memorandum** and other supporting documents and evidence submitted by Appellant appear to indicate Counsel's misunderstanding of Oregon law by elaborating on CDD staff comments and Planning Commission meeting minutes as indicia of intent supporting Appellant's interpretation of the Spacing Rule – that approach misses the appropriate legal standard and confuses the issue before the decision-maker.

As detailed in **Section 4** below, CDD staff comments or Planning Commission understandings are irrelevant for the determination the City is required to make in this Appeal – Counsel's **Memorandum** and Appellant's slated testimony appears to either ignore or purposefully misstate the binding law of statutory construction.<sup>1</sup>

Simply: the City Council's intent is determined by the express text of the City ordinance, in context, and in light of relevant legislative history. When the text of a specific provision is ambiguous, Oregon courts will look to the context within which the specific provision is located, including surrounding code provisions and the legislative history.<sup>2</sup> The purpose of that analysis is to determine the intent of the governing body (i.e., the City Council) that enacted the legislation.<sup>3</sup>

Here, the perceived ambiguity centers (no pun intended) on whether the Spacing Rule in isolation requires the measurement of a mile to be calculated as a *linear* or *radial* measurement. Oregon law requires the City to investigate the Spacing Rule's context to determine the City Council's intent when it enacted it.<sup>4</sup> Due to its vagueness, the City looked at the Spacing Rule in context with the Measurement Rule, which resolves all ambiguity as to how the distance should be measured. The City understands the Spacing Rule's context to demand a radial measurement. Please see **Section 2**, below.

#### **2. Measurement.**

The **Memorandum** provides:

<sup>1</sup> *Lincoln Loan Co. v. City of Portland*, 317 Or 192, 199 (1993).

<sup>2</sup> *State v. Gaines*, 346 Or 160 (2009).

<sup>3</sup> *Siporen v. City of Medford*, 349 Or 247 (2010).

<sup>4</sup> *Id.*

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 J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23  
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*I disagree with staff's premise, that TMDM 10.0610.6.070.030 is relevant context for applying TDMC 10.13.050.150(C)(2), as well as its above-quoted conclusion.*

*TDMC 10.6.070.030 reads as follows: [cite omitted for brevity]*

*This text, alone, evidences that it does not apply to placement of billboards. Rather, by its terms, that provision applies only to measurement of setbacks and structural dimensions. Indeed, a graphic included under TDMC 10.6.070.030 bears out its limited application.*

*[graphic omitted for brevity]*

*TDMC 10.6.070.030 goes on to explicitly state that "[t]hese distances are not measured by following the topography of the land." This further supports a conclusion that it does not apply to placement of billboards, as all would agree that, whether measured in a radial or a lineal manner, the 8 per mile limitation may be measured only by topography.*

How distances, heights, slopes, areas, widths, depths, diameters, and other units are measured is critically important to land use and development, which is why the City enacted TDMC Title 10, Article 6.070 (Measurements) – its first section succinctly provides:

*This Article explains how measurements are made in this Title.<sup>5</sup>*

TDMC Title 10, Article 6.070 contains general regulations applicable broadly across the City's entire LUDO. Relevantly, the Measurement Rule provides the general regulation applicable to measuring distances in TDMC 10.6.070.030(A):

1. *Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography of the land. [graphic omitted]*
2. *Measurements are shortest distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the shortest distance between the 2 objects. See Figure 6-2. (Exceptions are stated in subsections B, C, and D of this section.) [graphic omitted]*

Put another way, the Measurement Rule (which is applicable to the entire LUDO, unless listed in TDMC 10.6.070.030(B), (C), or (D), or unless a more specific provision is applicable) is:

1. distances are **measured horizontally**<sup>6</sup>; and
2. measurements between 2 objects are the **shortest distance** (the shortest distance being, in all cases, a straight line between them).

Counsel and its **Memorandum** simply misinterpret the Measurement Rule. Appellant reads the first two sentences as if they are a single sentence – that is, as if the requirement to measure distance horizontally *only* applies to setbacks and structural dimensions. To the contrary: the first sentence establishes the general rule for purposes of TDMC Title 10 that "distances are measured horizontally." This statement establishes a broad standard applicable across the

<sup>5</sup> TDMC 10.6.070.010 (Purpose).

<sup>6</sup> TDMC 10.6.070.030(A)(1)'s second sentence clarifies the general Measurement Rule as applied to measuring distances for setbacks and structure dimensions (which can and do vary for each development site): those distances are measured along a horizontal plane (i.e., a two-dimensional surface parallel to the ground) from the property line, edge of building, structure, storage area, parking area, or other object.

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entire LUDO. The second sentence then clarifies how topography is not a standard when applying measurements, since considering topography would result in inconsistent application of the Measurement Rule based on each development site's unique characteristics – for example, when using a standard measuring wheel, a site with rolling topography would result in a different setback measurement than a level site: to avoid that discrepancy from impacting the City's development standards, the Measurement Rule clarifies **distances are measured horizontally**.

The **Memorandum's** stated misinterpretation here results in a circular and conclusory argument: by misunderstanding, misstating, or ignoring the applicability of the Measurement Rule's first sentence to all distances, Counsel appears to argue the Measurement Rule's third sentence supports Appellant's conclusion billboards are exempted from Measurement Rule because the Spacing Rule requires a topographical measurement. If the previous sentence does not seem to make sense, that is because it does not.

Counsel's **Memorandum** overlooks, fail to includes, or otherwise omits TDMC 10.6.070.030(A)(2)'s directly on-point provision: **measurements are shortest distance**, unless specifically excepted. Those exceptions are specifically listed for vehicle travel area measurements (e.g., garage entrance setbacks), measurements for certain chimneys, eaves, and bay windows, and exempting underground structures from measurement calculations.<sup>7</sup>

Despite creating other exceptions to the Measurement Rule, the City Council did not create an exception for the measurement of the distance between billboards for purposes of the Spacing Rule – if it wanted an exception to the Spacing Rule, the City Council could have similarly carved one.<sup>8</sup> Since the City Council did not carve out such an exception when it adopted the LUDO, the City must apply the Measurement Rule to billboards (and all other non-excepted measurements) as presented in TDMC 10.6.070.030(A).

### 3. **Comprehensive Plan.**

The **Memorandum** provides:

*... Here, as described in the attached memorandum of Dunn Carney paralegal Jasmine Vasquez (Ex. 2 hereto), plan policies support a reading of TDMC 10.13.050.150(C)(2) as applying per lineal, rather than radial, mile.*

*Put generally, Jasmine's memo explains how the plan calls for the very kind of economic development that billboards support. Furthermore, I understand that the Commission can expect to take substantial testimony at hearing as to the positive effects that billboards have on the local economy.*

<sup>7</sup> TDMC 10.6.070.030(B)-(D).

<sup>8</sup> The legal maxim *inclusio unius est exclusio alterius* (known as the "implied exclusion rule") is a canon of legislative construction implemented by courts when examining municipal codes, contracts, and state and federal laws. It generally provides: when a law explicitly mentions one or some things, the presumption is that other things are excluded. For example, if a statute indicates "No person shall drink orange juice, apple juice, cranberry juice, grape juice, or pineapple juice", then that statute does not prohibit a person from drinking lemonade – more importantly, it evinces a legislative intent to specifically list prohibited juices, therefore indicating lemonade is not a prohibited juice because it was not mentioned (while others were). The concept here is the reviewing court considers the legislative body to have put enough thought into that law to include specific prohibited juices, so the reviewing court concludes the legislative intent was to purposefully exclude lemonade (and all other juices).

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*J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising / APL 033-23*  
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Comprehensive Plan policies are broad, aspirational statements regarding the City's goals. The Comprehensive Plan policies described in the Vasquez memo concern the City's economic development goals, including a more diverse economy, encouraging "redevelopment and adaptive use" of downtown commercial space, and the growth of small businesses – none of those can reasonably be understood as authorizing billboards. (I would be surprised if there are not other livability goals in the Comprehensive Plan, such as promoting an attractive downtown or reducing visual clutter, that would support removing billboards.)

Appellant's argument seems to be billboards are supported by Comprehensive Plan policies because billboards promote economic activity. Actually, those general policies provide no support for Appellant's misinterpretation of the Spacing Rule – many billboards do not even promote economic activity in the City, and Appellant does not explain why a billboard that promotes commercial activity elsewhere supports the redevelopment of commercial space in downtown The Dalles.

#### **4. Legislative History.**

The Memorandum provides:

*Another source of context is the history of adoption of the regulation. On our research, the City first regulated billboard placement in 1974 by Ordinance No. 915 (Ex. 3 hereto), which established the existing rule – "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street." The City later passed Ordinance 81- 1011, containing the exact same language.*

*In the early 1990's, the Planning Commission considered its sign regulations. It ended up making no change, but the process demonstrates the intent to limit advertising signs to 8 per lineal mile of roadway. Specifically, minutes of the Sept 1, 1994 Planning Commission meeting reflect the following comment from Senior Planner Scott Keillor, "The Dalles allows 8 billboards per lineal mile of freeway." (Ex. 4 hereto.) Mr. Keillor worked then under Planning Director Dan Durow. Mr. Durow has confirmed that Mr. Keillor's comment reflected the Director's interpretation of the relevant code language. We expect him to testify as such to the commission.*

When the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent: namely, the intent of the respective city council when it enacted the provision. **Section 2's** discussion on the applicability of the Measurement Rule to resolve the Spacing Rule's ambiguity appears conclusive and the City's opinion is the inquiry into the Spacing Rule's intent should be finalized there.

However, even if a reviewing court examined the legislative history further: no matter their title, what a City staff person, Planning Commissioner, or even the Planning Commission believed or intended when the City Council enacted the Spacing Rule is irrelevant under Oregon land use law, and Appellant does not provide any evidence of what the City Council itself intended when it enacted the Spacing Rule.

Actually, in 1992, the City Council rejected a proposal from Appellant<sup>9</sup> to add the words "road mile" to the Spacing Rule. Therefore, reading the words "road mile" into the Spacing Rule now is patently inconsistent with previous City Council actions and is the opposite of its intent.

<sup>9</sup> Letter from Lewis, Foster & Peachey on behalf of Meadow Outdoor Advertising to The Dalles Planning Commission (February 4, 1992).



**CITY OF THE DALLES**  
 313 COURT STREET  
 THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
 COMMUNITY DEVELOPMENT DEPARTMENT

**MEMORANDUM**

**To:** Planning Commission  
**From:** Joshua Chandler, Community Development Director  
**Date:** September 7, 2023  
**Re:** **Permit Records Search - Appeal No. 033-23**

On September 5, 2023, Dunn Carney LLP (**Counsel**), representing the Appellant, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, submitted a memorandum addressed to the Planning Commission (**Memorandum**) for inclusion in this Appeal's record.

Included within that Memorandum, Counsel made the unsubstantiated claim the City's Community Development Department has historically interpreted billboard placement measurements on a "linear mile" basis. Although Counsel referenced a 1992 Planning Commission meeting when the Appellant requested the addition of "road mile" into the sign ordinance text, the Planning Commission did not make that requested change and instead kept the language as it currently reads. The current ordinance text has remained the same for the last 31 years. Failing to include this language was clearly intentional; however, Counsel insists that process demonstrated "the intent to limit advertising signs to 8 per linear mile of roadway."

Additionally, Counsel included minutes from the September 1, 1994, Planning Commission meeting, where the minutes reflect a Senior Planner provided "The Dalles allows 8 billboards per lineal mile of freeway." That statement was later confirmed by former Planning Director Dan Durow to be consistent with his own interpretation. Although neither the Planning Commission nor the City Council added the qualifying words "road mile" to the sign code, the former Director took it upon himself to establish his own interpretation as the City's de facto staff policy on the matter. As the City Attorney's memorandum of law underscores: no matter their title (regardless of whether it is City staff, Planning Commissioner, or even the Planning Commission itself), whenever the Oregon Land Use Board of Appeals and Oregon courts evaluate a municipal code provision, their goal is to determine the legislative intent – namely, the intent of the *City Council*.

After reviewing Counsel's September 5 memorandum, the Community Development Department staff conducted extensive research into previously approved billboard permits to determine how this staff policy has been enforced in the past. This research included searching the log book of sign permits (dated from 2006-2023), all documented paper files of all addresses within 100' of each existing billboard, and digital permit files (spanning from about 2018-2023): ultimately, all known files in the City's possession.

APL 033-23 – CDD Director: Memorandum, 9-7-23  
 Page 1 of 2

Appellant's notice of intent to appeal for APL 033-23 indicates it owns and operates 42 billboards within the City limits; the Community Development Department's exhaustive search found only 20 billboard permits. Specifically:

Of these 20 permits, the following data was gathered:

- 2 of the 20 permits were duplicates, which leaves 18 individual permits.
- Of the remaining 18 permits, 3 permits authorize only billboard maintenance, repair, and relicensing (which activities do not require permits), which leaves 15 individual billboard permits.
- Of those 15 individual billboard permits:
  - 4 permits were approved in the wrong zone district (only the CG and I zone districts have allowed billboards since at least 1992).
  - 4 permits included "linear or road mile" distance measurements to billboards in the vicinity (**11 permits had no mention of any distance measurements to other billboards in the vicinity**).
  - 2 permits did not include a City sign permit (only having Oregon Department of Transportation approval).

Clearly from this research, it is difficult to claim that the "road mile" or "linear" interpretation has been the historical standard, or whether review of billboards as a whole have had much of a standard altogether.

## The Dalles City Sign Code 92-1153

### A. Primary and Secondary Highways.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street

and no closer than 500 feet apart when measured at right angles to the street or highway centerline to which the sign is oriented. Sign area shall not exceed 672 square feet, with maximum dimensions of 14 feet vertical and 48 feet horizon.

### B. City Streets.

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street

and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented. Sign area shall not exceeded 288 square feet, with maximum dimensions of 12 feet vertical and 24 feet horizontal.







Community Development Department  
 ATTN: Planning Commission  
 313 Court Street  
 The Dalles, Oregon 97058

From: Daniel C Durow, 1628 W. 13<sup>th</sup> Street, The Dalles, Oregon, 97058

RE: Appeal of Sign Permit No. 2589-23, Application Denial.

Dear Planning Commissioners.

Recently, I was contacted by the applicant for the appeal of this sign permit denial. I was asked to review the staff report and other pertinent information and comment on what I found.

I was the Community Development Director for the City of The Dalles from 1990 through 2012. In that capacity, I directed and participated in at least one major revision and several other lesser revisions to the sign code over the years. I also participated in administrative decisions and the preparation of staff reports in which the sign code was interpreted and applied.

Because of this unique position, my comments that follow are not necessarily made on behalf of the applicant or the City. I am making these comments to help the Planning Commission understand the intent and customary interpretation of the code as I, and my staff, did throughout that time. As it appears, these past decisions and interpretations are an important element in making the current findings on this appeal.

The key issue revolves around the Code Section 10.13.050 (C)(2), which reads in part:

*"The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented."*

First: The current staff report for Appeal No. 033-23, interprets this section to mean a one-mile radius distance from the proposed sign location. This interpretation is not consistent with the intent on how the ordinance was written, interpreted, or applied during my tenure. In fact, I could not determine how a radius measurement might be devised from this language. The language was clearly intended to be interpreted as linear measurements not an area measurement.

Second: I have reviewed the exhibits provided by staff and tried to understand how this area interpretation could be applied and still make sense, but it just doesn't. The one-mile radius encompasses an area of 3.14 square miles; over two thousand acres. It includes an area ranging from the airport property on the Washington side of the river on the north, to a portion of the Community College property on the south, then west to the intersection of 10<sup>th</sup> and Chenoweth Loop Road, and then east to include the marina. There are many more than eight signs within this expansive area, all of which become non-conforming under this interpretation. Creating many non-conforming signs was not the intent of the language noted above.

Third: The intent of the broader language of the sign code was to reach a balance between the needs of the traveling public and businesses to advertise, and the negative esthetics and ineffectiveness of having too many signs. This balance is not based on some scientific formula but on the needs and desires of the community. This balance can and does change over time. But this is a policy decision determined through hearings with adoption by the City Council, not by what appears to be an inconsistent, unusual, and unsupported interpretation of a section of the code.

Fourth: The staff report notes on page 8, first paragraph, that distance measurements are made according to Section 10.6.070.030(A)(1) which reads:

*"Distances are measured horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate property line, edge of building, structure, storage, storage area, parking area, or other object. These distances are not measured by following the topography of the land."*

This language was specifically intended to measure setbacks and other structural dimensions on a parcel of land that had a non-zero slope. When the distance to a structure is measured on a sloped line, greater or lesser than 0 (zero) degrees, the resulting horizontal setback or other structural dimensions would end up being either more or less than what the code intended. This language was added to make it clear how setbacks and other structural dimensions would be measured on a property that had a non-zero slope.

Thank you for the opportunity to pass along information that may be helpful in your deliberations.

Sincerely,



Daniel C. Durow


**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1125  
 COMMUNITY DEVELOPMENT DEPARTMENT

**MEMORANDUM**

**To:** Planning Commission

**From:** Joshua Chandler, Community Development Director

**Date:** October 16, 2023

**Re:** **Appeal Application No. 033-23**

At the September 7, 2023, Planning Commission meeting, *Dunn Carney LLP (Counsel)*, representing the Appellant, *J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising (Appellant)*, requested the opportunity to present additional evidence, arguments, or testimony regarding Appeal Application No. 033-23 (**Appeal**). Pursuant to ORS 197.797(6), the Planning Commission granted Appellant's request by leaving the record open until October 5, 2023, and scheduling its final deliberations on the Appeal for October 19, 2023. The public hearing component of the Appeal was closed on September 7, 2023.

Immediately following that meeting, Appellant submitted a copy of multiple petitions (totaling 38 individual signatures) requesting the Planning Commission direct the Planning Director (more appropriately referred to as the *Community Development Director*) to interpret billboard distance measurements on a "per linear mile" basis. A copy of those petitions are attached to and made part of this document as **Attachment A**.

On September 21, 2023, staff received the following material from Appellant for inclusion in the record for the Appeal:

- **Attachment B:** *Compilation of previously issued Meadow Outdoor Advertising sign permits*
- **Attachment C:** *Meadow Outdoor Advertising, billboard structure specifications*
- **Attachment D:** *Diagram of The Dalles Municipal Code (TDMC) 10.6.070.030(A)(1) prepared by Dan Durow*
- **Attachment E:** *Declaration of John Lehman*
- **Attachment F:** *Linguistics Analysis prepared by Dr. William G. Eggington*

On October 5, 2023, staff received the following material from Appellant for inclusion in the record for the Appeal:

- **Attachment G:** *Memorandum prepared by Ty Wyman of Dunn Carney LLP*

After reviewing the submitted material, staff provides the following summary:

- **Attachment A**

Staff has provided no comment.

- **Attachment B**

This compilation of previously issued sign permits included an individual cover page for all documentation categorized by location. From this information, staff confirmed a total number of 42 billboard locations throughout the City. While the information here provides some evidence of the City issuing permits for signs on City streets at a density greater than “8 per mile”, the evidence includes an almost negligible number of total permits – in total, only 3 of the 42 permits reference any mention of the “8 signs per mile” standard. In addition, numerous permits were issued in zoning districts where billboards are actually prohibited, including the High Density Residential, Central Business Commercial, and Commercial Light Industrial zoning districts.

In the event the City may have previously interpreted the “8 per mile” standard to mean a linear mile rather than a radial mile, the City is not obligated to continue to rely on that interpretation once it determines it is not correct: if the City determines the previous permits were issued in error, it can correct the error and apply the Code as written, without prejudice to Appellant. Put another way, there is no requirement City actions be consistent with past decisions, but only that a decision must be correct when made – to require consistency for that sake alone would run the risk of perpetuating error.

- **Attachment C**

This document details Appellant’s standard billboard structure specifications for installation. Although provided for reference of Appellant’s construction standards, the structural information was not included in the original sign permit application (SP 2589-23). As TDMC 10.13.050.150(B) provides: *Outdoor advertising signs shall have metal primary structural members.*

- **Attachment D**

This diagram was provided as clarification to Mr. Durow’s demonstration during his testimony at the public hearing component of the September 7, 2023, Planning Commission meeting. When testifying to the Commission, Mr. Durow stated the “intent” of the “horizontal” standard for measuring distance in TDMC 10.6.070.030(A) was to deal with how to measure setbacks on a sloped site. That interpretation is contrary to the actual text of TDMC 10.6.070.030(A), which is not limited to setback measurements alone – plainly, TDMC 10.6.070.010 states the purpose of Article 6.070 is to explain how measurements are made “in this Title [10].” TDMC 10.6.070.030 then provides the standard for measuring distance throughout the Land Use and Development Code (i.e., Title 10 to The Dalles Municipal Code). TDMC 10.6.070.030(A) states categorically that distances are measured horizontally. It then goes on to further clarify how the standard should be applied to measuring setbacks on a sloped site. Nothing in the explanation about how to measure distance on a sloped site indicates the horizontal standard was

intended to apply only to sloped sites. Indeed, if that were true, there would not be a standard for measuring distance for the rest of TDMC.

The text of TDMC 10.6.070.030 is clear: *Distances are measured horizontally.*

Consistent with the purpose of Article 6.70, this standard applies to the entire Land Use and Development Code wherever it requires a calculation of distance.

- **Attachment E**

The declaration by Mr. Lehman provides an account on his time living in the community and time spent working for Appellant. The declaration does not provide evidence about previous City Council determinations regarding the billboard distance measurements.

- **Attachment F**

Staff determined this testimony merely underscores the fact that the text is ambiguous and can be interpreted in multiple ways. The opinion of Dr. Eggington does not negate the fact that there are other plausible interpretations.

- **Attachment G**

The memorandum describes four reasons the Appellant believes the Planning Commission should grant the Appeal: (1) the text of TDMC 10.13.050.150(C)(2); (2) the City's history of approving billboards based on a linear mile measurement; (3) the economic benefit of billboards; and (4) the negative effect of rendering existing billboards nonconforming.

Staff has provided response to all relevant information included in the memorandum below.

**Gansen v. Lane County.** *Gansen* has no bearing on this Appeal. In *Gansen*, the county engineer determined the subject property was a "legal lot" in 2001. In 2002, the county issued a building permit for the property in which it again determined the property was a legal lot. In 2019, the owner (Gansen) sought a legal lot verification in anticipation of an application for a property line adjustment. The hearings officer concluded the 2001 and 2002 decisions were not binding on the county and the lot was unlawful. Gansen appealed to LUBA, which reversed the hearings officer's decision, concluding the 2002 building permit was a final land use decision no longer subject to review – as such, the hearings officer erred by concluding the county was not bound by the 2002 decision.

Here, in stark contrast: *no one is challenging the existing sign permit.* We assume that permit was issued correctly and (even if it was not), it is too late to challenge it now. The application at appeal here is for a new sign permit, which must be reviewed under the standards and criteria in effect today. In other words, the City is not reviewing (much less invalidating) any existing sign permits; instead, it is simply applying requirements of TDMC to an application for a new sign. *Gansen* is therefore inapplicable.

**Economic Impact.** Appellant does not explain why economic impact is relevant to the Appeal and staff does not believe it is. Aspirational statements in the Comprehensive Plan about encouraging economic activity are far too general and broad to apply to an individual sign permit application. Nothing in the provided statements about economic vitality in the Comprehensive Plan shed any light on the interpretation in question.

**Nonconforming Use.** Appellant argues Staff’s interpretation of the radial measurement for billboard distances will effectively render existing billboards as nonconforming, eventually leading to the demolition of these billboards. TDMC 10.13.070.010 provides signs are nonconforming if they: (1) do not conform to the provisions of the sign code, and (2) lawfully existed and were maintained on the effective date of Ordinance 92-1153. The sign at issue in this Appeal was constructed in 2003 (11 years after the effective date of Ordinance 92-1153); accordingly, it is not – and can never be – a nonconforming sign. More appropriately, the instant situation is best governed by TDMC 10.13.020.030, which provides exceptions to the sign code’s permitting requirements: specifically, a sign permit is not required for routine maintenance (e.g., repainting and repair of signs), *but a permit is required for any structural alterations to existing signs*. Here, Appellant’s application was for the enlargement of its existing 2003 sign – since enlargement requires altering the existing sign’s structure, TDMC 10.13.020.030 mandates a new sign permit processed under current standards.




# Petition

To: The City of The Dalles Planning Commission and City Council

I, the undersigned request that The Dalles Planning Commission and The Dalles City Council direct and instruct Josh Chandler, The Dalles Planning Director to interpret and apply the sign code as it has been applied since at least 1992, which is as follows:

...the maximum number of advertising signs shall not exceed 8 per linear (not square or radial) mile. . .

x 

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x Dan McHale

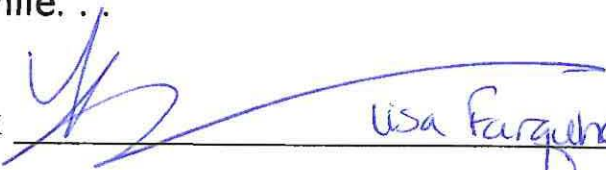
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x  Lisa Farquharson  
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x  \_\_\_\_\_  
MIKE ERLAND Print Name

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x Joana Stanek

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x Bob Staudk

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x Michaela Haight

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x Scott Hege  
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x Kyilee Hartleben

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x Connie Thomasian

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x Patricia Keszberg  
Print Name

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x Marcia Sawyer  
Print Name

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x 

Print Name

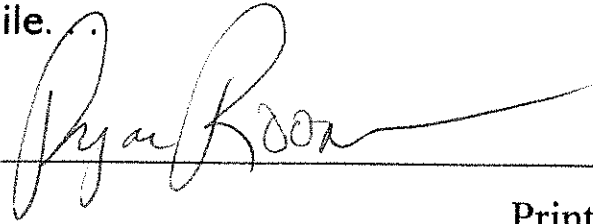
WARREN SAWYER

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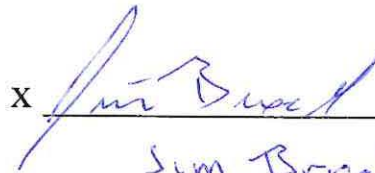
x Travis Nelson  
Print Name

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x  \_\_\_\_\_  
Jim Broehl Print Name

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x   
\_\_\_\_\_  
Michael Zulin Print Name

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x SCOTT MCKAY  
Print Name

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x Robb VanCleave

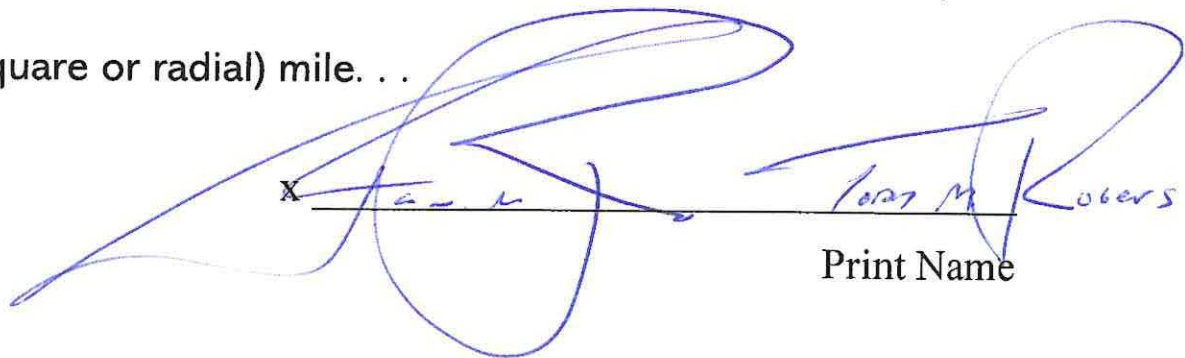
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A large, stylized handwritten signature in blue ink is written over a horizontal line. The signature is highly cursive and loops around itself. To the right of the signature, the name 'Josh M. Roberts' is written in a smaller, more legible cursive script. Below the signature, the words 'Print Name' are printed in a standard black font.

Print Name



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x Betsy S. Hege BETSY S. HEGE  
Print Name

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x William Timinsky  
Print Name

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x Ellie Webb

Print Name

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x Wayne L. Welsh  
Print Name

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x BRIAN LAUTERBACH

Print Name

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x Cimmie Schutz

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x Robert A. R. Bailey  
Print Name

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x Carolyn Wood

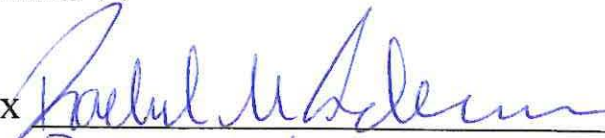
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x   
Rachel Anderson Print Name

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x *Vicki A. Matthew*

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x Bill Matthew

Print Name


# Petition

To: The City of The Dalles Planning Commission and City Council

I, the undersigned request that The Dalles Planning Commission and The Dalles City Council direct and instruct Josh Chandler, The Dalles Planning Director to interpret and apply the sign code as it has been applied since at least 1992, which is as follows:

...the maximum number of advertising signs shall not exceed 8 per linear (not square or radial) mile. . .

x WAYNE VON BORSTEL



Print Name

# Petition

To: The City of The Dalles Planning Commission and City Council

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...the maximum number of advertising signs shall not exceed 8 per linear (not square or radial) mile. . .

x Linda Davis

Print Name



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x Aaron Carter

Print Name

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x Celeste Hill-Thomas

Print Name

# Petition

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...the maximum number of advertising signs shall not exceed 8 per linear (not square or radial) mile. . .

x Brett W. Thomas

Print Name

Date: 9/12/23

Lease #: 98015

Lessor: City of The Dalles

Date Sign Built: 1998

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit *State building codes*
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

LEASE AGREEMENT

LEASE NUMBER: 98015  
DESCRIPTION: I-84 SL 1.3 mi. E/O West The Dalles Exit 83

THIS AGREEMENT, dated this 14<sup>th</sup> day of April, 2014 by and between CITY OF THE DALLES, a municipal corporation, hereinafter referred to as "Lessor", and JR ZUKIN, a California corporation d.b.a. MEADOW OUTDOOR ADVERTISING, hereinafter referred to as "Lessee",

WITNESSETH:

1. The Lessor hereby leases and grants exclusively for the purpose of erecting and maintaining outdoor advertising structures, the following described real property located in the City of The Dalles, Wasco County, State of Oregon:

A portion of the property located on Assessor's Map# IN 13 3BD, Tax Lot #100. The location of the proposed structure is shown on the map attached as Exhibit "A".

Lessor further grants to Lessee such free access to and the use of the real property described above as Lessee requires to construct, post, paint, illuminate, maintain, repair, and remove the structures and advertisements placed thereon. The term "structures" as used herein shall mean outdoor advertising structures including fixtures, power poles, lines and connections. The term "premises" as used herein shall mean that portion of the real property where Lessee's structures are placed. The Lessor reserves for its use and benefit of Lessor and Lessor's tenants, lessees, and other persons authorized by Lessor, the right to use all of the ground surface of the parcel herein leased and all the area lying below the bottom of Lessee's sign (except for the space occupied by the steel post or posts supporting said sign) for ingress and egress and other beneficial and reasonable uses.

2. The initial term of this lease shall be for a term of ten (10) years commencing upon August 1, 2014, and terminating upon July 31, 2024. If the lease is not in default as of May 1, 2024, Lessee shall have the option to renew the lease for an additional ten (10) year period, which term would commence on August 1, 2024, by giving written notice on May 1, 2024 of its intent to renew the lease. The terms and conditions of the renewal term shall be identical with those for the original ten (10) year lease term.

Thereafter, this lease agreement may be renewed for successive ten (10) year terms. The terms of any successive renewals shall be the same as those of the original lease term, except that Lessor and Lessee must mutually agree upon the rent for each successive rental term. If the parties have not mutually agreed upon the terms of the rent for a successor term, by 90 days prior to the date the lease agreement is scheduled to expire, then the lease agreement shall expire, and Lessee will be obligated to remove the sign from the premises in accordance with the provisions of this lease agreement.

3. The rent shall be One Thousand Seven Hundred Fifty Dollars (\$1,750.00) per year payable annually in advance commencing ~~August 1, 2014.~~

*March 4 0P*  
*(12)*

4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees, or others employed in the construction, maintenance, repair or removal of its signs on the property.

5. Lessee understands and agrees the portion of the premises being leased is adjacent to the Lessor's wastewater treatment plant, and that the Lessor is initiating a planning process for an expansion and modernization of the existing plant. Lessor agrees as part of the planning process that it will use its best efforts to ensure that no structure or obstacle is placed in such a manner as to obstruct or impair Lessee's sign. In the event Lessor determines the Lessee's sign must be removed to facilitate the expansion or renovation of the Lessor's wastewater treatment plant, Lessor shall have the right to terminate this lease, or any successor lease agreement, upon thirty (30) days written notice to Lessee, and Lessee shall remove its sign within thirty (30) days of receipt of the written notice. If Lessor determines that placement of a structure is necessary to facilitate the expansion or renovation of Lessor's wastewater treatment plant, which structure obstructs or impairs the visibility of Lessee's sign, then Lessee shall have the option to terminate this lease agreement, or any successor agreement, upon thirty (30) days written notice to Lessor. If the lease agreement is terminated under this provision, Lessee shall receive a refund of the portion of rent paid for the unexpired term.

6. In the event of any potential change in ownership of the property hereby leased, Lessor agrees to notify Lessee of such potential change at least thirty (30) days prior to any closing consummating such change in ownership. Lessor also agrees to give the prospective purchaser formal written notice of the existence of this lease at least thirty (30) days prior to such a closing and agrees to grant to Lessee an unconditional right of first refusal to purchase said property. Lessor will first offer property to Lessee on the same terms and conditions as received from the prospective buyer, and Lessee must exercise this right no later than thirty (30) days after receipt of written notice of said potential change of ownership.

7. Lessee shall have the right to sub-lease or assign this agreement to others and such signs owned by them shall be subject to the terms and conditions of this lease. It is agreed between the parties that Lessee, or such other person, as the case may be, shall remain the owner of all of said advertising signs, structures, and improvements, and that notwithstanding the fact that the same constitute real estate fixtures, the Lessee or such person, as the case may be, shall have the right to remove said signs, structures, and improvements at any time during the term of this lease, or after the expiration of this lease.

8. This is an exclusive lease. Lessor agrees not to permit the placement of any other off-premise signs by anyone other than Meadow Outdoor Advertising on this property or any adjacent properties which Lessor owns or controls.

9. In the event the law of the State of Oregon or the ordinances of Wasco County or the City of The Dalles shall lawfully prohibit the operation of Lessee's sign and/or require its removal, the Lessee shall be entitled to terminate this lease thirty (30) days after giving Lessor written notice of the prohibition or required removal and after removal of Lessee's sign and sign structure from the leased premises. In said notice, Lessee shall cite the law and/or ordinance requiring the Lessee to prohibit operation of the sign or require its removal. The Lessee shall continue to pay the pro rata rental to Lessor thereafter through the date the sign is removed.

10. All maintenance, repair, upkeep and restoration of the sign improvement placed on the leased premises shall be performed by Lessee at Lessee's expense. Lessee agrees to keep the premises and the sign improvement on the premises in a clean, neat and proper condition and in a good and safe condition of maintenance and repair at Lessee's expense.

In the event the placement of the sign, the supporting structure, or the concrete foundation for the advertising sign results in the restriction or obstruction of access required by Lessor to perform emergency repairs or maintenance upon the sewer treatment plant, and Lessor, in its discretion, determines that no alternative means of access to perform the repairs is available to Lessor, the Lessee shall be responsible for the costs of removal and replacement of the sign, the supporting structure, or the concrete foundation, to ensure the Lessor has access to perform the necessary repairs or maintenance.

11. Lessee, its successors, assigns, owners, holding companies and all others acting by, through, or under Lessee, agrees not to bring any legal actions or suits against Lessor, nor to raise any counterclaim or defense in any action brought by Lessor against Lessee, at the termination of this lease, relating to the enforcement of the termination of the lease, eviction by Lessor against Lessee, and/or removal of the advertising sign and appurtenances therefrom which is the subject of this lease. Lessee waives all rights and claims for damages, relocation expenses and fees, which it might have against Lessor from this time to any time in the future and covenants not to sue Lessor, by way of complaint, counterclaim or defense, which said covenant shall survive the termination and/or term of this lease, for or in any way relating to the removal of the advertising sign and all equipment, structures and appurtenances thereto on the property left at the termination of this lease and/or for any other claim for damages for "just compensation", relocation fees and expenses which are owed to Lessee by Lessor in the future by virtue of ORS Chapter 377; 23 U.S.C. Sect. 131, et. seq.; ORS Chapter 281; 42 U.S.C. Sect. 4622, 4623, 4624, 4625, 4626, 4651, 4652, 4653 & 4654; or by any other Federal or State statute, or City ordinance or rule. Lessee further agrees that it will not seek any temporary restraining order and/or permanent injunction to prohibit the removal of the advertising sign and appurtenances therefrom at the termination of this lease for any reason whatsoever.

12. Lessee at its sole cost and expense shall remove the sign and all of the sign structure upon any termination of this lease so that said sign and sign structure shall be removed from the leased premises and the leased premises restored to its original condition at the date of the termination of this lease.

13. This lease is binding upon, and inures to the benefit of the heirs, executors, successors and assigns of Lessor and Lessee.

14. All rents to be paid pursuant to this lease and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature. This lease shall constitute the sole agreement of the parties relating to the lease of the above described premises. Neither party shall be bound by any statement, warranties, or promises, oral or written, unless such statements, warranties, or promises are set forth specifically in this lease.

15. Lessor warrants the title of said leasehold for the term herein mentioned. In the event this lease is not renewed or is canceled, Lessor agrees that it will not for a period of five (5) years subsequent to the date of termination, release said premises to any other

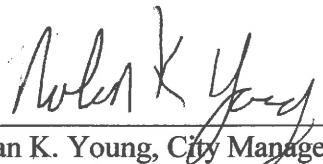


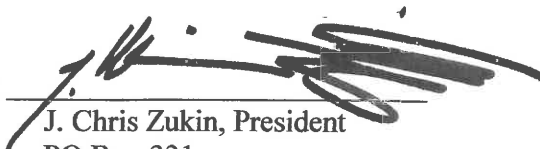
advertiser or outdoor advertising company other than Lessee for advertising purposes. Lessor represents that it is the owner of the property covered by this lease and has the authority to execute this lease.

16. If any rent shall be due and unpaid for fifteen (15) days after written notice that it is due, or default shall be made in any of the covenants herein contained (other than the payment of rent or other charges) following thirty (30) days written notice by Lessor to Lessee specifying the nature of the default with reasonable particularity and allowing the Lessee to remedy said default within said thirty (30) days, then the Lessee shall remove the sign structure and appurtenances thereto and it shall be lawful for the Lessor to enter the premises and remove all persons therefrom and said sign structure and appurtenances, the Lessee hereby waiving any notice to quit or intention to re-enter. In the event it is necessary to institute suit or action to enforce any of the covenants or provisions in this lease or to effect a re-entry upon said premises by the Lessor, the Lessee agrees to pay to the Lessor its attorney fees and expenses of such suit or action and the cost, if any, or removing said sign structure and appurtenances. Lessee covenants to pay to Lessor the rent specified herein and at the expiration of the term of this lease or other termination to remove said sign structure and to surrender and quit the premises hereby leased in as good a state and condition as the same now are or shall be put into, damages by the elements excepted. The Lessee, on paying the said rent and performing the covenants herein contained, shall and may peaceably and quietly have and enjoy the leased premises for the term herein specified, and any successor terms. No assent, express or implied, by the Lessor to any breach of any of the covenants or agreements herein shall be deemed to be a waiver of any succeeding breach of the same covenant or agreement or as a waiver of the covenant and/or agreement itself.

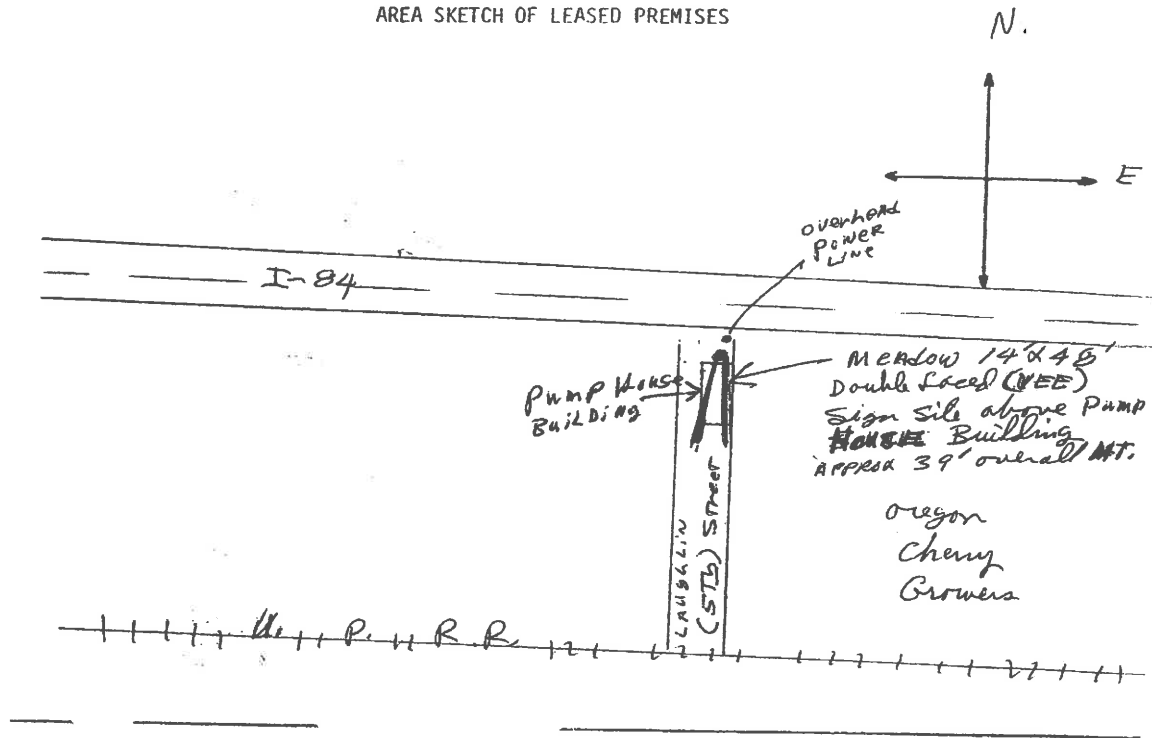
CITY OF THE DALLES

JR ZUKIN CORP,  
a California Corporation d.b.a.  
MEADOW OUTDOOR ADVERTISING

BY:   
Nolan K. Young, City Manager  
313 Court Street  
The Dalles, OR 97058

BY:   
J. Chris Zukin, President  
PO Box 331  
The Dalles, OR 97058

ADDENDUM TO ATTACHED LEASE  
AREA SKETCH OF LEASED PREMISES



INDICATE FOLLOWING:

- 1) sketch of sign
- 2) property lines
- 3) street names
- 4) buildings, landmarks, etc.
- 5) north, south, east, west

The City of The Dalles  
X Nolan K. Y...  
LANDOWNER

August 25, 1998  
DATE

Best & Street  
MEADOW OUTDOOR ADVERTISING  
REPRESENTATIVE

July, 8, 1998  
DATE

Exhibit "A"

SIGN PERMIT

RECEIVED Attachment 16

AUG 17 1998

CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058

The Dalles City Development Permit

98-573  
\$125.00

Use Zone INDUSTRIAL

Fire Zone \_\_\_\_\_

Variance \_\_\_\_\_

Conditional Use \_\_\_\_\_

(541) 296-5481

\*City licensed installer is required

Sign for: Meadow Outdoor Advertising  
Business Address: P.O. Box 331 - The Dalles  
Telephone: (541) 296-9684

Contractor: Meadow Outdoor Advertising  
Address: P.O. Box 331 The Dalles, OR  
Telephone: (541) 296-9684

- Permit to:  Erect (1)  Alter (2)  Relocate (3)  off PREMISE Advertising Sign
- Wall Sign (1)  Freestanding Sign (4)  Roof Sign (7)
- Projecting Sign (2)  Pole Sign (5)  Barber Pole (8)
- Marquee Sign (3)  Wall Facade for Signs (6)  Street or Wall Clock (9)

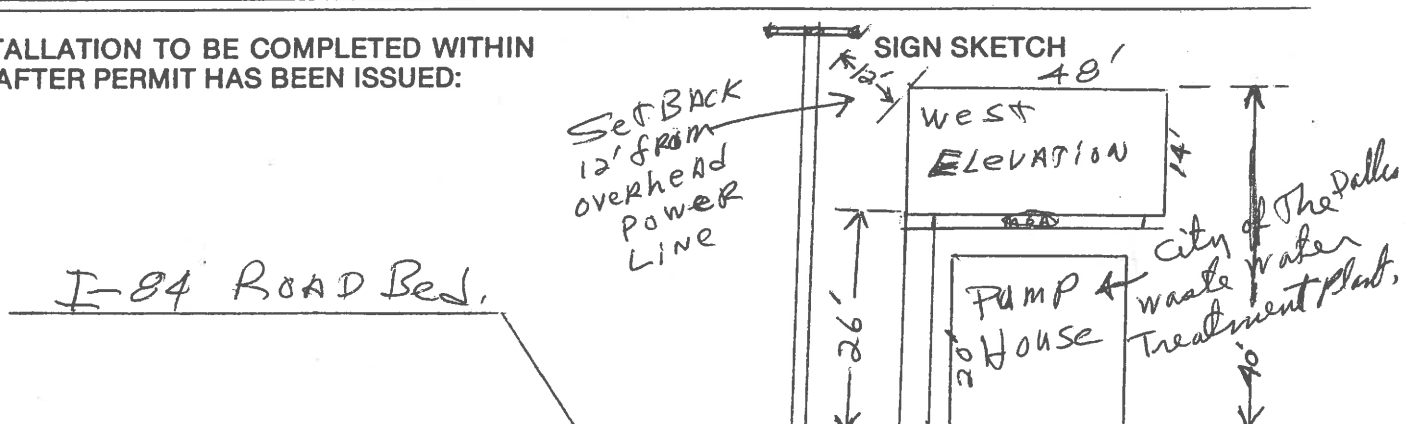
Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 48'  
Vertical Dimension: 14'  
Area of Sign: 672 SQ. FT. EA. FACE  
Removal Agreement Signed N/A

Height to Bottom: 26'  
Height to Top: 40'  
Illuminated: \_\_\_\_\_ UL No.: \_\_\_\_\_  
Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Meadow Outdoor Advertising

Applicant's Signature: [Signature] Date: 8/17/97

Application Received by: Bob Paul Date: 8/17/98

Permit Issued by: [Signature] Date: 8/18/98


**DEPARTMENT OF CONSUMER AND BUSINESS SERVICES**  
 DIVISION OF BUSINESS SERVICES

RECEIPT

Receipt Number: RTD00510 Amount: 87.43 01/14/99 10:00  
 Payment Method: CK Notation: 2961 91-119 OWN Init: SJE

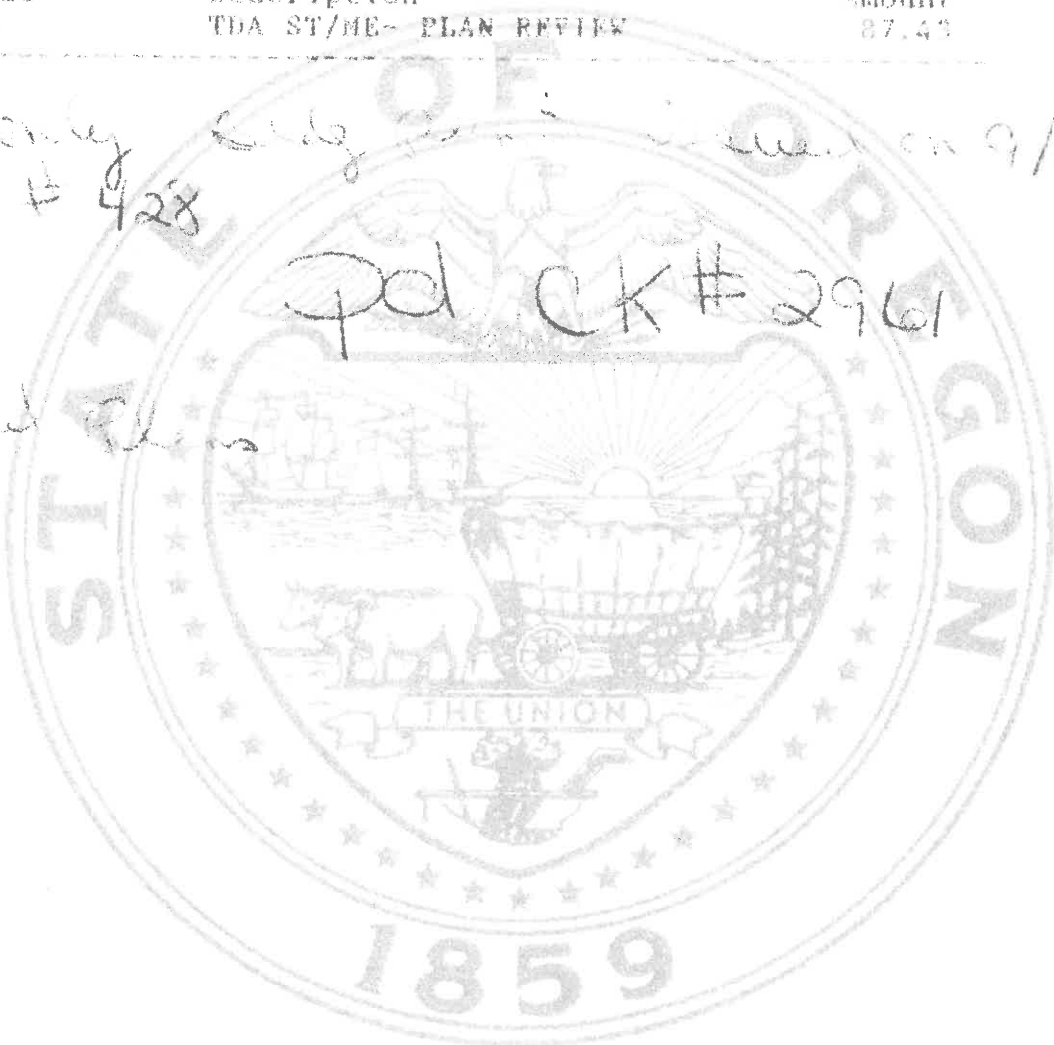
Permit No: ST99TD0018 Type: ST STRUCTURAL PERMIT  
 Site Address: 50 LAUGHLIN ST

Location: CHANGED PLANS BUILDING PERMIT WAS ISSUED ON 9-

	Total Fees:	87.43
This Payment	87.43	Total ALL Pmts: 87.43
	Balance:	.00

Account Code	Description	Amount
76900 1212	TDA ST/ME- PLAN REVIEW	87.43

*PR only sub p. issued on 9/23/98*  
*Permit # 428*  
*pd CK # 2961*  
*Changed Plans*



**RECEIVED JAN 15 1999**



DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1005 LANA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to: →	NO. 1 HWY 002	MILE POINT 85.198	ENGINEER STATION 2391+55	FULL CONTROL ACCESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY <i>Jo</i>	PERMIT NUMBER 16M079	ISSUE DATE 10-20-98
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING		CONSTRUCTION DATE <del>2-17-99</del> 2-17-99
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN			REASON:		
Meadows	6H-202 (750)	1365+7 Point 454+91					
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE M916	HIGHWAY CODE A	DISTRICT 09	
AUTHORIZED ODOT REPRESENTATIVE'S SIGNATURE <i>X B. Bede &amp; Steen</i>	DATE CHECKED 10-5-98	CANCELLATION DATE		WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO			

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. 6H-204
- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION \*
- DIRECTIONAL \*\*
- BENCH
- BUS SHELTER

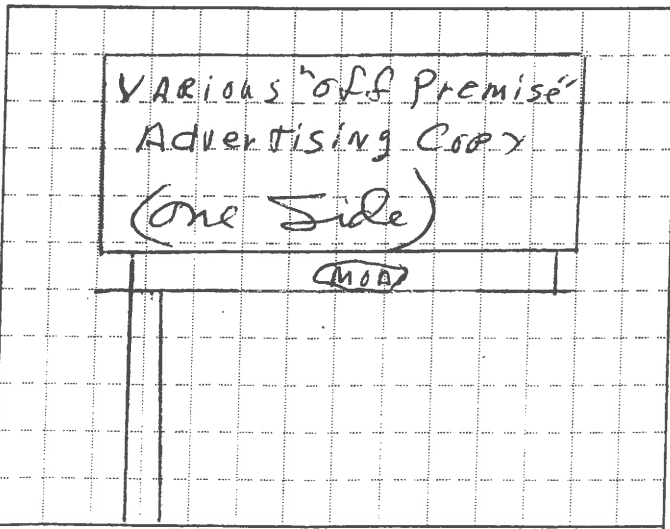
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <i>Meadow Outdoor Advertising</i>	ADDRESS (NUMBER AND STREET) <i>P.O. Box 331</i>	<b>OUTDOOR ADVERTISING RECEIVED</b> OCT 12 1998
CITY STATE AND ZIP CODE <i>The Dalles, OR. 97058</i>		
NAME OF PROPERTY OWNER AT SIGN LOCATION <i>City of The Dalles, OR.</i>	ADDRESS (NUMBER AND STREET) <i>313 COURT</i>	Refer to _____ Street
CITY STATE AND ZIP CODE <i>The Dalles, OR. 97058</i>		
NAME OF PERSON OR COMPANY TO ERECT SIGN <i>Meadow Outdoor Advertising</i>	ADDRESS (NUMBER AND STREET) <i>P.O. Box 331</i>	
CITY STATE AND ZIP CODE <i>The Dalles, OR</i>	<i>97058</i>	PROPOSED DATE TO INSTALL <i>10-20-98</i>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET) <i>14'</i>	LENGTH (FEET) <i>48'</i>	AREA (SQ. FEET) <i>672</i>	NUMBER AND SIZE OF SUPPORTS <i>one 42"</i>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <i>26'</i>		ADVERTISING IS <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES	
SIGN LOCATION, 9.2 mi E of UPRR			
COUNTY <i>WASCO (33)</i>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <i>The Dalles 0.255</i>		
HIGHWAY ROUTE NUMBER OR NAME <i>Hwy. 2 - Rte I-84</i>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
★ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

PERMIT FEE <i>\$200.00</i>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <i>X B. Bede &amp; Steen</i>
-------------------------------	---

*10-20-98 issued in lieu of 6H0204*

# ZONE AFFIDAVIT

Attachment 16

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT  
*Meadow Outdoor Advertising*

NUMBER AND STREET  
*P.O. Box 331*

CITY, STATE AND ZIP CODE  
*The Dalles, OR, 97058*

**B**

NAME OF PROPERTY OWNER  
*City of The Dalles*

NUMBER AND STREET  
*313 Court Street*

CITY, STATE AND ZIP CODE  
*The Dalles, OR 97058*

**OUTDOOR ADVERTISING RECEIVED**

OCT 12 1998

S.....AS.....OS.....

Refer Action

**C**

**SIGN LOCATION**  
(REFER TO OTHER SIDE OF THIS APPLICATION)

CITY (IF INSIDE CITY) <i>The Dalles</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>Hwy. 2 - Rte. 94</i>	SIDE OF HIGHWAY <i>South</i>	MILE POINT <i>85.1</i>
TAX LOT <i>100</i>	SECTION <i>3BD</i>	TOWNSHIP <i>1N</i>	RANGE <i>13</i>	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:     COMMERCIAL     INDUSTRIAL     OTHER (Specify):

DATE ZONING IS EFFECTIVE: *6/98*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>10/5/98</i>
---	-----------------------------------	---	------------------------

The above location and/or proposed sign **does not comply** with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. **A letter of explanation is attached.**

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------



**Date:** 09/14/23

**Lease #:** 97649

**Lessor:** Northern Wasco County Parks & Recreation

**Date Sign Built:** 1971

**Hwy/St:** I-84

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



# SIGN PERMIT APPLICATION

Attachment #155<sup>00</sup> -

**R** need structural permit also see B.C.  
 Planning & Zoning Development Dept.

90 DAY EXTENSION  
 PER DENISE BALL  
 AS OF TODAY,  
 8-11-10.

**CITY OF THE DALLES**  
 313 Court Street  
 The Dalles, Oregon, 97058  
 (541) 296-5481 x1125

## INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	541-296-9684
Oregon CCB Installer License	CCB # 118370 Expiration Date: 11-5-2010

## SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address 1318 W. 2nd	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	541-296-9684 541-993-0045
Text	VARIOUS COPY
Sign Area	576 SQ. FT. (EXISTING SIZE)
Horizontal Dimension	48'
Vertical Dimension	12'
Type	Projecting - Hanging - Flush - Pole - Other <b>EXISTING BILLBOARD</b>
Illumination	Direct, Indirect, UL No.: <b>LOCATION</b>

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.** The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. **ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date: *[Signature]*

Permit Number: 10-815 Permit Fee: \$155<sup>00</sup>

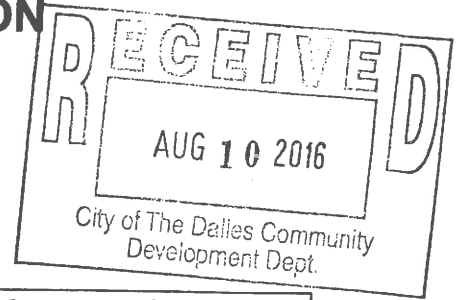
Planning & Zoning Information: Zone District - *CLI - Hwy District*

Application Received By and Date: *Ball 4-12-10* Permit Issued By and Date: *Ball 4-12-10*

↔ 40' MAX from grade at base of pole of freeway

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	PO. BOX 331, THE DALLES, OR 97058
Phone Number	541-296-9684
Oregon CCB	CCB # 118370
Installer License	Expiration Date:

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	541-296-9684
Text	VARIOUS
Sign Area	672 SQ. FT. PER SIDE
Horizontal Dimension	48'
Vertical Dimension	14'
Type	<input type="checkbox"/> Projecting <input type="checkbox"/> Hanging <input type="checkbox"/> Flush <input type="checkbox"/> Pole <input type="checkbox"/> Temp <input checked="" type="checkbox"/> Other BILBOARD
Illumination	Direct, Indirect, UL No.:

BILBOARD  
SINGLE  
POLE  
SUPPORT

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.**

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. **ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	<i>John Helman</i> 8-10-16
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Permit Number	16-7210	Permit Fee	\$ 155 <sup>00</sup>
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Planning & Zoning Information: Zone District -	P/OS
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Application Received By and Date:	8/23/16 <i>ML</i>	Permit Issued By and Date:	<i>MW/Kramer</i> 8/23/16
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o 1-84 to be used as base elevation - as there aren't other public roads directly adjacent to the sign

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125

### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331 THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current C.C.B. License	118370 Exp: 11-5-2018

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	(541) 296-9684
Text	VARIOUS
Sign Area	672 sq. ft. PER SIDE
Horizontal Dimension	48'
Vertical Dimension	14'
Type	Projecting - Hanging - Flush - Pole - <u>Other</u>
Illumination	Direct, Indirect, UL No.:

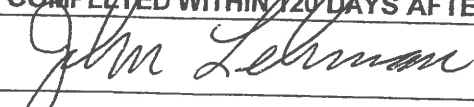
REPLACE EXISTING  
BILLBOARD WITH  
SINGLE POLE  
SUPPORT  
STRUCTURE

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.**

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

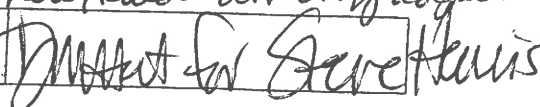
**ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	 7-14-2017
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Permit Number		Permit Fee	\$ no fee
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**Planning & Zoning Information:** P/OS-I-84 to be used as base

Application Received By and Date:	7/14/2017	Permit Issued By and Date:	
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# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION

Outdoor Advertising Sign Permits • 4040 Fairview Industrial Drive SE, MS #2 • Salem, OR 97302 • (503) 986-3656

008165

2603

**Part 1: Applicant Information, sign specifications**

NAME OF APPLICANT <b>Meadow Outdoor Advertising</b>					
MAILING ADDRESS P.O. Box 331					
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541-296-9684</b>	FAX <b>541-296-1855</b>	E-MAIL <b>jlehman@meadowoutdoor.</b>
TYPE OF LEGAL ENTITY <input type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input checked="" type="checkbox"/> Other: <b>a California Corp. dba Meadow</b>					
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>					
MAILING ADDRESS P.O. Box 331					
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541-296-9684</b>	FAX <b>541-296-1855</b>	E-MAIL <b>jlehman@meadowoutdoor.</b>
PURPOSE OF APPLICATION <input checked="" type="checkbox"/> Reconstruction of permit no.: <b>6H0218</b> <input type="checkbox"/> Relocation of permit no.: _____ <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____			DATE AND TIME APPLICATION RECEIVED (ODOT USE ONLY)		
SIGN FACE HEIGHT (FEET) <b>14'</b>	SUPPORT NUMBER <b>One (1)</b>	SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS. (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720) <div style="text-align: center; margin-top: 20px;"> </div>			
SIGN FACE LENGTH (FEET) <b>48'</b>	SUPPORT SIZE <b>36"</b>				
SIGN FACE AREA (SQ. FEET) <b>672</b>	SUPPORT MATERIAL <b>Steel</b>				
HAGL <b>41'</b>	<input type="checkbox"/> Tri-vision				
SIGN FACES <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB)					
NAME OF HIGHWAY <b>US Interstate 84</b>		HIGHWAY ROUTE NUMBER <b>002</b>	SIDE OF HIGHWAY <b>North</b>	ESTIMATED MILE POINT <b>85.88</b>	
STREET ADDRESS OF SIGN SITE <b>No address; Vacant land</b>		TOWNSHIP <b>01N</b>	RANGE <b>13E</b>	SECTION/SUBSECTION MAP NO. <b>02</b>	TAX LOT <b>400</b>
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: <b>Existing Billboard Sign</b>		
PROPERTY OWNER NAME <b>Norther Wasco County Parks and Recreation</b>		OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input checked="" type="checkbox"/> Sign will not be at the location of a business or activity open to the public			
MAILING ADDRESS <b>602 West 2nd Street</b>					
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>			

**Part 2: Certification of applicant**

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>Meadow Outdoor Advertising</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>Real Estate Representative</b>
SIGNATURE <i>X Jlehman</i>	DATE <b>MARCH 22, 2017</b>

**ODOT USE ONLY**

SITE LOCATION				APPROVAL		PERMIT INFORMATION	
HIGHWAY 1 NO. <b>002</b>	HIGHWAY 1 NAME <b>Columbia River</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT NO. <b>008165</b>			
SIDE <b>N</b>	MILEPT <b>85.880</b>	ES	DECISION MADE BY <i>Mike Kelly</i>	DECISION DATE <b>5/2/2017</b>	OWNER CODE <b>m916</b>	CONSTRUCTION DATE <b>10-13</b>	
			CANCELLATION		* Failure to construct within 180 days results in cancellation of permit.		
			CANCELLATION DATE	REASON	<input checked="" type="checkbox"/> Conforming <input checked="" type="checkbox"/> Non-conforming		
PHYSICAL DESCRIPTION <b>37 E Bluff Grade U</b>				COMMENT <b>PER 377.710.(2) zoning change</b>		REASON <b>No-Reconstruction allowed going forward</b>	
COUNTY <b>33</b>	CITY <b>0255</b>	DISTRICT <b>09</b>	REGION <b>04</b>				

**Part 3: Certification of local jurisdiction – zoning and compliance with local regulations**

This section to be completed by the representative of the local jurisdiction. To local official: if you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)

A. Current zoning of the sign site described on this application: P/OS Parks & Open Space

B. This is a (check one):

Commercial classification

Industrial classification

Other (describe): Parks & Open Space

C. Location was first zoned a commercial or industrial classification:

On or before January 1, 1973

After January 1, 1973

Date is unknown or cannot be determined

D. Check if the following statement is accurate:

Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

COMPLIANCE WITH LOCAL REGULATIONS

Check only one:

The proposed sign location and structure **comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.

The proposed sign location and structure **do not comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.

Neither of the above statements is fully accurate. **A letter of explanation is attached.**

**Certification of local jurisdiction**

All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRINT NAME OF CITY/COUNTY REPRESENTATIVE <u>Nick Kraemer</u>	CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles</u>	
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Associate Planner</u>	PHONE <u>541 296 5481</u>	FAX
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <u>X [Signature]</u>	DATE <u>3/21/17</u>	

ODOT SIGN PERMIT OFFICE USE ONLY		
PERMIT FEE \$ <u>1,000<sup>00</sup></u>	CHECK NUMBER <u>5669</u>	DATE PAID <u>3/24/17</u>

DO NOT WRITE BELOW THIS LINE – ODOT PERMIT OFFICE USE ONLY



**OUTDOOR ADVERTISING SIGN PERMIT APPLICATION**  
 Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

Attachment 16 **020032**

**Part 1: Applicant information, sign specifications**

NAME OF APPLICANT <b>MEADOW OUTDOOR ADVERTISING</b>							
MAILING ADDRESS <b>P.O. Box 331</b>							
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541 296-9684</b>	FAX <b>541 296-1855</b>	E-MAIL <b>stehman@meadowoutdoor.com</b>	
TYPE OF LEGAL ENTITY <input checked="" type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input type="checkbox"/> Other: _____							
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>MEADOW OUTDOOR ADV. - ALL INFO THE SAME AS ABOVE</b>							
MAILING ADDRESS <b>SAME</b>							
CITY <b>SAME</b>		STATE	ZIP	PHONE	FAX	E-MAIL	
PURPOSE OF APPLICATION <input type="checkbox"/> Reconstruction of permit no.: _____ <input checked="" type="checkbox"/> Relocation of permit no.: <b>LAH0129</b> <i>as per John</i> <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____				TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS SF (3 permits): _____ BB (6 permits): _____			
SIGN FACE HEIGHT (FEET) <b>12</b>	SUPPORT NUMBER <b>ONE</b>	SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS: (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720) 					
SIGN FACE LENGTH (FEET) <b>48</b>	SUPPORT SIZE <b>36"</b>						
SIGN FACE AREA (SQ. FEET) <b>576</b>	SUPPORT MATERIAL <b>STEEL PIPE</b>						
HAGL <b>35' FEET</b>							
SIGN FACES <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB)							
NAME OF HIGHWAY <b>INTERSTATE 84</b>			HIGHWAY ROUTE NUMBER <b>002</b>	SIDE OF HIGHWAY <b>SOUTH</b>	ESTIMATED MILE POINT <b>83.85</b>		
STREET ADDRESS OF SIGN SITE <b>1323-1331 WEST VTA STREET</b>			TOWNSHIP <b>2 N</b>	RANGE <b>13</b>	SECTION/SUBSECTION MAP NO. <b>33CD</b>	TAX LOT <b>600</b>	
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>	LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: <b>EXISTING SIGN</b>			
PROPERTY OWNER NAME <b>R2W2 PROPERTIES</b>				OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input type="checkbox"/> Sign will not be at the location of a business or activity open to the public			
MAILING ADDRESS <b>1331 W. VTA ST.</b>							
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>				

**Part 2: Certification of applicant**

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>MEADOW OUTDOOR ADVERTISING</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>LEASE REP.</b>
SIGNATURE <i>[Signature]</i>	DATE <b>10-18-07</b>

**ODOT USE ONLY**

HIGHWAY 1 NO. <b>002</b>	HIGHWAY 1 NAME <b>I-84</b>	APPROVAL <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	PERMIT NO. <b>2D0052</b>
SIDE <b>S.</b>	MILEPT <b>83.83</b>	DECISION DATE <b>10/17/08</b>	GRADER NO. <b>M316</b>
HIGHWAY 2 NO.	HIGHWAY 2 NAME	CANCELLATION DATE	REASON
SIDE	MILEPT		
PHYSICAL DESCRIPTION <b>0.16 E. of Webster St</b>		REASON <input checked="" type="checkbox"/> Expired <input type="checkbox"/> Non-complying	
COUNTY <b>33</b>	CITY <b>0256</b>	DISTRICT <b>9</b>	REGION <b>4</b>

**Part 3: Certification of local jurisdiction – zoning and compliance with local regulations**

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)

A. Current zoning of the sign site described on this application: Commercial General

B. This is a (check one):

- Commercial classification
- Industrial classification
- Other (describe): \_\_\_\_\_

C. Location was first zoned a commercial or industrial classification:

- On or before January 1, 1973
- After January 1, 1973
- Date is unknown or cannot be determined

D. Check if the following statement is accurate:

- Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

COMPLIANCE WITH LOCAL REGULATIONS

Check only one:

- The proposed sign location and structure *comply* with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- The proposed sign location and structure *do not comply* with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- Neither of the above statements is fully accurate. *A letter of explanation is attached.*

**Certification of local jurisdiction**

All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRINCIPAL NAME OF CITY/COUNTY REPRESENTATIVE <u>Dawn Marie Hert</u>	CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles</u>	
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Associate Planner</u>	PHONE <u>(541) 396-5481 x1129</u>	FAX <u>(541) 298-3490</u>
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <u>X Dawn Marie Hert</u>	DATE <u>11/1/07</u>	

SIGN PERMIT OFFICE USE ONLY

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PERMIT FEE: \$ 600.00

CHECK NUMBER: 4864

DATE: 11-07-07

DO NOT WRITE BELOW THIS LINE – ODOT PERMIT OFFICE USE ONLY







**ZONE AFFIDAVIT**

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

<b>A</b>	NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>		<b>OUTDOOR ADVERTISING RECEIVED</b>  <b>MAR 09 2004</b>
	MAILING ADDRESS <b>P.O. Box 331</b>		
	CITY, STATE AND ZIP CODE <b>The Dalles, Oregon 97058</b>		

<b>B</b>	NAME OF PROPERTY OWNER <b>Gary Bloom</b>		PT ..... AS ..... OS ..... Refer _____ Action _____
	MAILING ADDRESS <b>3190 Odell Highway</b>		
	CITY, STATE AND ZIP CODE <b>Hood River, Oregon 97031</b>		

<b>C</b>	<b>SIGN LOCATION</b> (REFER TO OTHER SIDE OF THIS APPLICATION)				
	CITY (IF INSIDE CITY) <b>The Dalles</b>	COUNTY <b>Wasco</b>	HIGHWAY ROUTE NUMBER OR NAME <b>1 - 84, Old Hwy. 30</b>	SIDE OF HIGHWAY <b>south</b>	MILE POINT <b>82.59</b>
	TAX LOT <b>1800</b>	SECTION <b>29DD</b>	TOWNSHIP <b>2 N.</b>	RANGE <b>13 E.</b>	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  **COMMERCIAL**    **INDUSTRIAL**    **OTHER (Specify):**

DATE ZONING IS EFFECTIVE <b>June 11, 1998</b>	ZONING AUTHORITY (NAME OF CITY OR COUNTY) <b>City of The Dalles</b>
--	--

*- see supplement, in file. Af.*  
 This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X CHRIS BEENHARDT</b>	TITLE <b>SR. PLANNER</b>	TELEPHONE NUMBER <b>541/296-9431</b>	DATE <b>03/05/06</b>
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# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION

Outdoor Advertising Sign Permits • 4040 Fairview Industrial Drive SE, MS #2 • Salem, OR 97302 • (503) 986-3656

## Part 1: Applicant information, sign specifications

NAME OF APPLICANT <b>Meadow Outdoor Advertising</b>						
MAILING ADDRESS <b>P.O. Box 331</b>						
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541-296-9684</b>	FAX <b>541-296-1855</b>	E-MAIL <b>jlehman@meadowoutdoor.</b>	
TYPE OF LEGAL ENTITY <input type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input checked="" type="checkbox"/> Other: <b>a California Corp. dba Meadow</b>						
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>						
MAILING ADDRESS <b>P.O. Box 331</b>						
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541-296-9684</b>	FAX <b>541-296-1855</b>	E-MAIL <b>jlehman@meadowoutdoor.</b>	
PURPOSE OF APPLICATION <input checked="" type="checkbox"/> Reconstruction of permit no.: <b>6H0218</b> <input type="checkbox"/> Relocation of permit no.: _____ <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____			DATE AND TIME APPLICATION RECEIVED (ODOT USE ONLY)			
SIGN FACE HEIGHT (FEET) <b>14'</b>	SUPPORT NUMBER <b>One (1)</b>	SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS. (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720)  				
SIGN FACE LENGTH (FEET) <b>48'</b>	SUPPORT SIZE <b>36"</b>					
SIGN FACE AREA (SQ. FEET) <b>672</b>	SUPPORT MATERIAL <b>Steel</b>					
HAGL <b>41'</b>	<input type="checkbox"/> Tri-vision					
SIGN FACES <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB)						
NAME OF HIGHWAY <b>US Interstate 84</b>			HIGHWAY ROUTE NUMBER <b>002</b>	SIDE OF HIGHWAY <b>North</b>	ESTIMATED MILE POINT <b>85.88</b>	
STREET ADDRESS OF SIGN SITE <b>No address; Vacant land</b>			TOWNSHIP <b>01N</b>	RANGE <b>13E</b>	SECTION/SUBSECTION MAP NO. <b>02</b>	TAX LOT <b>400</b>
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: <b>Existing Billboard Sign</b>			
PROPERTY OWNER NAME <b>Norther Wasco County Parks and Recreation</b>			OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input checked="" type="checkbox"/> Sign will not be at the location of a business or activity open to the public			
MAILING ADDRESS <b>602 West 2nd Street</b>						
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>				

## Part 2: Certification of applicant

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>Meadow Outdoor Advertising</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>Real Estate Representative</b>
SIGNATURE <b>X [Signature]</b>	DATE <b>AUGUST 25, 2016</b>

## ODOT USE ONLY

SITE LOCATION		APPROVAL		PERMIT NO.	
HIGHWAY 1 NAME	ES	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	DECISION MADE BY	DECISION DATE	OWNER CODE
HIGHWAY 2 NAME	ES	CANCELLATION		Failure to construct within 180 days results in cancellation of permit.	
CANCELLED	ES	CANCELLATION DATE	REASON	<input type="checkbox"/> Confirming <input type="checkbox"/> Non-confirming	
LOCAL DESCRIPTION		COMMENT		REASON	
COUNTY	DISTRICT	REGION			

**Part 3: Certification of local jurisdiction – zoning and compliance with local regulations**

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)

A. Current zoning of the sign site described on this application: P/OS Parks & Open Space

B. This is a (check one):

- Commercial classification
- Industrial classification
- Other (describe): Parks & Open Space

C. Location was first zoned a commercial or industrial classification:

- On or before January 1, 1973
- After January 1, 1973
- Date is unknown or cannot be determined

D. Check if the following statement is accurate:

- Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

**COMPLIANCE WITH LOCAL REGULATIONS**

Check only one:

- The proposed sign location and structure *comply* with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- The proposed sign location and structure *do not comply* with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- Neither of the above statements is fully accurate. *A letter of explanation is attached.*

**Certification of local jurisdiction**

All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRINT NAME OF CITY/COUNTY REPRESENTATIVE <u>Nick Kraemer</u>	CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles</u>	
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Associate Planner</u>	PHONE <u>541 296 5481</u>	FAX
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <u>X [Signature]</u>	DATE <u>8/23/16</u>	

ODOT SIGN PERMIT OFFICE USE ONLY

PERMIT FEE	CHECK NUMBER	DATE PAID

DO NOT WRITE BELOW THIS LINE – ODOT PERMIT OFFICE USE ONLY



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to:	NO. 1 HWY 002	MILE POINT 84.59	ENGINEER STATION 255+76	FULL CONTROL ACCESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	OWNER CODE M916	HIGHWAY CODE A	DISTRICT 9
OWNER OF NEAREST SIGN (HWY NO 3)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input checked="" type="checkbox"/> CONFORMING	CONSTRUCTION DATE 4/13/2007		
OWNER OF NEAREST SIGN (HWY NO 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input type="checkbox"/> NON-CONFORMING	REASON: 8/11/2007		
AUTHORIZED BODY REPRESENTATIVE SIGNATURE * Patrick Smith				DATE CHECKED 11/1/2007	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_  
 RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_  
 DIRECTIONAL \*\*

RELOCATION IN LIEU OF PERMIT NO. 6H0131  
 BUSINESS IDENTIFICATION\*  
 BENCH  BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>	MAILING ADDRESS P.O. Box 331	RECEIVED MAR 06 2007
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	PHONE NUMBER <b>(541)296-9684</b>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>J.D. Hattenhauer</b>	NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>	
MAILING ADDRESS P.O. Box 1397	MAILING ADDRESS P.O. Box 331	
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE IN STYLE OR COLOR STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

### SECTION 4 - SIGN FACTS

**SIGN DIMENSIONS**

HEIGHT (FEET) 12	LENGTH (FEET) 48	AREA (SQ FEET) 1152	NUMBER AND SIZE OF SUPPORTS One 36" pipe
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND 45'			ADVERTISING IS ON: <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES

**SIGN LOCATION**

COUNTY: **Wasco** CITY (OR DISTANCE FROM NEAREST INTERSECTION): **The Dalles**

HIGHWAY ROUTE NUMBER OR NAME: **Interstate 84** VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH?  YES  NO

SIDE OF NO. 1 HIGHWAY:  NORTH  SOUTH  EAST  WEST  
 SIDE OF NO. 2 HIGHWAY:  NORTH  SOUTH  EAST  WEST

**K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS**

1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: \_\_\_\_\_  
 2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY  YES  NO

**KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS**

1. SIZE OF COPY LETTERS: \_\_\_\_\_  
 2. COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_  
 3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM

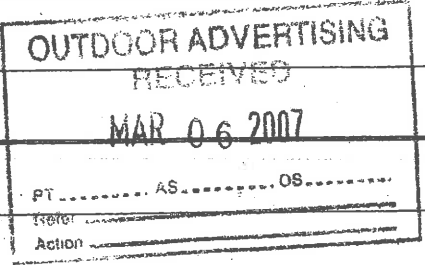
PERMIT FEE: **\$600.00** AUTHORIZED SIGNATURE (Verifying application is complete and accurate): *John Lehman*

DATE PAID: **3-6-07**  
 CHECK # **4807**

↓FOR OFFICE USE ONLY↓

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

<b>A</b>	NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>	
	MAILING ADDRESS <b>P.O. Box 331</b>	
	CITY, STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	
<b>B</b>	NAME OF PROPERTY OWNER <b>J.D. Hattenhauer</b>	
	MAILING ADDRESS <b>P.O. Box 1397</b>	
	CITY, STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	



<b>C</b>	SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
	<b>The Dalles</b>	<b>Wasco</b>	<b>Interstate 84</b>	<b>south</b>	<b>84.59</b>
	TAX LOT	SECTION	TOWNSHIP	RANGE	
	<b>100</b>	<b>03BB</b>	<b>01N</b>	<b>13E</b>	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: June 11, 1998 ZONING AUTHORITY (NAME OF CITY OR COUNTY): City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b> <i>[Signature]</i>	TITLE <b>Associate Planner</b>	TELEPHONE NUMBER <b>(541) 298-5481</b>	DATE <b>Jan 29, 07</b>
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The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
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# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>	
	NUMBER AND STREET <i>P.O. BOX 331</i>	
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>	
<b>B</b>	NAME OF PROPERTY OWNER <i>J.D. HATTENHAUER</i>	
	NUMBER AND STREET <i>P.O. BOX 1397</i>	
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>	

**OUTDOOR ADVERTISING RECEIVED**  
OCT 26 2004

<b>C</b>	<b>SIGN LOCATION</b> <small>[REFER TO OTHER SIDE OF THIS APPLICATION]</small>				
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>SOUTH</i>	MILE POINT <i>84.58</i>
	TAX LOT <i>100</i>	SECTION <i>3 BB</i>	TOWNSHIP <i>1 N.</i>	RANGE <i>13 E.</i>	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE <i>June 11, 1998</i>	ZONING AUTHORITY (NAME OF CITY OR COUNTY) <i>City of The Dalles</i>
--	--

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X [Signature]</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>10/25/04</i>
---	-----------------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
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Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Agenda Staff Report   APL 035-23</i>	TELEPHONE NUMBER	DATE <i>Page 223 of 597</i>
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# SIGN PERMIT APPLICATION

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

FORM NO. E-481 (REV. 7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

CONFORMING  NONCONFORMING

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

NAME OF SIGN OWNER

ADDRESS

**HONALD INCORPORATED**

1800 WEST SECOND STREET, THE DALLES, OREGON

NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION

PITTOCK BLOCK  
 PORTLAND, OREGON

NOTICE: ATTACH COPY OF  
 PROPERTY OWNER'S SIGNED CONSENT

**UNION PACIFIC RAILROAD**

## SIGN LOCATION

COUNTY **WASCO**

NEAR

OR CITY

**THE DALLES**

HIGHWAY

**INTERSTATE 80N**

ROUTE NO. OR NAME

SIDE OF HWY. **NORTH**

N.E.S.W.

1/10<sup>th</sup> EAST OF MP 84  
 MILEPOINT **84.2**

ENGINEER STATION

**2385 + 25**

CONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_

DISTRICT ENGINEER

DATE TO BE ERECTED **OCTOBER 1, 1971**

MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

DISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

PROPERTY OWNER **HONALD INCORPORATED**

PERMIT NO. **6H-49**

DISTANCE **3500'**

DIRECTION **W**

FEET

N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ZONED COMMERCIAL OR INDUSTRIAL

ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION

UNZONED COMMERCIAL OR INDUSTRIAL AREA

ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

NAME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

**HONALD INCORPORATED**

HEIGHT IN DIMENSIONS—EXCLUDE SUPPORTS

HEIGHT **14** LENGTH **48**

DIAMETER AND SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND

**4 STEEL 30'**

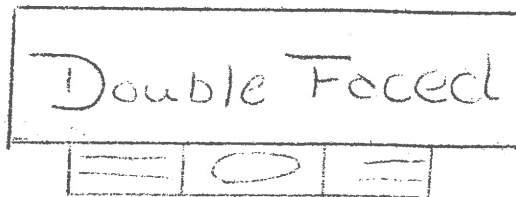
SIGN SQUARE FEET

AREA INCLUDE CUT OUT **1344' DOUBLE FACED**

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

### SCHEDULE OF FEES

1 YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 3	\$ 6	\$ 9	0 TO 50
\$ 4	\$ 8	\$ 12	51 TO 150
\$ 5	\$ 10	\$ 15	151 TO 350
\$ 7	\$ 14	\$ 21	351 TO 800
\$ 10	\$ 20	\$ 30	801 TO 1200
<b>\$ 15</b>	\$ 30	\$ 45	OVER 1200



ACCOMPANYING THIS APPLICATION \$ **15.00**

SIGNATURE OF SIGN OWNER

*Harry B. Arnold*

ZONE AFFIDAVIT

DATE \_\_\_\_\_

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION) \_\_\_\_\_

TAX LOT 200 SECTION 2 TOWNSHIP 1 North RANGE 13 East

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

near The Dalles OR Wasco IS ZONED **COMMERCIAL**  OR **INDUSTRIAL**  BY THE \_\_\_\_\_  
(CITY) (COUNTY)

Wasco County Planning Comm  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED [Signature]  
AUTHORIZED REPRESENTATIVE

TITLE Sec.

Date: 9/12/23

Lease #: 98018

Lessor: Gary Bloom (wheeler communication)

Date Sign Built: 2004

Hwy/St: I-84

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

NOTE: LINE INVENTORY MAPS  
IN THIS PACKET



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION	
PROPOSED SIGN NO.	NO. OF SIGN PANELS	KEY SIGN NUMBER	FULL CONTROL ACCESS		
292	1	071	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	CONFORMING <input checked="" type="checkbox"/> NON-CONFORMING REASON
OWNER OF NEAREST SIGN (HWY NO.)	OWNER NUMBER	DISTANCE TO PROPOSED SIGN			DATE
Meadow	07008	0.11 mile			1/20/04
OWNER OF NEAREST SIGN (HWY NO.)	OWNER NUMBER	DISTANCE TO PROPOSED SIGN			
Meadow	07008	0.11 mile			
AUTHORIZED BODY REPRESENTATIVE (HWY NO.)	DATE CHECKED				
751 Patrick Smith	3/1/04				
<i>See attached.</i>				<b>SECTION 1 - PURPOSE OF APPLICATION</b>	
<input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO._____ <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO._____ <input type="checkbox"/> DIRECTIONAL **		<input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. 7H0012 <input type="checkbox"/> BUSINESS IDENTIFICATION <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER		<b>OUTDOOR ADVERTISING RECEIVED</b>	
<b>SECTION 2 - NAMES AND ADDRESSES</b>					
NAME OF PERMIT APPLICANT			MAILING ADDRESS		
<b>Meadow Outdoor Advertising</b>			<b>P.O. Box 331</b>		
CITY STATE AND ZIP CODE			PHONE NUMBER		
<b>The Dalles, Oregon 97058</b>			<b>(541) 296 - 9684</b>		
NAME OF PROPERTY OWNER AT SIGN LOCATION			NAME OF PERSON OR COMPANY TO ERECT SIGN		
<b>Gary Bloom</b>			<b>Meadow Outdoor Advertising</b>		
MAILING ADDRESS			MAILING ADDRESS		
<b>3190 Odell Highway</b>			<b>P.O. Box 331</b>		
CITY STATE AND ZIP CODE			CITY STATE AND ZIP CODE		
<b>Hood River, Oregon 97031</b>			<b>The Dalles, Oregon 97058</b>		
<b>SECTION 3 - SKETCH OF SIGN</b>			<b>SECTION 4 - SIGN FACTS</b>		
Sketch sign and include message.			<b>A SIGN DIMENSIONS</b>		
NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES			HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)
			12	48	1152
			DISTANCE BETWEEN BOTTOM OF PANEL & GROUND		NUMBER AND SIZE OF SUPPORTS
			38 feet		One 36" steel pipe
			ADVERTISING IS ON:		
			<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES		
			<b>B SIGN LOCATION</b>		
			COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)	
			Wasco	The Dalles	
			HIGHWAY ROUTE NUMBER OR NAME	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? Old Hwy. 30	
			Interstate 84	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
			SIDE OF NO. 1 HIGHWAY (	<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	<i>f Hoskette</i>
			SIDE OF NO. 2 HIGHWAY (	<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
			<b>C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>		
			1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY:		
			2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY <input type="checkbox"/> YES <input type="checkbox"/> NO		
			<b>D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>		
			1. SIZE OF COPY LETTERS: _____		
			2. COLOR OF BACKBOARD AND LETTERS: _____		
			3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM		
<b>FOR OFFICE USE ONLY</b>			PERMIT FEE	AUTHORIZED SIGNATURE (Verify application is complete and accurate)	
			\$600.00	<i>[Signature]</i>	
			DATE PAID		
			3-9-04		
			3729		

*Kep*

**ZONE AFFIDAVIT**

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

<b>A</b>	NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>		<b>OUTDOOR ADVERTISING RECEIVED  MAR 09 2004</b>
	MAILING ADDRESS <b>P.O. Box 331</b>		
	CITY, STATE AND ZIP CODE <b>The Dalles, Oregon 97058</b>		

<b>B</b>	NAME OF PROPERTY OWNER <b>Gary Bloom</b>		PT. .... AS. .... OS. ....
	MAILING ADDRESS <b>3190 Odell Highway</b>		Refer _____
	CITY, STATE AND ZIP CODE <b>Hood River, Oregon 97031</b>		Action _____

<b>C</b>	SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
	<b>The Dalles</b>	<b>Wasco</b>	<b>1 - 84, Old Hwy. 30</b>	<b>south</b>	<b>82.59</b>
	TAX LOT	SECTION	TOWNSHIP	RANGE	
	<b>1800</b>	<b>29DD</b>	<b>2 N.</b>	<b>13 E.</b>	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE <b>June 11, 1998</b>	ZONING AUTHORITY (NAME OF CITY OR COUNTY) <b>City of The Dalles</b>
--	--

*- see supplement, in file. Af.*  
 This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

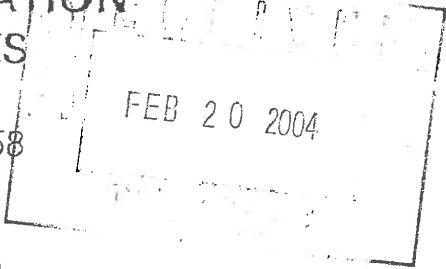
Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X ALAN BERNHARDT</b>	TITLE <b>SR. PLANNER</b>	TELEPHONE NUMBER <b>541/246-5481</b>	DATE <b>03/05/06</b>
--	-----------------------------	---	-------------------------

# SIGN PERMIT APPLICATION

CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125



## INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current City Installer License	<input checked="" type="radio"/> Yes <input type="radio"/> No

## SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	(541) 296-9684
Text	VARIOUS OFF-PREMISE COPY
Sign Area	576 <sup>sq</sup> PER SIDE
Horizontal Dimension	48'
Vertical Dimension	12'
Type	Projecting - Hanging - Flush - Pole - <u>Other</u> <del>Billboard</del>
Illumination	Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	<i>John Helms</i> 2-20-04
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Permit Number	04-384	Permit Fee	\$ 125.00
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Planning Information:	MUST PROVIDE UL #.
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Application Received By and Date:	CJB 02/20/04	Permit Issued By and Date:	CJB 03/05/04
-----------------------------------	--------------	----------------------------	--------------

City of The Dalles  
Planning Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481

# RECEIPT

DATE <u>03/05/04</u>		Attachment 16 No. <u>780707</u>	
RECEIVED FROM <u>MEADOW OUTDOOR ADVER.</u>		<u>\$125<del>00</del></u>	
<u>ONE HUNDRED TWENTY-FIVE &amp; <del>00</del>/<del>100</del></u> DOLLARS			
<input type="radio"/> FOR RENT		<u>SIGN PERMIT 04-384</u>	
<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT		<input type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	BY <u>CJB</u>





# Oregon

Theodore R. Kulongoski, Governor

Attachment 16

Department of Transportation

Right of Way Section  
355 Capitol Street NE  
Salem, Oregon 97301-3871

Telephone (503) 986-3600  
FAX (503) 986-3625

February 18, 2004

John Lehman  
Meadow Outdoor Advertising  
PO Box 331  
The Dalles OR 97058

File Code:

RE: Application procedure

Dear Mr. Lehman:

You asked what would be the proper procedure for completing an application when the spacing from a standing sign to its relocation site disqualifies the site at the local level.

In the portion of the permit application reserved for the local jurisdiction, the local official could complete the option "Neither of the above statements apply. A letter of explanation is attached." The letter from the local official would need to state that the proposed sign does not comply only due to the standing sign's spacing from the proposed sign. Assuming the remainder of the application meets statutory requirements, I would be able to issue the permit on the condition that the existing sign must be removed immediately upon construction of the new sign. I would also ask for follow-up documentation demonstrating the local jurisdiction did approve the project.

If you need additional information or clarification, please contact me. You may feel free to ask local officials to contact me directly if they have any questions.

Sincerely,

Amy Joyce  
Outdoor Advertising Signs  
Program Technician

RECEIVED FEB 2 02004



**OUTDOOR ADVERTISING**

---

P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

February 27, 2004

City of The Dalles  
313 Court Street  
The Dalles, Oregon 97058

Attn: Chris

Dear Chris:

We are in serious disagreement with your decision to place the Home Depot off-premise sign permit application in front of the Meadow Outdoor Advertising off-premise sign application. Our application for a local sign permit was interrupted due to an erroneous decision by the City not to sign-off on our state sign application on a date prior to Home Depot's application.

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On February 17, 2004, I e-mailed Amy Joyce of ODOT in Salem with my local sign-off suggestion. Amy e-mailed me back saying that this type of sign-off was the correct procedure and a letter of explanation by the City was proper and would be acceptable. She also told me that she would send me a letter that I could bring into the City for proof.

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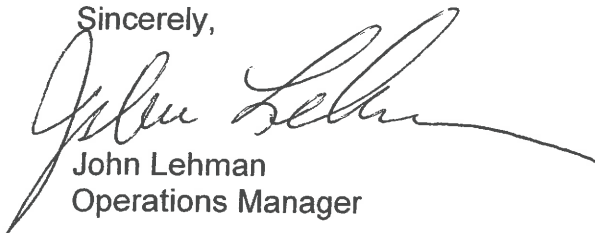
Please be advised that Meadow owns and controls the Meadow sign structure located at the "Darigold" location. This sign structure cannot be moved, removed, or "demolished" by any party except for Meadow.

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Chris, this is a serious matter that, unless corrected, will result in substantial damage to Meadow. Looking at the timeline of events, it is clear that Meadow Outdoor Advertising attempted to make application for an off-premise sign on February 13, 2004 and for erroneous reasons was denied the ability to apply. Based on all the facts, and on principles of fundamental fairness, I must ask that our application be placed in a position in front of the Home Depot application and our State application be signed-off as described in this letter.

Thank you for your time and consideration in this matter. Please advise me of your decision as soon as possible, as we must consider our legal options if the priority of our application is not restored.

Sincerely,



John Lehman  
Operations Manager

JL/md  
Enclosure

**COPY**

P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

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Sincerely,



John Lehman  
Operations Manager

JL/md  
Enclosure



P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

February 23, 2004

City of The Dalles  
313 Court Street  
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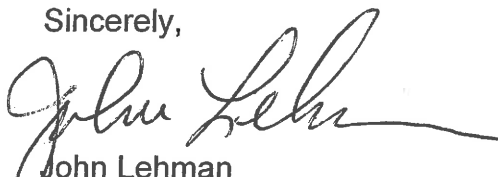
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Sincerely,



John Lehman  
Operations Manager

JL/md





# Oregon

Theodore R. Kulongoski, Governor

Department of Transportation  
Right of Way Section  
355 Capitol Street NE  
Salem, Oregon 97301-3871

Telephone (503) 986-3600  
FAX (503) 986-3625

March 12, 2004

# COPY

Patrick Smith, Permit Specialist  
ODOT District 9  
3313 Brett Clodfelter Way  
The Dalles OR 97058

File Code:

RE: Request for site check  
Wasco County, US I-84  
South side, Hwy 002, milepoint 82.59 (approximate)

Dear Patrick:

We are processing a permit application for a proposed sign relocation and need a field check. I would appreciate you checking this site, and completing the attached Site Field Check form. Enclosed are copies of the application, and the lease document which has a sketch of the sign site.

The applicant indicates the sign will also be visible to "Old Highway 30." As I understand it this is Historic Columbia River Highway (Hwy 100), but I could be wrong about that. In any case, if the sign will be visible to a second highway please indicate the highway number and milepoint.

Finally, on the sketch the applicant shows a business (Wheeler's Communications) nearby. Please let me know the distance from the sign site to the business. Depending on when this area was zoned commercial, the sign may need to be within 750' of a commercial or industrial business.

Call or e-mail me with any questions. Thanks for your help.

Sincerely,

  
Amy Doyce  
Outdoor Advertising Sign Permits  
Program Technician

C: John Lehman  
Encls: Site Field Check form  
Application (copy)  
Lease w/ sketch (copy)





OUTDOOR ADVERTISING

P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

February 23, 2004

City of The Dalles  
313 Court Street  
The Dalles, Oregon 97058

Attn: Chris

A large, handwritten signature in black ink, appearing to read "D. A. T." with a long horizontal line extending to the right.

Dear Chris:

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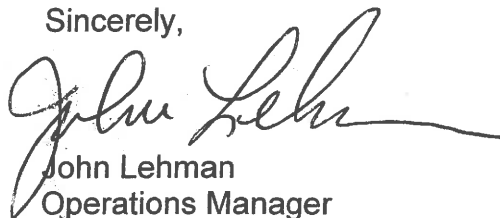
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Sincerely,

John Lehman

VARIOUS LINE MAP  
INVENTORY REFERENCES  
SUBMITTED INVENTORY ON BACK

I-84  
L#98018

J Chris Zukin

**From:** Amy.B.JOYCE@odot.state.or.us  
**Sent:** Monday, September 20, 2004 11:36 AM  
**To:** czukin@meadowoutdoor.com  
**Subject:** Home Depot question

THIS SIGN READS TO I-84  
AND W. 6TH STREET

Chris: You wrote to us about the Home Depot sign in The Dalles. This is an on premise sign, as it is at the end of a drive that serves only the advertised activity. Property ownership is not determinative. Since you mentioned the city's treatment of the sign as off-premise, note that in the on/off premise determination, it is not rare for us to view a sign one way and the local jurisdiction view it in another.

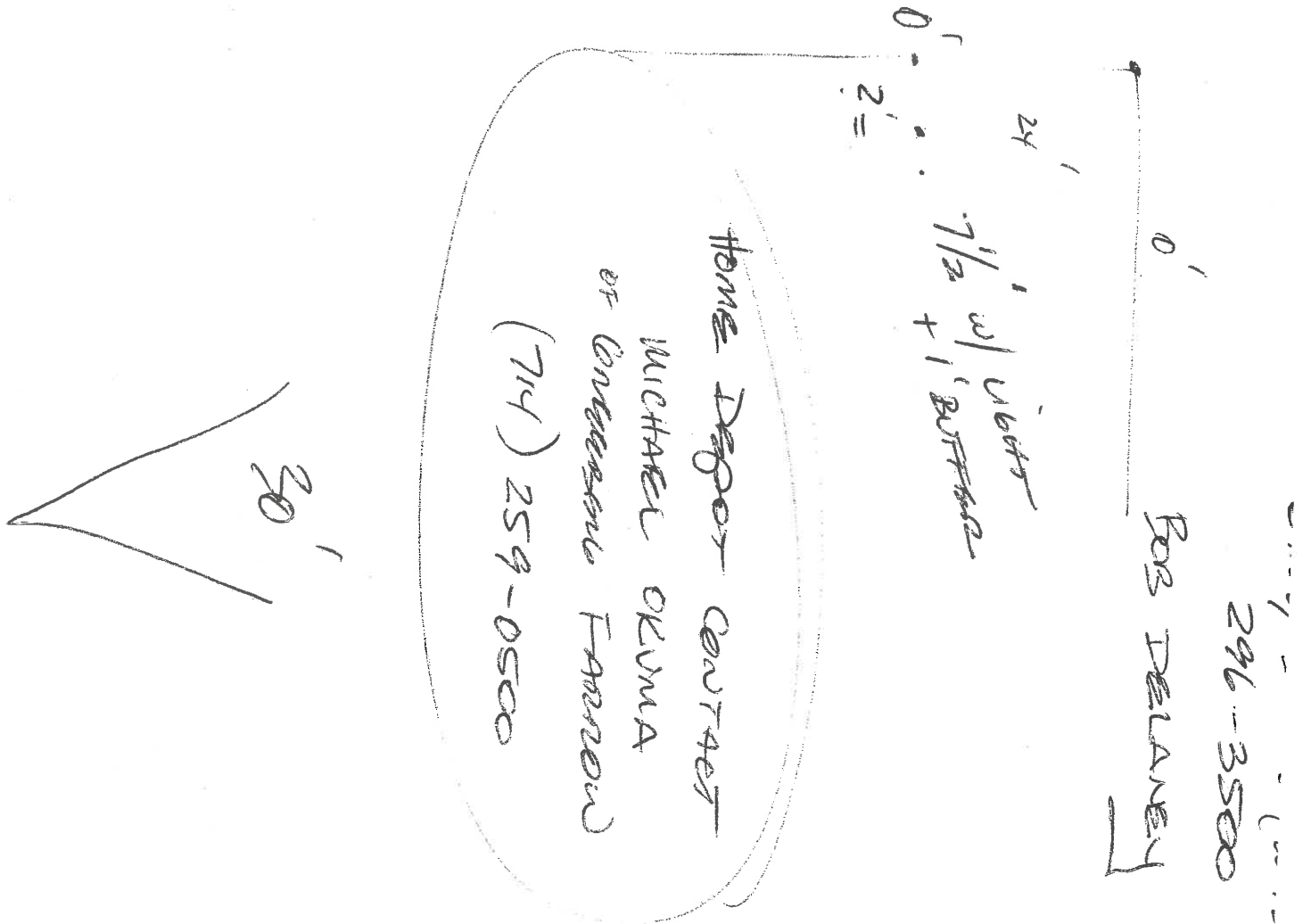
Amy Joyce  
ODOT Outdoor Advertising Signs  
Program Technician  
503-986-3546

APPLIC

- ① ~~PLAN~~
- ② ELEV. SKETCH

① LOCAL LINE MAP  
FOR DAWN

② CHECK WITH ARMY  
 ON 3RD LOCAL SIGN-OFF







**CITY of THE DALLES**


313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
FAX: (541) 296-5490  
Community Development Dept.

# Memorandum via fax

**To:** Amy Joyce, ODOT Fax: 503/986-3625

**cc:** John Lehman, Meadow Outdoor Advertising Fax: 541/296-1855

**From:** Chris Bernhardt, Senior Planner 

**Date:** March 18, 2004

**Re:** Completed Meadows sign application

**Page:** 2 (including cover page)

Per our phone conversation, here is the completed backside of the off-premise sign application.

**ZONE AFFIDAVIT**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>	<b>OUTDOOR ADVERTISING RECEIVED</b>  <b>MAR 09 2004</b>
	MAILING ADDRESS <b>P.O. Box 331</b>	
	CITY, STATE AND ZIP CODE <b>The Dalles, Oregon 97058</b>	
<b>B</b>	NAME OF PROPERTY OWNER <b>Gary Bloom</b>	PT _____ AS _____ OS _____ Refer _____ Action _____
	MAILING ADDRESS <b>3190 Odell Highway</b>	
	CITY, STATE AND ZIP CODE <b>Hood River, Oregon 97031</b>	

<b>C</b>	<b>SIGN LOCATION</b>			
	<small>REFER TO OTHER SIDE OF THIS APPLICATION</small>			
	CITY (IF INSIDE CITY) <b>The Dalles</b>	COUNTY <b>Wasco</b>	HIGHWAY ROUTE NUMBER OR NAME <b>1 - 84, Old Hwy. 30</b>	SIDE OF HIGHWAY <b>south</b>
	TAX LOT <b>1800</b>	SECTION <b>29DD</b>	TOWNSHIP <b>2 N.</b>	MILE POINT <b>82.59</b>
			RANGE <b>13 E.</b>	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE: **JUNE 11, 1998**      ZONING AUTHORITY (NAME OF CITY OR COUNTY): **CITY OF THE DALLES**

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

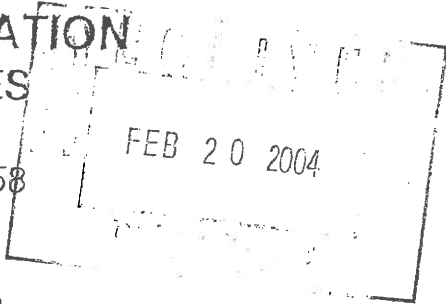
Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X CLAVIS BERNHART</b>	TITLE <b>SP. PLANNER</b>	TELEPHONE NUMBER <b>541/296-5431</b>	DATE <b>03/05/06</b>
---	-----------------------------	---	-------------------------

# SIGN PERMIT APPLICATION

## CITY OF THE DALLES

313 Court Street  
 The Dalles, Oregon, 97058  
 (541) 296-5481 x1125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current City Installer License	<input checked="" type="radio"/> Yes / <input type="radio"/> No

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	(541) 296-9684
Text	VARIOUS OFF-PREMISE COPY
Sign Area	576 <sup>sq</sup> PER SIDE
Horizontal Dimension	48'
Vertical Dimension	12'
Type	Projecting - Hanging - Flush - Pole - <u>Other</u> <del>Billboard</del>
Illumination	Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	<i>[Signature]</i> 2-20-04
---------------------------------	----------------------------

Permit Number	04-384	Permit Fee	\$ 125.00
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Planning Information: MUST PROVIDE UL #.

Application Received By and Date:	CJB 02/20/04	Permit Issued By and Date:	CJB 03/05/04
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# Oregon

Theodore R. Kulongoski, Governor

March 12, 2004

Attachment 16

Department of Transportation  
Right of Way Section  
355 Capitol Street NE  
Salem, Oregon 97301-3871

Telephone (503) 986-3600  
FAX (503) 986-3625

Chris Bernhardt, Senior Planner  
City of The Dalles  
313 Court St  
The Dalles OR 97058

COPY

File Code:

RE: Local Approval of Meadow Outdoor Advertising Sign  
Relocation of state sign permit #7H0012  
Wasco County, US Route I-84  
South side, Hwy 002, milepoint 82.59 (approximate)

Dear Mr. Bernhardt:

We received from Meadow Outdoor Advertising an application for relocation of state sign permit #7H0012 to the above referenced location. A copy is enclosed.

First, in order for Meadow's application to be complete, please fill in the zoning information near the middle of the back page.

Second, on the back of the application, you indicated the sign would not meet local rules. You also wrote a letter stating that approval for this sign hinges on removing the sign at 2N 13E 29DA TL#1700. That property description does not match any of the active state sign permits in the area.

I am wondering if the description has changed over time. I think the sign you describe is state permit #7H0012. That permit, issued 7/17/87, references a property location of 2N 13E 29DA TL#3500 (copy enclosed). It is located on the south side of I-84 at milepoint 82.52. Please verify which sign must be removed to meet local regulations.

Please call me if you want to discuss this matter. Thanks for your assistance.

Sincerely,

Amy Joyce  
Outdoor Advertising Signs  
Program Technician

C: John Lehman  
Encl: permit application (copy)  
Permit #7H0012 (copy)

# MEADOW

OUTDOOR ADVERTISING

P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

March 5, 2004

Oregon Dept of Transportation  
355 Capitol Street NE  
Salem, OR 97301

Attn: Ms. Amy Joyce

Dear Amy:

Enclosed is an application for a sign we plan to build in The Dalles. The application has been signed off by the City of The Dalles. The site field check has not been completed. A check in the amount of \$600.00 has been included to pay the permitting fees.

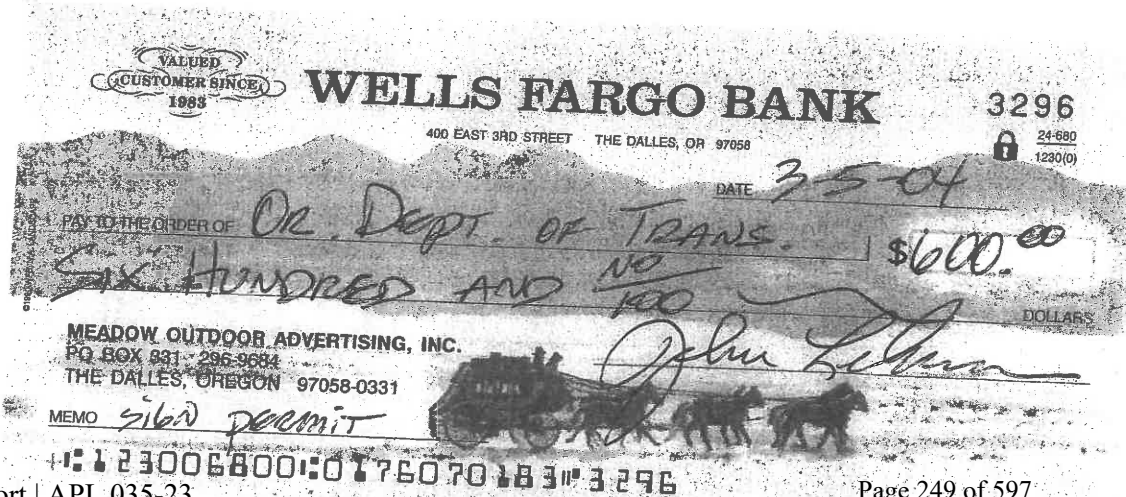
Also included with the application is a copy of our agreement with the landowner which includes a plot plan showing the location of the proposed sign.

Please let me know if there is any other information that you will need to process this request. Thank you for your time and consideration.

Sincerely,

John Lehman  
Operations Manager

JL/md  
Enclosures





## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)					PERMIT OFFICE APPROVAL SECTION		
Proposed sign is visible to:	NO. 1 HWY.	ADJ. POINTS	ENGINEER STATION	PERMITS CONTROL ACCESS	YES	NO	ISSUE DATE
OWNER OF NEAREST SIGN (HWY NO. 1)	NO. 2 HWY.	ADJ. POINTS	ENGINEER STATION	PERMITS CONTROL ACCESS	YES	NO	ISSUE DATE
OWNER OF NEAREST SIGN (HWY NO. 2)	NO. 3 HWY.	ADJ. POINTS	ENGINEER STATION	PERMITS CONTROL ACCESS	YES	NO	ISSUE DATE
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED	CHECKED

### SECTION 1 - PURPOSE OF APPLICATION

<input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _	<input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <u>7H0012</u>
<input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _	<input type="checkbox"/> BUSINESS IDENTIFICATION*
<input type="checkbox"/> DIRECTIONAL **	<input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>		MAILING ADDRESS <b>P.O. Box 331</b>	
CITY STATE AND ZIP CODE <b>The Dalles, Oregon 97058</b>		PHONE NUMBER <b>(541) 296 - 9684</b>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Gary Bloom</b>		NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>	
MAILING ADDRESS <b>3190 Odell Highway</b>		MAILING ADDRESS <b>P.O. Box 331</b>	
CITY STATE AND ZIP CODE <b>Hood River, Oregon 97031</b>		CITY STATE AND ZIP CODE <b>The Dalles, Oregon 97058</b>	

### SECTION 3 - SKETCH OF SIGN

*Sketch sign and include message.*

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

AD COPY BOTH SIDES.

### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
12	48	1152	One 36" steel pipe
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND 38 feet		ADVERTISING IS ON: <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
B SIGN LOCATION			
COUNTY <b>Wasco</b>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>		
HIGHWAY ROUTE NUMBER OR NAME <b>Interstate 84</b>	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? Old Hwy. 30 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
SIDE OF NO. 1 HIGHWAY (	<input type="checkbox"/> NORTH	<input checked="" type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST
SIDE OF NO. 2 HIGHWAY (	<input type="checkbox"/> NORTH	<input checked="" type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST
C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY:			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY <input type="checkbox"/> YES <input type="checkbox"/> NO			
D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM			

↓FOR OFFICE USE ONLY↓

PERMIT FEE <b>\$600.00</b>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <b>X [Signature]</b>
DATE PAID	
CHECK #	

**ZONE AFFIDAVIT**

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

**A**

NAME OF PERMIT APPLICANT  
**Meadow Outdoor Advertising**  
MAILING ADDRESS  
**P.O. Box 331**  
CITY, STATE AND ZIP CODE  
**The Dalles, Oregon 97058**

**B**

NAME OF PROPERTY OWNER  
**Gary Bloom**  
MAILING ADDRESS  
**3190 Odell Highway**  
CITY, STATE AND ZIP CODE  
**Hood River, Oregon 97031**

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
<b>The Dalles</b>	<b>Wasco</b>	<b>1 - 84, Old Hwy. 30</b>	<b>south</b>	<b>82.59</b>
TAX LOT	SECTION	TOWNSHIP	RANGE	
<b>1800</b>	<b>29DD</b>	<b>2 N.</b>	<b>13 E.</b>	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE \_\_\_\_\_ ZONING AUTHORITY (NAME OF CITY OR COUNTY) \_\_\_\_\_

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X CHLOE BEINHART</b>	TITLE <b>SR. PLANNER</b>	TELEPHONE NUMBER <b>501/296-5481</b>	DATE <b>03/05/06</b>
--	-----------------------------	---	-------------------------



**CITY of THE DALLES**  
313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
FAX: (541) 298-5490  
Community Development Dept.

March 5, 2004

Amy Joyce  
Program Technician  
Outdoor Advertising Signs  
Oregon Department of Transportation  
355 Capitol Street NE  
Salem, OR 97301

Re: Local approval of proposed Meadow Outdoor Advertising Sign

Ms. Joyce,

This letter is to clarify our statement on Meadow Outdoor Advertising's ("Meadow") Off Premise Outdoor Advertising Sign Application that "Neither of the above statements apply".

As proposed, Meadow's application to place an off-premise advertising sign at the property identified at 2N 13E 29DD TL# 1800 is not in compliance with our regulations governing placement of off-premise signage. Specifically, the City of The Dalles Ordinance #92-1153, Section 5.150(3)(a) requires that such signs be placed no closer than 500' apart when measured at right angles to the street or highway centerline to which the sign is oriented.

The proposed sign is less than 500' from an existing off-premise advertising sign located on 2N 13E 29DA TL# 1700. We have therefore conditioned our local approval of the sign to the removal of the sign at the above-noted location. Once said sign is removed, the proposed sign will be in compliance with all necessary requirements.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Chris Bernhardt  
Senior Planner  
Community Development Dept.

cc: Property file





TDOR ADVERTISING P.O. Box 331 • The Dalles, Oregon 97058 • 541-296-9684

AGREEMENT OF LEASE

Lease # \_\_\_\_\_

agreement is made this 7TH day of JANUARY, 2004 by and between GARY BLOOM  
nafter called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE".

nsideration of \_\_\_\_\_ (\$ \_\_\_\_\_) dollars per year, payable in advance annually  
ining upon the date the sign structure is completed, Lessor hereby leases to Lessee a portion of Lessor's real property and thereupon grants exclusive  
ission to Lessee to erect and maintain an outdoor advertising sign structure on the leased property located at and described as:

TOWNSHIP 2 N., RANGE 13 E. W.M., SECTION 29 DD,  
(SE 1/4 SE 1/4), TAX LOTS #1700 AND #1800

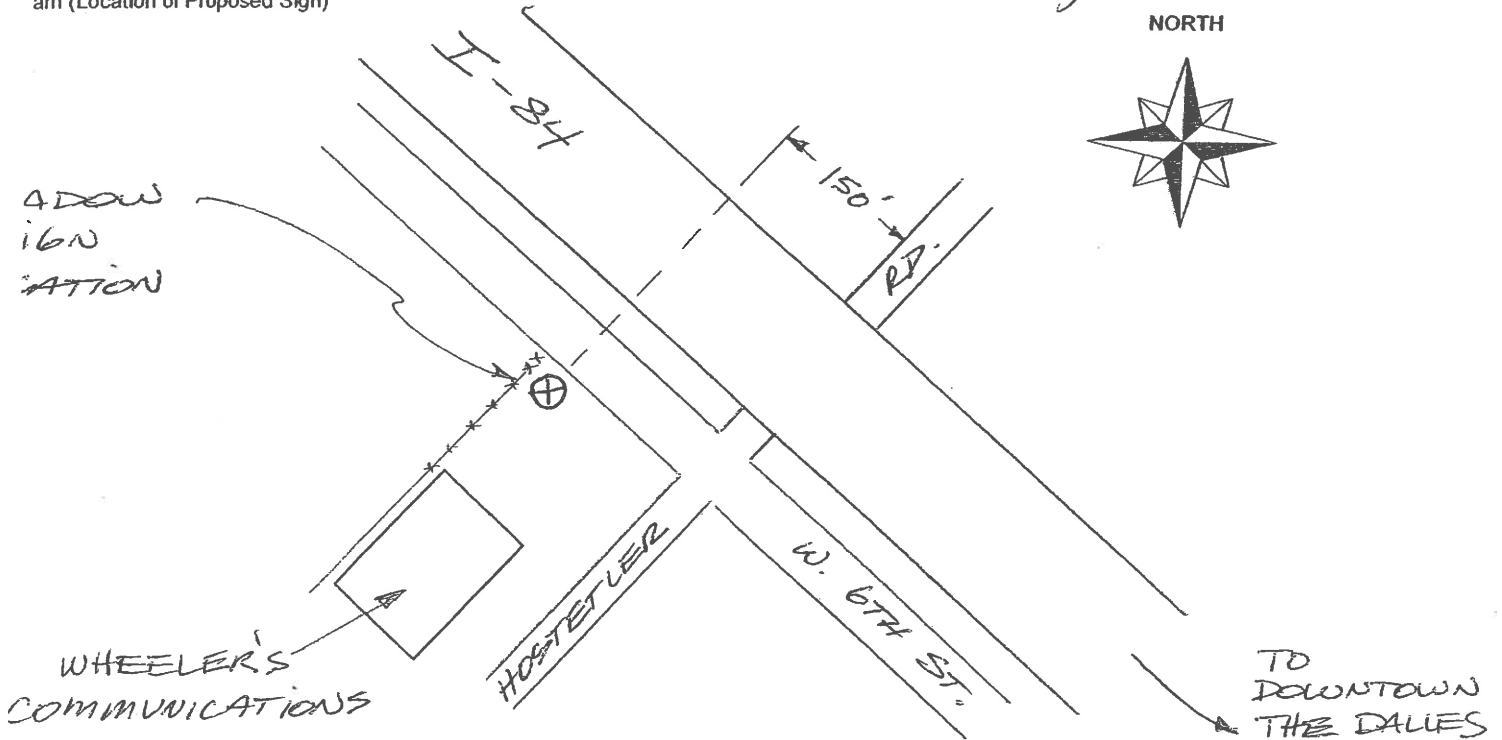
Situated in the City of THE DALLES County of WASCO State of OREGON

I-84 SOUTHLINE 150' WEST OF HOSTETLER

or further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described  
n as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with Lessee sign structure including the placement and  
tenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.

ADDITION, MEADOW WILL MOUNT A YARD LIGHT ON ITS STRUCTURE TO ILLUMINATE  
SSOR'S PARKING LOT, AT NO CHARGE TO LESSOR. 9/1.

am (Location of Proposed Sign)



term of this lease is 1 years commencing on the date of this agreement. All advertising signboards and structures placed on the leased property  
this lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has the  
rity to grant the leasehold estate and to execute this lease for the term thereof. The word Lessor as used herein shall include all joint owners of the real  
rty. This lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

rovisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

CEPTED BY MEADOW OUTDOOR

ACCEPTED BY LESSOR GARY BLOOM

By Gary D Bloom

Print Name Gary D. Bloom

Address 3190 ODELL Hwy.

City, State, Zip HOOD RIVER, OR 97031

(Authorized Agent of Meadow Outdoor Advertising)



**MEADOW**  
OUTDOOR ADVERTISING

P. O. Box 331 (mailing) • 1127 Bargeway Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

February 27, 2004

City of The Dalles  
313 Court Street  
The Dalles, Oregon 97058

Attn: Chris

Dear Chris:

We are in serious disagreement with your decision to place the Home Depot off-premise sign permit application in front of the Meadow Outdoor Advertising off-premise sign application. Our application for a local sign permit was interrupted due to an erroneous decision by the City not to sign-off on our state sign application on a date prior to Home Depot's application.

On February 13, 2004, I visited the City Planning office to apply for an off-premise sign permit and to obtain a local sign-off on my State sign permit application. **This was the start date of my application process.** I was told by you that the City could not approve our local sign permit because the existing sign we own near Darigold was too close to our new proposed site. You also stated that you could not sign-off on our State permit because of the proximity of the existing sign by Darigold being too close.

At this point, I asked for a sign-off on the third line of the State application that reads "Neither of the above statements apply. **A letter of explanation is attached.**" A letter could have been attached that explained that our sign complied in all aspects except for spacing from the "Darigold" sign and would comply once that sign was removed. You refused to sign-off in this fashion. Meadow Outdoor Advertising was prevented from filing its application for a City permit on February 13 by your refusal to act in accordance with standard City procedure.

On February 17, 2004, I e-mailed Amy Joyce of ODOT in Salem with my local sign-off suggestion. Amy e-mailed me back saying that this type of sign-off was the correct procedure and a letter of explanation by the City was proper and would be acceptable. She also told me that she would send me a letter that I could bring into the City for proof.

On February 20, 2004, I received the letter from Amy. I made a copy of this letter and a copy of our sign inventory, both which I brought to you. You told me that you were previously wrong about this sign-off and that after you checked the inventory, if everything looked okay, you could sign-off on our State application as I had originally requested. You also asked me if I had turned in a sign permit application and I told you that I had not because I had been checking with the State about the local sign-off. At that time, you told me that I should turn in my application for the City permit, which I did.

On February 23, 2004, you called and said you had checked the sign inventory along I – 84 and I needed to come in to talk with you about issues regarding our new sign location. In our meeting this day, you told me that Home Depot turned in an application for their freestanding sign on February 19, 2004, one day before I did, and therefore, their sign application was in a position in front of Meadow's. Home Depot's sign would be considered off-premise because it would be located on a separate parcel from the building. Based on your inventory research, Home Depot's sign would be the eighth (8<sup>th</sup>) sign within a mile, if our existing "Darigold" sign was removed. Therefore, our proposed new sign would not be allowed because it would be the ninth (9<sup>th</sup>) sign within a mile.


Please be advised that Meadow owns and controls the Meadow sign structure located at the "Darigold" location. This sign structure cannot be moved, removed, or "demolished" by any party except for Meadow.

We also discussed the possibility of Home Depot making their sign on-premise by making lot line adjustments. You said that if their sign was on-premise, it would keep them from putting up their principle flush signage on their building.

Chris, this is a serious matter that, unless corrected, will result in substantial damage to Meadow. Looking at the timeline of events, it is clear that Meadow Outdoor Advertising attempted to make application for an off-premise sign on February 13, 2004 and for erroneous reasons was denied the ability to apply. Based on all the facts, and on principles of fundamental fairness, I must ask that our application be placed in a position in front of the Home Depot application and our State application be signed-off as described in this letter.

Thank you for your time and consideration in this matter. Please advise me of your decision as soon as possible, as we must consider our legal options if the priority of our application is not restored.

Sincerely,



John Lehman  
Operations Manager

JL/md  
Enclosure

2-27-04

6-5481

1151

CHRIS - CITY OF FD

TALKED WITH DAN. THE

2 PER MILE IS A MOVING

MILE. DAN AGREES WITH

CHRIS: THIS PRECLUDES A

NINTH SIGN FROM BEING

WITHIN THE RANGE WE SPOKE

OF.



THE BARRON  
SIGN SURVEY  
 2-20-04

BRACE BROS. 84.211

NELSON TIRE 84.02

84.00 — 83.994 SAFEWAY

FDW COUNTRY 83.841

83.857 MCDONALDS

UNITED GROCERS 83.495

GEORGE JOHNSON 83.274

M. MATHIE 83.066

83.00

82.926 TRIBBEY

POOL SPA 82.765

82.777 COUSINS

SPEED-DEE 82.617

82.59 PROPOSED  
 MEADOW SIGN  
 67φ.56  
 TO BE

443.52

82.547 DARI GOLD

REPLACED

BURGERVILLE 82.463

w/ HD SIGN

82.545  
~~82.542~~ PROPOSED  
 HD SIGN

218.52

82.00

528φ



# Oregon

Theodore R. Kulongoski, Governor

Attachment 16

Department of Transportation  
Right of Way Section  
355 Capitol Street NE  
Salem, Oregon 97301-3871

February 18, 2004

Telephone (503) 986-3600  
FAX (503) 986-3625

John Lehman  
Meadow Outdoor Advertising  
PO Box 331  
The Dalles OR 97058

File Code:

RE: Application procedure

Dear Mr. Lehman:

You asked what would be the proper procedure for completing an application when the spacing from a standing sign to its relocation site disqualifies the site at the local level.

In the portion of the permit application reserved for the local jurisdiction, the local official could complete the option "Neither of the above statements apply. A letter of explanation is attached." The letter from the local official would need to state that the proposed sign does not comply only due to the standing sign's spacing from the proposed sign. Assuming the remainder of the application meets statutory requirements, I would be able to issue the permit on the condition that the existing sign must be removed immediately upon construction of the new sign. I would also ask for follow-up documentation demonstrating the local jurisdiction did approve the project.

If you need additional information or clarification, please contact me. You may feel free to ask local officials to contact me directly if they have any questions.

Sincerely,

Amy Joyce  
Outdoor Advertising Signs  
Program Technician

RECEIVED FEB 20 2004

**John Lehman**

---

**From:** Amy.B.JOYCE@odot.state.or.us  
**Sent:** Wednesday, February 18, 2004 8:16 AM  
**To:** jlehman@meadowoutdoor.com  
**Subject:** RE: Letter Regarding Local Sign-off on State Application



Meadow re local  
jurisdictions ...

John: the letter is going out in today's mail. Attached is a copy. Amy.

-----Original Message-----

**From:** John Lehman [mailto:jlehman@meadowoutdoor.com]  
**Sent:** Wednesday, February 18, 2004 8:15 AM  
**To:** JOYCE Amy B  
**Subject:** Letter Regarding Local Sign-off on State Application

Amy:  
Will you be sending this via the Postal Service or e-mail? Thanks for your  
assistance.  
John

John: that is what I think should happen in this case. I'll send a letter  
to you stating that. Amy.

Amy Joyce  
ODOT Outdoor Advertising Signs  
Program Technician  
503-986-3546

February 18, 2004

John Lehman  
Meadow Outdoor Advertising  
PO Box 331  
The Dalles OR 97058

RE: Application procedure

Dear Mr. Lehman:

You asked what would be the proper procedure for completing an application when the spacing from a standing sign to its relocation site disqualifies the site at the local level.

In the portion of the permit application reserved for the local jurisdiction, the local official could complete the option "Neither of the above statements apply. A letter of explanation is attached." The letter from the local official would need to state that the proposed sign does not comply only due to the standing sign's spacing from the proposed sign. Assuming the remainder of the application meets statutory requirements, I would be able to issue the permit on the condition that the existing sign must be removed immediately upon construction of the new sign. I would also ask for follow-up documentation demonstrating the local jurisdiction did approve the project.

If you need additional information or clarification, please contact me. You may feel free to ask local officials to contact me directly if they have any questions.

Sincerely,

Amy Joyce  
Outdoor Advertising Signs  
Program Technician



**John Lehman**

**From:** Amy.B.JOYCE@odot.state.or.us  
**Sent:** Tuesday, February 17, 2004 12:01 PM  
**To:** jlehman@meadowoutdoor.com  
**Subject:** RE: Local Sign Permit Sign-off on back of Application

John: that is what I think should happen in this case. I'll send a letter to you stating that. Amy.

Amy Joyce  
 ODOT Outdoor Advertising Signs  
 Program Technician  
 503-986-3546

-----Original Message-----

From: John Lehman [mailto:jlehman@meadowoutdoor.com]  
 Sent: Tuesday, February 17, 2004 8:37 AM  
 To: JOYCE Amy B  
 Subject: Local Sign Permit Sign-off on back of Application

Amy:

I am working with the City of The Dalles on a new sign location. In order for the new sign to go in at the proposed site, the next sign to the west will need to come down. In fact, we will be using the relocation credit from the removed sign on the new sign location. The new location meets The Dalles city code in all aspects except for the sign to the west being too close. Once this sign is removed, the new site completely meets the local code requirements.

The City is reserved to sign-off on the back of my application because at this point, the new location does not meet code. If they sign -off that the new location does not comply, then I am denied the ability to build the new sign.

My question is this: Would it make sense for the City to sign-off on the third section on the back of the application where it states "Neither of the above statements apply. A letter of explanation is attached." I suggested that they sign-off on this section and attach a letter that explains that the new sign location meets all requirements of the sign code after the existing sign to the west is removed. This way they would be able to feel comfortable that they had not approved something that does not meet code.

Is this the proper use of this section of the application? If so, please mail me back an answer that I can bring in to the City.

Thank you Amy for your assistance.

John Lehman

**John Lehman**

---

**From:** John Lehman [jlehman@meadowoutdoor.com]  
**Sent:** Tuesday, February 17, 2004 8:37 AM  
**To:** 'Amy Joyce - ODOT'  
**Subject:** Local Sign Permit Sign-off on back of Application

Amy:

I am working with the City of The Dalles on a new sign location. In order for the new sign to go in at the proposed site, the next sign to the west will need to come down. In fact, we will be using the relocation credit from the removed sign on the new sign location. The new location meets The Dalles city code in all aspects except for the sign to the west being too close. Once this sign is removed, the new site completely meets the local code requirements.

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Is this the proper use of this section of the application? If so, please mail me back an answer that I can bring in to the City.

Thank you Amy for your assistance.

John Lehman

**John Lehman**

---

**From:** J Chris Zukin [czukin@meadowoutdoor.com]  
**Sent:** Thursday, February 12, 2004 3:32 PM  
**To:** 'John Lehman'  
**Subject:** RE: Home Depot

No new information.  
We should proceed with the permitting of the Wheelers location.  
CZ

---

> -----Original Message-----  
> From: John Lehman [mailto:jlehman@meadowoutdoor.com]  
> Sent: Monday, February 09, 2004 3:29 PM  
> To: 'Chris Zukin'  
> Subject: Home Depot  
>  
>  
> Chris  
>  
> Any new information on the sign on this property?  
>  
> John  
>

LINE MAP ON BACK

L-48014

I-84

SIGN PERMIT

RECEIVED Attachment 16  
JAN 08 1998 I-84

Use Zone M-1  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

# CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058  
(541) 296-5481

Permit No. \_\_\_\_\_  
Permit Fee \$125.00

\*City licensed installer  
is required

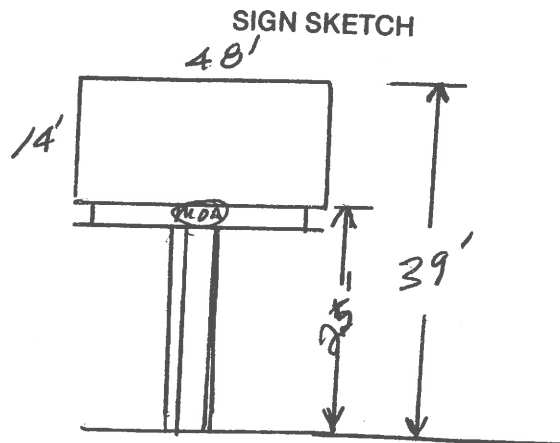
Sign for: Meadow Outdoor Advertising Contractor: Meadow Outdoor Advertising  
Business Address: 3118 W. 2nd Street Address: P.O. Box 331 - The Dalles, OR, 97033  
Telephone: 296-9684 Telephone: 296-9694

- Permit to:  Erect (1)    Alter (2)    Relocate (3)
- Wall Sign (1)    Freestanding Sign (4)    off Premise Advertising Sign
- Projecting Sign (2)    Pole Sign (5)    Roof Sign (7)
- Marquee Sign (3)    Wall Facade for Signs (6)    Barber Pole (8)
- Street or Wall Clock (9)
- Expires: \_\_\_\_\_

## DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 48'   Height to Bottom: 25'  
 Vertical Dimension: 14'   Height to Top: 39'  
 Area of Sign: 672   Illuminated: \_\_\_\_\_   UL No.: \_\_\_\_\_  
 Removal Agreement Signed \_\_\_\_\_   Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN  
120 DAYS AFTER PERMIT HAS BEEN ISSUED:



ELECTRICAL CONNECTION AND ALL SUPPLY  
CIRCUITS TO BE MADE BY LICENSED ELEC-  
TRICAL CONTRACTOR SUBJECT TO PROVISIONS  
OF THE STATE ELECTRICAL CODE:

Meadow Outdoor Advertising

Applicant's Signature: By: Bert & Shelia Date: 1-8-98

Application Received by: DAMS Date: 1-8-98

Permit Issued by: Paul R. [Signature] Date: 1-27-98

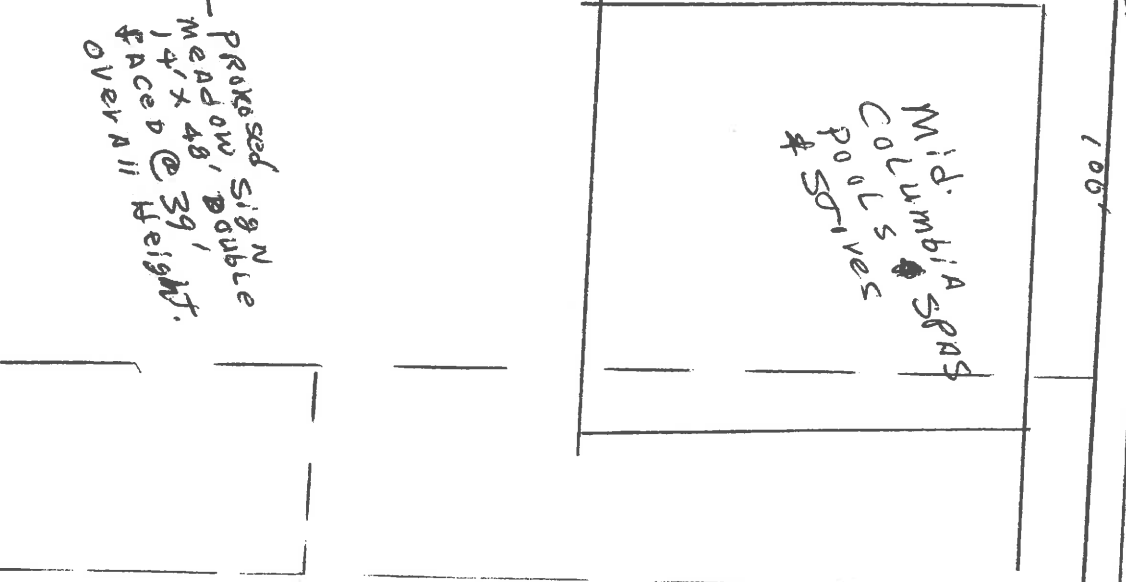
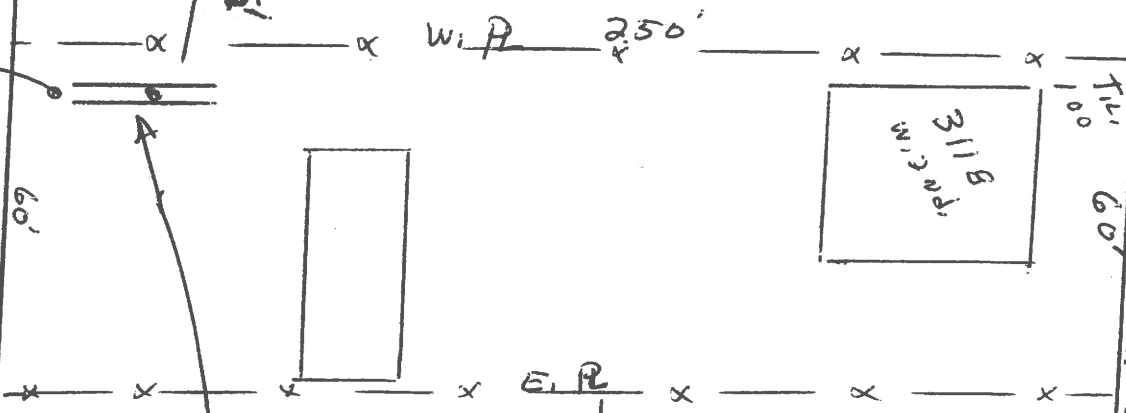


W. AND.

Street

ASSESSORS MAP # 2N 13 2800

I-84



OR. HWY. 2

VIPes

Print Key Output

5738SS1 V2R3M0 931217

WASCO

Page 1  
03/18/96 14:57:20

Display Device . . . . . : A4  
User . . . . . : BETTY

ASACE1R BETTY

EDIT REAL ACCOUNT DETAILS

CHANGE 3/18/96  
14:56:59

ACCOUNT #	2232	1996	OWNER	LEE ERNIE W
LEG/COMM			C/O	LEE MARY L
MAP 2 N 13 E 28 CC	100		NAME	
CODE AREA 99	ZONING M1		ADDRESS	4551 PORT CANYON DR
4A 4 VALUE AREA 5	CLASS 311		ADDRESS	
SUB/BL/LT	SPLIT		ZIP CODE	97031
S.I.S.	x		SR CTZN	0
SITUS 3118	W 2ND		CON/SEG	
LOC # 940627	ACRES	.340	ZIP 97058	
		FP ACRES	.000	SPLIT CODE

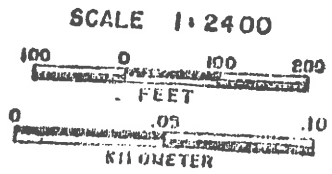
TOTAL VALUES	1996 ASSESS	1996 MARKET	1995 ASSESS	1995 MARKET
LAND VALUE :	30,460	30,460	30,460	30,460
IMPROVEMENTS:	9,960	9,960	9,960	9,960
MOBILE HOME..:				
EXEMPTIONS :				
<hr/> NET TOTALS :	40,420	40,420	40,420	40,420

SPECIAL ASSESS

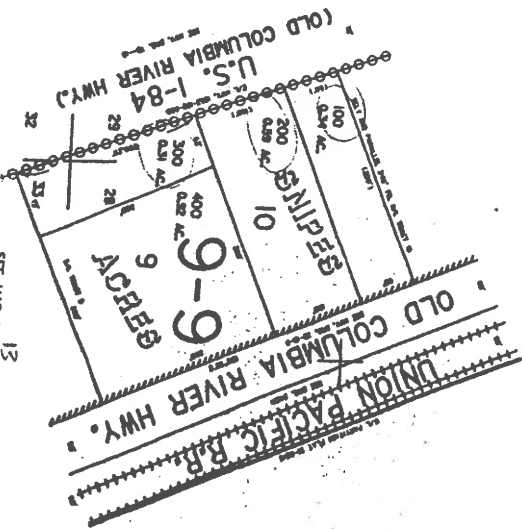
1=LN	2=IM	3=EN	4=OW	5=SA	6=EX	7=OH	8=ET	10=LG	11=FL	12=CM
3=MH	14=SI	15=MN	16=DT	17=TX	18=SL	19=QP	20=PR	21=NX	22=AP	24=DL

M/H X-NUMBER 0

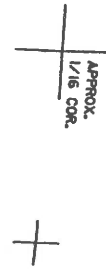
RECEIVED  
AUG 03 1995  
DEPT. OF REVENUE  
STATE OF OREGON



SEE MAP 2N 13 2900



SEE MAP 2N 13 2900



SEE MAP 2N 13 20

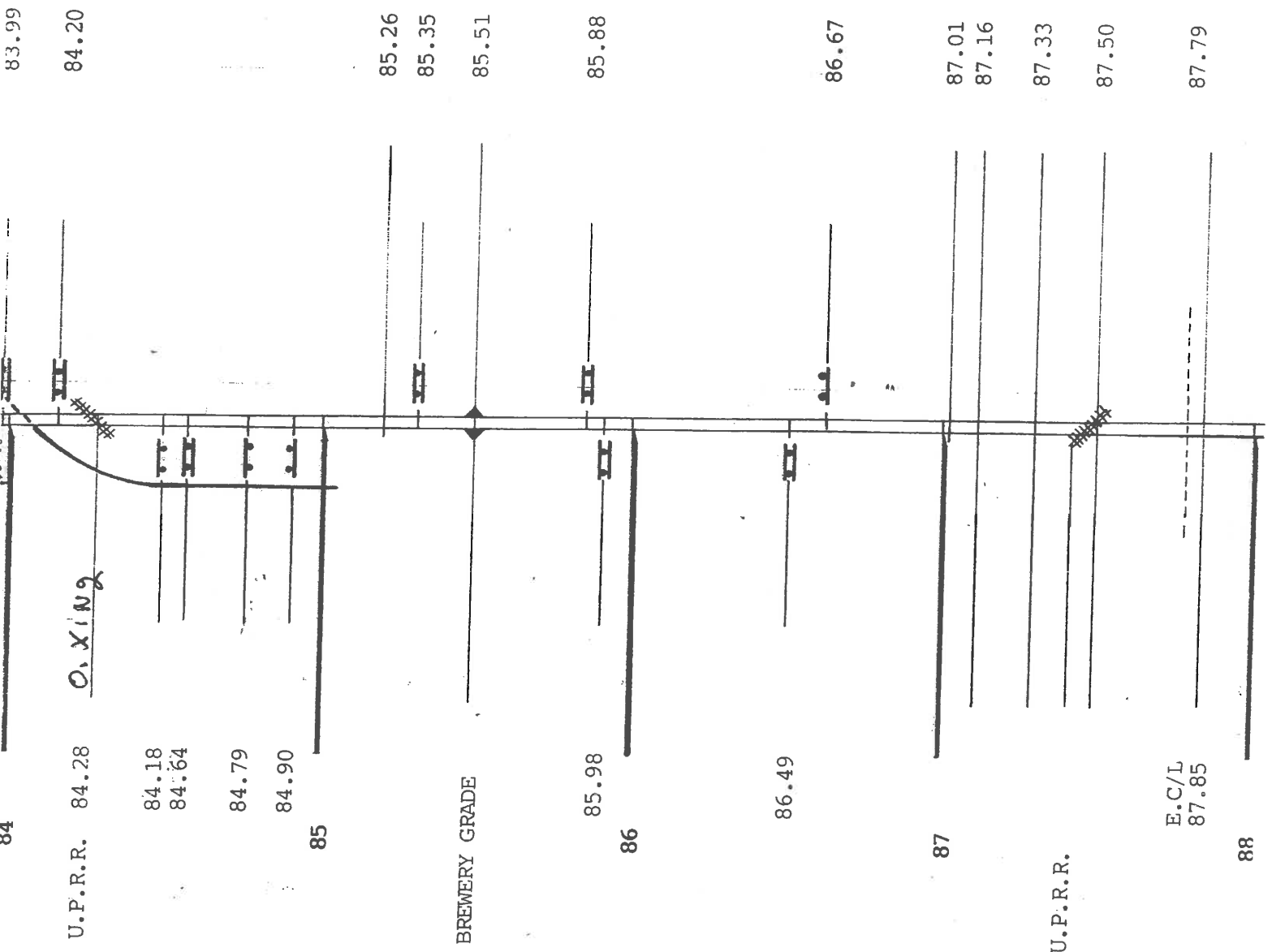
2N1320CC





*Handwritten notes:*  
Paved - 197  
197  
197  
197  
197

(MANNING)



I met with Scott Keillon today RE: The 500' Spacing. I showed him 3 EXAMPLES IN W. The Dalles Between MP. 82 & 83 where we had existing signs less than 500' apart from each other & access ~~to the road~~ <sup>I-84</sup> from each other. Also I left him a copy of Oregon Control act showing where the 500' spacing relates to same side of road only rather than a radial spacing.

Scott then signed the state permit zoning affidavit for the Toubby site which is 410' from the Travelodge Board on the N.E. of I-84. I then left the application with the Hwy. Dist. for the field check.

Scott advised the sign code revision meeting scheduled for May 7th has been postponed to May 27th. Please further discuss the spacing issue with Scott or Foster to be sure it is revised to relate the 500' spacing to same side of road only, before the May 27th meeting.

Thanks,

Pat

4-28-92.

JOHN L.

PORTLAND

PLEASE ORDER THE SOIL REPORT  
FOR THE GARY WHISTLER LOCATION IN  
PORTLAND - THE ADDRESS IS ~~SE~~  
POWELL BLVD. PLEASE HAVE A COPY OF THE  
REPORT SENT TO ME BY FAX @ (503) 747-6550,  
BY 5-8-92. TO FILE WITH CITY BLDG. PERMIT APPLICATION.

The Dalles

IF YOU DO NOT HAVE ENGINEERING FOR  
THE TRIBBY LEASE IN THE DALLES - WEST 6TH S.L. 400'  
WEST OF SNIPES AVE. PLEASE ORDER SAME SENT DIRECT  
TO ME IN SPRINGFIELD SO I CAN FILE FOR BLDG.  
PERMIT - RECALL THIS IS FOR A FLANK POSTER  
PANEL ON THE WEST FACE & A SINGLE POSTER PANEL  
EAST FACING ON 4- I-BEAM STEEL @ 18'  
HAGL.

ONTARIO

PLEASE REVISE MY ORDER FOR ENGINEERING  
ON THE CONE LEASE JOHN Z. I WANT THIS  
LOCATION BUILT AS A 14' X 48' RATHER THAN  
A 12' X 48'. THEREFORE I WILL NEED ENGINEERING  
FOR A 14' X 48' REVERSE FLAG VEB 30° @ 35' HAGL.

I WILL BE FILING FOR A VARIANCE FOR THE HEIGHT  
ON THIS ONE, DUE TO HEIGHT LIMIT OF 35' O.A.H.  
IN THE ZONE.

"  
over 4

Date: 9/11/23

Lease #: 97651

Lessor: Clear Channel Outdoor

Date Sign Built: 1971

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- <sup>County</sup> ~~City~~ Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

E. SALEM HIGHWAY BLDG. SALEM, OREGON 97310

COPIES  REMING  NO ATTACHMENT

# PERMIT APPLICATION

COMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OPERATOR'S NAME: \_\_\_\_\_ ADDRESS: 1800 WEST SECOND STREET THE DALLES, OREGON

LOCATION: PITTOCK BLOCK PORTLAND, OREGON

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

## SIGN LOCATION

near THE DALLES HIGHWAY INTERSTATE 80N  
2/10 EAST OF MP 84 ROUTE NO. OR NAME  
SOUTH MILEPOINT ENGINEER STATION 2390 + 11

DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY: *[Signature]* DISTRICT ENGINEER

ISSUED: OCTOBER 1, 1971 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

INSIDE CITY PERMIT NO. \_\_\_\_\_ DISTANCE 6000' DIRECTION WEST

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA   
ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS. DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

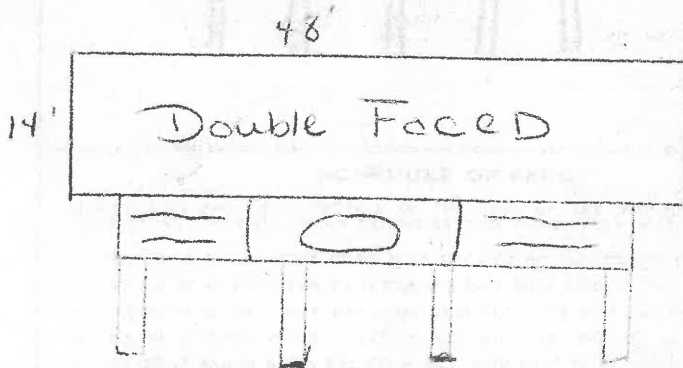
INCORPORATED EXCLUDE SUPPORTS

LENGTH 48' SIGN SQUARE FEET AREA INCLUDE CUT OUT 1344' DOUBLE FACED  
DISTANCE BETWEEN PANEL AND GROUND 10'

### SCHEDULE OF FEES

2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$12	51 TO 150
\$10	\$15	151 TO 350
\$14	\$21	351 TO 800
\$20	\$30	801 TO 1200
\$30	\$45	OVER 1200

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE



PAYING THIS APPLICATION \$ 15.00

SIGNATURE OF SIGN OWNER: *[Signature]*



ZONE AFFIDAVIT

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

DATE

RE: SIGN LOCATION (FROM APPLICATION)

TAX LOT 300 SECTION 2 TOWNSHIP 1 North RANGE 13

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

near The Dalles  
IN (CITY)

OR Wasco  
(COUNTY)

IS ZONED  COMMERCIAL  OR INDUSTRIAL  BY THE

Wasco County Planning Commission  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED

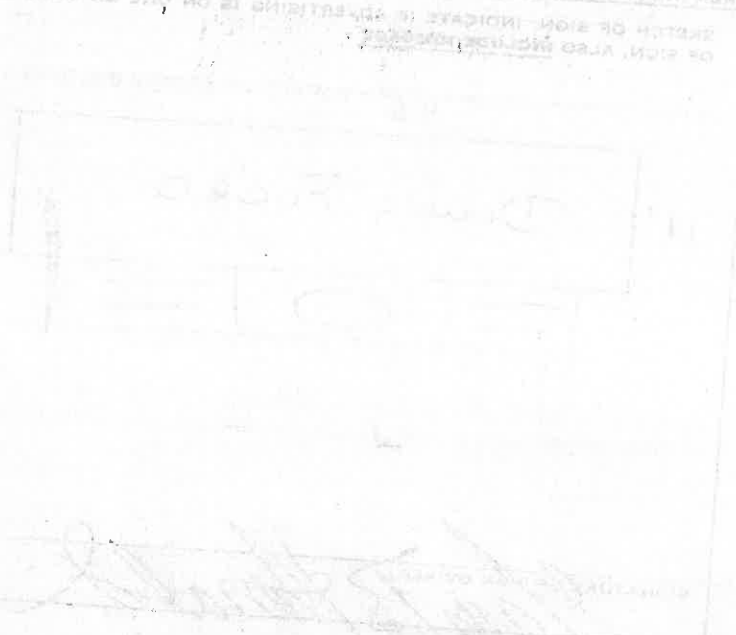
*[Signature]*

AUTHORIZED REPRESENTATIVE

TITLE

he

PERMIT NO. \_\_\_\_\_  
DISTANCE \_\_\_\_\_ FEET  
DIRECTION \_\_\_\_\_  
NEAREST CITY \_\_\_\_\_  
THE NEAREST OFF PERMITS SIGN ON SAME SIDE OF HIGHWAY  
SIGN PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS  
UNZONED COMMERCIAL OR INDUSTRIAL AREA  
ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OF BUILDING  
DISTANCE BETWEEN AND PLOT SIGN ON MAP SPECIFY LAND USE  
ON REVERSE SIDE OF THIS APPLICATION  
NEED OF INDIVIDUAL OR COMPANY WHICH WILL ERCT SIGN



SCHEDULE OF FEES

PERMIT NO.	LENGTH	DISTANCE BETWEEN PANEL AND GROUND
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		

# Application for a Building Permit

APPLICATION NO. 1178

WASCO COUNTY BUILDING DEPARTMENT  
THE DALLES, OREGON

Building Address U.P. Industrial Area  
 Block..... Lot..... Addition.....  
 Zoning District.....  
 Fire Zone.....  
 Proposed Water Supply.....  
 Proposed Sewage Disposal.....

Permittee Name Gary Donald  
 Address.....  
 City..... Phone.....

Contractor Name.....  
 Address.....  
 City..... Phone.....

**CLASS OF WORK**

New (3) Signs Repair.....  
 Alteration..... Demolish.....  
 Addition..... Move.....  
 Size of Bldg. .... No. of Rooms.....  
 Height..... Basement..... No. of Families.....  
 Use of Bldg. ....

**LOCATION ON PROPERTY**

Size of Lot: Sq. Ft. .... Length..... Width.....  
 Front Set Back ..... Rear Set Back.....  
 Side Set Back.....  
 No. of Bldgs. .... Use of Bldgs. ....  
 Now on Lot ..... Now on Lot.....

Specifications		Foundation	
Material .....	.....	Footings .....	.....
Width .....	.....	Depth in Ground .....	.....

FRAME			
	SIZE	SPACING	SPAN
Sill			
Girders			
Joist - 1st Floor			
Joist - 2nd Floor			
Joist - Ceiling			
Bearing Studs			
Non-Bearing Studs			
Roof Rafters			

COVERING	
Exterior Walls .....	Ceiling .....
Interior Walls .....	Roof .....

HEATING	
Type .....	.....
Fireplace .....	Flue Size.....
.....	Flue Size.....
Furnace— Gas - Oil - Electric .....	Flue Size.....
Furnace .....	B. T. U.....
Fuel Tank .....	Gals. - Location .....
.....	Vent .....

Remarks:  
Conform to U.B.C  
& State Highway  
regulations

It is hereby understood and agreed that if this permit is granted, it is on the express condition that the said construction shall conform to all the Ordinances of Wasco County regulating the construction of buildings and may be revoked upon the violation said ordinances.

I also agree to comply with all ordinances concerning the construction or repair sidewalks adjacent to the building site.

Signature of Permittee  
 By Gary Donald

Approved By Sanitarian Public Health Department  
 By .....

Approved By Fire Warden  
 By .....

Permit Is Hereby Granted Date 8/17/71  
 By J. Lipson  
 Building Official Page 275 of 597

Date: 9/13/23

Lease #: 98001

Lessor: Made & Charlotte Velador

Date Sign Built: 1984

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'





DEPARTMENT OF TRANSPORTATION  
DMV - MOTOR CARRIER SERVICES  
OUTDOOR ADVERTISING  
1805 LAMA AVE NE, SALEM OR 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

## SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)

## PERMIT OFFICE APPROVAL SECTION

Proposed sign visible to: →	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY <i>[Signature]</i>	PERMIT NUMBER <b>3I-33</b>	ISSUE DATE <b>1-15-97</b>
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS			
OWNER OF NEAREST SIGN (HWY NO. 1)				DISTANCE TO PROPOSED SIGN	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING REASON:		CONSTRUCTION DATE <b>5-15-97</b>
OWNER OF NEAREST SIGN (HWY NO. 2)				DISTANCE TO PROPOSED SIGN			
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE <i>[Signature]</i>				DATE CHECKED	CANCELLATION DATE	DISTRICT <b>9</b>	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RECONSTRUCTION OF PERMIT NO. **3I-0033**
- DIRECTIONAL \*\*
- RELOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION \*
- BENCH  BUS SHELTER

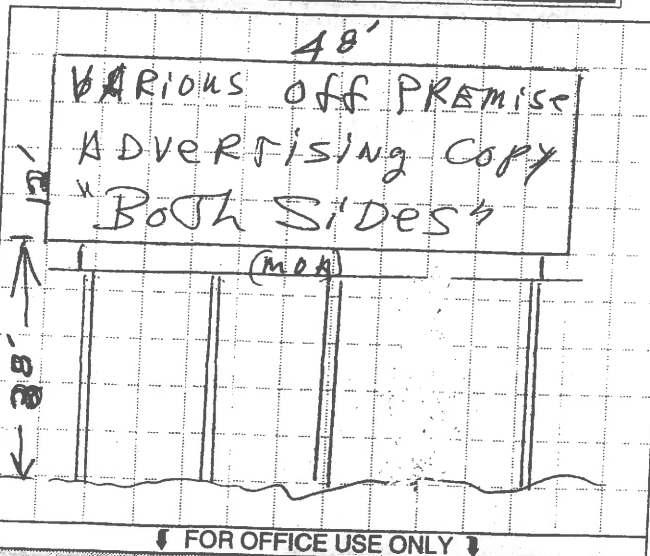
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>		ADDRESS (NUMBER AND STREET) <b>P.O. BOX 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR, 97058</b>		
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow Outdoor Advertising</b>		ADDRESS (NUMBER AND STREET) <b>P.O. BOX 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR, 97058</b>		
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>		ADDRESS (NUMBER AND STREET) <b>P.O. BOX 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR, 97058</b>		PROPOSED DATE TO INSTALL <b>4-1-97</b>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



### SECTION 4 - SIGN FACTS

<b>A SIGN DIMENSIONS</b>			
HEIGHT (FEET) <b>12'</b>	LENGTH (FEET) <b>48'</b>	AREA (SQ. FEET) <b>1152</b>	NUMBER AND SIZE OF SUPPORTS <b>4-Steel</b>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <b>38'</b>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
<b>B SIGN LOCATION</b>			
COUNTY <b>WASCO</b>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>		
HIGHWAY ROUTE NUMBER OR NAME <b>I-84 - Hwy, 2</b>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
<b>C ☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
<b>D ☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>			
1. SIZE OF COPY LETTERS: <b>S</b> ..... <b>AS</b> ..... <b>OS</b> .....			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

**OUTDOOR ADVERTISING RECEIVED**  
**JAN 10 1997**

PERMIT FEE <b>\$200.00</b>	APPLICANT'S SIGNATURE <i>Meadow Outdoor Adv.</i>
	BY: <i>Paul S. Stebbins</i>

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT  
Meadow Outdoor Advertising  
NUMBER AND STREET  
P.O. Box 331  
CITY, STATE AND ZIP CODE  
The Dalles, OR. 97058

**B**

NAME OF PROPERTY OWNER  
Meadow Outdoor Advertising  
NUMBER AND STREET  
P.O. Box 331  
CITY, STATE AND ZIP CODE  
The Dalles, OR. 97058

**C**

**SIGN LOCATION**  
[REFER TO OTHER SIDE OF THIS APPLICATION]

CITY (IF INSIDE CITY)	COUNTY Wasco	HIGHWAY ROUTE NUMBER OR NAME I-84 - Hwy. 2	SIDE OF HIGHWAY North	MILE POINT 82.43
TAX LOT <del>1800</del>	SECTION 29DA	TOWNSHIP 2 N	RANGE 13	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: 1956  
ZONING AUTHORITY (NAME OF CITY OR COUNTY): Wasco County / and City The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X <i>Brandy Jenkins</i>	TITLE Planning Asst.	TELEPHONE NUMBER 798-5169	DATE 1/8/96
--	-------------------------	------------------------------	----------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X	TITLE	TELEPHONE NUMBER	DATE
--	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X	TITLE	TELEPHONE NUMBER	DATE
--	-------	------------------	------

# SIGN PERMIT APPLICATION

## WISER OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
 PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
 P.O. BOX 14030, SALEM, OR 97310

**PURPOSE OF APPLICATION**

STRUCTURE OF PERMIT NO. \_\_\_\_\_

ATION IN LIEU OF PERMIT NO. \_\_\_\_\_

SS IDENTIFICATION\*  BENCH

IONAL\*\*  BUS SHELTER

OWNER

ow Outdoor Advertising

REET

Box 331

ZIP CODE

Dalles, Oregon 97058

CITY OWNER AT SIGN LOCATION

ow Outdoor Advertising

REET

Box 331

ZIP CODE

Dalles, Oregon 97058

OR COMPANY TO INSTALL SIGN

ow Outdoor Advertising

REET

Box 331

IP CODE

Dalles ORE

PROPOSED DATE TO INSTALL

**IS BOX FOR BUSINESS IDENTIFICATION SIGNS**

FROM PROPOSED SIGN TO BUSINESS \_\_\_\_\_

S ACTIVITY OR ON-PREMISE SIGNING  
 OM HIGHWAY?  YES  NO

**RECEIVED**

MAJ 1984

ACKBOARD AND LETTERS

OE CW ACW ACW

H APPLICATION ADDITIONAL DOCUMENTS TO SHOW  
 BUSINESS ACTIVITY IS REGIONALLY KNOWN.  
 A—BROCHURES; B—PAGES FROM VISITOR'S LOG  
 C—FACTS ABOUT (OR SAMPLES OF) OUT-OF-  
 RTISING PROGRAM.

STRUCTIONS FOR RATE)

ATURE

OFFICE USE	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	<i>[Signature]</i>	3I-0033	5-10-84
	<input type="checkbox"/> CONFORMING	120 days	CONSTRUCTION DATE
	<input type="checkbox"/> NONCONFORMING		9-7-84
	REASON:		
	OWNER CODE	HIGHWAY CODE	DISTRICT
	4m916	A	9
	CANCELLATION DATE	WAS TAG RETURNED?	
		<input type="checkbox"/> YES <input type="checkbox"/> NO	

**SITE FIELD CHECK**  
 (To be completed by District Maint. Office)

MILE POINT OF PROPOSED SIGN	ENGINEER STATION	
82.43	2203+53	
OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY		
MEADOW OUTDOOR ADVERTISING		
PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	DIRECTION
64-106	2164'	WEST
FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE)		
<i>[Signature]</i>		

**SIGN LOCATION**

COUNTY	CITY (OR DISTANCE FROM)
WASCO	THE DALLES
HIGHWAY ROUTE NUMBER OR NAME	
I-84	
SIDE OF HIGHWAY	
<input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

**SIGN DIMENSIONS — EXCLUDE SUPPORTS**

HEIGHT (FEET)	LENGTH (FEET)	AREA INCLUDING CUTOUT (SQ. FT.)
12'	48'	576'
NUMBER AND SIZE OF SUPPORTS		DISTANCE BETWEEN PANEL AND GROUND
5 - STEEL		30'
ADVERTISING IS ON		
<input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES		

SKETCH OF SIGN INCLUDING MESSAGE

ADVERTISING ON  
ONE SIDE

*[Sketch showing sign placement with arrows pointing to one side]*

OFFICE USE ONLY



# ZONE AFFIDAVIT

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS:** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING		
NUMBER AND STREET	P.O. Box 331		
CITY, STATE AND ZIP CODE	THE DALLES, OREGON	97058	

②

NAME OF PROPERTY OWNER	MEADOW OUTDOOR ADVERTISING		
NUMBER AND STREET	P.O. Box 331		
CITY, STATE AND ZIP CODE	THE DALLES, OREGON	97058	

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
	WASCO	I-84	NORTH	82.43
TAX LOT	SECTION	TOWNSHIP	RANGE	
3100	29 DA	2N	13	

TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY			
ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)	
<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL	1956	Wasco Co.	

**CHECK APPLICABLE STATEMENT**

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
X Dan Curran	
TITLE	
Director of Planning	
PHONE NUMBER	DATE
298-5149	4-26-84

**Date:** 9/11/23

**Lease #:** 97652

**Lessor:** Clear Channel Outdoor

**Date Sign Built:** 1971

**Hwy/St:** I-84

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

OREGON STATE HIGHWAY DIVISION

E. SALEM HIGHWAY BLDG. SALEM, OREGON 97310

PERMIT APPLICATION

RETURN ORIGINAL COPY ONLY

CONFIRMING

NONCONFIRMING  Attachment 16

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER ADDRESS 1800 WEST SECOND STREET, THE DALLES, OREGON

INCORPORATED PITTOCK BLOCK PORTLAND, OREGON  
 NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION

REAR OR CITY THE DALLES HIGHWAY INTERSTATE 80N  
 SOUTH MILEPOINT 2/10 WEST HP 85 ENGINEER STATION 2418 + 77

WAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY *[Signature]* DISTRICT ENGINEER

ERECTED OCTOBER 1, 1971 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

S TO THE EAST SCENIC AREA PERMIT NO. \_\_\_\_\_ DISTANCE \_\_\_\_\_ FEET DIRECTION \_\_\_\_\_ N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA   
 ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

INCORPORATED EXCLUDE SUPPORTS

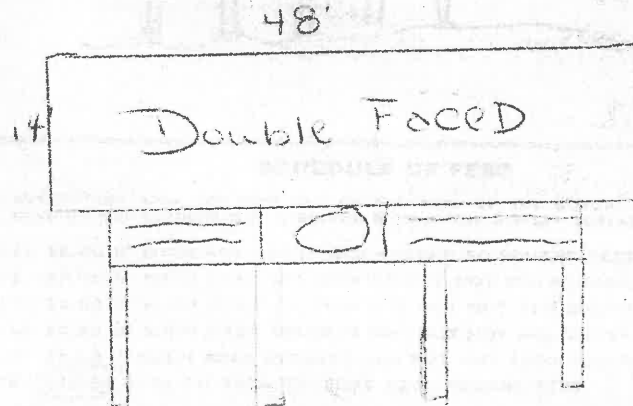
14' LENGTH 48' DISTANCE BETWEEN PANEL AND GROUND 10'

SIGN SQUARE FEET AREA INCLUDE CUT OUT 1344' DOUBLE FACED

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

SCHEDULE OF FEES

YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
3	\$ 6	\$ 9	0 TO 50
4	\$ 8	\$ 12	51 TO 150
5	\$ 10	\$ 15	151 TO 350
7	\$ 14	\$ 21	351 TO 800
10	\$ 20	\$ 30	801 TO 1200
15	\$ 30	\$ 45	OVER 1200



SIGNATURE OF SIGN OWNER

*[Signature: Gary B. Donald]*



ZONE AFFIDAVIT

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

DATE

RE: SIGN LOCATION (FROM APPLICATION)

TAX LOT 300 SECTION 2 TOWNSHIP 1 North RANGE 1

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

near The Dalles OR Wasco  
(CITY) (COUNTY) IS ZONED  COMMERCIAL OR  INDUSTRIAL

Wasco County Planning Comm.  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED

Rev. Luesteadt  
AUTHORIZED REPRESENTATIVE

TITLE

Secy

PERMIT NO. \_\_\_\_\_ SCENIC AREA \_\_\_\_\_  
DIRECTION \_\_\_\_\_ DISTANCE \_\_\_\_\_  
SIGNAGE PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS  
UNDESIRABLE COMMERCIAL OR INDUSTRIAL AREA   
ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OF BUILDING  
REVERSE SIDE OF THIS APPLICATION. DISTANCE BETWEEN AND SIGN ON MAP, PROPERTY LINES AND  
OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Sketch of sign and message area. Includes a large rectangular area for a sketch and a table for 'SCHEDULE OF FEES'. The sketch area contains faint handwritten text. The table has columns for 'LENGTH', 'DISTANCE BETWEEN PANEL AND MOUNTING', and 'SCHEDULE OF FEES'. The table content is mostly illegible due to blurriness.

# Application for a Building Permit

APPLICATION NO. 1178

WASCO COUNTY BUILDING DEPARTMENT  
THE DALLES, OREGON

Building Address U.P. Industrial Area

Block..... Lot..... Addition.....

Zoning District.....

Fire Zone.....

Proposed Water Supply.....

Proposed Sewage Disposal.....

Permittee Name Gary Donald  
Address.....  
City..... Phone.....

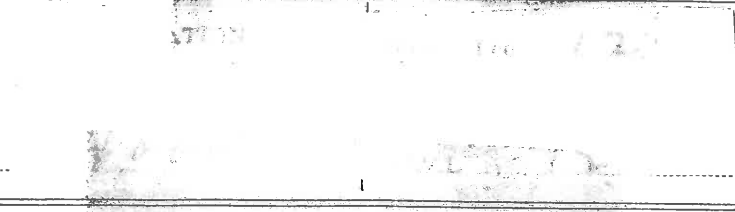
Contractor Name.....  
Address.....  
City..... Phone.....

### CLASS OF WORK

New <u>(3) Signs</u>	Repair.....
Alteration.....	Demolish.....
Addition.....	Move.....
Size of Bldg. ....	No. of Rooms.....
Height..... Basement.....	No. of Families.....
Use of Bldg. ....	

### LOCATION ON PROPERTY

Size of Lot: Sq. Ft.....	Length.....	Width.....
Front Set Back.....	Rear Set Back.....	
Side Set Back.....		
No. of Bldgs. ....	Use of Bldgs. ....	
Now on Lot.....	Now on Lot.....	



It is hereby understood and agreed that if this permit is granted, it is on the express condition that the said construction shall conform to all the Ordinances of Wasco County regulating the construction of buildings and may be revoked upon the violation of said ordinances.

I also agree to comply with all ordinances concerning the construction or repair of sidewalks adjacent to the building site.

Signature of Permittee  
By Gary B. Donald

### Specifications Foundation

Material.....	Footings.....
Width.....	Depth in Ground.....

### FRAME

	SIZE	SPACING	SPAN
Sill			
Girders			
Joist - 1st Floor			
Joist - 2nd Floor			
Joist - Ceiling			
Bearing Studs			
Non-Bearing Studs			
Roof Rafters			

### COVERING

Exterior Walls.....	Ceiling.....
Interior Walls.....	Roof.....

### HEATING

Type.....	Flue Size.....
Fireplace.....	Flue Size.....
Furnace— Gas - Oil - Electric.....	Flue Size.....
Furnace.....	B. T. U.....
Fuel Tank.....	Gals. - Location Vent.....

Remarks:  
Conform to U.B.C.  
+ State Highway regulations

Approved By Sanitarian Public Health Department  
By.....

Approved By Fire Warden  
By.....

Permit Is Hereby Granted Date 8/17/71  
By J. Lipson Building Official Page 284 of 597



**Date:** 9/13/23

**Lease #:** 20508

**Lessor:** Fred Meyer

**Date Sign Built:** 1971

**Hwy/St:** I-84 Fred Meyer's Parking Lot

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1205 LAMA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

## SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)

## PERMIT OFFICE APPROVAL SECTION

Proposed sign visible to: →	NO. 1 HWY 002	MILE POINT 83.95	ENGINEER STATION 0284+110	FULL CONTROL ACCESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY <i>[Signature]</i>	PERMIT NUMBER 640130	ISSUE DATE 10/1/03
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING		CONSTRUCTION DATE 3/30/04
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER		DISTANCE TO PROPOSED SIGN		REASON: <i>Previously non conforming due to size. Reason will be a conforming size.</i>		
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER		DISTANCE TO PROPOSED SIGN	OWNER CODE M116	HIGHWAY CODE 002A	DISTRICT 9	
AUTHORIZED ODOT REPRESENTATIVE'S SIGNATURE <i>[Signature]</i>		DATE CHECKED 11/20/03		CANCELLATION DATE		WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RECONSTRUCTION OF PERMIT NO. 64-130
- DIRECTIONAL \*\*
- RELOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION \*
- BENCH  BUS SHELTER

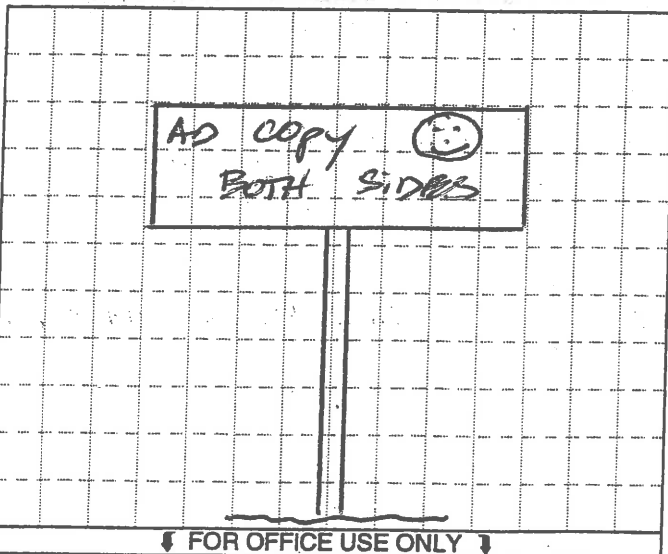
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>		
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	PT ..... AS ..... OS ..... Refer ..... Action .....
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>		
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>		PROPOSED DATE TO INSTALL

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



### SECTION 4 - SIGN FACTS

<b>A SIGN DIMENSIONS</b>			
HEIGHT (FEET) <u>14'</u>	LENGTH (FEET) <u>48'</u>	AREA (SQ. FEET) <u>672</u>	NUMBER AND SIZE OF SUPPORTS <u>13 44 ONE</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND. <u>50'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
<b>B SIGN LOCATION</b>			
COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALLES</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>I-04, Hwy 002</u>	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
<b>C ☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY <u>100'</u>		2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>	
<b>D ☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

PERMIT FEE \$600.00 AUTHORIZED SIGNATURE (Verifying application is complete and accurate)

*[Signature]* Page 286 of 597

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT	MEADOW OUTDOOR ADVERTISING	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">OUTDOOR ADVERTISING RECEIVED</p> <p style="margin: 0; font-size: 1.2em;">OCT 02 2003</p> </div>
	NUMBER AND STREET	P.O. BOX 331	
	CITY, STATE AND ZIP CODE	THE DALLES, OR 97058	
<b>B</b>	NAME OF PROPERTY OWNER	MEADOW OUTDOOR ADVERTISING	NO. _____ AS _____ CS _____ DIST. _____ STATE _____
	NUMBER AND STREET	P.O. BOX 331	
	CITY, STATE AND ZIP CODE	THE DALLES, OR 97058	

<b>C</b>	<b>SIGN LOCATION</b>				
	[REFER TO OTHER SIDE OF THIS APPLICATION]				
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	I-84	SOUTH	83.98	
TAX LOT	SECTION	TOWNSHIP	RANGE		
1900	33	2N	13 E		

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
1998	CITY OF THE DALLES

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X <i>[Signature]</i>	SP. PLANNER	541/296-5481 N151	09/29/03

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

# PERMIT APPLICATION

ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

CONFORMING  ATTACHMENT 46

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER Id Inc ADDRESS 1800 W 2nd - The Dalles Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  
350 Mill Creek Rd. W. The Dalles Oregon

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION

OR CITY the Dalles HIGHWAY  Hwy 2

ROUTE NO. OR NAME

South Side MILEPOINT 82.28 ENGINEER STATION \_\_\_\_\_

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

ERECTED 4-19-65 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

BY Honald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.13 FEET DIRECTION West

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ZONED COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA

ATTACH ZONING MAP. PLOT SIGN ON MAP, AND COMPLETE ZONE DEDICATED ON REVERSE SIDE OF THIS APPLICATION ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN  
Honald Inc.

DIMENSIONS - EXCLUDE SUPPORTS  
 LENGTH 60' SIGN SQUARE FEET AREA INCLUDE CUT OUT 960

SIZE OF POSTS steel DISTANCE BETWEEN PANEL AND GROUND 20'

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

### SCHEDULE OF FEES

1 YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 3	\$ 6	\$ 9	0 TO 50
\$ 4	\$ 8	\$ 12	51 TO 150
\$ 5	\$ 10	\$ 15	151 TO 350
\$ 7	\$ 14	\$ 21	351 TO 800
\$ 10	\$ 20	\$ 30	801 TO 1200
\$ 15	\$ 30	\$ 45	OVER 1200

Recreation Cafe -  
 Single faced  
 West face -

ACCOMPANYING THIS APPLICATION \$10.00

SIGNATURE OF SIGN OWNER  
Henry B. Honald

ZONE AFFIDAVIT

DATE Dec 22-71

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

Hwy 2 - South Side - MIP-82.28

TAX LOT 3100 SECTION 33 TOWNSHIP 2N RANGE 13E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED  COMMERCIAL  OR INDUSTRIAL  BY THE City of the Dalles ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas. E. Leland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

PERMIT NO. \_\_\_\_\_ DISTANCE \_\_\_\_\_ DIRECTION \_\_\_\_\_

UNCHECKED COMMERCIAL OR INDUSTRIAL AREA

ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OR BUILDINGS  
DISTANCE BETWEEN AND FROM SIGN ON MAIN HIGHWAY LAND USE

AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

SIGN SQUARE FEET

AREA INCLUDE CUT OUT

SECTION OF SIGN INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES  
OR SIGN ALSO INCLUDE MESSAGE

DISTANCE BETWEEN FEET AND GROUND

SCHEDULE OF FEES

RECEIPT

Attachment # 16  
No. 780638

DATE 9-24-03

RECEIVED FROM Meadow Outdoor Adv. \$125<sup>00</sup>

One hundred twenty five & no/100<sup>00</sup> DOLLARS

FOR RENT  
 FOR Sign Permit

ACCOUNT	125 00	<input type="radio"/> CASH
PAYMENT	125 00	<input checked="" type="radio"/> CHECK
BAL. DUE	0	<input type="radio"/> MONEY ORDER

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY Denise Ball

1182



Date: 9/12/23

Lease #: 9806

Lessor: Martha Taylor-Holt

Date Sign Built: Acquired

Hwy/St: I-84

- Odot Permit
- City Sign Permit *County*
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

Date: 9/13/23

Lease #: 98014

Lessor: Mary L. Lee

Date Sign Built: 1998

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



CITY OF THE DALLES

Use Zone M-1  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

313 Court Street  
The Dalles, Oregon 97058  
(541) 296-5481

Permit No \_\_\_\_\_  
Permit Fee \$125.00

\*City licensed installer is required

Sign for: Meadow Outdoor Advertising Contractor: Meadow Outdoor Advertising  
Business Address: 3118 W. 2nd Street Address: P.O. Box 331 - The Dalles, OR, 9705  
Telephone: 296-9684 Telephone: 296-9694

- Permit to:  Erect (1)    Alter (2)    Relocate (3)
- Wall Sign (1)    Freestanding Sign (4)    Roof Sign (7)
- Projecting Sign (2)    Pole Sign (5)    Barber Pole (8)
- Marguee Sign (3)    Wall Facade for Signs (6)    Street or Wall Clock (9)

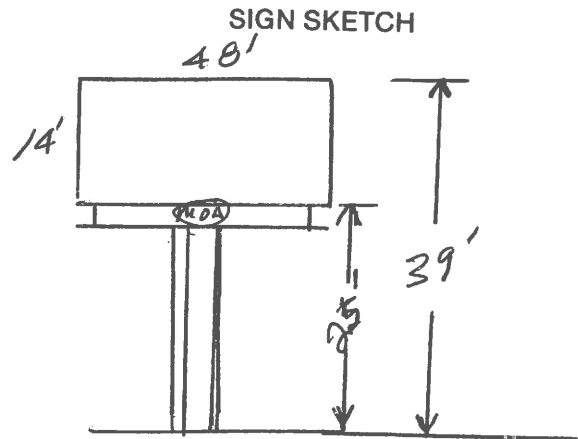
off Premise Advertising Sign

Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 48'   Height to Bottom: 25'  
 Vertical Dimension: 14'   Height to Top: 39'  
 Area of Sign: 672   Illuminated: \_\_\_\_\_   UL No.: \_\_\_\_\_  
 Removal Agreement Signed \_\_\_\_\_   Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Meadow Outdoor Advertising

Applicant's Signature: By: Bert & Street Date: 1-8-98

Application Received by: DAMS Date: 1-8-98

Permit Issued by: [Signature] Date: 1-27-98

*basic with a 60-day pre approval effective pre approval date 3-11-98 Issue permit*



DEPARTMENT OF TRANSPORTATION  
DMV - MOTOR CARRIER SERVICES  
OUTDOOR ADVERTISING  
1905 LAMA AVE NE, SALEM OR 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

## SITE FIELD CHECK ( TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE )

## PERMIT OFFICE APPROVAL SECTION

Proposed sign is visible to:	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	002	82.77		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<i>Go</i>	16M076	5-11-98
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING REASON:		CONSTRUCTION DATE
				<input type="checkbox"/> YES <input type="checkbox"/> NO			9-9-98
OWNER OF NEAREST SIGN ( HWY NO. 1 )		PERMIT NUMBER		DISTANCE TO PROPOSED SIGN			
Meadows		TR-009		818 ft			
OWNER OF NEAREST SIGN ( HWY NO. 2 )		PERMIT NUMBER		DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE
						4M916	A
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE				DATE CHECKED	CANCELLATION DATE	DISTRICT	
X <i>Steve Hepler</i>				2-4-98		9	
WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO							

## SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- DIRECTIONAL \*\*
- RELOCATION IN LIEU OF PERMIT NO. *6H-0106*
- BUSINESS IDENTIFICATION \*
- BENCH  BUS SHELTER

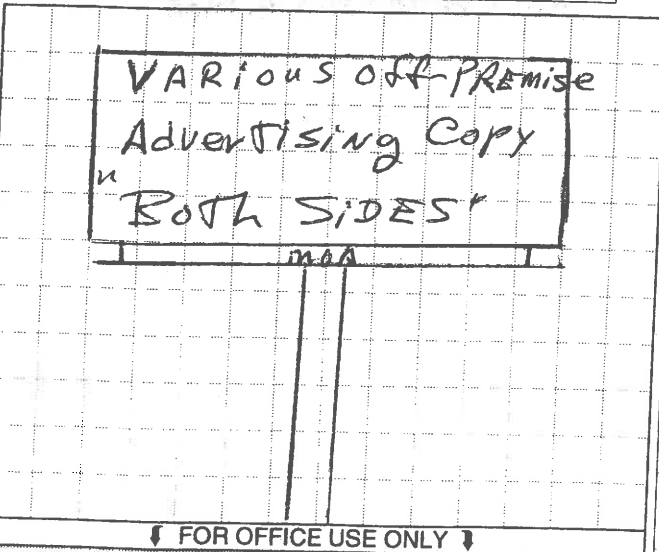
## SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT	ADDRESS (NUMBER AND STREET)
Meadow Outdoor Advertising	P.O. Box 331
CITY STATE AND ZIP CODE	
The Dalles, OR 97058	
NAME OF PROPERTY OWNER AT SIGN LOCATION	ADDRESS (NUMBER AND STREET)
Ernie W. Lee	1206 12th Street
CITY STATE AND ZIP CODE	
Hood River, OR. 97031	
NAME OF PERSON OR COMPANY TO ERECT SIGN	ADDRESS (NUMBER AND STREET)
Meadow Outdoor Advertising	P.O. Box 331
CITY STATE AND ZIP CODE	
The Dalles, OR. 97058	PROPOSED DATE TO INSTALL
	4-15-98

## SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



## SECTION 4 - SIGN FACTS

<b>A SIGN DIMENSIONS</b>			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ. FEET)	NUMBER AND SIZE OF SUPPORTS
14'	48'	1344	ONE 42"
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND			ADVERTISING IS
25'			<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
<b>B SIGN LOCATION</b>			
COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)		
WASCO (33)	The Dalles 0.255		
HIGHWAY ROUTE NUMBER OR NAME	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
I-84 (HWY. 2)	IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY	<input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
SIDE OF NO. 2 HIGHWAY	<input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
<b>C COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
<b>D COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM			

FOR OFFICE USE ONLY

*3-11-98 issued in lieu of 6H0106 60-day pre approval*  
*5-11-98 issued permit*

PERMIT FEE \$200.00 APPLICANT'S SIGNATURE *Meadow Outdoor Ad.*

RECEIVED MAY 26 1998

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A** NAME OF PERMIT APPLICANT  
 Meadow Outdoor Advertising  
 NUMBER AND STREET  
 P.O. Box 331  
 CITY, STATE AND ZIP CODE  
 The Dalles, OR 97058

**B** NAME OF PROPERTY OWNER  
 ERNIE W. LEE  
 NUMBER AND STREET  
 1206 12th Street  
 CITY, STATE AND ZIP CODE  
 Hood River, OR. 97031

**C** **SIGN LOCATION**  
 (REFER TO OTHER SIDE OF THIS APPLICATION)

CITY (IF INSIDE CITY) The Dalles	COUNTY WASCO	HIGHWAY ROUTE NUMBER OR NAME I-84 (Hwy 2)	SIDE OF HIGHWAY N	MILE POINT 82.77
TAX LOT 100	SECTION 28CC	TOWNSHIP 2N	RANGE 13E	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**


The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: MAY 1980 ZONING AUTHORITY (NAME OF CITY OR COUNTY): THE DALLES

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X 	TITLE PWA	TELEPHONE NUMBER 246-5481	DATE 2/1/98
---	--------------	------------------------------	----------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X	TITLE	TELEPHONE NUMBER	DATE
--	-------	------------------	------

Neither of the above statements apply. **A letter of explanation is attached.**

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE X	TITLE	TELEPHONE NUMBER	DATE
--	-------	------------------	------

Date: 9/12/03Lease #: 98019Lessor: Meadow AvedDate Sign Built: 2007Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

NOTE :- REBUILT NEIGHBORING ~~12x48~~ <sup>EXISTING SIGN ON</sup> HATTENHAVER PROPERTY. 2007

- BUILT NEW <sup>BILLBOARD</sup> ~~10x30~~ ON MEADOW PROPERTY SAME TIME. 2007



## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION			
	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
Proposed sign is visible to: (	00a	84.72	2322+97	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	[Signature]	200017	5/4/07
				<input type="checkbox"/> YES <input type="checkbox"/> NO			9/1/07
OWNER OF NEAREST SIGN (HWY NO 1)				PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		
OWNER OF NEAREST SIGN (HWY NO 2)				PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED?	
x / S/Patrick Smith				11/1/2004	maico	<input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

<input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____ <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____ <input type="checkbox"/> DIRECTIONAL " "	<input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <u>540041</u> <input type="checkbox"/> BUSINESS IDENTIFICATION* <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER
--	--

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	MAILING ADDRESS <b>P.O. Box 331</b> PHONE NUMBER <b>(541)296-9684</b>	RECEIVED <b>MAR 06 2007</b>
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow Outdoor Advertising</b> MAILING ADDRESS <b>P.O. Box 331</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b> MAILING ADDRESS <b>P.O. Box 331</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

AD COPY  
ONE SIDE

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET) <b>10</b>	LENGTH (FEET) <b>30</b>	AREA (SQ FEET) <b>600-300</b>	NUMBER AND SIZE OF SUPPORTS <b>One 24" pipe</b>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <b>32"</b>		ADVERTISING IS ON: <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES	
SIGN LOCATION			
COUNTY <b>Wasco</b>		CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>	
HIGHWAY ROUTE NUMBER OR NAME <b>Interstate 84</b>		VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SIDE OF NO. 1 HIGHWAY \ <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		SIDE OF NO. 2 HIGHWAY \ <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY <input type="checkbox"/> YES <input type="checkbox"/> NO			
D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM			
PERMIT FEE <b>\$600.00</b>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) x [Signature]		
DATE PAID <b>7/13/05</b>			
CHECK # <b>4458</b>			

↓ FOR OFFICE USE ONLY ↓



DEPARTMENT OF TRANSPORTATION  
 DIVISION OF MOTOR VEHICLE SERVICES  
 BUSINESS REGULATION  
 OUTDOOR ADVERTISING  
 1000 LAWA AVE NE, SALEM, OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
PROPOSED SIGN	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE		
Site 0		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<i>[Signature]</i>	7B0209	3/21/02		
ENGINEER OF THE SIGN	ENGINEER STATION	FULL CONTROL ACCESS	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE		
		<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> NON-CONFORMING		7/19/05		
OWNER OF THE SIGN	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	REASON:	OWNER CODE	HIGHWAY CODE	DISTRICT	
OWNER OF THE REAL ESTATE	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE	HIGHWAY CODE	DISTRICT		
APPLICANT REPRESENTATIVE SIGNATURE	DATE CHECKED	CANCELLATION DATE	HAS TAG RETURNED?		<input type="checkbox"/> YES <input type="checkbox"/> NO		

(See attached)

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. 540041
- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION\*
- DIRECTIONAL\*\*
- BENCH
- BUS SHELTER

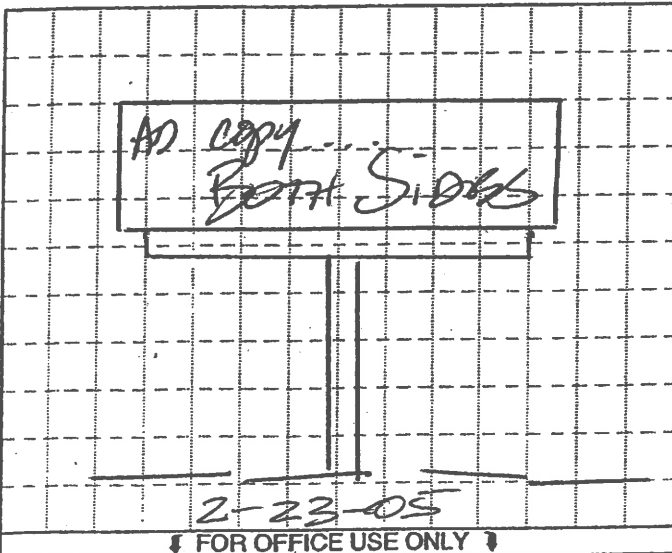
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	OUTDOOR ADVERTISING RECEIVED <u>OCT 26 2004</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>		OUTDOOR ADVERTISING RECEIVED <u>FEB 25 2005</u>
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MEADOW OUTDOOR ADV.</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>		
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADV.</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>		PROPOSED DATE TO INSTALL <u>1-1-05</u>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES.



### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS <i>11 E of Grain Conve</i>			
HEIGHT (FEET) <u>10'</u>	LENGTH (FEET) <u>30'</u>	AREA (SQ. FEET) <u>600</u>	NUMBER AND SIZE OF SUPPORTS <u>ONE 36" PIPE</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>32'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
B SIGN LOCATION			
COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALLES</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>I-84</u>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
C * COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
D ** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>		OUTDOOR ADVERTISING RECEIVED  FEB 25 2005	
	NUMBER AND STREET <i>P.O. Box 331</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>B</b>	NAME OF PROPERTY OWNER <i>MEADOW OUTDOOR ADVERTISING</i>		OUTDOOR ADVERTISING RECEIVED  OCT 26 2004	
	NUMBER AND STREET <i>P.O. Box 331</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>C</b>	<b>SIGN LOCATION</b> <small>[REFER TO OTHER SIDE OF THIS APPLICATION]</small>			
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>SOUTH</i>
	TAX LOT <i>200</i>	SECTION <i>3BB</i>	TOWNSHIP <i>IN</i>	MILE POINT <i>84.71</i>
			RANGE <i>13</i>	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE  
*June 11, 1998*

ZONING AUTHORITY (NAME OF CITY OR COUNTY)  
*Jan Hunt - City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>Jan Hunt</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>10/25/04</i>
--	-----------------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Agenda Staff Report   APL 035-23</i>	TELEPHONE NUMBER <i>Page 299</i>	DATE <i>01/19/07</i>
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# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
PROPOSED SIGN	NO. OF PANELS	ERECTOR/STATION	FIELD CONTROL/NOTICES	APPROVED BY	PERMIT FEE	ISSUE DATE	
VISIBLE TO	ERECTOR/STATION	FIELD CONTROL/NOTICES		<input checked="" type="checkbox"/> CONFIRMING		CONSTRUCTION DATE	
OWNER OF NEAREST SIGN (HWY/NO.2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input type="checkbox"/> NON-COMFORMING			
OWNER OF NEAREST SIGN (HWY/NO.2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE	REASON			
APPLICANT REPRESENTATIVE SIGNATURE	DATE CHECKED	CANCELLATION DATE					
						WAS TAG RETURNED	<input type="checkbox"/> YES <input type="checkbox"/> NO

(See attached)

### SECTION 1 - PURPOSE OF APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____ | <input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <u>5H0041</u> |
| <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____   | <input type="checkbox"/> BUSINESS IDENTIFICATION*                                  |
| <input type="checkbox"/> DIRECTIONAL**                        | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER                |

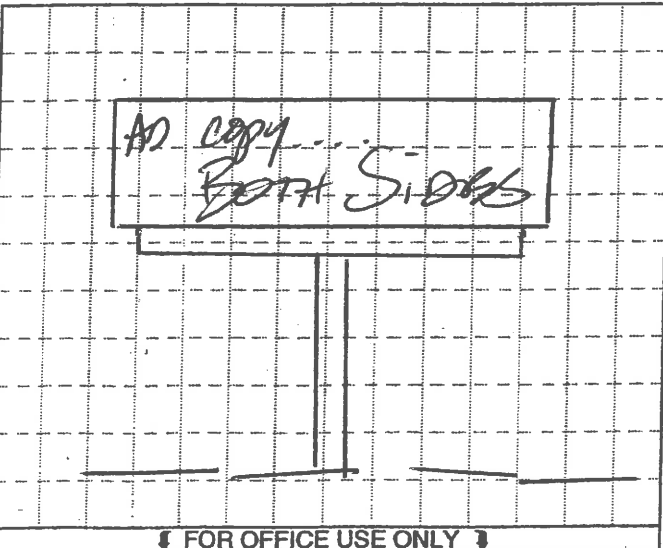
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>		ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	OUTDOOR ADVERTISING RECEIVED  OCT 26 2004
CITY STATE AND ZIP CODE <u>THE DALES, OR 97058</u>			
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MEADOW OUTDOOR ADV.</u>		ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALES, OR 97058</u>			
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADV.</u>		ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALES, OR 97058</u>		PROPOSED DATE TO INSTALL <u>1-1-05</u>	

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS <i>all E of Grain Conveyor</i>			
HEIGHT (FEET) <u>10'</u>	LENGTH (FEET) <u>30'</u>	AREA (SQ. FEET) <u>600</u>	NUMBER AND SIZE OF SUPPORTS <u>ONE 36" PIPE</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>32'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
SIGN LOCATION			
COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALES</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>I-84</u>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			
PERMIT FEE <u>\$ 600.00</u>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <u>X [Signature]</u>		



# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>			
	NUMBER AND STREET <i>P.O. Box 331</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>B</b>	NAME OF PROPERTY OWNER <i>MEADOW OUTDOOR ADVERTISING</i>			
	NUMBER AND STREET <i>P.O. Box 331</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>C</b>	<b>SIGN LOCATION</b> (REFER TO OTHER SIDE OF THIS APPLICATION)			
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>SOUTH</i>
	TAX LOT <i>200</i>	SECTION <i>3BB</i>	TOWNSHIP <i>IN</i>	MILE POINT <i>84.71</i>
				RANGE <i>13</i>

OUTDOOR ADVERTISING  
PERMITS  
RECEIVED  
OCT 26 2004

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:     COMMERCIAL     INDUSTRIAL     OTHER (Specify):

DATE ZONING IS EFFECTIVE: *June 11, 1998*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *Jan Maut - City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>Jan Maut</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>10/25/04</i>
--	-----------------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Agenda Staff Report   APL 035-23</i>	TELEPHONE NUMBER	DATE <i>Page 30 of 597</i>
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# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to: (	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS			
				<input type="checkbox"/> YES <input type="checkbox"/> NO			
				<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONFORMING <input type="checkbox"/> NON-COMFORMING REASON:		
OWNER OF NEAREST SIGN (HWY NO 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
OWNER OF NEAREST SIGN (HWY NO 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE X				DATE CHECKED			

### SECTION 1 - PURPOSE OF APPLICATION

<input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____ <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____ <input type="checkbox"/> DIRECTIONAL **	<input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <del>11R046</del> <input type="checkbox"/> BUSINESS IDENTIFICATION* <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER
---	--

*ISSUED 5-4  
2DE017*

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	MAILING ADDRESS <b>P.O. Box 331</b> PHONE NUMBER <b>(541)296-9684</b>
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow Outdoor Advertising</b> MAILING ADDRESS <b>P.O. Box 331</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b> MAILING ADDRESS <b>P.O. Box 331</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

### SECTION 3 - SKETCH OF SIGN

*Sketch sign and include message.*

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

AD COPY  
ONE SIDE

↓FOR OFFICE USE ONLY↓

### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
10	30	<del>600</del> - 300	One 24" pipe
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND 32"			ADVERTISING IS ON: <input checked="" type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
B SIGN LOCATION			
COUNTY <b>Wasco</b>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>		
HIGHWAY ROUTE NUMBER OR NAME <b>Interstate 84</b>	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
SIDE OF NO. 1 HIGHWAY (	<input type="checkbox"/> NORTH	<input checked="" type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST
SIDE OF NO. 2 HIGHWAY (	<input type="checkbox"/> NORTH	<input type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST

#### C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS

1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: \_\_\_\_\_
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY    YES    NO

#### D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS

1. SIZE OF COPY LETTERS: \_\_\_\_\_
2. COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM

PERMIT FEE <b>\$600.00</b>	AUTHORIZED SIGNATURE (Verify application is complete and accurate) X <i>[Signature]</i>
DATE PAID	
CHECK #	

# ZONE AFFIDAVIT

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

<b>A</b>	NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>
	MAILING ADDRESS <b>P.O. Box 331</b>
	CITY, STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

<b>B</b>	NAME OF PROPERTY OWNER <b>Meadow Outdoor Advertising</b>
	MAILING ADDRESS <b>P.O. Box 331</b>
	CITY, STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

<b>C</b>	<b>SIGN LOCATION</b> <small>(REFER TO OTHER SIDE OF THIS APPLICATION)</small>				
	<small>CITY (IF INSIDE CITY)</small> <b>The Dalles</b>	<small>COUNTY</small> <b>Wasco</b>	<small>HIGHWAY ROUTE NUMBER OR NAME</small> <b>Interstate 84</b>	<small>SIDE OF HIGHWAY</small> <b>south</b>	<small>MILE POINT</small> <b>84.72</b>
	<small>TAX LOT</small> <b>200</b>	<small>SECTION</small> <b>03BB</b>	<small>TOWNSHIP</small> <b>01N</b>	<small>RANGE</small> <b>13E</b>	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:     COMMERCIAL     INDUSTRIAL     OTHER (Specify):

<small>DATE ZONING IS EFFECTIVE</small> <i>June 11, 98 w/ amendments</i>	<small>ZONING AUTHORITY (NAME OF CITY OR COUNTY)</small> <i>City of The Dalles</i>
---	---

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <i>[Signature]</i>	<small>TITLE</small> <i>Associate Planner</i>	<small>TELEPHONE NUMBER</small> <i>81129</i> <i>(541) 296-5481</i>	<small>DATE</small> <i>1/29/07</i>
--	--	---	---------------------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <b>X</b>	<small>TITLE</small>	<small>TELEPHONE NUMBER</small>	<small>DATE</small>
--	----------------------	---------------------------------	---------------------

Neither of the above statements apply. A letter of explanation is attached.

<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <b>X</b>	<small>TITLE</small>	<small>TELEPHONE NUMBER</small>	<small>DATE</small>
--	----------------------	---------------------------------	---------------------



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to:	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	<input type="checkbox"/> YES <input type="checkbox"/> NO						
	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS			
				<input type="checkbox"/> YES <input type="checkbox"/> NO			
OWNER OF NEAREST SIGN (HWY NO 1)		PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input type="checkbox"/> CONFORMING <input type="checkbox"/> NON-COMFORMING <b>REASON:</b>		
OWNER OF NEAREST SIGN (HWY NO 2)		PERMIT NUMBER	DISTANCE TO PROPOSED SIGN				
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE X				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_  
 RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_  
 DIRECTIONAL \*\*

RELOCATION IN LIEU OF PERMIT NO. 11R016  
 BUSINESS IDENTIFICATION\*  
 BENCH  BUS SHELTER

*150117 54*  
*200017*

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>	MAILING ADDRESS <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	PHONE NUMBER <b>(541)296-9684</b>
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow Outdoor Advertising</b>	NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>
MAILING ADDRESS <b>P.O. Box 331</b>	MAILING ADDRESS <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

### SECTION 3 - SKETCH OF SIGN

*Sketch sign and include message.*

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

AD COPY

BOTH SIDES

↓FOR OFFICE USE ONLY↓

### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
10	30	600	One 24" pipe
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND			ADVERTISING IS ON:
32"			<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
B SIGN LOCATION			
COUNTY		CITY (OR DISTANCE FROM NEAREST INTERSECTION)	
Wasco		The Dalles	
HIGHWAY ROUTE NUMBER OR NAME		VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH?	
Interstate 84		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SIDE OF NO. 1 HIGHWAY	<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH	<input type="checkbox"/> EAST	<input type="checkbox"/> WEST
SIDE OF NO. 2 HIGHWAY	<input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH	<input type="checkbox"/> EAST	<input type="checkbox"/> WEST
C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY <input type="checkbox"/> YES <input type="checkbox"/> NO			
D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM			

PERMIT FEE <b>\$600.00</b>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) X <i>[Signature]</i>
DATE PAID	
CHECK #	

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

**A**

NAME OF PERMIT APPLICANT  
**Meadow Outdoor Advertising**  
MAILING ADDRESS  
**P.O. Box 331**  
CITY, STATE AND ZIP CODE  
**The Dalles, OR 97058**

**B**

NAME OF PROPERTY OWNER  
**Meadow Outdoor Advertising**  
MAILING ADDRESS  
**P.O. Box 331**  
CITY, STATE AND ZIP CODE  
**The Dalles, OR 97058**

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
<b>The Dalles</b>	<b>Wasco</b>	<b>Interstate 84</b>	<b>south</b>	<b>84.72</b>
TAX LOT	SECTION	TOWNSHIP	RANGE	
<b>200</b>	<b>03BB</b>	<b>01N</b>	<b>13E</b>	

↓THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE *June 11, 1998<sup>w</sup> amendment* ZONING AUTHORITY (NAME OF CITY OR COUNTY) *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

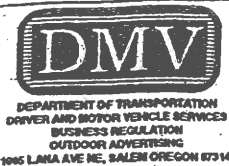
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>1/29/07</i>
---	-----------------------------------	---	------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

## SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)

## PERMIT OFFICE APPROVAL SECTION

PROPOSED SIGN NO. 17117	PROPOSED SIGN MILEPOST 21.9	PROPOSED SIGN ENGINEER STATION 235+16	FULL CONTROL ADDRESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY [Signature]	PERMIT NUMBER 780001	ISSUE DATE 11/10/04
5 VISIBLE TO: NO. 21171	MILEPOST	ENGINEER STATION	FULL CONTROL ADDRESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE 1/10/05
OWNER OF NEAREST SIGN (OWN NO.)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input type="checkbox"/> NON-CONFORMING REASON		
OWNER OF NEAREST SIGN (OWN NO.)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE	HIGHWAY DATE		DISTRICT
CITY OF ZEN (DOT REPRESENTATIVE'S SIGNATURE)	DATE CHECKED	DANCEY/TOM/DATE		WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		

(See attached)

## SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- DIRECTIONAL \*\*
- RELOCATION IN LIEU OF PERMIT NO. 640131
- BUSINESS IDENTIFICATION \*
- BENCH  BUS SHELTER

## SECTION 2 - NAMES AND ADDRESSES

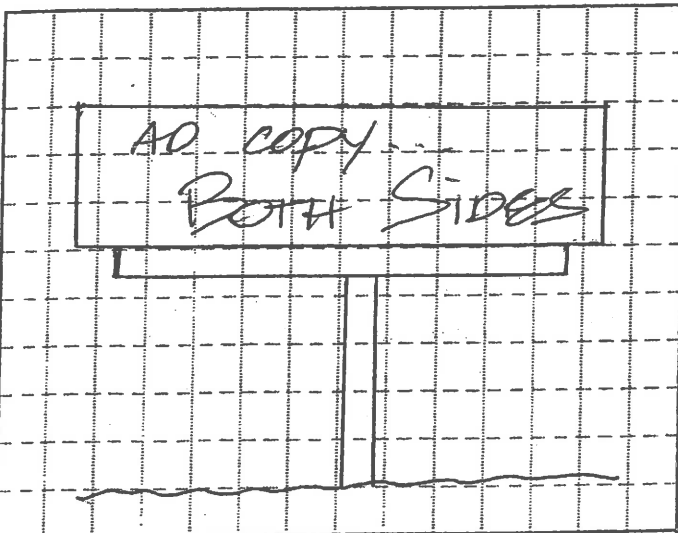
OUTDOOR ADVERTISING RECEIVED

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	DATE <u>OCT 26 2004</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>		
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>J.D. HATTENHAUER</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 1397</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>		
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADV.</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	PROPOSED DATE TO INSTALL <u>1-1-05</u>	

## SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



FOR OFFICE USE ONLY

## SECTION 4 - SIGN FACTS

<b>A SIGN DIMENSIONS</b> ID E Mill Creek			
HEIGHT (FEET) <u>12'</u>	LENGTH (FEET) <u>48'</u>	AREA (SQ. FEET) <u>1152</u>	NUMBER AND SIZE OF SUPPORTS <u>ONE 36" PIPE</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>45'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
<b>B SIGN LOCATION</b>			
COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALLES</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>I-84</u>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
<b>C * COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
<b>D ** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. BOX 331
CITY, STATE AND ZIP CODE	THE DALLES, OR 97058

**B**

NAME OF PROPERTY OWNER	J. D. HATTENHAUER	RECEIVED OCT 26 2004 AS _____ OS _____ Meter _____ Action _____
NUMBER AND STREET	P.O. BOX 1397	
CITY, STATE AND ZIP CODE	THE DALLES, OR 97058	

**C**

SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	I-84	SOUTH	84.58
TAX LOT	SECTION	TOWNSHIP	RANGE	
100	3 BB	1 N.	13 E.	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
June 11, 1998	City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X <i>Jan Marie Hart</i>	Associate Planner	(541) 296-5481	10/25/04

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X	Agenda Staff Report   APL 035-23		Page 307 of 597





# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to:	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
				<input type="checkbox"/> YES <input type="checkbox"/> NO			
							CONSTRUCTION DATE
				<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONFORMING		
OWNER OF NEAREST SIGN (HWY NO 1)				PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		
OWNER OF NEAREST SIGN (HWY NO 2)				PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE X				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

<input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____	<input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <u>6H0131</u>
<input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____	<input type="checkbox"/> BUSINESS IDENTIFICATION*
<input type="checkbox"/> DIRECTIONAL **	<input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER

*ISSUED 4-13 2006*

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	MAILING ADDRESS <b>P.O. Box 331</b> PHONE NUMBER <b>(541)296-9684</b>
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>J.D. Hattenhauer</b> MAILING ADDRESS <b>P.O. Box 1397</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b> MAILING ADDRESS <b>P.O. Box 331</b> CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

### SECTION 3 - SKETCH OF SIGN

*Sketch sign and include message.*

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

AD COPY  
BOTH SIDES

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
12	48	1152	One 36" pipe
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND 45'			ADVERTISING IS ON: <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
SIGN LOCATION			
COUNTY <b>Wasco</b>		CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>	
HIGHWAY ROUTE NUMBER OR NAME <b>Interstate 84</b>		VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SIDE OF NO. 1 HIGHWAY \	<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST	
SIDE OF NO. 2 HIGHWAY \	<input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST	

**C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS**

- DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: \_\_\_\_\_
- IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY  YES  NO

**D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS**

- SIZE OF COPY LETTERS: \_\_\_\_\_
- COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_
- SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM

↓FOR OFFICE USE ONLY↓

PERMIT FEE <b>\$600.00</b>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <i>[Signature]</i>
DATE PAID	
CHECK #	

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

**A**

NAME OF PERMIT APPLICANT  
**Meadow Outdoor Advertising**  
MAILING ADDRESS  
**P.O. Box 331**  
CITY, STATE AND ZIP CODE  
**The Dalles, OR 97058**

**B**

NAME OF PROPERTY OWNER  
**J.D. Hattenhauer**  
MAILING ADDRESS  
**P.O. Box 1397**  
CITY, STATE AND ZIP CODE  
**The Dalles, OR 97058**

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
<b>The Dalles</b>	<b>Wasco</b>	<b>Interstate 84</b>	<b>south</b>	<b>84.59</b>
TAX LOT	SECTION	TOWNSHIP	RANGE	
<b>100</b>	<b>03BB</b>	<b>01N</b>	<b>13E</b>	

↓THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: *June 11, 1998 w/ amendments* ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>Jan 29, 07</i>
---	-----------------------------------	---	---------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Date: 9/8/23

Lease #: 18899

Lessor: George Hanse!

Date Sign Built: 1972 Rebuilt 2010

Hwy/St: 1318 W. 2nd St - I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

# SIGN PERMIT APPLICATION

## CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125

cut copy \$155<sup>00</sup> -  
Attachment 16  
need structural  
permit also see  
B.C.  
Development Dept.

90 DAY EXTENSION  
PER DENISE BALL  
AS OF TODAY,  
8-11-10.

### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	541-296-9684
Oregon CCB	CCB # 118370
Installer License	Expiration Date: 11-5-2010

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address 1318 W. 2nd	<del>P.O. BOX 331, THE DALLES, OR 97058</del>
Telephone Number	541-296-9684 541-993-0045
Text	VARIOUS COPY
Sign Area	576 SQ. FT. (EXISTING SIZE)
Horizontal Dimension	48'
Vertical Dimension	12'
Type	Projecting - Hanging - Flush - Pole - Other <b>EXISTING BILLBOARD</b>
Illumination	Direct, Indirect, UL No.: <b>LOCATION</b>

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.**

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. **ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date: *[Signature]*

Permit Number: 10-815 Permit Fee: \$155<sup>00</sup>

Planning & Zoning Information: Zone District - *CLI-Hwy District*

Application Received By and Date: *Ball 4-12-10* Permit Issued By and Date: *Ball 4-12-10*

↔ 40' MAX from grade at base of pole of freeway



OUTDOOR ADVERTISING

Attachment 16  
COPY

P. O. Box 331 (mailing) • 1201 BargeWay Road (shipping) • The Dalles, Oregon 97058  
541-296-9684 • FAX 541-296-1855

April 13, 2010

Oregon Dept. of Transportation  
Right Of Way Section  
Outdoor Advertising Sign Permits  
355 Capitol St. NE, Rm. #408  
Salem, OR 97301-3872

Attn: Amy Joyce

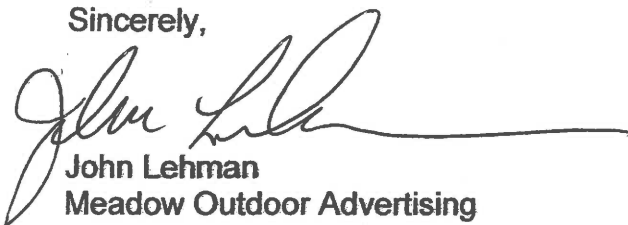
Dear Amy:

Enclosed is an application for the reconstruction of an existing sign that we have in The Dalles, Oregon. The application has been signed-off by the local jurisdiction and is ready for processing. Of course, the site field check still needs to be performed by ODOT personnel.

I have also included a copy of the current ground lease, a copy of the existing sign plot plan and a check in the amount of \$600.00 to pay the permitting fees.

Please let me know if there is any other information that you require and I look forward to your approval.

Sincerely,

  
John Lehman  
Meadow Outdoor Advertising

MEADOW OUTDOOR ADVERTISING  
1201 BARGEWAY ROAD (541) 296-9684  
P. O. BOX 331  
THE DALLES, OR 97058

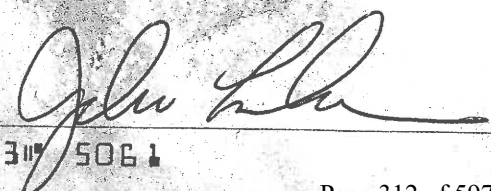
24-680-1230 5061

April 13 20 10

PAY TO THE ORDER OF O.D.O.T. \$ 600.00

SIX HUNDRED AND NO/100 DOLLARS

WELLS FARGO BANK, N.A.  
OREGON  
WELLSFARGO.COM

FOR 

⑆ 2300680010176070183⑆ 5061

# RECEIPT

DATE	4-13-10	No.	480649
RECEIVED FROM	Meadow Outdoor		\$155 <sup>00</sup>
FOR RENT	Dean Permit 10-815		DOLLARS
ACCOUNT	155 -		
PAYMENT	155 -		
BAL. DUE	0		
<input type="radio"/> CASH		FROM	TO
<input type="radio"/> MONEY ORDER		BY	
<input checked="" type="radio"/> CHECK		ABae	
<input type="radio"/> CREDIT CARD			

1182



# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

## Part 1: Applicant information, sign specifications

NAME OF APPLICANT <b>MEADOW OUTDOOR ADVERTISING</b>									
MAILING ADDRESS <b>P.O. BOX 331</b>									
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541 296-9684</b>	FAX <b>541 296-1855</b>	E-MAIL <b>lehman@meadowoutdoor.com</b>			
TYPE OF LEGAL ENTITY <input checked="" type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input type="checkbox"/> Other: _____									
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>MEADOW OUTDOOR ADVERTISING</b>									
MAILING ADDRESS <b>P.O. BOX 331</b>									
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541 296-9684</b>	FAX <b>541 296-1855</b>	E-MAIL <b>lehman@meadowoutdoor.com</b>			
PURPOSE OF APPLICATION <input checked="" type="checkbox"/> Reconstruction of permit no.: <b>6H128 BC</b> <input type="checkbox"/> Relocation of permit no.: _____ <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____									
TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS SF (3 permits): _____ BB (6 permits): _____									
SIGN FACE HEIGHT (FEET) <b>12</b>	SUPPORT NUMBER <b>ONE</b>	SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS (MAY NOT BE MORE THAN 10 FEET FROM SIGN SURF)							
SIGN FACE LENGTH (FEET) <b>48</b>	SUPPORT SIZE <b>36"</b>								
SIGN FACE AREA (SQ. FEET) <b>576</b>	SUPPORT MATERIAL <b>STEEL</b>								
HAGL <b>36'</b>									
SIGN FACES <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB)									
NAME OF HIGHWAY <b>INTERSTATE 84</b>				HIGHWAY ROUTE NUMBER <b>Hwy 002</b>	SIDE OF HIGHWAY <b>NORTH</b>	ESTIMATED MILE POINT <b>83.83</b>			
STREET ADDRESS OF SIGN SITE <b>1318 WEST SECOND ST.</b>				TOWNSHIP <b>02 N</b>	RANGE <b>13 E</b>	SECTION/SUBSECTION MAP NO. <b>33 DC</b>	TAX LOT <b>900</b>		
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>	LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: <b>EXISTING SIGN</b>					
PROPERTY OWNER NAME <b>GEORGE HASEL / ERLAND PROPERTIES</b>				OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input type="checkbox"/> Sign will not be at the location of a business or activity open to the public					
MAILING ADDRESS <b>1318 W. 2ND</b>									
CITY <b>THE DALLES</b>		STATE <b>OR</b>	ZIP <b>97058</b>						

AD BOTH COPY SIDES

OUTDOOR ADVERTISING RECEIVED  
APR 14 2010

## Part 2: Certification of applicant

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>MEADOW OUTDOOR ADV.</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>LEASE REP.</b>
SIGNATURE <b>X [Signature]</b>	DATE <b>2-9-10</b>

### ODOT USE ONLY

SITE LOCATION				APPROVAL		PERMIT INFORMATION	
HIGHWAY 1 NO. <b>002</b>	HIGHWAY 1 NAME <b>Columbia River</b>	APPROVAL <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT NO. <b>6H0128</b>		OWNER CODE <b>M 916</b>	
SIDE <b>North</b>	MILEPT <b>83.83</b>	ES	DECISION MADE BY <b>[Signature]</b>	DECISION DATE <b>4/21/10</b>	CONSTRUCTION DATE <b>10/18/2010</b>		
HIGHWAY 2 NO.	HIGHWAY 2 NAME	CANCELLATION DATE		REASON	* Failure to construct within 180 days results in cancellation of permit.		
SIDE	MILEPT	ES	COMMENT		<input checked="" type="checkbox"/> Conforming <input type="checkbox"/> Non-conforming		
PHYSICAL DESCRIPTION <b>15 E Oving Weber St</b>				REASON			
COUNTY <b>33</b>	CITY <b>0255</b>	DISTRICT <b>9</b>	REGION <b>04</b>				



**Certification of local jurisdiction – zoning and compliance with local regulations**

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)

Current zoning of the sign site described on this application: CLI

B. This is a (check one):

- Commercial classification
- Industrial classification
- Other (describe): \_\_\_\_\_

C. Location was first zoned a commercial or industrial classification:

- On or before January 1, 1973
- After January 1, 1973
- Date is unknown or cannot be determined

D. Check if the following statement is accurate:

- Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

**COMPLIANCE WITH LOCAL REGULATIONS**

Check only one:

- The proposed sign location and structure **comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- The proposed sign location and structure **do not comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- Neither of the above statements is fully accurate. **A letter of explanation is attached.**

**Certification of local jurisdiction**

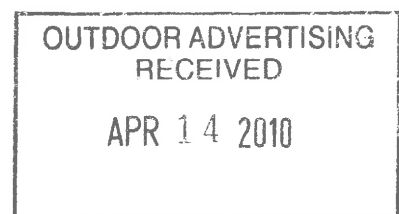
All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRINT NAME OF CITY/COUNTY REPRESENTATIVE <u>Denise Ball</u>		CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles</u>	
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Planning Technician</u>		PHONE <u>541-296-5481 x 1130</u>	FAX <u>541-298-5490</u>
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <u>X Denise Ball</u>		DATE <u>4-12-10</u>	

**ODOT SIGN PERMIT OFFICE USE ONLY**

PERMIT FEE \$ <u>600.00</u>	CHECK NUMBER <u>5061</u>	DATE PAID <u>4-14-2010</u>
--------------------------------	-----------------------------	-------------------------------

DO NOT WRITE BELOW THIS LINE – ODOT PERMIT OFFICE USE ONLY



# GN PERMIT APPLICATION

CONFIRMING  NO ATTACHMENT  Attachment 6

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

PERMIT ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

(REV. 7-78)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER Donald Inc ADDRESS 1800 W 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  
Box 362  
Chenier - The Dalles, Oregon

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

erected is not  
 encumbered  
 sign from t

SIGN LOCATION the Dalles HIGHWAY Highway 2 ROUTE NO. OR NAME

North Side MILEPOINT 82.13 ENGINEER STATION

N.E.S.W.

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

ERECTED Dec 9-63 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

Honald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.19 FEET DIRECTION West N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

over private

COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA

ON ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE PERMIT ON REVERSE SIDE OF THIS APPLICATION ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS AND DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

EXCLUDE SUPPORTS

HEIGHT 14' LENGTH 54'

SIZE OF POSTS Steel DISTANCE BETWEEN PANEL AND GROUND 15'

SIGN SQUARE FEET AREA INCLUDE CUT OUT 1512 sq'

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

over private

### SCHEDULE OF FEES

PERIOD	2 YR.	3 YR.	SIGN AREA SQ. FEET
3	\$ 6	\$ 9	0 TO 50
4	\$ 8	\$12	51 TO 150
5	\$10	\$15	151 TO 350
7	\$14	\$21	351 TO 800
10	\$20	\$30	801 TO 1200
15	\$30	\$45	OVER 1200

Heidelberg  
Olympia Brewing Co.

Double faced  
East & West face.

SIGNATURE OF SIGN OWNER  
Jerry B. Donald

COMPANYING THIS APPLICATION \$ 15.00

ZONE AFFIDAVIT

DATE Dec 22-71

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION) Hwy 2 - North Side - M.P. 82.13

TAX LOT 800 SECTION 33 TOWNSHIP 2N RANGE 13

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN the Dalles OR \_\_\_\_\_ IS ZONED COMMERCIAL OR INDUSTRIAL BY THE  
city of the Dalles  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas. E. Leland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

FIELD CHECKED BY \_\_\_\_\_  
MUST BE WITHIN 150 DAYS FROM DATE PERMIT ISSUED.  
ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OF BUILDING  
DISTANCE BETWEEN AND FROM SIGN ON ONE SIDE AND OTHER SIDE OF THIS APPLICATION

SKETCH OF SIGN, INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES  
OF SIGN. TO INCLUDE MESSAGE  
AREA INCLUDE CUT OUT  
SIGN SQUARE FEET  
12' x 12'  
144 sq ft

SCHEDULE OF FEES

TYPE OF SIGN	FEES	REMARKS
1. SIGN AREA UP TO 100 SQ. FT.	\$15	
2. SIGN AREA 101 TO 200 SQ. FT.	\$25	
3. SIGN AREA 201 TO 300 SQ. FT.	\$35	
4. SIGN AREA 301 TO 400 SQ. FT.	\$45	
5. SIGN AREA 401 TO 500 SQ. FT.	\$55	
6. SIGN AREA 501 TO 600 SQ. FT.	\$65	
7. SIGN AREA 601 TO 700 SQ. FT.	\$75	
8. SIGN AREA 701 TO 800 SQ. FT.	\$85	
9. SIGN AREA 801 TO 900 SQ. FT.	\$95	
10. SIGN AREA 901 TO 1000 SQ. FT.	\$105	
11. SIGN AREA 1001 TO 1500 SQ. FT.	\$150	
12. SIGN AREA 1501 TO 2000 SQ. FT.	\$200	
13. SIGN AREA 2001 TO 3000 SQ. FT.	\$300	
14. SIGN AREA 3001 TO 4000 SQ. FT.	\$400	
15. SIGN AREA 4001 TO 5000 SQ. FT.	\$500	
16. SIGN AREA 5001 TO 10000 SQ. FT.	\$1000	
17. SIGN AREA OVER 10000 SQ. FT.	\$1500	
18. SIGN OVER 100 FT. HIGH	\$100	
19. SIGN OVER 100 FT. WIDE	\$100	
20. SIGN OVER 100 FT. LONG	\$100	
21. SIGN OVER 100 FT. DIAMETER	\$100	
22. SIGN OVER 100 FT. CIRCUMFERENCE	\$100	
23. SIGN OVER 100 FT. SURFACE AREA	\$100	
24. SIGN OVER 100 FT. VOLUME	\$100	
25. SIGN OVER 100 FT. WEIGHT	\$100	
26. SIGN OVER 100 FT. LENGTH	\$100	
27. SIGN OVER 100 FT. WIDTH	\$100	
28. SIGN OVER 100 FT. HEIGHT	\$100	
29. SIGN OVER 100 FT. DEPTH	\$100	
30. SIGN OVER 100 FT. DIAGONAL	\$100	
31. SIGN OVER 100 FT. PERIMETER	\$100	
32. SIGN OVER 100 FT. AREA	\$100	
33. SIGN OVER 100 FT. VOLUME	\$100	
34. SIGN OVER 100 FT. WEIGHT	\$100	
35. SIGN OVER 100 FT. LENGTH	\$100	
36. SIGN OVER 100 FT. WIDTH	\$100	
37. SIGN OVER 100 FT. HEIGHT	\$100	
38. SIGN OVER 100 FT. DEPTH	\$100	
39. SIGN OVER 100 FT. DIAGONAL	\$100	
40. SIGN OVER 100 FT. PERIMETER	\$100	
41. SIGN OVER 100 FT. AREA	\$100	
42. SIGN OVER 100 FT. VOLUME	\$100	
43. SIGN OVER 100 FT. WEIGHT	\$100	
44. SIGN OVER 100 FT. LENGTH	\$100	
45. SIGN OVER 100 FT. WIDTH	\$100	
46. SIGN OVER 100 FT. HEIGHT	\$100	
47. SIGN OVER 100 FT. DEPTH	\$100	
48. SIGN OVER 100 FT. DIAGONAL	\$100	
49. SIGN OVER 100 FT. PERIMETER	\$100	
50. SIGN OVER 100 FT. AREA	\$100	

Date: 9/8/23

Lease #: 14111

Lessor: Ron & Virginia Jenden

Date Sign Built: 1963

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

Note: Timed to Rebuild in 2023

John Chandler said no.

Too many 1 mile each direction on I-84  
 Also, claimed zoning was wrong

OREGON STATE HIGHWAY DIVISION

UNIT 10050 E. SALEM HIGHWAY G. SALEM, OREGON 97310

RETURN ORIGINAL COPY ONLY

CONFIRMING  ATTACHMENT 16

**SIGN PERMIT APPLICATION**

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

PERMIT NUMBER \_\_\_\_\_

(REV. 7-73)

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER ald Inc ADDRESS 800w 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION Schenker Box 362 the Dalles, Oregon

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

**SIGN LOCATION**  
OR CITY the Dalles HIGHWAY  Hwy 2

North side MILEPOINT 81.56 ENGINEER STATION \_\_\_\_\_

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DATE March 28-57 DISTRICT ENGINEER \_\_\_\_\_

THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY Honald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.22 FEET DIRECTION East

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA   
ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS  
DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN onald Inc

EXCLUDE SUPPORTS 12' LENGTH 18' SIGN SQUARE FEET 1152  
AREA INCLUDE CUT OUT

NUMBER OF POSTS \_\_\_\_\_ DISTANCE BETWEEN PANEL AND GROUND \_\_\_\_\_

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

**SCHEDULE OF FEES**

2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$ 12	51 TO 150
\$ 10	\$ 15	151 TO 350
\$ 14	\$ 21	351 TO 800
\$ 20	\$ 30	801 TO 1200
\$ 30	\$ 45	OVER 1200

Standard #16  
Double faced  
East + West faces

PAYING THIS APPLICATION 10.00

SIGNATURE OF SIGN OWNER Harry B. Honald



ZONE AFFIDAVIT

DATE Dec. 22-77

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

Hwy 2 - North Side - MP 81.56

TAX LOT  1000  SECTION  33  TOWNSHIP  2 N  RANGE  13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN  The Dalles  (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED  COMMERCIAL  OR  INDUSTRIAL  BY THE  City of The Dalles  ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED  Chas E. Leland   
AUTHORIZED REPRESENTATIVE

TITLE  Rebuilding Inspector

PERMIT NO.  3N1 blmold Inc   
DIRECTION  025   
DISTANCE  1152   
SIGN SQUARE FEET  1152   
AREA INCLUDE CUT OUT

SCHEDULE OF FEES

TYPE OF SIGN	AREA (SQ. FT.)	PERMIT FEE	INSPECTION FEE	TOTAL FEE
1. SIGN AREA UP TO 25	0 TO 25	10.00	5.00	15.00
2. SIGN AREA 26 TO 50	26 TO 50	15.00	5.00	20.00
3. SIGN AREA 51 TO 100	51 TO 100	20.00	5.00	25.00
4. SIGN AREA 101 TO 200	101 TO 200	30.00	5.00	35.00
5. SIGN AREA 201 TO 400	201 TO 400	40.00	5.00	45.00
6. SIGN AREA 401 TO 600	401 TO 600	50.00	5.00	55.00
7. SIGN AREA 601 TO 800	601 TO 800	60.00	5.00	65.00
8. SIGN AREA 801 TO 1000	801 TO 1000	70.00	5.00	75.00

Date: 9/08/23

Lease #: 16978

Lessor: JD Hattenhour

Date Sign Built: 7/20/64 Rebid 2007

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'





# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)					PERMIT OFFICE APPROVAL SECTION				
Proposed sign is visible to:	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE		
	002	84.59	235+76	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	[Signature]	20016	4/13/2007		
	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS			CONSTRUCTION DATE		
				<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING		8/11/2007		
OWNER OF NEAREST SIGN (HWY NO 1)		PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE			HIGHWAY CODE	DISTRICT
OWNER OF NEAREST SIGN (HWY NO 2)		PERMIT NUMBER	DISTANCE TO PROPOSED SIGN						
AUTHORIZED OR REPRESENTATIVE SIGNATURE				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED?			
[Signature]				11/1/2007		<input type="checkbox"/> YES <input type="checkbox"/> NO			

### SECTION 1 - PURPOSE OF APPLICATION

<input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____	<input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <u>6H0131</u>
<input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____	<input type="checkbox"/> BUSINESS IDENTIFICATION*
<input type="checkbox"/> DIRECTIONAL **	<input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT		MAILING ADDRESS		RECEIVED MAR 06 2007	
Meadow Outdoor Advertising		P.O. Box 331			
CITY STATE AND ZIP CODE		PHONE NUMBER		PT. AS. OS.	
The Dalles, OR 97058		(541)296-9684		Color _____	
NAME OF PROPERTY OWNER AT SIGN LOCATION			NAME OF PERSON OR COMPANY TO ERECT SIGN		
J.D. Hattenhauer			Meadow Outdoor Advertising		
MAILING ADDRESS			MAILING ADDRESS		
P.O. Box 1397			P.O. Box 331		
CITY STATE AND ZIP CODE			CITY STATE AND ZIP CODE		
The Dalles, OR 97058			The Dalles, OR 97058		

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE IN STYLE OR COLOR STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

Ad copy  
 Both sides

### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
12	48	1152	One 36" pipe
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND			ADVERTISING IS ON:
45'			<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
B SIGN LOCATION			
COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)		
Wasco	The Dalles		
HIGHWAY ROUTE NUMBER OR NAME	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH?		
Interstate 84	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
SIDE OF NO. 1 HIGHWAY \	<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH	<input type="checkbox"/> EAST	<input type="checkbox"/> WEST
SIDE OF NO. 2 HIGHWAY \	<input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH	<input type="checkbox"/> EAST	<input type="checkbox"/> WEST
C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY <input type="checkbox"/> YES <input type="checkbox"/> NO			
D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM			

↓FOR OFFICE USE ONLY↓

PERMIT FEE	AUTHORIZED SIGNATURE (Verifying application is complete and accurate)
\$600.00	[Signature]
DATE PAID	
3-6-07	
CHECK #	
4807	

# ZONE AFFIDAVIT

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

A

**NAME OF PERMIT APPLICANT**  
**Meadow Outdoor Advertising**  
**MAILING ADDRESS**  
**P.O. Box 331**  
**CITY, STATE AND ZIP CODE**  
**The Dalles, OR 97058**

OUTDOOR ADVERTISING  
 RECEIVED

MAR 06 2007

PT. .... AS. .... OS. ....  
 Error: .....  
 Action: .....

B

**NAME OF PROPERTY OWNER**  
**J.D. Hattenhauer**  
**MAILING ADDRESS**  
**P.O. Box 1397**  
**CITY, STATE AND ZIP CODE**  
**The Dalles, OR 97058**

C

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
The Dalles	Wasco	Interstate 84	south	84.59
TAX LOT	SECTION	TOWNSHIP	RANGE	
100	03BB	01N	13E	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: *June 11, 1998 w/ amendments*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>Jan 29, 07</i>
---	-----------------------------------	---	---------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
PROPOSED SIGN	FILE NO.	ENGINEER STATION	FILE CONTROL ADDRESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE	
SYSDIGIT	FILE NO.	ENGINEER STATION	FILE CONTROL ADDRESS	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE	
OWNER OF NEAREST SIGN (Y/N)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input type="checkbox"/> NON-CONFORMING	REASON:		
OWNER OF NEAREST SIGN (Y/N)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
APPROVED SIGN REPRESENTATIVE SIGNATURE	DATE OF EXPIRE	CANCELLATION DATE		WAS TAG RETURNED?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	

(See attached)

### SECTION 1 - PURPOSE OF APPLICATION

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_  
 RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_  
 DIRECTIONAL \*\*

RELOCATION IN LIEU OF PERMIT NO. 6H0131  
 BUSINESS IDENTIFICATION \*  
 BENCH  BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT		ADDRESS (NUMBER AND STREET)	OUTDOOR ADVERTISING RECEIVED OCT 26 2004
MEADOW OUTDOOR ADVERTISING		P.O. BOX 331	
CITY STATE AND ZIP CODE			
THE DALLES, OREGON 97058			
NAME OF PROPERTY OWNER AT SIGN LOCATION		ADDRESS (NUMBER AND STREET)	
J.D. HATTENHAUER		P.O. BOX 1397	
CITY STATE AND ZIP CODE			
THE DALLES, OR 97058			
NAME OF PERSON OR COMPANY TO ERECT SIGN		ADDRESS (NUMBER AND STREET)	
MEADOW OUTDOOR ADV.		P.O. BOX 331	
CITY STATE AND ZIP CODE		PROPOSED DATE TO INSTALL	
THE DALLES, OR 97058		1-1-05	

### SECTION 3 - SKETCH OF SIGN

Sketch and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

**A SIGN DIMENSIONS** *10 E Mill Creek*

HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ. FEET)	NUMBER AND SIZE OF SUPPORTS
12'	48'	1152	ONE 36" PIPE
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND			ADVERTISING IS
45'			<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES

**B SIGN LOCATION**

COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)
WASCO	THE DALLES
HIGHWAY ROUTE NUMBER OR NAME	VISIBLE TO OTHER HIGHWAYS?
I-84	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SIDE OF NO. 1 HIGHWAY	<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST
SIDE OF NO. 2 HIGHWAY	<input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST

**C \* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS**

- DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_
- IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  YES  NO

**D \*\* COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS**

- SIZE OF COPY LETTERS: \_\_\_\_\_
- COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_
- SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT	MEADOW OUTDOOR ADVERTISING		
NUMBER AND STREET	P.O. BOX 331		
CITY, STATE AND ZIP CODE	THE DALLES, OR 97058		

**B**

NAME OF PROPERTY OWNER	J. D. HATTENHAUER		RECEIVED OCT 26 2004 AS ..... OS ..... Refer ..... Action .....
NUMBER AND STREET	P.O. BOX 1397		
CITY, STATE AND ZIP CODE	THE DALLES, OR 97058		

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	I-84	SOUTH	84.58
TAX LOT	SECTION	TOWNSHIP	RANGE	
100	3 BB	1 N.	13 E.	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
June 11, 1998	City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X <i>Jan Marie Hest</i>	Associate Planner	(541) 296-5481	10/25/04

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X	Agenda Staff Report   APL 035-23		Page 325 of 597

OREGON STATE HIGHWAY DIVISION

PERMIT UNIT *base 16978* E. SALEM HIGHWAY DG. SALEM, OREGON 97310

RETURN ORIGINAL COPY ONLY

CONFORMING  NONCONFORMING  Attachment 16

**SIGN PERMIT APPLICATION**

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PERMIT NUMBER \_\_\_\_\_  
 CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_  
 CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_  
 FOR OFFICE USE ONLY

FORM NO. E-81 (REV. 7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

NAME OF SIGN OWNER Honald Inc ADDRESS 1300 W 2nd - The Dalles Oregon

NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION 403 W 1st St, The Dalles Oregon  
 NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION  
 COUNTY \_\_\_\_\_ OR CITY The Dalles HIGHWAY Highway 2  
 ROUTE NO. OR NAME \_\_\_\_\_

SIDE OF HWY. South Side MILEPOINT 82.94 ENGINEER STATION \_\_\_\_\_

CONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

DATE TO BE ERECTED 7-6-64 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

DISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

SIGN OWNER Honald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.74 FEET DIRECTION East N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ZONED COMMERCIAL OR INDUSTRIAL ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION  
 UNZONED COMMERCIAL OR INDUSTRIAL AREA ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

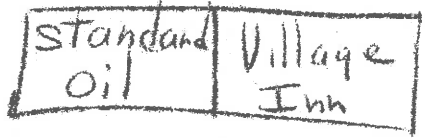
NAME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN  
Honald Inc

SIGN DIMENSIONS - EXCLUDE SUPPORTS  
 HEIGHT 12' LENGTH 48' SIGN SQUARE FEET AREA INCLUDE CUT OUT 1152 sq'  
 HEIGHT AND SIZE OF POSTS 4 post DISTANCE BETWEEN PANEL AND GROUND 15'

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

**SCHEDULE OF FEES**

1 YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 3	\$ 6	\$ 9	0 TO 50
\$ 4	\$ 8	\$ 12	51 TO 150
\$ 5	\$ 10	\$ 15	151 TO 350
\$ 7	\$ 14	\$ 21	351 TO 800
<b>\$ 10</b>	\$ 20	\$ 30	801 TO 1200
\$ 15	\$ 30	\$ 45	OVER 1200



Double faced  
 East + West faces

ACCOMPANYING THIS APPLICATION 10.00 SIGNATURE OF SIGN OWNER Gary B. Honald

ZONE AFFIDAVIT

DATE Dec. 22-71

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION) Hwy 2 - South Side - MP. 82.94

TAX LOT 600 SECTION 3 TOWNSHIP 1 N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles OR \_\_\_\_\_ IS ZONED  COMMERCIAL  OR INDUSTRIAL  BY THE  
(CITY) (COUNTY)  
city of The Dalles -  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas. E. Leland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector



Date: 9/8/2023

Lease #: 14151

Lessor: Monty Mathie

Date Sign Built: 1957 *Permitted to Rebuild in 2001 but did not*

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



**NOTES**

**RECEIPT** DATE 6-21-01 NO. 2988

RECEIVED FROM Meadow Outdoor Advertising

ADDRESS 2620 W 2nd  
The Dalles \$125.00

FOR Sign Permit

ACCOUNT	
AMT. OF ACCOUNT	
AMT. PAID	
BALANCE DUE	

CASH

CHECK 2595

MONEY ORDER

BY Denise Bell

©1998 REDIFORM® 8L817

CITY OF THE DALLES  
PLANNING DEPARTMENT  
CITY HALL  
THE DALLES, OREGON 97058



# Application for Structural Permit

Department of Consumer & Business Services  
Building Codes Division

Attachment 16

DEPARTMENT USE ONLY

Permit number: \_\_\_\_\_

Date issued: \_\_\_\_\_

Issue by: \_\_\_\_\_

Office: \_\_\_\_\_

Applicant must hold an Oregon registration to conduct a construction business or be exempt from this requirement. Pole Sign - 40' height

### JOB SITE INFORMATION

Address: 2620 E 2nd  
City: The Dalles County: Wasco  
Directions to inspection site: \_\_\_\_\_

Is property inside city limits?  Yes  No

### OWNER INFORMATION

Name: Meadow Outdoor Sign  
Address: P.O. Box 331  
City: The Dalles State: OR ZIP: 97058  
Phone (541) 296-9684 Fax ( ) 296-1855

### LOCAL GOVERNMENT APPROVALS

Zoning  
Information verified and approved?  Yes  No  
Signature: [Signature]  
Jurisdiction: City of The Dalles

Flood plain  
 Yes  No  
Signature: N/A  
Jurisdiction: City of The Dalles

Sanitation  
Information verified and approved?  Yes  No  
Signature: N/A  
Jurisdiction: City of The Dalles

### STRUCTURAL PERMIT FEES

<b>(1) Valuation information</b>		
(a) Job description .....	_____	
(b) Occupancy .....	_____	
(c) Construction type .....	_____	
(d) Square feet .....	_____	
(e) Cost/sq. ft. ....	_____	
(f) New/alteration/addition .....	<input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition	
(g) Is this a foundation-ONLY permit? ..	<input type="checkbox"/> Yes <input type="checkbox"/> No	
(h) Is this a plan review ONLY? .....	<input type="checkbox"/> Yes <input type="checkbox"/> No	
(i) Total valuation (d X e) .....	_____	
<b>(2) Building fees</b>		<b>SUM</b>
(a) Permit fee .....	_____	_____
(b) Seven percent state surcharge (permit fee X .07) .....	_____	_____
<b>(3) Plan review fees</b>		
(a) Plan review (permit fee X .65) .....	_____	_____
(b) Fire & life safety (permit fee X .40) .....	_____	_____
<b>Subtotal of fees above</b> .....	_____	_____
<b>(4) Miscellaneous fees</b>		
(a) Seismic fee (permit fee X .01) .....	_____	_____
(b) Re-inspection (\$19.50/hr.) (no. of hours X \$19.50) .....	_____	_____
(c) Investigative fees (equal to permit fee) .....	_____	_____
<b>GRAND TOTAL</b> .....	_____	\$ _____

- I am the property owner hiring a construction contractor. Registration no.: \_\_\_\_\_ Expires: \_\_\_\_\_
- I am registered with the Construction Contractors Board. Registration no.: \_\_\_\_\_ Expires: \_\_\_\_\_
- I am the property owner doing my own work.

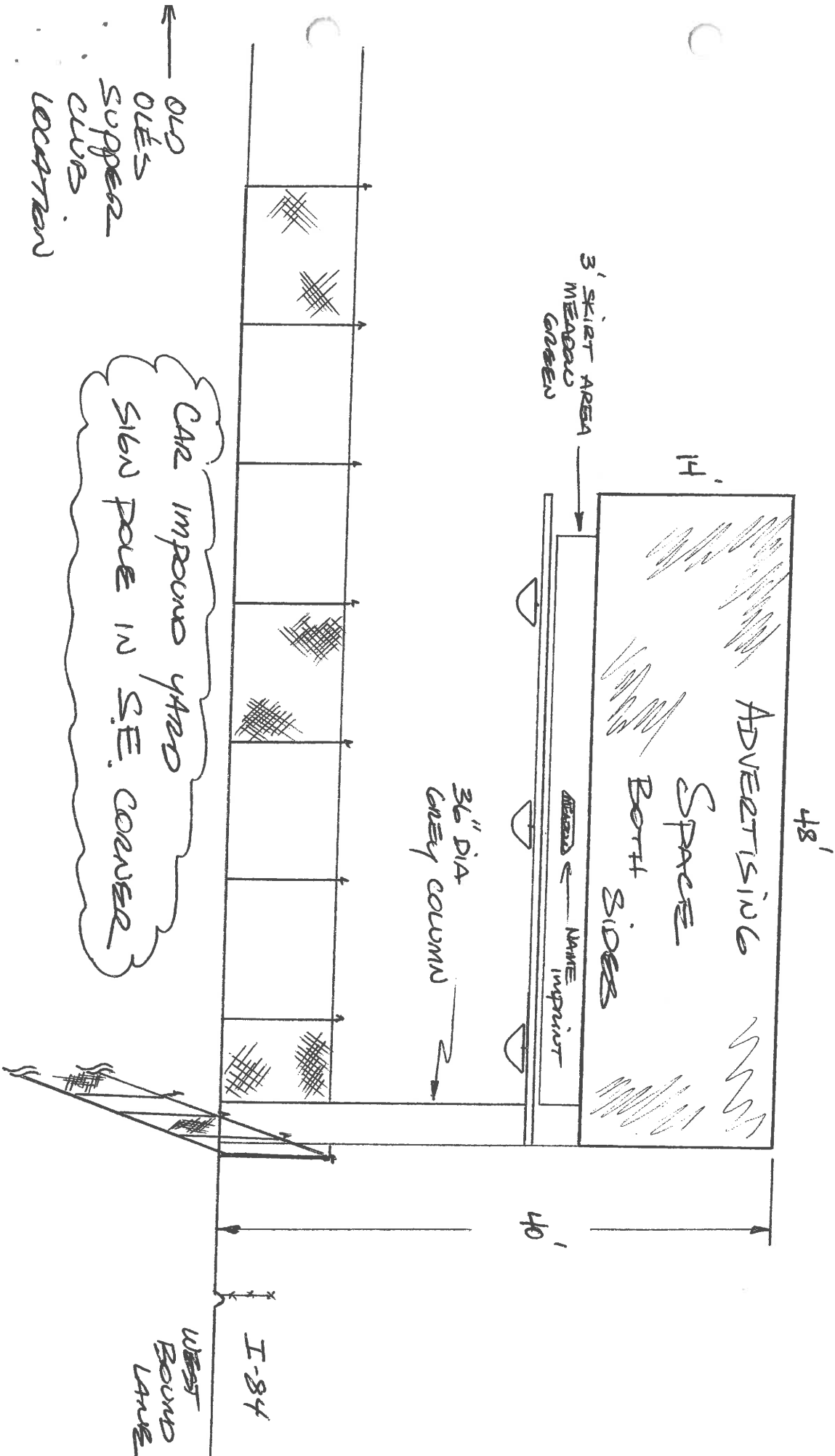
I hereby certify that, to my knowledge, the above information is true and correct. I have read, and I do understand, the attached "Information Notice to Property Owners about Construction Responsibilities." All work to be performed shall be in accordance with all governing laws and rules.

Homeowner's/contractor's name: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_

### FISCAL USE ONLY

<input type="checkbox"/> Visa	<input type="checkbox"/> MasterCard
_____ / _____	_____ / _____
Credit card number	Expiration date
Name of cardholder as shown on credit card	
_____ \$	_____
Cardholder signature	Amount

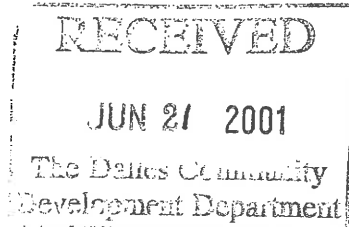
SCALED SIGN DRAWING 6-21-01



RECEIVED  
 JUN 21 2001  
 The Parks Community  
 Development Department

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331 THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current City Installer License	Yes/No

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331 THE DALLES, OR 97058
Telephone Number	(541) 296-9684
Text	VARIOUS - OFF PREMISE ADVERTISING
Sign Area	1344 <sup>sq</sup> (672 <sup>sq</sup> PER SIDE)
Horizontal Dimension	48'
Vertical Dimension	14'
Type	Projecting - Hanging - Flush - <u>Pole</u> - Other
Illumination	Direct, Indirect, UL No.:

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND

LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

**ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	John Helman 6-21-01		
---------------------------------	---------------------	--	--

Permit Number	01-141	Permit Fee	\$ 125 <sup>00</sup>
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Planning Information: *Replacing existing sign - increasing height from 26' to 40'.*

Application Received By and Date:	<i>[Signature]</i>	Permit Issued By and Date:	<i>[Signature]</i>
-----------------------------------	--------------------	----------------------------	--------------------

**PERMIT APPLICATION**

CONFIRMING  NOTIFICATION  Attachment 16

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

PERMIT ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

(REV. 7-73)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER Donald Inc ADDRESS 1800 W 2nd The Dalles, Ore.

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION 403 West 8th Ave. Ellensburg, Wash.

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

**SIGN LOCATION**

OR CITY The Dalles HIGHWAY Highway 2 ROUTE NO. OR NAME \_\_\_\_\_

North Side MILEPOINT 81.35 ENGINEER STATION \_\_\_\_\_

N.E.S.W.

ROAD DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER \_\_\_\_\_

ERECTED May 21-57 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

Donald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.21 FEET DIRECTION East

N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA

ENGINEERING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

EXCLUDE SUPPORTS

LENGTH 48' SIGN SQUARE FEET AREA INCLUDE CUT OUT 1344'

POSTS 2 DISTANCE BETWEEN PANEL AND GROUND 12'

**SCHEDULE OF FEES**

2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$12	51 TO 150
\$10	\$15	151 TO 350
\$14	\$21	351 TO 800
\$20	\$30	801 TO 1200
\$30	\$45	OVER 1200

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

PP+L

Double faced  
East-west facing

SIGNATURE OF SIGN OWNER Stan Donald

AMOUNT PAID WITH THIS APPLICATION 15.00

ZONE AFFIDAVIT

Attachment 16

DATE Dec 22-91

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

Hwy 2 — North Side — MP 81.35

TAX LOT 1300 SECTION 33 TOWNSHIP 2 N RANGE 13 E WM

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED COMMERCIAL ~~FOR INDUSTRIAL~~ BY THE City of the Dalles. ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

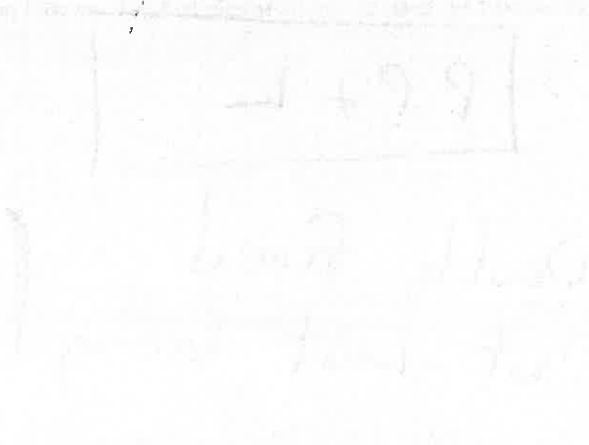
SIGNED Chas E. Leland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

PERMIT NO. 151 DISTANCE 15.0 DIRECTION 151B

SIGN PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS  
UNZONED COMMERCIAL OR INDUSTRIAL AREA

SKETCH OF SIGN, INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES  
OF SIGN ALSO INCLUDE MESSAGE



SCHEDULE OF FEES

TYPE OF SIGN	HEIGHT	AREA	FEES
1. SIGN	10 FT. TO 15 FT.	100 SQ. FT. TO 250 SQ. FT.	\$100.00
2. SIGN	15 FT. TO 20 FT.	250 SQ. FT. TO 500 SQ. FT.	\$150.00
3. SIGN	20 FT. TO 25 FT.	500 SQ. FT. TO 1000 SQ. FT.	\$200.00
4. SIGN	25 FT. TO 30 FT.	1000 SQ. FT. TO 2500 SQ. FT.	\$250.00
5. SIGN	30 FT. TO 35 FT.	2500 SQ. FT. TO 5000 SQ. FT.	\$300.00
6. SIGN	35 FT. TO 40 FT.	5000 SQ. FT. TO 10000 SQ. FT.	\$350.00
7. SIGN	40 FT. TO 45 FT.	10000 SQ. FT. TO 25000 SQ. FT.	\$400.00
8. SIGN	45 FT. TO 50 FT.	25000 SQ. FT. TO 50000 SQ. FT.	\$450.00
9. SIGN	50 FT. TO 55 FT.	50000 SQ. FT. TO 100000 SQ. FT.	\$500.00
10. SIGN	55 FT. TO 60 FT.	100000 SQ. FT. TO 250000 SQ. FT.	\$550.00
11. SIGN	60 FT. TO 65 FT.	250000 SQ. FT. TO 500000 SQ. FT.	\$600.00
12. SIGN	65 FT. TO 70 FT.	500000 SQ. FT. TO 1000000 SQ. FT.	\$650.00
13. SIGN	70 FT. TO 75 FT.	1000000 SQ. FT. TO 2500000 SQ. FT.	\$700.00
14. SIGN	75 FT. TO 80 FT.	2500000 SQ. FT. TO 5000000 SQ. FT.	\$750.00
15. SIGN	80 FT. TO 85 FT.	5000000 SQ. FT. TO 10000000 SQ. FT.	\$800.00
16. SIGN	85 FT. TO 90 FT.	10000000 SQ. FT. TO 25000000 SQ. FT.	\$850.00
17. SIGN	90 FT. TO 95 FT.	25000000 SQ. FT. TO 50000000 SQ. FT.	\$900.00
18. SIGN	95 FT. TO 100 FT.	50000000 SQ. FT. TO 100000000 SQ. FT.	\$950.00
19. SIGN	100 FT. TO 105 FT.	100000000 SQ. FT. TO 250000000 SQ. FT.	\$1000.00
20. SIGN	105 FT. TO 110 FT.	250000000 SQ. FT. TO 500000000 SQ. FT.	\$1050.00
21. SIGN	110 FT. TO 115 FT.	500000000 SQ. FT. TO 1000000000 SQ. FT.	\$1100.00
22. SIGN	115 FT. TO 120 FT.	1000000000 SQ. FT. TO 2500000000 SQ. FT.	\$1150.00
23. SIGN	120 FT. TO 125 FT.	2500000000 SQ. FT. TO 5000000000 SQ. FT.	\$1200.00
24. SIGN	125 FT. TO 130 FT.	5000000000 SQ. FT. TO 10000000000 SQ. FT.	\$1250.00
25. SIGN	130 FT. TO 135 FT.	10000000000 SQ. FT. TO 25000000000 SQ. FT.	\$1300.00
26. SIGN	135 FT. TO 140 FT.	25000000000 SQ. FT. TO 50000000000 SQ. FT.	\$1350.00
27. SIGN	140 FT. TO 145 FT.	50000000000 SQ. FT. TO 100000000000 SQ. FT.	\$1400.00
28. SIGN	145 FT. TO 150 FT.	100000000000 SQ. FT. TO 250000000000 SQ. FT.	\$1450.00
29. SIGN	150 FT. TO 155 FT.	250000000000 SQ. FT. TO 500000000000 SQ. FT.	\$1500.00
30. SIGN	155 FT. TO 160 FT.	500000000000 SQ. FT. TO 1000000000000 SQ. FT.	\$1550.00
31. SIGN	160 FT. TO 165 FT.	1000000000000 SQ. FT. TO 2500000000000 SQ. FT.	\$1600.00
32. SIGN	165 FT. TO 170 FT.	2500000000000 SQ. FT. TO 5000000000000 SQ. FT.	\$1650.00
33. SIGN	170 FT. TO 175 FT.	5000000000000 SQ. FT. TO 10000000000000 SQ. FT.	\$1700.00
34. SIGN	175 FT. TO 180 FT.	10000000000000 SQ. FT. TO 25000000000000 SQ. FT.	\$1750.00
35. SIGN	180 FT. TO 185 FT.	25000000000000 SQ. FT. TO 50000000000000 SQ. FT.	\$1800.00
36. SIGN	185 FT. TO 190 FT.	50000000000000 SQ. FT. TO 100000000000000 SQ. FT.	\$1850.00
37. SIGN	190 FT. TO 195 FT.	100000000000000 SQ. FT. TO 250000000000000 SQ. FT.	\$1900.00
38. SIGN	195 FT. TO 200 FT.	250000000000000 SQ. FT. TO 500000000000000 SQ. FT.	\$1950.00
39. SIGN	200 FT. TO 205 FT.	500000000000000 SQ. FT. TO 1000000000000000 SQ. FT.	\$2000.00
40. SIGN	205 FT. TO 210 FT.	1000000000000000 SQ. FT. TO 2500000000000000 SQ. FT.	\$2050.00
41. SIGN	210 FT. TO 215 FT.	2500000000000000 SQ. FT. TO 5000000000000000 SQ. FT.	\$2100.00
42. SIGN	215 FT. TO 220 FT.	5000000000000000 SQ. FT. TO 10000000000000000 SQ. FT.	\$2150.00
43. SIGN	220 FT. TO 225 FT.	10000000000000000 SQ. FT. TO 25000000000000000 SQ. FT.	\$2200.00
44. SIGN	225 FT. TO 230 FT.	25000000000000000 SQ. FT. TO 50000000000000000 SQ. FT.	\$2250.00
45. SIGN	230 FT. TO 235 FT.	50000000000000000 SQ. FT. TO 100000000000000000 SQ. FT.	\$2300.00
46. SIGN	235 FT. TO 240 FT.	100000000000000000 SQ. FT. TO 250000000000000000 SQ. FT.	\$2350.00
47. SIGN	240 FT. TO 245 FT.	250000000000000000 SQ. FT. TO 500000000000000000 SQ. FT.	\$2400.00
48. SIGN	245 FT. TO 250 FT.	500000000000000000 SQ. FT. TO 1000000000000000000 SQ. FT.	\$2450.00
49. SIGN	250 FT. TO 255 FT.	1000000000000000000 SQ. FT. TO 2500000000000000000 SQ. FT.	\$2500.00
50. SIGN	255 FT. TO 260 FT.	2500000000000000000 SQ. FT. TO 5000000000000000000 SQ. FT.	\$2550.00
51. SIGN	260 FT. TO 265 FT.	5000000000000000000 SQ. FT. TO 10000000000000000000 SQ. FT.	\$2600.00
52. SIGN	265 FT. TO 270 FT.	10000000000000000000 SQ. FT. TO 25000000000000000000 SQ. FT.	\$2650.00
53. SIGN	270 FT. TO 275 FT.	25000000000000000000 SQ. FT. TO 50000000000000000000 SQ. FT.	\$2700.00
54. SIGN	275 FT. TO 280 FT.	50000000000000000000 SQ. FT. TO 100000000000000000000 SQ. FT.	\$2750.00
55. SIGN	280 FT. TO 285 FT.	100000000000000000000 SQ. FT. TO 250000000000000000000 SQ. FT.	\$2800.00
56. SIGN	285 FT. TO 290 FT.	250000000000000000000 SQ. FT. TO 500000000000000000000 SQ. FT.	\$2850.00
57. SIGN	290 FT. TO 295 FT.	500000000000000000000 SQ. FT. TO 1000000000000000000000 SQ. FT.	\$2900.00
58. SIGN	295 FT. TO 300 FT.	1000000000000000000000 SQ. FT. TO 2500000000000000000000 SQ. FT.	\$2950.00
59. SIGN	300 FT. TO 305 FT.	2500000000000000000000 SQ. FT. TO 5000000000000000000000 SQ. FT.	\$3000.00
60. SIGN	305 FT. TO 310 FT.	5000000000000000000000 SQ. FT. TO 10000000000000000000000 SQ. FT.	\$3050.00
61. SIGN	310 FT. TO 315 FT.	10000000000000000000000 SQ. FT. TO 25000000000000000000000 SQ. FT.	\$3100.00
62. SIGN	315 FT. TO 320 FT.	25000000000000000000000 SQ. FT. TO 50000000000000000000000 SQ. FT.	\$3150.00
63. SIGN	320 FT. TO 325 FT.	50000000000000000000000 SQ. FT. TO 100000000000000000000000 SQ. FT.	\$3200.00
64. SIGN	325 FT. TO 330 FT.	100000000000000000000000 SQ. FT. TO 250000000000000000000000 SQ. FT.	\$3250.00
65. SIGN	330 FT. TO 335 FT.	250000000000000000000000 SQ. FT. TO 500000000000000000000000 SQ. FT.	\$3300.00
66. SIGN	335 FT. TO 340 FT.	500000000000000000000000 SQ. FT. TO 1000000000000000000000000 SQ. FT.	\$3350.00
67. SIGN	340 FT. TO 345 FT.	1000000000000000000000000 SQ. FT. TO 2500000000000000000000000 SQ. FT.	\$3400.00
68. SIGN	345 FT. TO 350 FT.	2500000000000000000000000 SQ. FT. TO 5000000000000000000000000 SQ. FT.	\$3450.00
69. SIGN	350 FT. TO 355 FT.	5000000000000000000000000 SQ. FT. TO 10000000000000000000000000 SQ. FT.	\$3500.00
70. SIGN	355 FT. TO 360 FT.	10000000000000000000000000 SQ. FT. TO 25000000000000000000000000 SQ. FT.	\$3550.00
71. SIGN	360 FT. TO 365 FT.	25000000000000000000000000 SQ. FT. TO 50000000000000000000000000 SQ. FT.	\$3600.00
72. SIGN	365 FT. TO 370 FT.	50000000000000000000000000 SQ. FT. TO 100000000000000000000000000 SQ. FT.	\$3650.00
73. SIGN	370 FT. TO 375 FT.	100000000000000000000000000 SQ. FT. TO 250000000000000000000000000 SQ. FT.	\$3700.00
74. SIGN	375 FT. TO 380 FT.	250000000000000000000000000 SQ. FT. TO 500000000000000000000000000 SQ. FT.	\$3750.00
75. SIGN	380 FT. TO 385 FT.	500000000000000000000000000 SQ. FT. TO 1000000000000000000000000000 SQ. FT.	\$3800.00
76. SIGN	385 FT. TO 390 FT.	1000000000000000000000000000 SQ. FT. TO 2500000000000000000000000000 SQ. FT.	\$3850.00
77. SIGN	390 FT. TO 395 FT.	2500000000000000000000000000 SQ. FT. TO 5000000000000000000000000000 SQ. FT.	\$3900.00
78. SIGN	395 FT. TO 400 FT.	5000000000000000000000000000 SQ. FT. TO 10000000000000000000000000000 SQ. FT.	\$3950.00
79. SIGN	400 FT. TO 405 FT.	10000000000000000000000000000 SQ. FT. TO 25000000000000000000000000000 SQ. FT.	\$4000.00
80. SIGN	405 FT. TO 410 FT.	25000000000000000000000000000 SQ. FT. TO 50000000000000000000000000000 SQ. FT.	\$4050.00
81. SIGN	410 FT. TO 415 FT.	50000000000000000000000000000 SQ. FT. TO 100000000000000000000000000000 SQ. FT.	\$4100.00
82. SIGN	415 FT. TO 420 FT.	100000000000000000000000000000 SQ. FT. TO 250000000000000000000000000000 SQ. FT.	\$4150.00
83. SIGN	420 FT. TO 425 FT.	250000000000000000000000000000 SQ. FT. TO 500000000000000000000000000000 SQ. FT.	\$4200.00
84. SIGN	425 FT. TO 430 FT.	500000000000000000000000000000 SQ. FT. TO 1000000000000000000000000000000 SQ. FT.	\$4250.00
85. SIGN	430 FT. TO 435 FT.	1000000000000000000000000000000 SQ. FT. TO 2500000000000000000000000000000 SQ. FT.	\$4300.00
86. SIGN	435 FT. TO 440 FT.	2500000000000000000000000000000 SQ. FT. TO 5000000000000000000000000000000 SQ. FT.	\$4350.00
87. SIGN	440 FT. TO 445 FT.	5000000000000000000000000000000 SQ. FT. TO 10000000000000000000000000000000 SQ. FT.	\$4400.00
88. SIGN	445 FT. TO 450 FT.	10000000000000000000000000000000 SQ. FT. TO 25000000000000000000000000000000 SQ. FT.	\$4450.00
89. SIGN	450 FT. TO 455 FT.	25000000000000000000000000000000 SQ. FT. TO 50000000000000000000000000000000 SQ. FT.	\$4500.00
90. SIGN	455 FT. TO 460 FT.	50000000000000000000000000000000 SQ. FT. TO 100000000000000000000000000000000 SQ. FT.	\$4550.00
91. SIGN	460 FT. TO 465 FT.	100000000000000000000000000000000 SQ. FT. TO 250000000000000000000000000000000 SQ. FT.	\$4600.00
92. SIGN	465 FT. TO 470 FT.	250000000000000000000000000000000 SQ. FT. TO 500000000000000000000000000000000 SQ. FT.	\$4650.00
93. SIGN	470 FT. TO 475 FT.	500000000000000000000000000000000 SQ. FT. TO 1000000000000000000000000000000000 SQ. FT.	\$4700.00
94. SIGN	475 FT. TO 480 FT.	1000000000000000000000000000000000 SQ. FT. TO 2500000000000000000000000000000000 SQ. FT.	\$4750.00
95. SIGN	480 FT. TO 485 FT.	2500000000000000000000000000000000 SQ. FT. TO 5000000000000000000000000000000000 SQ. FT.	\$4800.00
96. SIGN	485 FT. TO 490 FT.	5000000000000000000000000000000000 SQ. FT. TO 10000000000000000000000000000000000 SQ. FT.	\$4850.00
97. SIGN	490 FT. TO 495 FT.	10000000000000000000000000000000000 SQ. FT. TO 25000000000000000000000000000000000 SQ. FT.	\$4900.00
98. SIGN	495 FT. TO 500 FT.	25000000000000000000000000000000000 SQ. FT. TO 50000000000000000000000000000000000 SQ. FT.	\$4950.00
99. SIGN	500 FT. TO 505 FT.	50000000000000000000000000000000000 SQ. FT. TO 100000000000000000000000000000000000 SQ. FT.	\$5000.00
100. SIGN	505 FT. TO 510 FT.	100000000000000000000000000000000000 SQ. FT. TO 250000000000000000000000000000000000 SQ. FT.	\$5050.00





DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1945 LAMA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

## SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)

## PERMIT OFFICE APPROVAL SECTION

PROPOSED SIGN NO. <u>002</u>	MILE POINT <u>80+05</u>	ENGINEER STATION	FULL CONTROL ACCESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY <u>MB</u>	PERMIT NUMBER <u>640120</u>	ISSUE DATE <u>8-6-01</u>
IS VISIBLE TO <input type="checkbox"/> NO <input type="checkbox"/> YES	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE <u>12-4-01</u>
OWNER OF NEAREST SIGN (DRAW NO.)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE <u>M916</u>	<input type="checkbox"/> NON-CONFORMING REASON:		
OWNER OF NEAREST SIGN (DRAW NO.)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	HIGHWAY CODE <u>A</u>			DISTRICT <u>09</u>
AUTHORIZED CDOT REPRESENTATIVE'S SIGNATURE	DATE CHECKED <u>7-9-01</u>	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO			

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RECONSTRUCTION OF PERMIT NO. 640120
- DIRECTIONAL \*\*
- RELOCATION IN FIELD OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION \* RECEIVED
- BENCH
- BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MONTY L. MATHIE</u>	ADDRESS (NUMBER AND STREET) <u>4525 HWY 30 W</u>	CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADV.</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>	PROPOSED DATE TO INSTALL <u>8-1-01</u>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

ADVERTISING COPY  
BOTH SIDES

FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET) <u>14</u>	LENGTH (FEET) <u>48</u>	AREA (SQ. FEET) <u>1344</u>	NUMBER AND SIZE OF SUPPORTS <u>ONE 36" COLUMN</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>26'</u>			ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES

SIGN LOCATION	
COUNTY <u>WASCO (33)</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALLES (0.5)</u>
HIGHWAY ROUTE NUMBER OR NAME <u>I-84 002</u>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?
SIDE OF NO. 1 HIGHWAY → <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

#### C \* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS

- DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_
- IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  YES  NO

#### D \*\* COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS

- SIZE OF COPY LETTERS: \_\_\_\_\_
- COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_
- SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.

PERMIT FEE \$ 200.00 AUTHORIZED SIGNATURE (Verifying application is complete and accurate) X Delia Helman



# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>			
	NUMBER AND STREET <i>P.O. BOX 331 / 1127 BARLEWAY RD.</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>B</b>	NAME OF PROPERTY OWNER <i>MONTIE L. MATHIE</i>		OUTDOOR ADVERTISING RECEIVED  JUN 25 2001  S. AS. OS.	
	NUMBER AND STREET <i>4525 Hwy 30 W</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>C</b>	<b>SIGN LOCATION</b> (REFER TO OTHER SIDE OF THIS APPLICATION)			
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>NORTH</i>
	TAX LOT <i>3101</i>	SECTION <i>2 DD</i>	TOWNSHIP <i>1N</i>	MILE POINT <i>83.05</i>
			RANGE <i>13E</i>	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: *June 11, 1998*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X [Signature]</i>	TITLE <i>Planner</i>	TELEPHONE NUMBER <i>(941) 296-5481</i>	DATE <i>6/21/01</i>
---	-------------------------	---	------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Agenda Staff Report   APL 035-23</i>	TELEPHONE NUMBER	DATE <i>Page 336 of 597</i>
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Date: 9/11/23

Lease #: 95645

Lessor: John Davidson

Date Sign Built: 1985 Rebuilt 2001

Hwy/St: W. 6<sup>th</sup> Street - I-84

Odot Permit

City Sign Permit *original & Rebuilt*

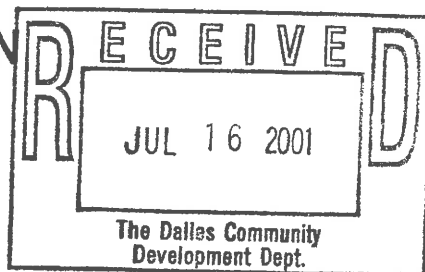
City Building Permit

Any Document with City of The Dalles Signature or Initial

Any Notes that Refer to '8 per mile'

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current City Installer License	<input checked="" type="radio"/> Yes <input type="radio"/> No

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	(541) 296-9684
Text	BILLBOARD - VARIOUS COPY
Sign Area	288 <sup>sq</sup> PER FACE (3-12X24 FACES)
Horizontal Dimension	24'
Vertical Dimension	12'
Type	Projecting - Hanging - Flush - <input checked="" type="radio"/> Pole - Other
Illumination	Direct, Indirect, UL No.: EXTERIOR LIGHTING BY ELECTALIA

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.

The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

**ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	John Lehman 7-16-01		
---------------------------------	---------------------	--	--

Permit Number	01-147	Permit Fee	\$ replacement.
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Planning Information:	Ch - Replacing existing pole w/ new pole
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Application Received By and Date:	[Signature] 7/16/01	Permit Issued By and Date:	[Signature] 7/18/01
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SIGN PERMIT

CITY OF THE DALLES

Use Zone CG.  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

313 Court Street  
The Dalles, Oregon 97058  
Phone 296-3537

Permit No 84-32  
Permit Fee 20.<sup>00</sup>

Sign for: Meadows Outdoor Adv.  
(Business Name)  
Business Address: Same  
Telephone: 296-9884

Contractor: Meadows Outdoor Adv.  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

- Permit to:  Erect (1)    Alter (2)    Relocate (3)
- Wall Sign (1)    Freestanding Sign (4)    Roof Sign (7)
- Projecting Sign (2)    Pole Sign (5)    Barber Pole (8)
- Marguee Sign (3)    Wall Facade for Signs (6)    Street or Wall Clock (9)

Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 24'  
Vertical Dimension: 10'-6"  
Area of Sign: 252 ft<sup>2</sup>  
Removal Agreement Signed \_\_\_\_\_

Height to Bottom: 10'  
Height to Top: 20'-6"  
Illuminated: No. UL No.: \_\_\_\_\_  
Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

SIGN SKETCH

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: [Signature] Date: 7-9-84

Application Received by: [Signature] Date: 7/9/84

Permit Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

**RECEIPT**

Date July 9, 1984 Attachment 16

9193

Received From Meadow Outdoor Adv.

Address 1127 Bargeway Rd.

Twenty and no/100 Dollars \$ 20.00

For Sign Permit # 84-32

ACCOUNT		HOW PAID		CITY OF THE DALLES
AMT. OF ACCOUNT		CASH		
AMT. PAID		CHECK	<input checked="" type="checkbox"/>	
BALANCE DUE		MONEY ORDER		

8K806 REDIFORM®



# Application for Structural Permit

Department of Consumer & Business Services  
Building Codes Division

Attachment 16  
DEPARTMENT USE ONLY

Permit number: \_\_\_\_\_  
 Date issued: \_\_\_\_\_  
 Issue by: \_\_\_\_\_  
 Office: \_\_\_\_\_

Applicant must hold an Oregon registration to conduct a construction business or be exempt from this requirement. *(Same size) Remove existing sign*

JOB SITE INFORMATION	OWNER INFORMATION
Address: <u>914 - 916 W 6th</u>	Name: <u>Meadow Outdoor Advert.</u>
City: <u>The Dalles</u> County: <u>Wasco</u>	Address: <u>P.O. Box 331</u>
Directions to inspection site: _____	City: <u>The Dalles</u> State: <u>OR</u> ZIP: <u>97058</u>
Is property inside city limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Phone: <u>(541) 296-9684</u> Fax: _____

LOCAL GOVERNMENT APPROVALS		
<b>Zoning</b> Information verified and approved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Signature: <u>[Signature]</u> Jurisdiction: <u>City of The Dalles</u>	<b>Flood plain</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Signature: <u>[Signature]</u> Jurisdiction: <u>City of The Dalles</u>	<b>Sanitation</b> Information verified and approved? <input type="checkbox"/> Yes <input type="checkbox"/> No Signature: <u>N/A</u> Jurisdiction: <u>City of The Dalles</u>

STRUCTURAL PERMIT FEES	
<b>(1) Valuation information</b>	
(a) Job description .....	_____
(b) Occupancy .....	_____
(c) Construction type .....	_____
(d) Square feet .....	_____
(e) Cost/sq. ft. ....	_____
(f) New/alteration/addition .....	<input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition
(g) Is this a foundation-ONLY permit? ..	<input type="checkbox"/> Yes <input type="checkbox"/> No
(h) Is this a plan review ONLY? .....	<input type="checkbox"/> Yes <input type="checkbox"/> No
(i) Total valuation (d X e) .....	<u>\$12,378.-</u>
<b>(2) Building fees</b>	
(a) Permit fee .....	SUM _____
(b) Seven percent state surcharge (permit fee X .07) .....	_____
<b>(3) Plan review fees</b>	
(a) Plan review (permit fee X .65) .....	_____
(b) Fire & life safety (permit fee X .40) .....	_____
<b>Subtotal of fees above</b> .....	_____
<b>(4) Miscellaneous fees</b>	
(a) Seismic fee (permit fee X .01) .....	_____
(b) Re-inspection (\$19.50/hr.) (no. of hours X \$19.50) .....	_____
(c) Investigative fees (equal to permit fee) .....	_____
<b>GRAND TOTAL</b> .....	\$ _____

I am the property owner hiring a construction contractor. Registration no.: \_\_\_\_\_ Expires: \_\_\_\_\_  
 I am registered with the Construction Contractors Board. Registration no.: 118370 Expires: 11/5/01  
 I am the property owner doing my own work.

I hereby certify that, to my knowledge, the above information is true and correct. I have read, and I do understand, the attached "Information Notice to Property Owners about Construction Responsibilities." All work to be performed shall be in accordance with all governing laws and rules.

Homeowner's/contractor's name: MEADOW OUTDOOR ADV.  
 Signature: [Signature] Date: 7-18-01  
 Address: P.O. Box 331, THE DALLES, OR 97058

Visa  MasterCard

Credit card number: \_\_\_\_\_ Expiration date: 1  
 Name of cardholder as shown on credit card: \_\_\_\_\_  
 Cardholder signature: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

**FISCAL USE ONLY**

Date: 9/11/23

Lease #: 95648

Lessor: Barbara Harold & Mike Harold

Date Sign Built: 1976's Bebut 2017

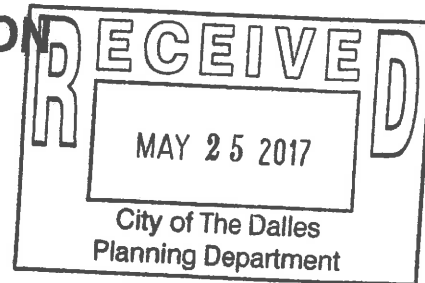
Hwy/St: T-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	541-296-9684
Current C.C.B. License	118370

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Telephone Number	541-296-9684
Text	VARIOUS
Sign Area	14' x 48' = 672' <sup>2</sup>
Horizontal Dimension	48'
Vertical Dimension	14'
Type	Projecting - Hanging - Flush - Pole - <u>Other</u> <sup>EXISTING</sup>
Illumination	Direct, Indirect, UL No.: <u>BILLBOARD</u>

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

**ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	<i>John Schuman</i> 5-23-2017
---------------------------------	----------------------------------

Permit Number	17-2340	Permit Fee	\$ 155.00
---------------	---------	------------	-----------

Planning & Zoning Information: CLI - offpremise sign per Section 13.050.150 of the LU00

Application Received By and Date:	<i>J. Davis</i>	Permit Issued By and Date:	<i>J. Davis</i> 8/2/14
-----------------------------------	-----------------	----------------------------	------------------------

002189

2025



# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION

Outdoor Advertising Sign Permits • 4040 Fairview Industrial Drive SE, MS #2 • Salem, OR 97302 • (503) 986-3650

## Part 1: Applicant Information and Sign Specifications

NAME OF APPLICANT Meadow Outdoor Advertising					
MAILING ADDRESS P.O. Box 331					
CITY The Dalles	STATE OR	ZIP 97058	PHONE 541-296-9684	FAX 541-296-1855	E-MAIL jlehman@meadowoutdoor.com
TYPE OF LEGAL ENTITY <input type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input checked="" type="checkbox"/> Other: a California Corp., dba Meadow Outdoor Advertising					
NAME OF PERSON OR COMPANY TO ERECT SIGN Meadow Outdoor Advertising					
MAILING ADDRESS P.O. Box 331					
CITY The Dalles	STATE OR	ZIP 97058	PHONE 541-296-9684	FAX 541-296-1855	E-MAIL jlehman@meadowoutdoor.com
PURPOSE OF APPLICATION <input type="checkbox"/> Reconstruction of permit no.: _____ <input checked="" type="checkbox"/> Relocation of permit no.: 6H0125 <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____			SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, LIGHTING AND CONFIGURATION OF SUPPORTS. (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720) <div style="text-align: center;"> </div>		
SIGN FACE HEIGHT (FEET) 14	SUPPORT NUMBER AND SIZE One 36" Steel Pipe		HIGHWAY ROUTE NUMBER Interstate 84	SIDE OF HIGHWAY North	EST. MILE POINT 83.47
SIGN FACE LENGTH (FEET) 48	SUPPORT MATERIAL Steel		TOWNSHIP 02N	RANGE 13E	SECTION/SUBSECTION MAP NO. 33C
SIGN FACE AREA (SQ. FEET) 672	NUMBER, TYPE AND LOCATION OF LIGHTING 4 108W LED per side on decks		LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: Orange flags on fence.		
HAGL 33.2'	SIGN PANEL NUMBERS N/A		OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input type="checkbox"/> Sign will not be at the location of a business or activity open to the public		
SIGN FACE <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB) <input type="checkbox"/> Tri-vision			PROPERTY OWNER NAME Mike Donald		
NAME OF HIGHWAY Columbia River Highway/Highway 002			MAILING ADDRESS 2800 Mill Creek Road		
STREET ADDRESS OF SIGN SITE 1820 West Second Street			CITY The Dalles		
CITY The Dalles	STATE OR	ZIP 97058	CITY The Dalles	STATE OR	ZIP 97058

## Part 2: Certification of Local Jurisdiction – zoning and compliance with local regulations

This section to be completed by the representative of the local jurisdiction. (For questions, please contact ODOT Outdoor Advertising Signs, (503) 986-3650.)

ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ABOVE ON PAGE 1)

A. Current zoning of the sign site described on this application: Commercial Light Industrial - CLI

B. This is a (check one):  
 Commercial classification  
 Industrial classification  
 Other (describe): \_\_\_\_\_

C. Location was first zoned a commercial or industrial classification:  
 On or before January 1, 1973  
 After January 1, 1973  
 Date is unknown or cannot be determined

D. Check if the following statement is accurate:  
 Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

COMPLIANCE WITH LOCAL REGULATIONS

Check only one:  
 The proposed sign location and structure **comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.  
 The proposed sign location and structure **do not comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.  
 Neither of the above statements is fully accurate. A letter of explanation must be attached.

### Certification of local jurisdiction

All of Part 2, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRINT NAME OF CITY/COUNTY REPRESENTATIVE <u>Steven Harris</u>	CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles, OR</u>		
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Planning Director</u>	PHONE <u>541-296-5481</u>	FAX	
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <u>[Signature]</u>	DATE <u>8/7/19</u>		

**Part 3: Certification of applicant**

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>JOHN LEHMAN FOR</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>LEASE REPRESENTATIVE</b>
SIGNATURE <b>MEADOW OUTDOOR ADVERTISING</b> X <i>John Lehman</i>	DATE <b>8-10-2017</b>

**ODOT USE ONLY**

SITE LOCATION				PERMIT INFORMATION		APPROVAL	
HIGHWAY 1 NO. <b>002</b>	HIGHWAY 1 NAME <b>Columbia River</b>	PERMIT NO. <b>008189</b>	APPROVAL <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn		DECISION MADE BY <i>Mike Kelly</i>		
SIDE <b>N</b>	MILEPT <b>83.47</b>	OWNER CODE <b>M916</b>	DECISION DATE <b>11/7/2017</b>		CANCELLED		
HIGHWAY 2 NO.	HIGHWAY 2 NAME	CONSTRUCTION DATE <b>05/06/2018</b>	* Failure to construct within 90 days results in cancellation of permit.		CANCELLATION DATE		REASON
SIDE	MILEPT	<input checked="" type="checkbox"/> Conforming <input type="checkbox"/> Non-conforming		CANCELLATION DATE		REASON	
PHYSICAL DESCRIPTION <b>.80 W Oxing Webber ST</b>				REASON		COMMENT	
COUNTY <b>33</b>	CITY <b>0255</b>	DISTRICT <b>09</b>	REGION <b>04</b>				

**Do not write below this line - ODOT Permit Office Use Only**

PERMIT FEE \$ <b>1000.00</b>	CHECK NUMBER <b>5677</b>	DATE PAID <b>8-31-17</b>
---------------------------------	-----------------------------	-----------------------------

SON STATE HIGHWAY DIVISION

1800 W. SALEM HIGHWAY BLDG. SALEM, OREGON 97310

RETURN ORIGINAL COPY ONLY

Attachment 16

CONFORMING

NONCONFORMING

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

WHEN ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

(REV. 7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER

ADDRESS

Donald Inc 1800 W 2nd The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION

1800 West 2nd  
Donald Inc The Dalles, Oregon

NOTICE: ATTACH COPY OF

PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION

OR CITY The Dalles HIGHWAY Highway 2

North Side MILEPOINT 81.78 ENGINEER STATION \_\_\_\_\_

N. E. S. W.

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_

DISTRICT ENGINEER

ERECTED June - 14 - 67 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

Donald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.22 DIRECTION West

FEET

N. E. S. W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL

UNZONED COMMERCIAL OR INDUSTRIAL AREA

ON ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE

ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDING

PERMIT ON REVERSE SIDE OF THIS APPLICATION

DISTANCE BETWEEN AND PLOT SIGN ON MAP, SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

EXCLUDE SUPPORTS

14' 12' X 50' 48'

SIGN SQUARE FEET

AREA INCLUDE CUT OUT 1944 sq'

SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SID OF SIGN. ALSO INCLUDE MESSAGE

SCHEDULE OF FEES

YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
3	\$ 6	\$ 9	0 TO 50
4	\$ 8	\$ 12	51 TO 150
5	\$ 10	\$ 15	151 TO 350
7	\$ 14	\$ 21	351 TO 800
10	\$ 20	\$ 30	801 TO 1200
15	\$ 30	\$ 45	OVER 1200

Tapadena Motel

~~Post~~ ~~Panel~~

Double faced top panel  
~~with style and color~~

SIGNATURE OF SIGN OWNER  
Harry B Donald

COMPANYING THIS APPLICATION 15.00

ZONE AFFIDAVIT

DATE Dec. 22-2001

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)  Hwy 2 - North Side - M.P. 81.78

TAX LOT  1100  SECTION  33  TOWNSHIP  2N  RANGE  13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN  the Dalles  (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED  COMMERCIAL  OR INDUSTRIAL  BY THE  city of the Dalles  ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED  Chas. E. Beland   
AUTHORIZED REPRESENTATIVE  
TITLE  Building Inspector

*[Faint background text and markings, including "APPI" and "1100"]*

UNIT  
SIGN PERMIT  
DOOR ADV  
OREGON ST  
DOOR ADV  
OREGON  
PERMIT U  
TE  
01/90  
TDOO  
PE  
UE D  
1





Date: 9/11/23

Lease #: 97650

Lessor: J.D. Hattenhour

Date Sign Built: 1973 *Started but did not rebuilt in 2005*

Hwy/St: I-84

- Odot Permit** *original build and proposed rebuild 2005* <sup>1973</sup>
- City Sign Permit** *Original build 1973*
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

OREGON STATE HIGHWAY DIVISION

RETURN ORIGINAL COPY ONLY

1117 • E. SALEM HIGHWAY • SALEM, OREGON 97310

CONFORMING  NO ATTACHMENT  Attachment 16

PERMIT APPLICATION

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER Donald Inc ADDRESS 1800 W-2nd The Dalles Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION Oil Co St. Helens Rd. Portland, Oregon

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION Interstate 80 N OR CITY The Dalles HIGHWAY 80 N

South MILEPOINT 2312 ENGINEER STATION 2312 + 10  
N.E.S.W. 2310 + 80

DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY [Signature] DISTRICT ENGINEER

PERMIT MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY Honald Inc. PERMIT NO. No permit DISTANCE 800' DIRECTION E  
FEET N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA   
ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS  
DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

EXCLUDE SUPPORTS 4' LENGTH 48'

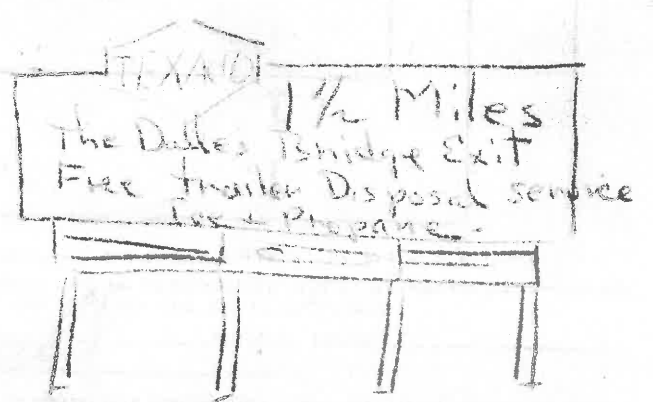
SIGN SQUARE FEET AREA INCLUDE CUT OUT 672

HEIGHT OF POSTS cel DISTANCE BETWEEN PANEL AND GROUND 10'

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

SCHEDULE OF FEES

2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$ 12	51 TO 150
\$ 10	\$ 15	151 TO 350
\$ 14	\$ 21	351 TO 800
\$ 20	\$ 30	801 TO 1200
\$ 30	\$ 45	OVER 1200



BY PAYING THIS APPLICATION \$ 7.00

SIGNATURE OF SIGN OWNER [Signature: Gary B. Honald]



ZONE AFFIDAVIT

DATE Sept

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

TAX LOT 600 SECTION 3 TOWNSHIP 1 North RANGE

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles OR Wasco IS ZONED  COMMERCIAL OR  INDUSTRIAL  
(CITY) (COUNTY)  
The Dalles City Engineering Dept.  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas E. Lela  
AUTHORIZED REPRESENTATIVE

TITLE Building In

3 000 100 200 300 400 500 600 700 800 900 1000

DIRECTION DISTANCE PERMIT NO. DATE

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ATTACH SKETCH AND COMPLETE ZONE

DISTANCE BETWEEN AND PLOT SIGN ON MAIN STREET LAND

BE SIDE OF THIS APPLICATION

DIVISION OR COMPANY WHICH WILL ERECT SIGN

AREA INCLUDE CUT

HEIGHT

DISTANCE BETWEEN PANEL AND GROUND

SKETCH OF SIGN INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN ALSO INCLUDE MESSAGE

HEIGHT OF TREE	DATE	LOCATION
0 TO 20		
21 TO 30		
31 TO 40		
41 TO 50		
51 TO 60		
61 TO 70		
71 TO 80		
81 TO 90		
91 TO 100		

C. E. L.

CITY OF THE DALLES, OREGON

Permit No. 217  
Construction Cost 1500.00  
Permit Fee  
Plan Check Fee

APPLICATION FOR SIGN PERMIT

must fill in from here down to heavy line at bottom of page in ink or indelible pencil and also make a neat drawing of the sign on back of original sheet, showing details of supports and sign copy.

is hereby made to

{ Erect _____ Reconstruct _____ Change Copy _____	}	Ground Sign <input checked="" type="checkbox"/> Marquee Sign _____	} from	{ new hangers <input checked="" type="checkbox"/> old hangers _____	} according to plan, specification and description herewith given.
		Roof Sign _____ Barber Pole _____			
		Wall Sign _____ Poster Panel _____			
		Painted Bulletin _____			
		Minor Projecting Sign _____			
		Sidewalk Projecting Sign _____			

Address \_\_\_\_\_ 501 W 1st. \_\_\_\_\_ Near \_\_\_\_\_

Type of Building \_\_\_\_\_

Sign \_\_\_\_\_

Location of Sign \_\_\_\_\_ Previous Permit No. \_\_\_\_\_

Sign Name and Address \_\_\_\_\_ Honald Inc

Sign Name and Address \_\_\_\_\_ Texaco 501 W 1st St

By \_\_\_\_\_ Steel Honald Inc

Address of Sign Installer \_\_\_\_\_ Honald Inc 1800 W End

DETAILS OF CONSTRUCTION, INSTALLATION AND ILLUMINATION OF SIGN

Dimension 48 Vertical Dimension 14 Thickness \_\_\_\_\_ Weight \_\_\_\_\_

Projection beyond property line \_\_\_\_\_

Sign is constructed of Steel Height of letters: Illuminated \_\_\_\_\_ Painted \_\_\_\_\_

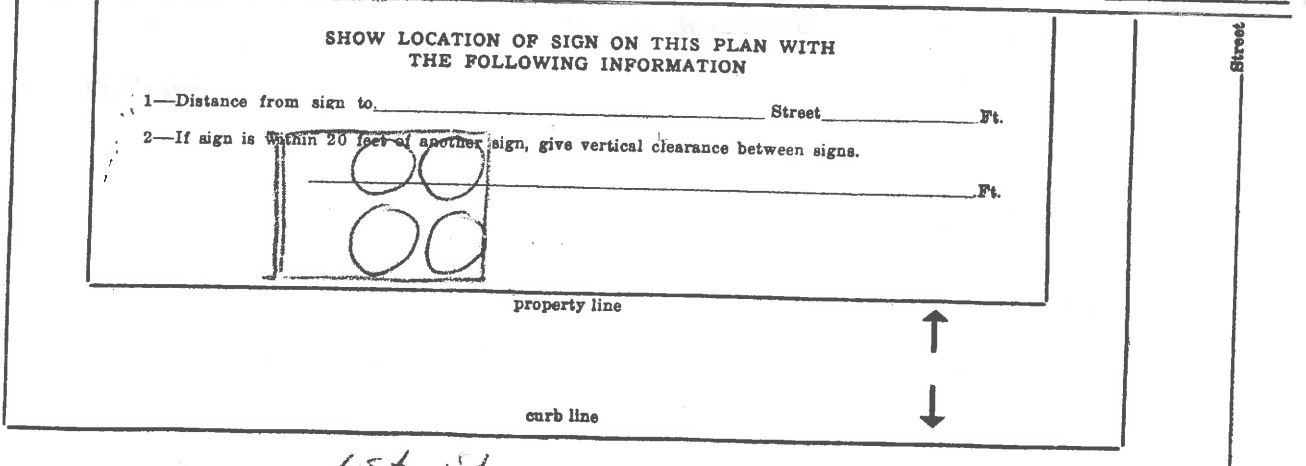
Lamp rating \_\_\_\_\_

TRANSFORMERS FOR NEON TUBING

SIZE	V, A
FORMERS	V, A
	V, A
	V, A
	TOTAL V, A

INCANDESCENT LAMPS

Interior	Watts
Letters	Watts
Borders	Watts
Total	Watts



TO ERECT SAID SIGN WITHIN 30 DAYS FROM DATE PERMIT IS ISSUED AND IN ACCORDANCE WITH THE ABOVE DESCRIPTION, AND SPECIFICATION AND THE ELECTRICAL AND SIGN ORDINANCE OF THE CITY OF THE DALLES, OREGON.

at sign here \_\_\_\_\_ Telephone number \_\_\_\_\_

By Tom B. Honald

The installation of supply wires for connection of sign and connection of sign must be covered on a regular wiring permit. Sign must be illuminated within 10 days after erection.

Approval of Supports	Approval of Appearance and Illumination	Approval of Installation
By _____	By _____	By <u>Chas E. Leonard</u>
Date _____	Date _____	Date _____



DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1005 LAMB AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

<b>SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)</b>		<b>PERMIT OFFICE APPROVAL SECTION</b>	
PROPOSED SIGN SYSTEM	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	PERMIT NUMBER	6H0116
ENGINEER STATION	<input type="checkbox"/> YES <input type="checkbox"/> NO	ISSUE DATE	3/21/05
ISSUER'S LICENSE NO.	<input type="checkbox"/> YES <input type="checkbox"/> NO	ISSUE DATE	7/19/05
ISSUER'S LICENSE NO.	<input type="checkbox"/> YES <input type="checkbox"/> NO	REASON	
ISSUE TO POSSESSOR	<input type="checkbox"/> YES <input type="checkbox"/> NO	OWNER CODE	
ISSUE TO POSSESSOR	<input type="checkbox"/> YES <input type="checkbox"/> NO	PERMIT CODE	
ISSUE TO POSSESSOR	<input type="checkbox"/> YES <input type="checkbox"/> NO	DISTRICT	
ISSUE TO POSSESSOR	<input type="checkbox"/> YES <input type="checkbox"/> NO	ISSUE TO POSSESSOR	<input type="checkbox"/> YES <input type="checkbox"/> NO

**SECTION 1 - PURPOSE OF APPLICATION**

(See attached)

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_

RECONSTRUCTION OF PERMIT NO. 6H0116

DIRECTIONAL \*\*

RELOCATION IN LIEU OF PERMIT NO. 6H0116

BUSINESS IDENTIFICATION\*

BENCH  BUS SHELTER

**SECTION 2 - NAMES AND ADDRESSES**

**NAME OF PERMIT APPLICANT**  
MEADOW OUTDOOR ADVERTISING

**ADDRESS (NUMBER AND STREET)**  
P.O. BOX 33

**CITY STATE AND ZIP CODE**  
THE DALES, OR 97058

**NAME OF PROPERTY OWNER AT SIGN LOCATION**  
J.D. HATTENHAVER

**ADDRESS (NUMBER AND STREET)**  
P.O. BOX 1397

**CITY STATE AND ZIP CODE**  
THE DALES, OR 97058

**NAME OF PERSON OR COMPANY TO ERECT SIGN**  
MEADOW OUTDOOR ADV.

**ADDRESS (NUMBER AND STREET)**  
P.O. BOX 33

**CITY STATE AND ZIP CODE**  
THE DALES, OR 97058

**PROPOSED DATE TO INSTALL**  
1-1-05

**SECTION 3 - SKETCH OF SIGN**

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES.

2-23-05

FOR OFFICE USE ONLY

**SECTION 4 - SIGN FACTS**

**A SIGN DIMENSIONS**

HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ. FEET)	NUMBER AND SIZE OF SUPPORTS
14'	48'	1344	ONE 36" PIPE

DISTANCE BETWEEN BOTTOM OF PANEL & GROUND: 35'

ADVERTISING IS  ONE SIDE  BOTH SIDES

**B SIGN LOCATION**

COUNTY: WASCO

CITY (OR DISTANCE FROM NEAREST INTERSECTION): THE DALES

HIGHWAY ROUTE NUMBER OR NAME: I-84

VISIBLE TO OTHER HIGHWAYS?  YES  NO

IF "YES," WHICH?  NORTH  SOUTH  EAST  WEST

SIDE OF NO. 1 HIGHWAY:  NORTH  SOUTH  EAST  WEST

SIDE OF NO. 2 HIGHWAY:  NORTH  SOUTH  EAST  WEST

**C \* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS**

1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_

2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  YES  NO

**D \*\* COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS**

1. SIZE OF COPY LETTERS: \_\_\_\_\_

2. COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_

3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>		OUTDOOR ADVERTISING RECEIVED OCT 26 2004 <small>Refer _____ AS _____ OS _____ Action _____</small>	
	NUMBER AND STREET <i>P.O. BOX 331</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>B</b>	NAME OF PROPERTY OWNER <i>J.D. HATTENHAVER</i>		OUTDOOR ADVERTISING RECEIVED OCT 26 2004 <small>Refer _____ AS _____ OS _____ Action _____</small>	
	NUMBER AND STREET <i>P.O. BOX 1397</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>C</b>	<b>SIGN LOCATION</b> <small>(REFER TO OTHER SIDE OF THIS APPLICATION)</small>			
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>SOUTH</i>
	TAX LOT <i>100</i>	SECTION <i>3 BB</i>	TOWNSHIP <i>1 N.</i>	MILE POINT <i>84.48</i>
			RANGE <i>13 E.</i>	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:     COMMERCIAL     INDUSTRIAL     OTHER

DATE ZONING IS EFFECTIVE: *June 11, 1998*    ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated ~~above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.~~ Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X Dan Waine Hart</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>10/25/04</i>
--	-----------------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

**Date:** 09/08/23

**Lease #:** 18976

**Lessor:** N. Wasco Parks & Rec

**Date Sign Built:** 1969 Rebuilt 2005

**Hwy/St:** I-84

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



# Oregon

Theodore R. Kulongoski, Governor

Attachment 16  
Department of Consumer and Business Services

Building Codes Division

2705 East 2nd St

The Dalles, OR 97058

(541) 298-4461

FAX (541) 298-2667

http://www.cbs.state.or.us/external/bcd

## NOTICE OF PLAN REVIEW

(This is not a Building Permit)

### FIELD OPERATIONS SECTION

Examiner: Rebai Tamerhoulet, PE; SE  
Phone: 503-378-2403  
Fax: 503-378-3656

Plan/Permit Number: ST04TD0361  
Review Fee: \$174.49  
Date Began: 12/1/2004  
Date Completed: 12/17/2004

Project: Meadow Outdoor Adventure - Replace  
Billboard

Construction Type: V-N

Address: 351 Lone Pine Dr., The Dalles OR  
97058

Occupancy: NA

Arch./Engr.: Steven Schaub/Metal-Weld

Number of stories: NA

Owner: Meadow Outdoor Adventure

Area: NA

Address: PO Box 331, The Dalles OR 97058

County: Wasco

The submitted plans have been reviewed for conformity with the **1998 Oregon State Structural Specialty Code**, and other statutes and regulations of Oregon as administered by this Division.

Items noted in this review document must be incorporated into the project to meet minimum requirements. Approval of submitted plans is not an approval of omissions or oversights by this office or of non-compliance with any applicable regulations of any state or federal law, rule, code or regulation or any local ordinance. Please contact this office for any requirements you question or do not understand.

Deviations from the submitted and hereby conditionally approved plans during construction, exclusive of those necessary to comply with requirements as listed herein, are prohibited without the written authorization of the local building department and this office.

### STRUCTURAL PLAN REVIEW COMMENTS:

1. This structural plan review covers: 12'x48' two panel sign.
2. Call BCD, The Dalles office, for inspection of the foundation and structure when the work is completed.
3. Permits are required for structural and electrical works.

**THE SUBMITTED PLAN IS APPROVED SUBJECT TO THE ITEMS NOTED ABOVE.**

REVIEWED BY:

  
Rebai Tamerhoulet, PE; SE



# Building Permit

## Job Location Card

- Electrical
- Mechanical
- Mobile home
- Plumbing
- Structural

**ST04-0361**

Permit number

**12-21-04**

Date

Job address:

**351 Lone Pine**

*It is the responsibility of the permit holder to post this card in a conspicuous location at the job site. Card should remain posted until completion of project.*

DEPARTMENT OF  
CONSUMER  
BUSINESS  
& SERVICES  
6 (2/94)COM

*JOHN L  
I picked up the  
Building Permit for  
Lone Pine. (CZ)*

Calculated Fee:	\$700.00
Investigation Fee:	\$100.00
7% Surcharge:	\$105.00
Plan Review Fee:	\$174.00
Seismic Fee:	\$100.00
Fire & Life Safety:	\$100.00
Total Permit Fee:	\$1384.00
Total All Payments:	\$1384.00
Balance Due:	\$0.00

RS  
ON  
AT







\*\*\*\*\*  
 DEPARTMENT OF CONSUMER BUSINESS & SERVICES DIVISION RECEIPT  
 \*\*\*\*\*  
 Receipt Number: BTD08038 Amount: 461.73 11/23/04 12:03  
 Payment Method: CK Notation: 4280 CONT Init: SJZ

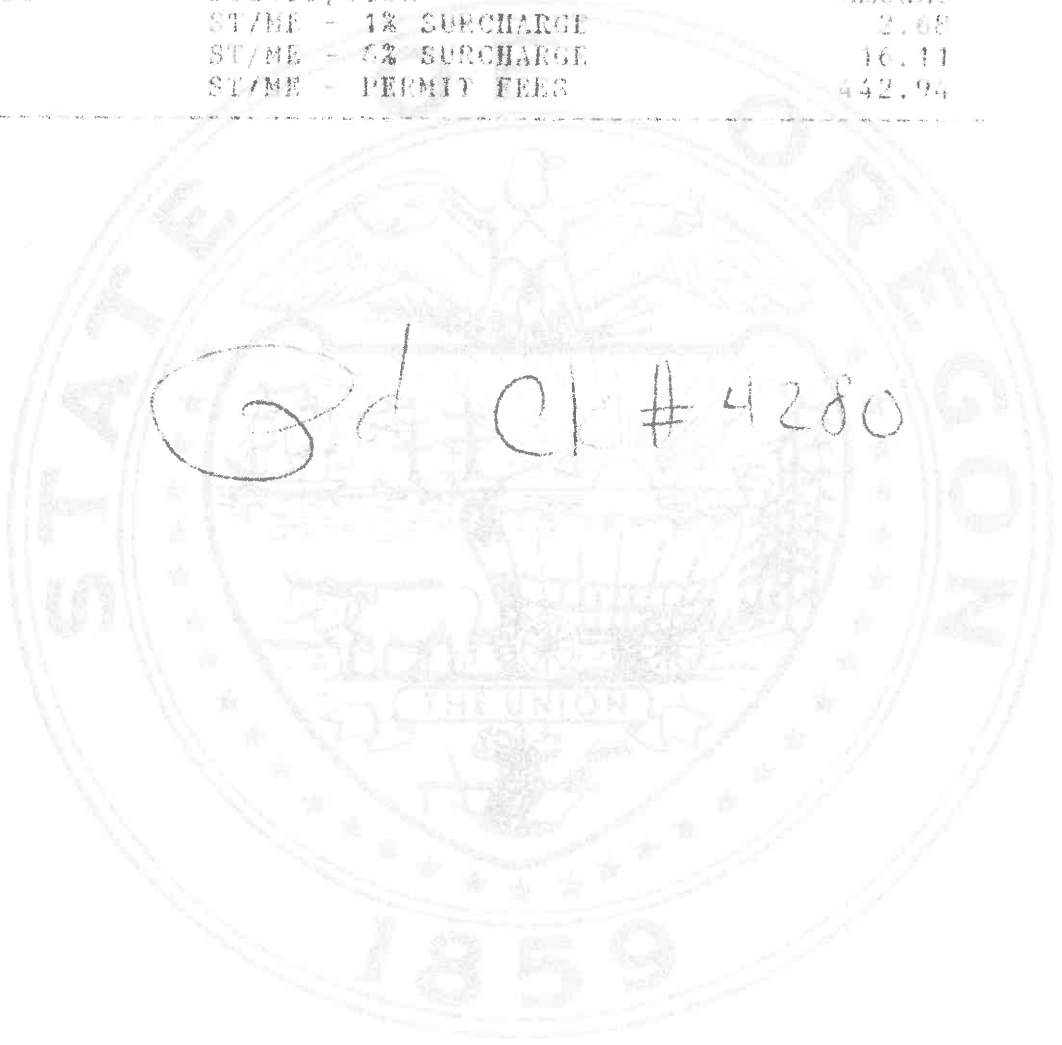
Permit No: ST04TD0361 Type: ST STRUCTURAL PERMIT  
 Site Address: 351 LONE PINE DR  
 Location: THE DALLES

Total Fees: 461.73  
 This Payment 461.73 Total All Pmts: 461.73  
 Balance: .00

\*\*\*\*\*

Account Code	Description	Amount
70911 1261	ST/ME - 1% SURCHARGE	2.68
70011 1251	ST/ME - 6% SURCHARGE	16.11
70711 1195	ST/ME - PERMIT FEES	442.94

\*\*\*\*\*



Pd CK # 4280

146946



## SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to:	NO. HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	002	86.67	2440+73	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	AG	6H0049	12/17/04
OWNER OR NEAREST SIGN (HWY NO 3)	NO. HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING REASON:	CONSTRUCTION DATE	
	004	0.69	189+15	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
OWNER OF NEAREST SIGN (HWY NO 3)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
				22916	A	9	
AUTHORIZED COUNTY REPRESENTATIVE SIGNATURE				DATE SIGNED	CANCELATION DATE	WAS TAG RETURNED?	
1/31/2005 [Signature]				12/18/04		<input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

- |  |   |
|--|---|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____                  | <input type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. _____     |
| <input checked="" type="checkbox"/> RECONSTRUCTION OF PERMIT NO. <u>6H0049</u> | <input type="checkbox"/> BUSINESS IDENTIFICATION*                   |
| <input type="checkbox"/> DIRECTIONAL **  | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER |

### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADV.</u>		MAILING ADDRESS <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>		PHONE NUMBER <u>(541) 296-9684</u>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>NORTHERN WASCO COUNTY PARKS/REC.</u>		NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADV.</u>	
MAILING ADDRESS <u>319 E. 7TH STREET</u>		MAILING ADDRESS <u>P.O. BOX 331</u>	
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>		CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	

### SECTION 3 - SKETCH OF SIGN

### SECTION 4 - SIGN FACTS

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR ESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

AD COPY

BOTH SIDES

SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ FEET)	NUMBER AND SIZE OF SUPPORTS
12	48	1152	ONE 36" PIPE
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND			ADVERTISING IS ON:
35'			<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
SIGN LOCATION			
COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)		
WASCO	THE DALLES		
HIGHWAY ROUTE NUMBER OR NAME	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH?		
I-84	197 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
SIDE OF NO. 1 HIGHWAY	<input checked="" type="checkbox"/> NORTH	<input type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input type="checkbox"/> WEST
SIDE OF NO. 2 HIGHWAY	<input type="checkbox"/> NORTH	<input type="checkbox"/> SOUTH	<input type="checkbox"/> EAST <input checked="" type="checkbox"/> WEST

**C K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS**

- DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: \_\_\_\_\_
- IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY  YES  NO

**D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS**

- SIZE OF COPY LETTERS: \_\_\_\_\_
- COLOR OF BACKBOARD AND LETTERS: \_\_\_\_\_
- SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES, PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM

PERMIT FEE	AUTHORIZED SIGNATURE (Verifying application is complete and accurate)
\$ <u>600.00</u>	<u>[Signature]</u>
DATE PAID	
<u>11/26/04</u>	
CHECK #	
<u>4278</u>	

OUTDOOR ADVERTISING RECEIVED NOV 2 2004

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>			
	MAILING ADDRESS <i>P.O. BOX 331</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>B</b>	NAME OF PROPERTY OWNER <i>NORTHERN WASCO COUNTY PARKS &amp; REC. DISTRICT</i>			
	MAILING ADDRESS <i>319 E. 7TH STREET</i>			
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>			
<b>C</b>	<b>SIGN LOCATION</b> <small>(REFER TO OTHER SIDE OF THIS APPLICATION)</small>			
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>NORTH</i>
	TAX LOT <i>200</i>	SECTION <i>1B</i>	TOWNSHIP <i>1N.</i>	MILE POINT <i>86.67</i>
				RANGE <i>13 E-W.M.</i>

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE: *June 11, 1998*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of the Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>541-296-5481</i>	DATE <i>11/22/04</i>
---	-----------------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <b>X</b>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

**Date:** 9/12/23

**Lease #:** 98086

**Lessor:** Port of The Dalles

**Date Sign Built:** 1987

**Hwy/St:** I-84

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

# SIGN PERMIT APPLICATION

## EMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
 PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
 P.O. BOX 14030, SALEM, OR 97310

### PURPOSE OF APPLICATION

CONSTRUCTION OF PERMIT NO. \_\_\_\_\_

LOCATION IN LIEU OF PERMIT NO. 64-127

NESS IDENTIFICATION\*  BENCH

CTIONAL\*\*  BUS SHELTER

OWNER

Outdoor Advertising  
 STREET

Box 331  
 AND ZIP CODE

Illes, Oregon 97058

PROPERTY OWNER AT SIGN LOCATION

of The Dalles  
 STREET

Box 457  
 AND ZIP CODE

Illes, Oregon 97058

PERSON OR COMPANY TO INSTALL SIGN

Outdoor Advertising  
 STREET

Box 331  
 AND ZIP CODE

Illes, Oregon 97058

### THIS BOX FOR BUSINESS IDENTIFICATION

DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY.

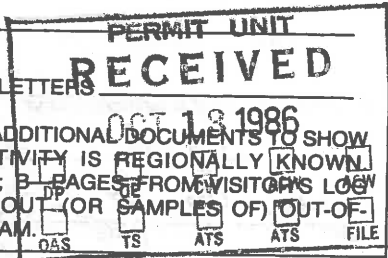
BUSINESS ACTIVITY OR ON-PREMISE SIGNING  
 DISTANCE FROM HIGHWAY?  YES  NO

### THIS BOX FOR DIRECTIONAL SIGNS

NUMBER OF COPY LETTERS \_\_\_\_\_

NUMBER OF BACKBOARD AND LETTERS \_\_\_\_\_

ATTACH WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. COPIES: A—BROCHURES; B—PAGES FROM VISITORS LOG; C—FACTS ABOUT (OR SAMPLES OF) OUT-OF-STATE ADVERTISING PROGRAM.



(SEE INSTRUCTIONS FOR RATE)

00

APPLICANT'S SIGNATURE

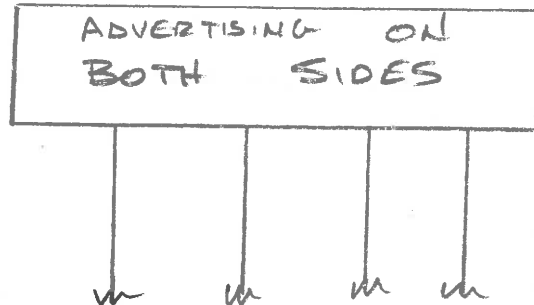
Agenda Staff Report | APL 035-23

OFFICE USE	APPROVED BY <u>JO</u>	PERMIT NUMBER <u>5H-0031</u>	ISSUE DATE <u>10-24-86</u>
	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE <u>2-21-86</u>
	<input type="checkbox"/> NONCONFORMING		
	REASON: _____		
OWNER CODE <u>M916</u>	HIGHWAY CODE <u>A</u>	DISTRICT <u>9</u>	
CANCELLATION DATE _____		WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

DISTRICT USE	SITE FIELD CHECK (To be completed by District Maint. Office)		
	MILE POINT OF PROPOSED SIGN <u>85.35</u>	ENGINEER STATION <u>2356 + 80</u>	
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>MEADOW OUTDOOR ADVERTISING</u>		
	PERMIT NUMBER <u>6H0218</u>	DISTANCE TO PROPOSED SIGN <u>2800 FT</u>	DIRECTION <u>WEST</u>
	FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <u>SIGNED BY CHET ANDERSON - TRANSFERRED</u>		
	FROM ORIGINAL BY <u>C. ZUKIN</u>		

SIGN LOCATION	
COUNTY <u>WASCO</u> <u>33</u>	CITY (OR DISTANCE FROM) <u>2255 THE DALLES</u>
HIGHWAY ROUTE NUMBER OR NAME <u>I-84</u>	
SIDE OF HIGHWAY	
<input checked="" type="checkbox"/> NORTH	<input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST

SIGN DIMENSIONS — EXCLUDE SUPPORTS		
HEIGHT (FEET) <u>12'</u>	LENGTH (FEET) <u>48'</u>	AREA INCLUDING CUTOFF (SQ. FT.) <u>1152</u>
NUMBER AND SIZE OF SUPPORTS <u>4- STEEL</u>		DISTANCE BETWEEN PANEL AND GROUND <u>15'</u>
ADVERTISING IS ON		
<input type="checkbox"/> ONE SIDE		<input checked="" type="checkbox"/> BOTH SIDES
DESCRIPTION OF SIGN INCLUDING MESSAGE		



### OFFICE USE ONLY

10-24-86 issued in lieu of 64-127



# ZONE AFFIDAVIT

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS.** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER
Meadow Outdoor Advertising
NUMBER AND STREET
P.O. Box 331
CITY, STATE AND ZIP CODE
The Dalles, Oregon 97058

②

NAME OF PROPERTY OWNER
Port of The Dalles
NUMBER AND STREET
P.O. Box 457
CITY, STATE AND ZIP CODE
The Dalles, Oregon 97058

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	I-84		
TAX LOT	SECTION	TOWNSHIP	RANGE	
300	3	1N	13E WM	

TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY		
ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL	1948	City of The Dalles

**CHECK APPLICABLE STATEMENT**

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
<input checked="" type="checkbox"/>	<i>Jack Lesch</i>
TITLE	Planning Director
PHONE NUMBER	DATE
296-5481	9/26/86



Date: 9/12/23

Lease #: 98012

Lessor: Eric Gill

Date Sign Built: 1993

Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1905 LANA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK ( TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to: →	NO. 1 HWY 2	MILE POINT 83.99	ENGINEER STATION 228+99	FULL CONTROL ACCESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY <i>[Signature]</i>	PERMIT NUMBER 1R0030	ISSUE DATE 11-10-98
	NO. 2 HWY 292	MILE POINT 17.0155	ENGINEER STATION 904+79	FULL CONTROL ACCESS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING		CONSTRUCTION DATE 3-10-98
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		REASON:			
Meadow	6H0128	844'					
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
Meadow	6H0142	4459'		4M916	A	9	
AUTHORIZED ODOT REPRESENTATIVE'S SIGNATURE			DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
<i>[Signature]</i>			orig 12-10-98				

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. ~~\_\_\_\_\_~~
- RECONSTRUCTION OF PERMIT NO. 1R0030
- BUSINESS IDENTIFICATION ☆
- DIRECTIONAL ☆☆
- BENCH  BUS SHELTER

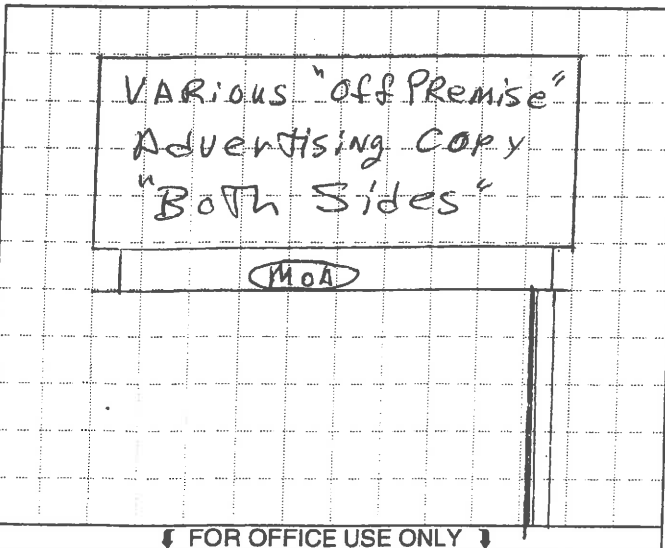
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>Meadow Outdoor Advertising</u>	ADDRESS (NUMBER AND STREET) <u>P.O. Box 331</u>
CITY STATE AND ZIP CODE <u>The Dalles, OR 97058</u>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MIKE MANNING</u>	ADDRESS (NUMBER AND STREET) <u>1116 W. 2nd Street</u>
CITY STATE AND ZIP CODE <u>The Dalles, OR 97058</u>	
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>Meadow Outdoor Advertising</u>	ADDRESS (NUMBER AND STREET) <u>P.O. Box 331</u>
CITY STATE AND ZIP CODE <u>The Dalles, OR 97058</u>	PROPOSED DATE TO INSTALL <u>11-20-98</u>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

<b>A SIGN DIMENSIONS</b>			
HEIGHT (FEET) <u>12'</u>	LENGTH (FEET) <u>48'</u>	AREA (SQ. FEET) <u>1152</u>	NUMBER AND SIZE OF SUPPORTS <u>one 42" steel</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>43'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
<b>B SIGN LOCATION</b>			
COUNTY <u>WASCO 33</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>The Dalles 0255</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>Hy. 2 - Rte. I-94</u> <u>Hy. 292 - old Rte. 30</u>	VISIBLE TO OTHER HIGHWAYS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
IF "YES," WHICH? <u>Hy. 292</u>			
SIDE OF NO. 1 HIGHWAY → <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
<b>C ☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
<b>D ☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>			
1. SIZE OF COPY LETTERS: <u>OCT 28</u>			
2. COLOR OF BACKBOARD AND LETTERS: _____ AS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			
PERMIT FEE <u>\$200.00</u>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <u>X by: Bert S. Shultz</u>		

11-10-98 authorization to add a back-up face to existing single-face sign

# ZONE AFFIDAVIT

Attachment 16

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT	OUTDOOR ADVERTISING RECEIVED
	NUMBER AND STREET	OCT 28 1998
	CITY, STATE AND ZIP CODE	5.....AR.....08.....

Meadow Outdoor Advertising  
P.O. Box 331  
The Dalles, OR. 97058

<b>B</b>	NAME OF PROPERTY OWNER	Refer
	NUMBER AND STREET	Action
	CITY, STATE AND ZIP CODE	

Mike MANNING  
1116 West 2nd  
The Dalles, OR 97058

<b>C</b>	<b>SIGN LOCATION</b> <small>(REFER TO OTHER SIDE OF THIS APPLICATION)</small>			
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY
	MILE POINT			
	TAX LOT	SECTION	TOWNSHIP	RANGE

The Dalles    Wasco    Hwy. 292 & Hwy. 2    S-Hwy 292    17.07  
2903    33D    2N    N-Hwy 2    83.99  
13E

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  COMMERCIAL     INDUSTRIAL     OTHER (Specify):

DATE ZONING IS EFFECTIVE: June 1998    ZONING AUTHORITY (NAME OF CITY OR COUNTY): City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X <i>[Signature]</i>	Associate Planner	(541) 296-5481	10/19/98

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

### SECTION 1 - PURPOSE OF APPLICATION

RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_

RELOCATION IN LIEU OF PERMIT NO. 6H-174

BUSINESS IDENTIFICATION\*       BENCH

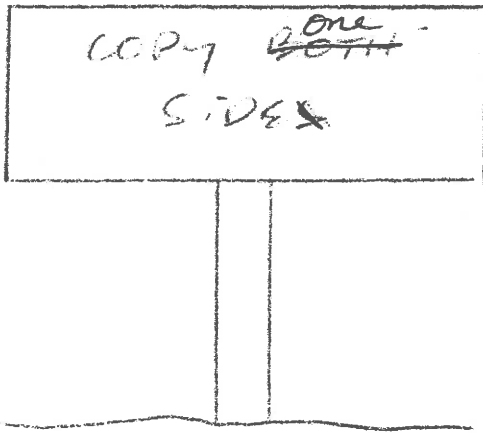
DIRECTIONAL\*\*                       BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF SIGN OWNER <u>MEADOW OUTDOOR ADU.</u>	
NUMBER AND STREET <u>PO Box 331 / 1127 BARREWAY RD.</u>	
CITY, STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MIKE MANNING</u>	
NUMBER AND STREET <u>1116 W. 2ND ST.</u>	
CITY, STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADU.</u>	
NUMBER AND STREET <u>PO Box 331 / 1127 BARREWAY RD.</u>	
CITY, STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	PROPOSED DATE TO INSTALL <u>2-93</u>

### SECTION 3 - SKETCH OF SIGN

SKETCH OF SIGN INCLUDING MESSAGE



SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

### FOR OFFICE USE ONLY

*Also visible to Hwy 292, south side at mile point 17.075*

### PERMIT OFFICE APPROVAL SECTION

<b>OFFICE</b>	APPROVED BY <i>[Signature]</i>	PERMIT NUMBER <u>112-19</u>	ISSUE DATE <u>11-30-92</u>
	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE <u>3-30-93</u>
<b>USE</b>	<input type="checkbox"/> NONCONFORMING REASON _____		
	OWNER CODE <u>M916</u>	HIGHWAY CODE <u>A</u>	DISTRICT <u>9</u>
	CANCELLATION DATE _____		WAS TAG RETURNED <input type="checkbox"/> YES <input type="checkbox"/> NO

### SITE FIELD CHECK

( TO BE COMPLETED BY DISTRICT MAINT. OFFICE )

<b>DISTRICT</b>	MILE PT. OF PROPOSED SIGN <u>83.99</u>	ENGINEER STATION <u>228+199</u>	DATE CHECKED <u>11-4-92</u>
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>Meadow</u>		
	PERMIT NUMBER <u>6H-128</u>	DISTANCE AND DIRECTION TO PROPOSED SIGN <u>844' Easterly</u>	
FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <i>[Signature]</i>			

### SECTION 4 - SIGN FACTS

(A) SIGN DIMENSIONS - EXCLUDE SUPPORTS

HEIGHT (FEET) <u>12</u>	LENGTH (FEET) <u>48</u>	AREA (SQ. FT.) <u>1344</u>
NUMBER AND SIZE OF SUPPORTS <u>ONE</u>		DISTANCE BETWEEN PANEL AND GROUND <u>43'</u>

ADVERTISING IS ON  
 ONE SIDE     BOTH SIDES

(B) SIGN LOCATION

COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM) <u>THE DALLES</u>
HIGHWAY ROUTE NUMBER OR NAME <u>I-84-hwy 2</u>	
SIDE OF HIGHWAY <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

(C) \*COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS

1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_

2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY?  
 YES     NO

(D) \*\* COMPLETE THIS BOX FOR DIRECTIONAL SIGNS

1 - SIZE OF COPY LETTERS \_\_\_\_\_

2 - COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_

3 - SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: A- BROCHURES, B-PAGES FROM VISITORS LOG, C-FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM \_\_\_\_\_

OUTDOOR ADVERTISING RECEIVED

NOV 16 1992

PERMIT FEE ( SEE INSTRUCTIONS FOR RATE )  
200.00

SIGN OWNER'S SIGNATURE  
*[Signature]* for Meadow Outdoor.

# ZONE AFFIDAVIT

**INSTRUCTIONS:** After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF SIGN OWNER <i>MEADOW OUTDOOR ADVERTISING</i>
NUMBER AND STREET <i>1127 BARGEWAY ROAD PO BOX 331</i>
CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>

**B**

NAME OF PROPERTY OWNER <i>MIKE MANNING</i>
NUMBER AND STREET <i>1116 WEST 2ND</i>
CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>I-84</i>	SIDE OF HIGHWAY <i>NORTH</i>	MILE POINT <i>83.99</i>
TAX LOT <i>2903</i>	SECTION <i>33D</i>	TOWNSHIP <i>2N</i>	RANGE <i>13E</i>	

## TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

ABOVE LOCATION IS ZONED <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER _____ SPECIFY _____	DATE ZONING WAS EFFECTIVE <i>1980</i>	ZONING AUTHORITY (NAME OF CITY OR COUNTY) <i>City of The Dalles</i>
---	--	--

### CHECK APPLICABLE STATEMENT

- This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and /or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs. IT IS FURTHER CERTIFIED THAT THE SIGN PROPOSED BY THIS APPLICATION COMPLIES WITH ALL APPLICABLE ORDINANCES, PLANS, RULES AND OTHER REQUIREMENTS OF THE CITY OR COUNTY.
- Above location and / or proposed sign does not comply with local sign rules and regulations.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	
TITLE <i>Planner</i>	
TELEPHONE NUMBER <i>296-4099</i>	DATE <i>11-12-92</i>



# SIGN PERMIT APPLICATION

## OFF PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION, SIGN PERMIT UNIT, HIGHWAY OPERATIONS BUILDING  
2950 STATE STREET E., ROOM 209, SALEM OR 97310

### SECTION 1 - PURPOSE OF APPLICATION

RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_

RELOCATION IN LIEU OF PERMIT NO. 6H-174

BUSINESS IDENTIFICATION\*       BENCH

DIRECTIONAL\*\*                               BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF SIGN OWNER  
Meadow Outdoor Advertising

NUMBER AND STREET  
P.O. Box 331

CITY, STATE AND ZIP CODE  
THE DALLES, OR. 97058

NAME OF PROPERTY OWNER AT SIGN LOCATION  
MIKE MANNING

NUMBER AND STREET  
1116 W. 2nd St.

CITY, STATE AND ZIP CODE  
THE DALLES, OR. 97058

NAME OF PERSON OR COMPANY TO ERECT SIGN  
MEADOW OUTDOOR ADVERTISING

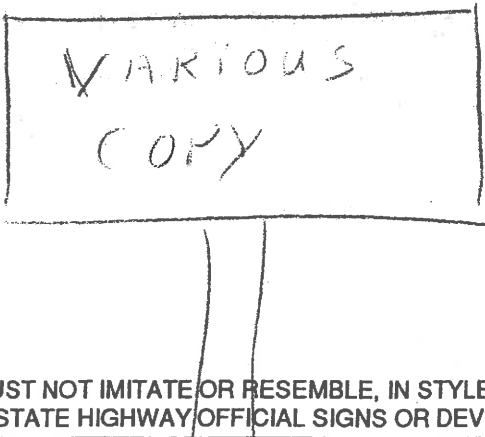
NUMBER AND STREET  
P.O. Box 331

CITY, STATE AND ZIP CODE  
THE DALLES, OR 97058

PROPOSED DATE TO INSTALL  
3-93

### SECTION 3 - SKETCH OF SIGN

SKETCH OF SIGN INCLUDING MESSAGE



SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

FOR OFFICE USE ONLY

### PERMIT OFFICE APPROVAL SECTION

OFFICE	APPROVED BY <u>JO</u>	PERMIT NUMBER. <u>1R-30</u>	ISSUE DATE <u>7-22-93</u>
	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION DATE <u>11-19-93</u>
USE	<input type="checkbox"/> NONCONFORMING REASON _____		
	OWNER CODE <u>M916</u>	HIGHWAY CODE <u>A</u>	DISTRICT <u>9</u>
	CANCELLATION DATE _____		WAS TAG RETURNED <input type="checkbox"/> YES <input type="checkbox"/> NO

### SITE FIELD CHECK

(TO BE COMPLETED BY DISTRICT MAINT. OFFICE)

DISTRICT	MILE PT. OF PROPOSED SIGN <u>Hwy 2 83.99</u>	ENGINEER STATION <u>228+79</u>	DATE CHECKED <u>12-10-92</u>
	<u>Hwy 292 1707</u>	<u>90+779</u>	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>Meadow</u>
USE	PERMIT NUMBER <u>Hwy 2-6H-128</u>	DISTANCE AND DIRECTION TO PROPOSED SIGN <u>544 East</u>	
	<u>Hwy 292 6H-142</u>	<u>4+59 West</u>	
FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <u>C. Anderson</u>			

### SECTION 4 - SIGN FACTS

(A) SIGN DIMENSIONS - EXCLUDE SUPPORTS

HEIGHT (FEET) <u>12</u>	LENGTH (FEET) <u>48</u>	AREA (SQ. FT.) <u>576 x 2 = 1152</u>
NUMBER AND SIZE OF SUPPORTS <u>ONE</u>	DISTANCE BETWEEN PANEL AND GROUND <u>43'</u>	

ADVERTISING IS ON  
 ONE SIDE       BOTH SIDES

(B) SIGN LOCATION

COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM) <u>THE DALLES</u>
HIGHWAY ROUTE NUMBER OR NAME <u>I-84 N/2 (Hwy 2) &amp; Hwy 292 3/4, 17.0755</u>	
SIDE OF HIGHWAY <input checked="" type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

(C) \*COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS

1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_

2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY?  
 YES       NO

(D) \*\* COMPLETE THIS BOX FOR DIRECTIONAL SIGNS

1 - SIZE OF COPY LETTERS <u>VARIOUS</u>	<b>OUTDOOR ADVERTISING RECEIVED</b> <u>JUL 13 1993</u>
2 - COLOR OF BACKBOARD AND LETTERS <u>VARIOUS</u>	
3 - SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: A. BROCHURES, B-PAGES FROM VISITORS LOG; C-FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM	

PERMIT FEE (SEE INSTRUCTIONS FOR RATE) \$200.00

SIGN OWNER'S SIGNATURE  
M. Sed. E. [Signature]

# ZONE AFFIDAVIT

**INSTRUCTIONS:** After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF SIGN OWNER <i>MEADOW OUTDOOR ADVERTISING</i>
NUMBER AND STREET <i>P.O. BOX 331</i>
CITY, STATE AND ZIP CODE <i>THE VALLES, OR. 97058</i>

**B**

NAME OF PROPERTY OWNER <i>MIKE MANNING</i>
NUMBER AND STREET <i>1116 WEST 2ND</i>
CITY, STATE AND ZIP CODE <i>THE VALLES, OR. 97058</i>

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)			
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY
<i>THE VALLES</i>	<i>WASCO</i>	<i>I-54(5) HWY 392</i>	<i>N-250</i>
TAX LOT <i>2703</i>	SECTION <i>330</i>	TOWNSHIP <i>2 N</i>	MILE POINT <i>13.755</i>
			RANGE <i>34</i>
			<i>13E</i>

## TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

ABOVE LOCATION IS ZONED <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER _____ <small style="margin-left: 100px;">SPECIFY</small>	DATE ZONING WAS EFFECTIVE <i>1180</i>	ZONING AUTHORITY (NAME OF CITY OR COUNTY) <i>City of The Valles</i>
---	--	--

### CHECK APPLICABLE STATEMENT

- This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and /or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs. IT IS FURTHER CERTIFIED THAT THE SIGN PROPOSED BY THIS APPLICATION COMPLIES WITH ALL APPLICABLE ORDINANCES, PLANS, RULES AND OTHER REQUIREMENTS OF THE CITY OR COUNTY.
  
- Above location and / or proposed sign does not comply with local sign rules and regulations.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	
TITLE <i>[Title]</i>	
TELEPHONE NUMBER <i>206 5491</i>	DATE <i>12-8-92</i>





# SIGN PERMIT APPLICATION

## OFF PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION, SIGN PERMIT UNIT, HIGHWAY OPERATIONS BUILDING  
2050 STATE STREET E., ROOM 209, SALEM OR 97310

# COPY

### SECTION 1 - PURPOSE OF APPLICATION

RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_

RELOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_

BUSINESS IDENTIFICATION\*       BENCH

DIRECTIONAL\*\*                       BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

NAME OF SIGN OWNER  
**MEADOW OUTDOOR ADV**

NUMBER AND STREET  
**PO Box 331 / 1127 BARLEWAY RD**

CITY, STATE AND ZIP CODE  
**THE DALLES, OR 97058**

NAME OF PROPERTY OWNER AT SIGN LOCATION  
**MIKE MANNING**

NUMBER AND STREET  
**1116 W. 2ND ST.**

CITY, STATE AND ZIP CODE  
**THE DALLES, OR 97058**

NAME OF PERSON OR COMPANY TO ERECT SIGN  
**MEADOW OUTDOOR ADV.**

NUMBER AND STREET  
**PO Box 331 / 1127 BARLEWAY RD**

CITY, STATE AND ZIP CODE  
**THE DALLES, OR 97058**

PROPOSED DATE TO INSTALL \_\_\_\_\_

### SECTION 3 - SKETCH OF SIGN

SKETCH OF SIGN INCLUDING MESSAGE

**SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES**

**FOR OFFICE USE ONLY**

59-8-01      1872

### PERMIT OFFICE APPROVAL SECTION

OFFICE USE	APPROVED BY _____	PERMIT NUMBER _____	ISSUE DATE _____
	<input type="checkbox"/> CONFORMING <input type="checkbox"/> NONCONFORMING REASON _____		CONSTRUCTION DATE _____
OFFICE USE	OWNER CODE _____	HIGHWAY CODE _____	DISTRICT _____
	CANCELLATION DATE _____	WAS TAG RETURNED <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SITE FIELD CHECK

( TO BE COMPLETED BY DISTRICT MAINT. OFFICE )

DISTRICT USE	MILE PT. OF PROPOSED SIGN _____	ENGINEER STATION _____	DATE CHECKED _____
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY _____		
	PERMIT NUMBER _____	DISTANCE AND DIRECTION TO PROPOSED SIGN _____	
	FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) _____		

### SECTION 4 - SIGN FACTS

**(A) SIGN DIMENSIONS - EXCLUDE SUPPORTS**

HEIGHT (FEET) <b>14'</b>	LENGTH (FEET) <b>48'</b>	AREA (SQ. FT.) <b>1344</b>
NUMBER AND SIZE OF SUPPORTS <b>ONE</b>		DISTANCE BETWEEN PANEL AND GROUND _____

ADVERTISING IS ON  
 ONE SIDE       BOTH SIDES

**(B) SIGN LOCATION**

COUNTY <b>WASCO</b>	CITY (OR DISTANCE FROM) <b>THE DALLES</b>
HIGHWAY ROUTE NUMBER OR NAME <b>I-84</b>	
SIDE OF HIGHWAY <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

**(C) \*COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS**

1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_

2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY?  
 YES       NO

**(D) \*\* COMPLETE THIS BOX FOR DIRECTIONAL SIGNS**

1 - SIZE OF COPY LETTERS \_\_\_\_\_

2 - COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_

3 - SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: A- BROCHURES, B- PAGES FROM VISITORS LOG; C- FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM

PERMIT FEE (SEE INSTRUCTIONS FOR RATE) \_\_\_\_\_

SIGN OWNER'S SIGNATURE \_\_\_\_\_

Y900 COPY

# ZONE AFFIDAVIT

**INSTRUCTIONS:** After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	1127 BARBERRY ROAD PO BOX 331
CITY, STATE AND ZIP CODE	THE DALLAS, OR 97058

**B**

NAME OF PROPERTY OWNER	MIKE MANNING
NUMBER AND STREET	1116 WEST 2ND
CITY, STATE AND ZIP CODE	THE DALLAS, OR 97058

**C**

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLAS	WASCO	I-84	NORTH	83.99
TAX LOT	SECTION	TOWNSHIP	RANGE	
2903	33D	2N	13E	

## TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

ABOVE LOCATION IS ZONED <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER _____ <small>SPECIFY</small>	DATE ZONING WAS EFFECTIVE May, 1980	ZONING AUTHORITY (NAME OF CITY OR COUNTY) City of The Dallas
---	--	---

### CHECK APPLICABLE STATEMENT

- This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and /or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs. IT IS FURTHER CERTIFIED THAT THE SIGN PROPOSED BY THIS APPLICATION COMPLIES WITH ALL APPLICABLE ORDINANCES, PLANS, RULES AND OTHER REQUIREMENTS OF THE CITY OR COUNTY.
- Above location and / or proposed sign does not comply with local sign rules and regulations.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
<i>Scott Kuttler</i>	
TITLE Associate Planner	
TELEPHONE NUMBER 583-296-5481	DATE 10-8-92

SIGN PERMIT

Attachment 16 SEP 29 1993

Use Zone M-1  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058  
Phone 296-3537

Permit No 93-257  
Permit Fee 55<sup>00</sup>

Sign for: MEADOW OUTDOOR ADVERTISING Contractor: MEADOW OUTDOOR ADVERTISING  
Business Address: 1116 W. 2ND ST. Address: P.O. BOX 331  
THE DALLES, OR 97058 Telephone: 503 296-9684

- Permit to:  Erect (1)    Alter (2)    Relocate (3)
- Wall Sign (1)                       Freestanding Sign (4)                       Roof Sign (7)
- Projecting Sign (2)                       Pole Sign (5)                       Barber Pole (8)
- Marguee Sign (3)                       Wall Facade for Signs (6)                       Street or Wall Clock (9)

Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

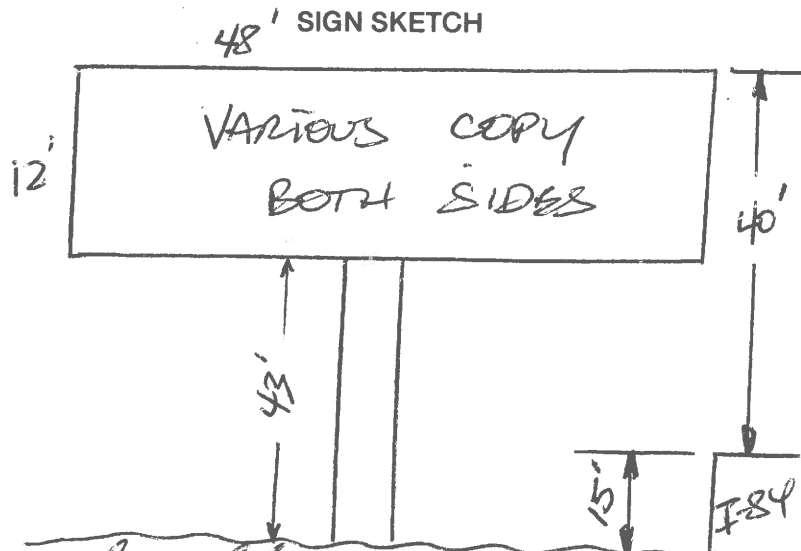
Horizontal Dimension: 48'                      Height to Bottom: 43'

Vertical Dimension: 12'                      Height to Top: 55'

Area of Sign: 576 ONE SIDE                      Illuminated: NO                      UL No.: \_\_\_\_\_

Removal Agreement Signed \_\_\_\_\_                      Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: [Signature] Date: 9-23-93

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Issued by: [Signature] Date: 9-27-93

SIGN PERMIT

Use Zone ~~AA~~ CG  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058  
Phone 296-3537

Permit No 94-299  
Permit Fee 55.00 PD

Sign for: MEADOW OUTDOOR ADV.  
Business Address: 1116 W. 2ND ST.  
THE DALLES, OR 97058  
Telephone: 503 296 9684

Contractor: MEADOW OUTDOOR ADV.  
Address: PO BOX 331 THE DALLES  
Telephone: 503 296-9684

- Permit to:  Erect (1)    Alter (2)    Relocate (3)
- Wall Sign (1)    Freestanding Sign (4)    Roof Sign (7)
- Projecting Sign (2)    Pole Sign (5)    Barber Pole (8)
- Marguee Sign (3)    Wall Facade for Signs (6)    Street or Wall Clock (9)

Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

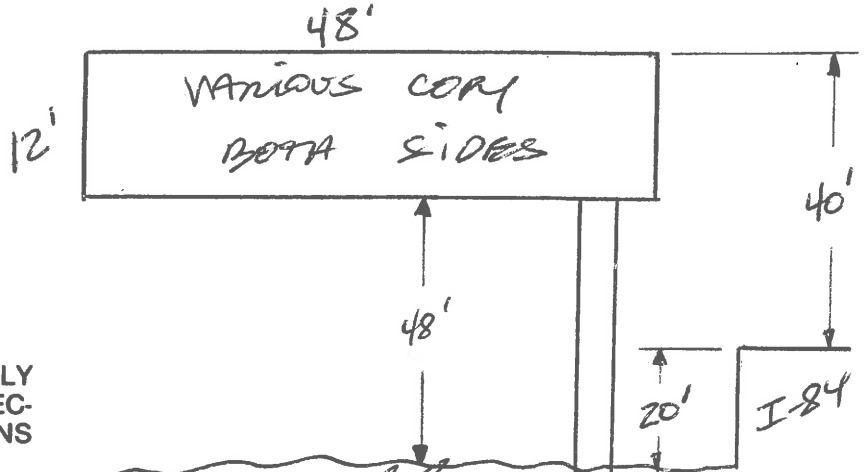
Horizontal Dimension: 48'  
Vertical Dimension: 12'  
Area of Sign: 576 sq  
Removal Agreement Signed \_\_\_\_\_

Height to Bottom: 48'  
Height to Top: 60' (40' ABOVE HIGHWAY)  
Illuminated: NO   UL No.: \_\_\_\_\_  
Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

SIGN SKETCH

576 < 672 limit  
SK



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: John Sullivan   Date: 5-24-94

Application Received by: [Signature]   Date: 5-27-94

Permit Issued by: [Signature]   Date: 6-6-94

**Date:** 9/12/23

**Lease #:** 98015

**Lessor:** City of The Dalles

**Date Sign Built:** 1998

**Hwy/St:** T-84

- Odot Permit**
- City Sign Permit**
- City Building Permit** *State building codes*
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

LEASE AGREEMENT

LEASE NUMBER: 98015  
DESCRIPTION: I-84 SL 1.3 mi. E/O West The Dalles Exit 83

THIS AGREEMENT, dated this 14<sup>th</sup> day of April, 2014 by and between CITY OF THE DALLES, a municipal corporation, hereinafter referred to as "Lessor", and JR ZUKIN, a California corporation d.b.a. MEADOW OUTDOOR ADVERTISING, hereinafter referred to as "Lessee",

WITNESSETH:

1. The Lessor hereby leases and grants exclusively for the purpose of erecting and maintaining outdoor advertising structures, the following described real property located in the City of The Dalles, Wasco County, State of Oregon:

A portion of the property located on Assessor's Map# IN 13 3BD, Tax Lot #100. The location of the proposed structure is shown on the map attached as Exhibit "A".

Lessor further grants to Lessee such free access to and the use of the real property described above as Lessee requires to construct, post, paint, illuminate, maintain, repair, and remove the structures and advertisements placed thereon. The term "structures" as used herein shall mean outdoor advertising structures including fixtures, power poles, lines and connections. The term "premises" as used herein shall mean that portion of the real property where Lessee's structures are placed. The Lessor reserves for its use and benefit of Lessor and Lessor's tenants, lessees, and other persons authorized by Lessor, the right to use all of the ground surface of the parcel herein leased and all the area lying below the bottom of Lessee's sign (except for the space occupied by the steel post or posts supporting said sign) for ingress and egress and other beneficial and reasonable uses.

2. The initial term of this lease shall be for a term of ten (10) years commencing upon August 1, 2014, and terminating upon July 31, 2024. If the lease is not in default as of May 1, 2024, Lessee shall have the option to renew the lease for an additional ten (10) year period, which term would commence on August 1, 2024, by giving written notice on May 1, 2024 of its intent to renew the lease. The terms and conditions of the renewal term shall be identical with those for the original ten (10) year lease term.

Thereafter, this lease agreement may be renewed for successive ten (10) year terms. The terms of any successive renewals shall be the same as those of the original lease term, except that Lessor and Lessee must mutually agree upon the rent for each successive rental term. If the parties have not mutually agreed upon the terms of the rent for a successor term, by 90 days prior to the date the lease agreement is scheduled to expire, then the lease agreement shall expire, and Lessee will be obligated to remove the sign from the premises in accordance with the provisions of this lease agreement.

3. The rent shall be One Thousand Seven Hundred Fifty Dollars (\$1,750.00) per year payable annually in advance commencing ~~August 1, 2014.~~

*March 4 09*

*(12)*

4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees, or others employed in the construction, maintenance, repair or removal of its signs on the property.

5. Lessee understands and agrees the portion of the premises being leased is adjacent to the Lessor's wastewater treatment plant, and that the Lessor is initiating a planning process for an expansion and modernization of the existing plant. Lessor agrees as part of the planning process that it will use its best efforts to ensure that no structure or obstacle is placed in such a manner as to obstruct or impair Lessee's sign. In the event Lessor determines the Lessee's sign must be removed to facilitate the expansion or renovation of the Lessor's wastewater treatment plant, Lessor shall have the right to terminate this lease, or any successor lease agreement, upon thirty (30) days written notice to Lessee, and Lessee shall remove its sign within thirty (30) days of receipt of the written notice. If Lessor determines that placement of a structure is necessary to facilitate the expansion or renovation of Lessor's wastewater treatment plant, which structure obstructs or impairs the visibility of Lessee's sign, then Lessee shall have the option to terminate this lease agreement, or any successor agreement, upon thirty (30) days written notice to Lessor. If the lease agreement is terminated under this provision, Lessee shall receive a refund of the portion of rent paid for the unexpired term.

6. In the event of any potential change in ownership of the property hereby leased, Lessor agrees to notify Lessee of such potential change at least thirty (30) days prior to any closing consummating such change in ownership. Lessor also agrees to give the prospective purchaser formal written notice of the existence of this lease at least thirty (30) days prior to such a closing and agrees to grant to Lessee an unconditional right of first refusal to purchase said property. Lessor will first offer property to Lessee on the same terms and conditions as received from the prospective buyer, and Lessee must exercise this right no later than thirty (30) days after receipt of written notice of said potential change of ownership.

7. Lessee shall have the right to sub-lease or assign this agreement to others and such signs owned by them shall be subject to the terms and conditions of this lease. It is agreed between the parties that Lessee, or such other person, as the case may be, shall remain the owner of all of said advertising signs, structures, and improvements, and that notwithstanding the fact that the same constitute real estate fixtures, the Lessee or such person, as the case may be, shall have the right to remove said signs, structures, and improvements at any time during the term of this lease, or after the expiration of this lease.

8. This is an exclusive lease. Lessor agrees not to permit the placement of any other off-premise signs by anyone other than Meadow Outdoor Advertising on this property or any adjacent properties which Lessor owns or controls.

9. In the event the law of the State of Oregon or the ordinances of Wasco County or the City of The Dalles shall lawfully prohibit the operation of Lessee's sign and/or require its removal, the Lessee shall be entitled to terminate this lease thirty (30) days after giving Lessor written notice of the prohibition or required removal and after removal of Lessee's sign and sign structure from the leased premises. In said notice, Lessee shall cite the law and/or ordinance requiring the Lessee to prohibit operation of the sign or require its removal. The Lessee shall continue to pay the pro rata rental to Lessor thereafter through the date the sign is removed.



10. All maintenance, repair, upkeep and restoration of the sign improvement placed on the leased premises shall be performed by Lessee at Lessee's expense. Lessee agrees to keep the premises and the sign improvement on the premises in a clean, neat and proper condition and in a good and safe condition of maintenance and repair at Lessee's expense.

In the event the placement of the sign, the supporting structure, or the concrete foundation for the advertising sign results in the restriction or obstruction of access required by Lessor to perform emergency repairs or maintenance upon the sewer treatment plant, and Lessor, in its discretion, determines that no alternative means of access to perform the repairs is available to Lessor, the Lessee shall be responsible for the costs of removal and replacement of the sign, the supporting structure, or the concrete foundation, to ensure the Lessor has access to perform the necessary repairs or maintenance.

11. Lessee, its successors, assigns, owners, holding companies and all others acting by, through, or under Lessee, agrees not to bring any legal actions or suits against Lessor, nor to raise any counterclaim or defense in any action brought by Lessor against Lessee, at the termination of this lease, relating to the enforcement of the termination of the lease, eviction by Lessor against Lessee, and/or removal of the advertising sign and appurtenances therefrom which is the subject of this lease. Lessee waives all rights and claims for damages, relocation expenses and fees, which it might have against Lessor from this time to any time in the future and covenants not to sue Lessor, by way of complaint, counterclaim or defense, which said covenant shall survive the termination and/or term of this lease, for or in any way relating to the removal of the advertising sign and all equipment, structures and appurtenances thereto on the property left at the termination of this lease and/or for any other claim for damages for "just compensation", relocation fees and expenses which are owed to Lessee by Lessor in the future by virtue of ORS Chapter 377; 23 U.S.C. Sect. 131, et. seq.; ORS Chapter 281; 42 U.S.C. Sect. 4622, 4623, 4624, 4625, 4626, 4651, 4652, 4653 & 4654; or by any other Federal or State statute, or City ordinance or rule. Lessee further agrees that it will not seek any temporary restraining order and/or permanent injunction to prohibit the removal of the advertising sign and appurtenances therefrom at the termination of this lease for any reason whatsoever.

12. Lessee at its sole cost and expense shall remove the sign and all of the sign structure upon any termination of this lease so that said sign and sign structure shall be removed from the leased premises and the leased premises restored to its original condition at the date of the termination of this lease.

13. This lease is binding upon, and inures to the benefit of the heirs, executors, successors and assigns of Lessor and Lessee.

14. All rents to be paid pursuant to this lease and all notices are to be forwarded to the undersigned Lessor at the address noted below Lessor's signature. This lease shall constitute the sole agreement of the parties relating to the lease of the above described premises. Neither party shall be bound by any statement, warranties, or promises, oral or written, unless such statements, warranties, or promises are set forth specifically in this lease.

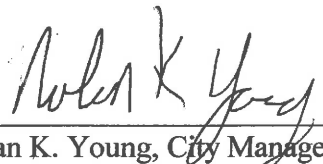
15. Lessor warrants the title of said leasehold for the term herein mentioned. In the event this lease is not renewed or is canceled, Lessor agrees that it will not for a period of five (5) years subsequent to the date of termination, release said premises to any other


advertiser or outdoor advertising company other than Lessee for advertising purposes. Lessor represents that it is the owner of the property covered by this lease and has the authority to execute this lease.

16. If any rent shall be due and unpaid for fifteen (15) days after written notice that it is due, or default shall be made in any of the covenants herein contained (other than the payment of rent or other charges) following thirty (30) days written notice by Lessor to Lessee specifying the nature of the default with reasonable particularity and allowing the Lessee to remedy said default within said thirty (30) days, then the Lessee shall remove the sign structure and appurtenances thereto and it shall be lawful for the Lessor to enter the premises and remove all persons therefrom and said sign structure and appurtenances, the Lessee hereby waiving any notice to quit or intention to re-enter. In the event it is necessary to institute suit or action to enforce any of the covenants or provisions in this lease or to effect a re-entry upon said premises by the Lessor, the Lessee agrees to pay to the Lessor its attorney fees and expenses of such suit or action and the cost, if any, or removing said sign structure and appurtenances. Lessee covenants to pay to Lessor the rent specified herein and at the expiration of the term of this lease or other termination to remove said sign structure and to surrender and quit the premises hereby leased in as good a state and condition as the same now are or shall be put into, damages by the elements excepted. The Lessee, on paying the said rent and performing the covenants herein contained, shall and may peaceably and quietly have and enjoy the leased premises for the term herein specified, and any successor terms. No assent, express or implied, by the Lessor to any breach of any of the covenants or agreements herein shall be deemed to be a waiver of any succeeding breach of the same covenant or agreement or as a waiver of the covenant and/or agreement itself.

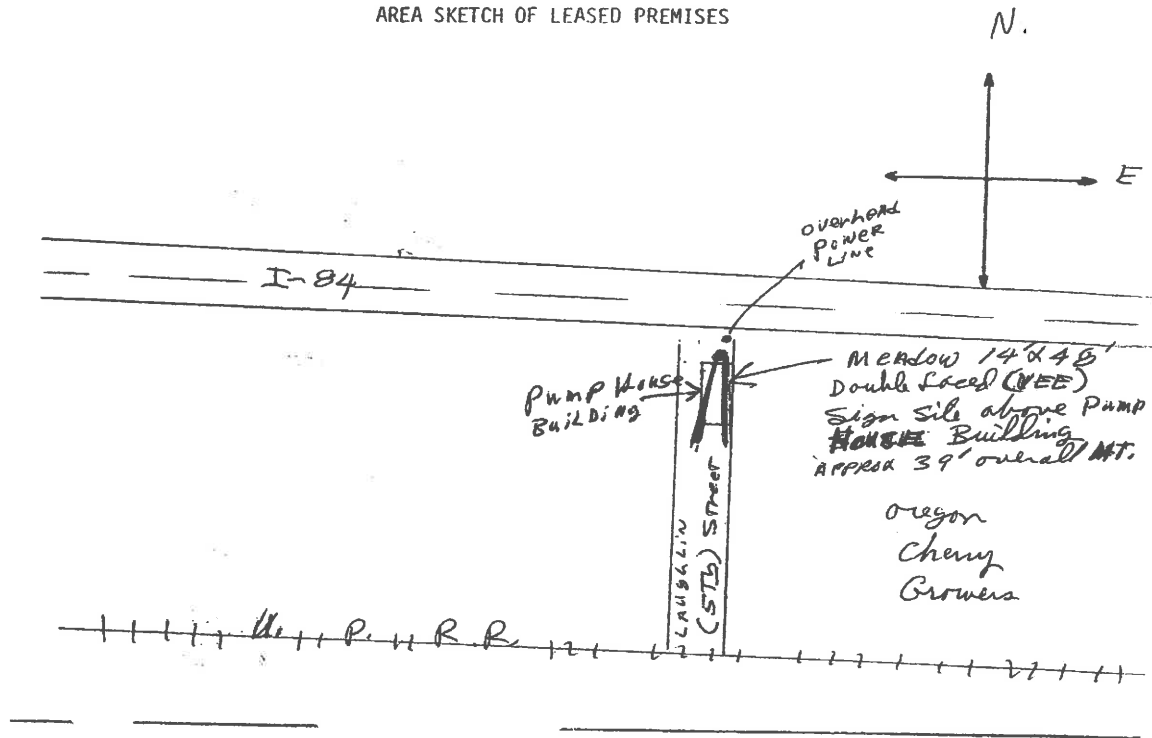
CITY OF THE DALLES

JR ZUKIN CORP,  
a California Corporation d.b.a.  
MEADOW OUTDOOR ADVERTISING

BY:   
Nolan K. Young, City Manager  
313 Court Street  
The Dalles, OR 97058

BY:   
J. Chris Zukin, President  
PO Box 331  
The Dalles, OR 97058

ADDENDUM TO ATTACHED LEASE  
AREA SKETCH OF LEASED PREMISES



INDICATE FOLLOWING:

- 1) sketch of sign
- 2) property lines
- 3) street names
- 4) buildings, landmarks, etc.
- 5) north, south, east, west

The City of The Dalles  
x Nolan K. Y...  
LANDOWNER

August 25, 1998  
DATE

Best & Street  
MEADOW OUTDOOR ADVERTISING  
REPRESENTATIVE

July, 8, 1998  
DATE

Exhibit "A"

SIGN PERMIT

RECEIVED Attachment 16

AUG 17 1998

CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058

The Dalles City Development Permit

98-573  
\$125.00

Use Zone INDUSTRIAL

Fire Zone \_\_\_\_\_

Variance \_\_\_\_\_

Conditional Use \_\_\_\_\_

(541) 296-5481

\*City licensed installer is required

Sign for: Meadow Outdoor Advertising  
Business Address: P.O. Box 331 - The Dalles  
Telephone: (541) 296-9684

Contractor: Meadow Outdoor Advertising  
Address: P.O. Box 331 The Dalles, OR  
Telephone: (541) 296-9684

- Permit to:  Erect (1)  Alter (2)  Relocate (3)  off PREMISE Advertising Sign
- Wall Sign (1)  Freestanding Sign (4)  Roof Sign (7)
- Projecting Sign (2)  Pole Sign (5)  Barber Pole (8)
- Marquee Sign (3)  Wall Facade for Signs (6)  Street or Wall Clock (9)

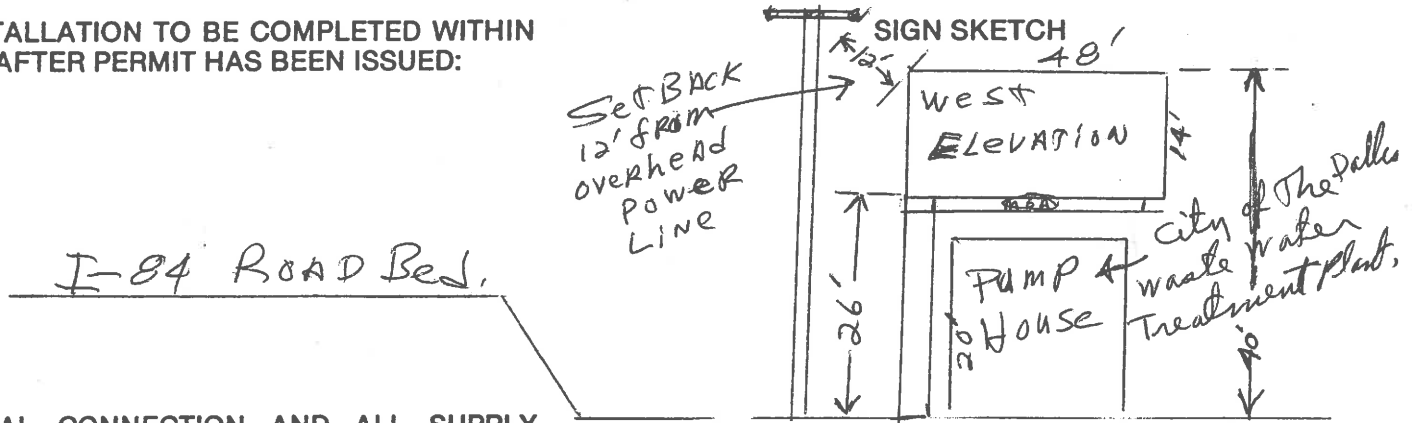
Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 48'  
Vertical Dimension: 14'  
Area of Sign: 672 SQ. FT. EA. FACE  
Removal Agreement Signed N/A

Height to Bottom: 26'  
Height to Top: 40'  
Illuminated: \_\_\_\_\_ UL No.: \_\_\_\_\_  
Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Meadow Outdoor Advertising  
Applicant's Signature: [Signature] Date: 8/17/97

Application Received by: Bob Paul Date: 8/17/98

Permit Issued by: [Signature] Date: 8/18/98

DEPARTMENT OF CONSUMER BUSINESS & SERVICES DIVISION RECEIPT

Receipt Number: RTD00510 Amount: 87.43 01/14/99 10:00  
 Payment Method: CK Notation: 2961 91-119 OWN Init: SJE

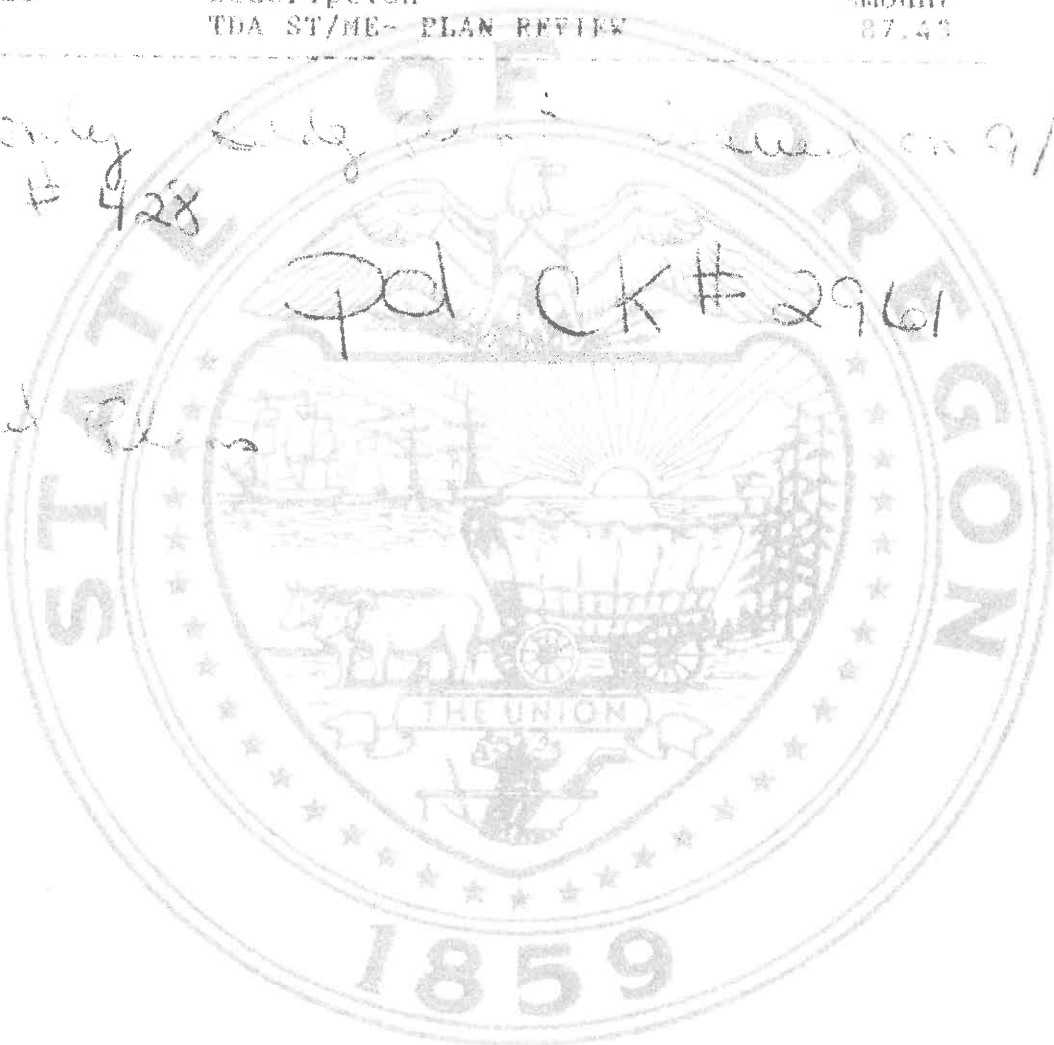
Permit No: ST99TD0018 Type: ST STRUCTURAL PERMIT  
 Site Address: 50 LAUGHLIN ST

Location: CHANGED PLANS BUILDING PERMIT WAS ISSUED ON 9-

This Payment 87.43 Total Fees: 87.43  
 Total ALL Pmts: 87.43  
 Balance: .00

Account Code	Description	Amount
76900 1212	TDA ST/ME- PLAN REVIEW	87.43

*PR only sub p... on 9/23/98*  
*Permit # 428*  
*pd CK # 2961*  
*Changed Plans*



RECEIVED JAN 15 1999



DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1005 LANA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to: →	NO. 1 HWY 002	MILE POINT 85.198	ENGINEER STATION 2391+55	FULL CONTROL ACCESS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY <i>Jo</i>	PERMIT NUMBER 16M079	ISSUE DATE 10-20-98
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	REASON: <input type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING		CONSTRUCTION DATE <del>2-17-99</del> 2-17-99
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
Meadows	6H-202 (750)	1365+7 Point 454+91		M916	A	09	
AUTHORIZED ODOT REPRESENTATIVE'S SIGNATURE <i>X B. Bede &amp; Steen</i>				DATE CHECKED 10-5-98	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. 6H-204
- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION \*
- DIRECTIONAL \*\*
- BENCH
- BUS SHELTER

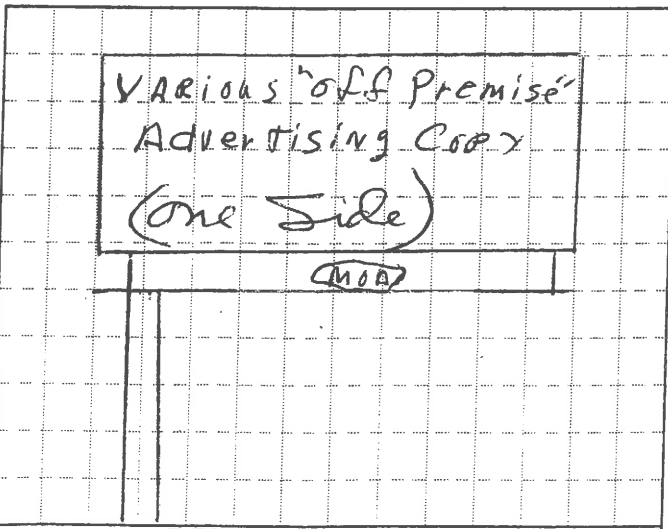
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <i>Meadow Outdoor Advertising</i>		ADDRESS (NUMBER AND STREET) <i>P.O. Box 331</i>	<b>OUTDOOR ADVERTISING RECEIVED</b> OCT 12 1998
CITY STATE AND ZIP CODE <i>The Dalles, OR. 97058</i>			
NAME OF PROPERTY OWNER AT SIGN LOCATION <i>City of The Dalles, OR.</i>		ADDRESS (NUMBER AND STREET) <i>313 COURT</i>	Refer to _____ Street
CITY STATE AND ZIP CODE <i>The Dalles, OR. 97058</i>			
NAME OF PERSON OR COMPANY TO ERECT SIGN <i>Meadow Outdoor Advertising</i>		ADDRESS (NUMBER AND STREET) <i>P.O. Box 331</i>	
CITY STATE AND ZIP CODE <i>The Dalles, OR</i>		<i>97058</i>	PROPOSED DATE TO INSTALL <i>10-20-98</i>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET) <i>14'</i>	LENGTH (FEET) <i>48'</i>	AREA (SQ. FEET) <i>672</i>	NUMBER AND SIZE OF SUPPORTS <i>one 42"</i>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <i>26'</i>		ADVERTISING IS <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES	
B SIGN LOCATION, 9.2 mi E of UPRR			
COUNTY <i>WASCO (33)</i>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <i>The Dalles 0.255</i>		
HIGHWAY ROUTE NUMBER OR NAME <i>Hwy. 2 - Rte I-84</i>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
C ☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
D ☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

PERMIT FEE <i>\$200.00</i>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <i>X B. Bede &amp; Steen</i>
-------------------------------	---

*10-20-98 issued in lieu of 6H0204*

# ZONE AFFIDAVIT

Attachment 16

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>Meadow Outdoor Advertising</i>				
	NUMBER AND STREET <i>P.O. Box 331</i>				
	CITY, STATE AND ZIP CODE <i>The Dalles, OR, 97058</i>				
<b>B</b>	NAME OF PROPERTY OWNER <i>City of The Dalles</i>				
	NUMBER AND STREET <i>313 Court Street</i>				
	CITY, STATE AND ZIP CODE <i>The Dalles, OR 97058</i>				
<b>SIGN LOCATION</b> (REFER TO OTHER SIDE OF THIS APPLICATION)					
<b>C</b>	CITY (IF INSIDE CITY) <i>The Dalles</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>Hwy. 2 - Rte. 94</i>	SIDE OF HIGHWAY <i>South</i>	MILE POINT <i>85.1</i>
	TAX LOT <i>100</i>	SECTION <i>3BD</i>	TOWNSHIP <i>1N</i>	RANGE <i>13</i>	

**OUTDOOR ADVERTISING RECEIVED**

**OCT 12 1998**

5.....AS.....OS.....

Refer Action

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:     COMMERCIAL     INDUSTRIAL     OTHER (Specify):

DATE ZONING IS EFFECTIVE: *6/98*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Associate Planner</i>	TELEPHONE NUMBER <i>(541) 296-5481</i>	DATE <i>10/5/98</i>
---	-----------------------------------	---	------------------------

The above location and/or proposed sign **does not comply** with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. **A letter of explanation is attached.**

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------



Date: 9/13/23Lease #: 98025Lessor: Bon McHaleDate Sign Built: 2009Hwy/St: I-84

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

NOT COUNTERS IN INVENTORY  
 GOVT. UNIT SIGN (GVU)  
 CITY CALLED IT "FLUSH" SIGN  
 SIGN FOR DISCOVERY CENTER  
 DONATION BY MEADOW.

# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125

### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current C.C.B. License	118370

### SIGN INFORMATION

Business Name	HIRE ELECTRIC
Address	2700 W. 2ND ST., THE DALLES, OR 97058
Telephone Number	296-5574
Text	hire electric, inc. / hireelectric.com
Sign Area	192 sq. ft.
Horizontal Dimension	24'
Vertical Dimension	8'
Type	Projecting - Hanging - Flush - Pole - Other <i>facing the</i>
Illumination	Direct, Indirect, UL No. <i>freeway</i>

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

**ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	<i>John Helman FOR MEADOW OUTDOOR</i> 10-2-09		
---------------------------------	--	--	--

Permit Number	09-763	Permit Fee	\$ 30 <sup>00</sup>
---------------	--------	------------	---------------------

Planning & Zoning Information: *CLI-Highway District, Secondary Street - second flush sign allowed < 50% of building rear -*

Application Received By and Date:	10-2-09 <i>DBL</i>	Permit Issued By and Date:	10-2-09 - <i>DBL</i>
-----------------------------------	--------------------	----------------------------	----------------------

City of The Dalles  
Planning Department  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481

# RECEIPT

DATE	10-2-09	Attachment #6 No.	247947
RECEIVED FROM	Meadow Outdoor	\$30 <sup>00</sup>	
Thirty & no/100's		DOLLARS	
<input type="radio"/> FOR RENT	Sign Permit 09-763		
<input type="radio"/> FOR			
ACCOUNT	30 -	<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	30 -	<input checked="" type="radio"/> CHECK	
BAL. DUE	0	<input type="radio"/> MONEY ORDER	BY <u>DBall</u>

1162

**Date:** 9/13/23

**Lease #:** 95647

**Lessor:** David Wallace

**Date Sign Built:** 1971 Rebuilt 2014

**Hwy/St:** E 2nd

- Odot Permit** *original*
- City Sign Permit** *original*
- City Building Permit** *Rebuilt in 2014*
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

Zoning District No. CBD  
Permit Issued By Ron A Hoffme  
Date 4/20/78

CITY OF THE DALLES, OREGON

Permit No. 397  
Construction Cost 200.00  
Permit Fee 10.00  
Plan Check Fee \_\_\_\_\_

### APPLICATION FOR SIGN PERMIT

Applicant must fill in from here down to heavy line at bottom of page in ink or indelible pencil and also make a neat drawing of the sign on back of original sheet, showing details of supports and sign copy.

Application is hereby made to { Erect \_\_\_\_\_ }  
{ Reconstruct.  }  
{ Change Copy \_\_\_\_\_ }  
from { new hangers \_\_\_\_\_ } according to plan, specification and description  
{ old hangers  } herewith given.

Ground Sign  Marquee Sign \_\_\_\_\_  
Roof Sign \_\_\_\_\_ Barber Pole \_\_\_\_\_  
Wall Sign \_\_\_\_\_ Poster Panel \_\_\_\_\_  
Painted Bulletin   
Minor Projecting Sign \_\_\_\_\_  
Sidewalk Projecting Sign \_\_\_\_\_

Street Address 822 East 2nd Near 2nd & Taylor St  
Height and Type of Building \_\_\_\_\_  
Location of Sign 822 East 2nd  
Previous Location of Sign same Previous Permit No. \_\_\_\_\_  
Owner of Sign—Name and Address Harold Inc  
Lessee of Sign—Name and Address \_\_\_\_\_  
Sign made by Harold Inc  
Sign remodeled by Harold Inc  
Name and Address of Sign Installer Harold Inc

#### DETAILS OF CONSTRUCTION, INSTALLATION AND ILLUMINATION OF SIGN

Horizontal Dimension 48' Vertical Dimension 12' Thickness \_\_\_\_\_ Weight \_\_\_\_\_  
Height above sidewalk 20' to walk Projection beyond property line NONE  
Material sign is constructed of stained wood Height of letters: Illuminated \_\_\_\_\_ Painted   
Underwriters' Laboratories Label Serial No. \_\_\_\_\_ Lamp rating \_\_\_\_\_

#### TRANSFORMERS FOR NEON TUBING

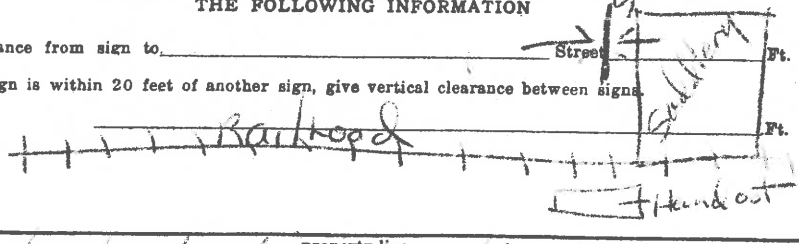
NO. AND SIZE OF TRANSFORMERS {  
V, A \_\_\_\_\_  
V, A \_\_\_\_\_  
V, A \_\_\_\_\_  
V, A \_\_\_\_\_  
TOTAL V, A \_\_\_\_\_

#### INCANDESCENT LAMPS

Interior \_\_\_\_\_ Watts \_\_\_\_\_  
Letters \_\_\_\_\_ Watts \_\_\_\_\_  
Borders \_\_\_\_\_ Watts \_\_\_\_\_  
Total \_\_\_\_\_ Watts \_\_\_\_\_

#### SHOW LOCATION OF SIGN ON THIS PLAN WITH THE FOLLOWING INFORMATION

- 1—Distance from sign to \_\_\_\_\_ Ft.
- 2—If sign is within 20 feet of another sign, give vertical clearance between signs \_\_\_\_\_ Ft.



permit to back up existing sign only  
No new structure

I AGREE TO ERECT SAID SIGN WITHIN 30 DAYS FROM DATE PERMIT IS ISSUED AND IN ACCORDANCE WITH THE ABOVE DESCRIPTION, PLAN AND SPECIFICATION AND THE ELECTRICAL AND SIGN ORDINANCE OF THE CITY OF THE DALLES, OREGON.

Applicant sign here \_\_\_\_\_ Telephone number 216 4138  
By [Signature]

NOTE—The installation of supply wires for connection of sign and connection of sign must be covered on a regular wiring permit. Sign must be illuminated within 10 days after erection.

Approval of Supports By \_\_\_\_\_ Date \_\_\_\_\_  
Approval of Appearance and Illumination By \_\_\_\_\_ Date \_\_\_\_\_  
Approval of Installation By \_\_\_\_\_ Date \_\_\_\_\_

OREGON STATE HIGHWAY DIVISION <sup>H456H1</sup>

RETURN ORIGINAL COPY ONLY

PERMIT UNIT • E. SALEM HIGHWAY • SALEM, OREGON 97310

CONFORMING  Attachment 16 NONCONFORMING

# SIGN PERMIT APPLICATION

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

APPROVED BY LAH DATE 5-3-78

PERMIT NUMBER 6H-135

FORM 81-734-3451 (REV. 7-76)

RECONSTRUCTION BACKUP

RELOCATION SMI, OSM, OSM

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_  
CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_  
FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

NAME OF SIGN OWNER \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION 1500 W 2nd

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

CROOKER KELLER THE DALLIES  
**SIGN LOCATION**

COUNTY \_\_\_\_\_ OR CITY THE DALLIES HIGHWAY 99Z ROUTE NO. OR NAME \_\_\_\_\_

SIDE OF HWY. SOUTH E. S. W. MILEPOINT 18.44 W ENGINEER STATION \_\_\_\_\_

CONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER \_\_\_\_\_

DATE TO BE ERECTED 5/1/78 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

DISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY \_\_\_\_\_

SIGN OWNER HONALD INC PERMIT NO. \_\_\_\_\_ DISTANCE 0.25 FEET DIRECTION WEST N. E. S. W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ZONED COMMERCIAL OR INDUSTRIAL  
 ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION.

NAME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN \_\_\_\_\_

SIGN DIMENSIONS - EXCLUDE SUPPORTS HONALD INC

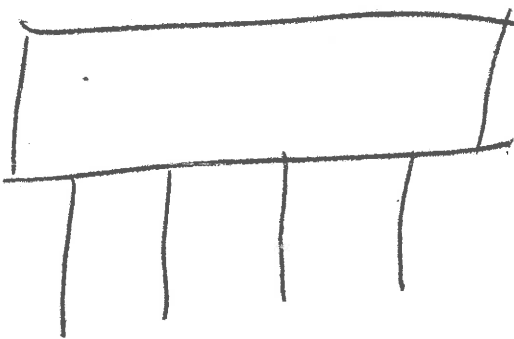
HEIGHT 4' 11" LENGTH 112'  
NO. AND SIZE OF POSTS 4 steel DISTANCE BETWEEN PANEL AND GROUND 25'

SIGN SQUARE FEET AREA INCLUDE CUT OUT 672' 0" 1344

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

### SCHEDULE OF FEES

	SIGN AREA SQ. FEET
1. \$10	50 SQUARE FEET OR LESS
2. <u>\$15</u>	51 TO 400 SQUARE FEET
3. \$20	MORE THAN 400 SQUARE FEET



A RELOCATED SIGN MAY NOT BE INSTALLED WITHIN THE FOLLOWING DISTANCES ON THE SAME SIDE OF THE HIGHWAY FROM A SIGN PURCHASED PURSUANT TO THE PROVISIONS OF ORS 377.700 TO 377.840:

TYPES OF HIGHWAY	DISTANCE IN EITHER DIRECTION FROM SITE
INTERSTATE	2000 FEET
FREEWAY	1000 FEET
OTHER STATE HIGHWAY	500 FEET

SIGNATURE OF SIGN OWNER \_\_\_\_\_

FEE ACCOMPANYING THIS APPLICATION \$ 204

BACK-UP

ZONE AFFIDAVIT

DATE 4/19/78

SIGN OWNER NAME AND ADDRESS

HONALO, INC

1800 W 2ND

THE DALLES

PROPERTY OWNER NAME AND ADDRESS

GROVER E. KELLER

BOX 379

THE DALLES

IF STATE SIGN PERMIT HAS BEEN ISSUED, PLEASE INDICATE PERMIT NUMBER

RE: SIGN LOCATION (FROM APPLICATION)

HWY 292 SOUTH SIDE MP 18.44 W

TAX LOT

100

SECTION

3

TOWNSHIP

1 N

RANGE

13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN

(CITY)

OR

(COUNTY)

IS ZONED COMMERCIAL

OR INDUSTRIAL

AND OUTDOOR

ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED EFFECTIVE

MONTH DAY YEAR

BY

THE CITY OF THE DALLES

ZONING AUTHORITY

AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVER-

ALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

SIGNED

Cynthia A. Beck

AUTHORIZED REPRESENTATIVE

TITLE

Planner I



Lease 95647  
PERMIT UNIT • E. SALEM HIGHWAY • LDG. • SALEM, OREGON 97310

CONFORMING  Attachment 6

# SIGN PERMIT APPLICATION

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

NOTICE: PERMISSION TO ERECT SIGN PERMIT ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

1-481 (REV. 7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

SIGN OWNER Donald Inc ADDRESS 1900 W 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION P.O. Box 379 The Dalles, Oregon NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION OR CITY The Dalles HIGHWAY Highway 292 - ROUTE NO. OR NAME

WY. South Side MILEPOINT 18.44 W ENGINEER STATION \_\_\_\_\_  
N.E.S.W.

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

BE ERECTED 5-9-68 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

ER Donald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.25 DIRECTION West  
FEET N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ED COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA  
EACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS  
ADAVIT ON REVERSE SIDE OF THIS APPLICATION DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

NSIONS - EXCLUDE SUPPORTS LENGTH 48' SIGN SQUARE FEET AREA INCLUDE CUT OUT 672 #'  
14'

SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND  
feet 25'

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

### SCHEDULE OF FEES

YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
3	\$ 6	\$ 9	0 TO 50
4	\$ 8	\$12	51 TO 150
5	\$10	\$15	151 TO 350
7	\$14	\$21	351 TO 800
0	\$20	\$30	801 TO 1200
5	\$30	\$45	OVER 1200

Kentucky  
Chicken Hand  
out

East face  
Single faced.

COMPANYING THIS APPLICATION 700

SIGNATURE OF SIGN OWNER Harry B. Donald

ZONE AFFIDAVIT

DATE Dec. 22-71

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)  Hwy 292 - South side - MP 18.44 W

TAX LOT 100 SECTION 3 TOWNSHIP 1 N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED COMMERCIAL ~~OR~~ INDUSTRIAL  BY THE \_\_\_\_\_  
City of the Dalles  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas. E. Beland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

PERMIT NO. \_\_\_\_\_ DISTANCE \_\_\_\_\_ DIRECTION \_\_\_\_\_

UNZONED COMMERCIAL OR INDUSTRIAL AREA  
ATTACH EXETCH MAP OF AREA SHOW DIMENSIONS OF BUILDING  
DISTANCE BETWEEN AND FOOT SIGN ON SIGN SPECIFY LAND USE

SKETCH OF SIGN INDICATE IN ADVERTISING BE ON ONE OR BOTH SIDES  
OR SIGN ALSO INCLUDE MESSAGE



SCHEDULE OF FEES

AREA	FEES	FEES	FEES
00	0.00	0.00	0.00
01	0.10	0.10	0.10
02	0.20	0.20	0.20
03	0.30	0.30	0.30
04	0.40	0.40	0.40
05	0.50	0.50	0.50
06	0.60	0.60	0.60
07	0.70	0.70	0.70
08	0.80	0.80	0.80
09	0.90	0.90	0.90
10	1.00	1.00	1.00
11	1.10	1.10	1.10
12	1.20	1.20	1.20
13	1.30	1.30	1.30
14	1.40	1.40	1.40
15	1.50	1.50	1.50
16	1.60	1.60	1.60
17	1.70	1.70	1.70
18	1.80	1.80	1.80
19	1.90	1.90	1.90
20	2.00	2.00	2.00



# Building Permit

Commercial Structural

Attachment 16  
MID COLUMBIA BUILDING CODES

1113 Kelly Ave  
The Dalles, OR 97058  
541-298-4461  
541-298-2667

565-14-000200-STR

<http://mccog.com/building-codes>

stephanie.ziegler@mccog.com

Permit Issued: February 04, 2014

## TYPE OF WORK

**Type of Work:** Replacement      **Category of Construction:** Commercial      **Valuation:** \$39,250  
**Description of Work:** REBUILD 12 X 18 BILLBOARD FOR MEADOW OUTDOOR ADV

## JOB SITE INFORMATION

**Property Address:** 822 E 2Nd, The Dalles, OR 97058      **Parcel:** 1N13E3DB700 - Primary      **Owner:** WALLACE DAVID G & LORA L  
**Address:** 825 E 2ND ST THE DALLES OR 97058

## LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
JR ZUKIN CORP	CCB	118370	541-296-9684

## REQUIRED INSPECTIONS

The list of inspections below represents the inspections required for this project at the time of permit printing. Additional inspections may be required through the life of the project. You will receive notification of any additional inspection requirements for project completion. All required inspections must be completed and approved.

1110 Footing      1999 Final Building

Schedule Inspections online at [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov) or by calling: 1-888-299-2821 or 541-298-4461

When calling for an inspection, use **IVR Number: 565177089822**

## PERMIT FEES

Fee Description	Quantity	Amount
Structural plan review fee	381.20 Ea	\$247.78
Structural building permit fee	1.00 Ea	\$381.20
State of Oregon Surcharge - Bldg (12% of applicable fees)	381.20 Ea	\$45.74
<b>Total Fees:</b>		<b>\$674.72</b>

Permits expire if work is not started within 365 Days of issuance or if work is suspended for 365 Days or longer depending on the issuing agencies policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



# Building Permit

## Commercial Structural

MID-COLUMBIA COUNCIL OF GOVERNMENTS

1113 Kelly Ave  
The Dalles, OR 97058  
541-298-4461  
541-298-2667

565-14-000200-STR

<http://mccog.com/building-codes>

stephanie.ziegler@mccog.com

Permit Issued: February 04, 2014

### TYPE OF WORK

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THE DALLES OR 97058

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All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



STRUCTURAL PERMIT No. 27058

BUILDING CODES DIVISION
2705 E. 2nd Street
The Dalles, Oregon 97058
Phone 298-4561 FAX 298-4667

Nov 12 2003 12:04

Status: ISSUED
Applied: Nov 09, 2003
Issued: Nov 12, 2003

Owner: MEADOW OUTDOOR AIN
Job Location: 99 2ND ST 2501
City: Not in table County: WASC0
Type of Work: MUDIFY SIGN
Description: THE DALLIES 2ND AND TAYLOR

Owner:
MEADOW OUTDOOR AIN
P O BOX 331
THE DALLIES OR
97058

Applicant:
MEADOW OUTDOOR AIN
P O BOX 331
THE DALLIES OR
97058

Contractor:

Notes:

Table with columns: \* DETAIL OR FEE ITEMS INCURRED; EACH CITY; COST. Rows include VALUATION, BUILDING FEES, Permit Fee, Calculated Fee, Investigative Fees, 7% surcharge, etc.

All work shall be done in accordance with the building code and all other applicable laws and regulations. All work to be performed shall be in accordance with the applicable laws and codes.

Signature of Applicant

Date of Application

Permit expires 11 months after started within 180 days of issuance of it with no extension for 180 days. It is the responsibility of the permit holder to request reissues.

126192



DEPARTMENT OF

CONSUMER

BUSINESS

SERVICES

\*\*\*\*\*

\*\*\*\*\*

\*\*\*\*\*

RECEIPT

Receipt Number: BTDC07017 Amount: 199.78 11/03/03 49:25  
Payment Method: CK Violation: 4156 APPL Init: 096

Permit No: STONIB0124 Type: ST STRUCTURAL PERMIT

Site Address: 99 2ND ST

Location: THE DALLES 2ND AND TAYLOR

Total Fees: 199.78

This Payment: 199.78 Total All Fees: 199.78

Balance: 0.00

\*\*\*\*\*

Account Code	Description	Amount
70011 161	ST/ME - 1% SURCHARGE	1.73
70011 174	ST/ME - 5% SURCHARGE	4.61
70711 1195	ST/SE - PERMIT FEES	194.62

*Handwritten signature*

*Handwritten: OK #4156*



Date: 9-13-23

Lease #: 98017

Lessor: ROCKY AND JANA WEBB

Date Sign Built: 2003

Hwy/St: W. 2ND STREET

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'





DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1806 LAMA AVE NE, SALEM OREGON 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
NO. HIGHWAY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE	
292	17.485		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		214483	8/11/08	
NO. HIGHWAY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	<input checked="" type="checkbox"/> CONFORMING			CONSTRUCTION DATE
292	17.485		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> NON-CONFORMING REASON			3/25/09
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN					
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE	HIGHWAY CODE			DISTRICT
AUTHORIZED AD REPRESENTATIVE SIGNATURE	DATE CHECKED	CANCELLATION DATE					WAS TAG RETURNED <input type="checkbox"/> YES <input type="checkbox"/> NO

\*See all attachments re spacing

### SECTION 1 - PURPOSE OF APPLICATION

11 R020

REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_

RELOCATION IN LIEU OF PERMIT NO. 6110104

RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_

BUSINESS IDENTIFICATION \* send new relo cre d/r 9-30-03 will transfer 6110104

DIRECTIONAL \*\*

BENCH

BUS SHELTER

### SECTION 2 - NAMES AND ADDRESSES

Clark - Klop

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331 / 1127 BARLEWAY RD.</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	OUTDOOR ADVERTISING RECEIVED <u>AUG 12 2003</u>
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>AMERIGAS PROPANE LP</u>	ADDRESS (NUMBER AND STREET) <u>747 W. 2ND ST.</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	PT..... AS..... OS.....
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331 / 1127 BARLEWAY RD.</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OR 97058</u>	PROPOSED DATE TO INSTALL <u>9-1-03</u>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET) <u>12.8</u>	LENGTH (FEET) <u>25.6</u>	AREA (SQ. FEET) <u>600</u>	NUMBER AND SIZE OF SUPPORTS <u>ONE 24" PIPE</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>12'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
SIGN LOCATION			
COUNTY <u>WARCO (33)</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALLES COAST</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>Hwy. 30 (W. 2ND ST.)</u>	VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <u>I-84</u>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SIDE OF NO. 1 HIGHWAY → <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
C * COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
D ** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

PERMIT FEE <u>\$600.00</u>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <u>[Signature]</u>
-------------------------------	---

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>		OUTDOOR ADVERTISING RECEIVED AUG 12 2003
	NUMBER AND STREET <i>P.O. BOX 331 / 1127 BARBECWAY</i>		
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>		
<b>B</b>	NAME OF PROPERTY OWNER <i>AMERICAS PROPANE L.P.</i>		OUTDOOR ADVERTISING RECEIVED AUG 12 2003
	NUMBER AND STREET <i>747 W. 2ND STREET</i>		
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>		

<b>C</b>	<b>SIGN LOCATION</b> [REFER TO OTHER SIDE OF THIS APPLICATION]			
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>HWY 30 (200)</i>	SIDE OF HIGHWAY <i>NORTH</i>
	TAX LOT <i>200</i>	SECTION <i>4AA</i>	TOWNSHIP <i>1 N.</i>	MILE POINT <i>17.49</i>
			RANGE <i>13E.</i>	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE <i>1998</i>	ZONING AUTHORITY (NAME OF CITY OR COUNTY) <i>CITY OF THE DALLES</i>
---	--

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X [Signature]</i>	TITLE <i>SR. PLANNER</i>	TELEPHONE NUMBER <i>541/296-5481</i>	DATE <i>08/08/03</i>
---	-----------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. **A letter of explanation is attached.**

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>X</i>	TITLE <i>Agenda Staff Report   APL 035-23</i>	TELEPHONE NUMBER <i>Page 400</i>	DATE <i>of 597</i>
---	--	-------------------------------------	-----------------------

# SIGN PERMIT APPLICATION

## CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125

### INSTALLER INFORMATION

Name	SELF
Address	
Phone Number	
Current City Installer License	Yes/No

747 W. 2ND ST.

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING	
Address	P.O. BOX 331, THE DALLES, OR 97058	
Telephone Number	(541) 296-9684	
Text	VARIOUS	
Sign Area	<del>250</del> $\phi$	300 $\phi$
Horizontal Dimension	<del>24</del> '	25'
Vertical Dimension	<del>10.4</del> '	12'
Type	Projecting - Hanging - Flush - <u>Pole</u> - Other	
Illumination	Direct Indirect, UL No: <u>01 HOLD</u>	

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	<span style="font-size: 1.2em; vertical-align: middle;">8-8-03</span>
---------------------------------	---

Permit Number	$\phi$ 3-326	Permit Fee	\$ 125 <del>00</del>
---------------	--------------	------------	----------------------

Planning Information:	COPY VARIES PER ADVERTISING ENTITY.		
-----------------------	-------------------------------------	--	--

Application Received By and Date:	CJB $\phi$ 8/ $\phi$ 8/ $\phi$ 3	Permit Issued By and Date:	CJB $\phi$ 8/ $\phi$ 8/ $\phi$ 3
-----------------------------------	-------------------------------------	----------------------------	-------------------------------------



# ZONE AFFIDAVIT

RECEIVED JUL 2 1984

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS.** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. BOX 331
CITY, STATE AND ZIP CODE	The Dalles, Oregon 97058

②

NAME OF PROPERTY OWNER	MR. RICHARD KENNARD
NUMBER AND STREET	2210 W. 13TH
CITY, STATE AND ZIP CODE	THE DALLES, OREGON

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	W2ND I-84	NORTH	16.81
TAX LOT	SECTION	TOWNSHIP	RANGE	
600	33	2N	13 E WM	

### TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL	1949	CITY OF THE DALLES

### CHECK APPLICABLE STATEMENT

- THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.
- ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

RECEIVED

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
<input checked="" type="checkbox"/> TITLE	PLANNING DIRECTOR
PHONE NUMBER	DATE
296-3537	6/12/84

Date: 9/13/23

Lease #: W-014

Lessor: MF Martin & Sons / Floyd Martin

Date Sign Built: PURCHASED FROM WOODPOST 1-2000  
REBUILT 2005

Hwy/St: Trevitt St

- Odot Permit
- City Sign Permit
- City Building Permit (CONTRACT WITH STATE BUILDING CODES)
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

NOTE: - REBUILT FROM WOOD POST TO STEEL POSTS IN 2005

- NO CITY PERMIT NECESSARY; EXISTING CONFORMING SIGN
- CITY HAD TO SIGN OFF TO GET BUILDING PERMIT

STRUCTURAL Permit No. ST05TD0084

BUILDING CODES DIVISION  
312 Court St STE 415  
The Dalles, Oregon 97058  
Phone 298-4461 FAX 298-2667

Feb 25, 2005 10:57

Status: ISSUED  
Applied: Feb 07, 2005  
Issued: Feb 25, 2005

Owner: MEADOW OUTDOOR ADV  
Job Location: 1012 TREVITT ST 3301  
City: THE DALLES County: WASCO  
Desc of Work: REBUILD BILL BOARD SIGN  
Directions: THE DALLES

Owner:  
MEADOW OUTDOOR ADV

Applicant:  
JR ZUKIN CORP  
PO BOX 331  
  
THE DALLES, OR 97058  
541-2969684

Contractor:  
JR ZUKIN CORP  
PO BOX 331  
  
THE DALLES, OR 97058  
541-2969684

CCB#: 0118370

*****			
* DETAIL ON FEE ITEMS PURCHASED:			
	EACH	QTY	COST
* VALUATION.....		1	\$1,475.00
* BUILDING FEES			
* Permit Fee.....		1	\$32.50
*****			
	Calculated Fee:		\$32.50
	Investigative Fees:		\$0.00
	7% Surcharge:		\$2.28
	Plan Review Fees:		\$21.13
	Seismic Fee:		\$0.00
	Fire & Life Safety:		\$0.00
	Total Permit Fee:		\$55.91
	Total All Payments:		\$55.91
	Balance Due:		\$0.00
*****			

Applicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the above information is true and correct. All work to be performed shall be in accordance with the governing laws and rules.

Signature of Applicant

See Attached Application

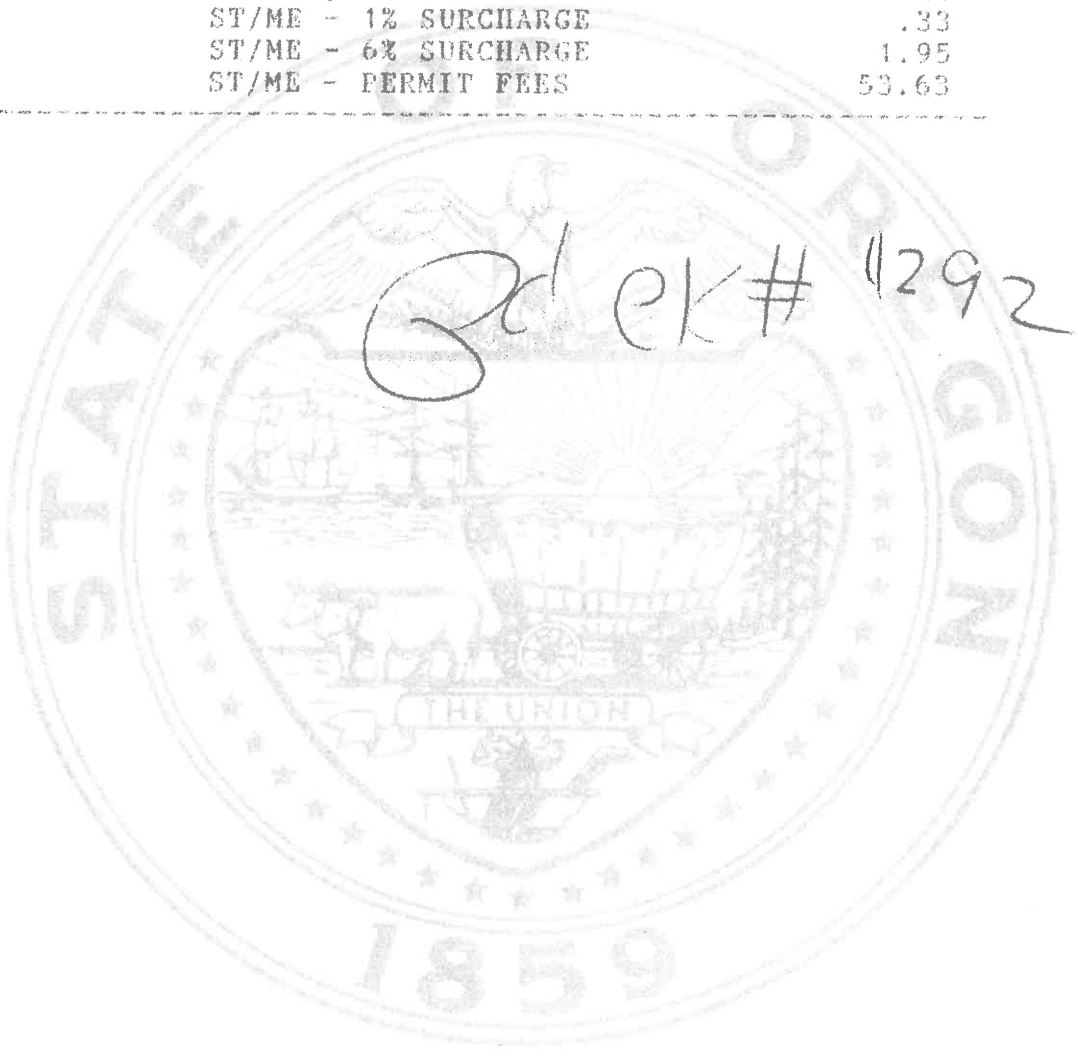
Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days. It is the responsibility of the permit holder to request inspections.

DEPARTMENT OF CONSUMER BUSINESS & SERVICES  
 BUILDING DIVISION  
 RECEIPT  
 Receipt Number: RTD08133 Amount: 55.91 02/07/05 14:44  
 Payment Method: CK Notation: 4292 CONT Init: SJZ

Permit No: ST05TD0084 Type: ST STRUCTURAL PERMIT  
 Site Address: 1012 TREVITT ST  
 Location: THE DALLES

This Payment 55.91 Total Fees: 55.91  
 Total ALL Pmts: 55.91  
 Balance: .00

Account Code	Description	Amount
70911 1261	ST/ME - 1% SURCHARGE	.33
70011 1251	ST/ME - 6% SURCHARGE	1.95
70711 1195	ST/ME - PERMIT FEES	53.63







# Oregon

Theodore R. Kulongoski, Governor

## Department of Consumer and Business Services

Building Codes Division

2705 East 2nd St

The Dalles, OR 97058

(541) 298-4461

FAX (541) 298-2667

http: // www.cbs.state.or.us / external/bcd

### NOTICE OF PLAN REVIEW (This is not a Building Permit)

#### FIELD OPERATIONS SECTION

Examiner: Rebai Tamerhoulet, PE; SE  
Phone: 503-378-2403  
Fax: 503-378-3656

Plan/Permit Number: ST05TD0084  
Review Fee: \$21.13  
Date Began: 2/24/2005  
Date Completed: 2/24/2005

Project: Meadow Outdoor Adventure - Rebuild  
Billboard Sign  
Address: 1012 Trevitt St, The Dalles OR 97058  
Arch./Engr.: N/A  
Owner: Meadow Outdoor Adventure  
Address: PO Box 331, The Dalles OR 97058

Construction Type: NA  
Occupancy: NA  
Number of stories: NA  
Area: NA  
County: Wasco

The submitted plans have been reviewed for conformity with the **1998 Oregon State Structural Specialty Code**, and other statutes and regulations of Oregon as administered by this Division.

Items noted in this review document must be incorporated into the project to meet minimum requirements. Approval of submitted plans is not an approval of omissions or oversights by this office or of non-compliance with any applicable regulations of any state or federal law, rule, code or regulation or any local ordinance. Please contact this office for any requirements you question or do not understand.

Deviations from the submitted and hereby conditionally approved plans during construction, exclusive of those necessary to comply with requirements as listed herein, are prohibited without the written authorization of the local building department and this office.

#### Structural Plan Review Comments

1. This plan review covers the construction of a sign 18'-0" high (above the ground).
2. Inspections are required at the following intervals: The applicant is required to contact the jurisdiction issuing the building permit to request these inspections. Sec 108.5
  - a. General - Reinforcing steel or structural framework shall not be covered or concealed without approval.
  - b. Foundation Inspection. - Prior to pouring the footing and/or foundation.
  - c. Concrete Slab/Under-floor - Prior to pouring any concrete slab or floor-sheathing installation.
  - d. Framing - After all framing is completed.
  - e. Final - After finish grading and the structures are completed and ready for use.

**THE SUBMITTED PLAN IS APPROVED SUBJECT TO THE ITEMS NOTED ABOVE.**

REVIEWED BY: \_\_\_\_\_

Rebai Tamerhoulet, PE; SE

Date: 9/13/23

Lease #: W-013

Lessor: MF Martin & Son, Inc. / Floyd Martin

Date Sign Built: PURCHASED FROM WOOD ART 1-2000  
REBUILT TO STEEL 2004

Hwy/St: W 10<sup>th</sup>

- Odot Permit
- City Sign Permit
- City Building Permit *CONTRACTED W/ STATE BUILDING CODES.*
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

NOTE: - REPAIRED AND REBUILT TO STEEL  
 IN 2004

- NO CITY PERMIT NECESSARY; EXISTING  
 CONFORMING SIGN.

- CITY HAD TO SIGN OFF TO GET BUILDING  
 PERMIT.

STRUCTURAL Permit No. ST04TD0107

BUILDING CODES DIVISION  
2705 E. 2nd Street  
The Dalles, Oregon 97058  
Phone 298-4461 FAX 298-2667

May 12, 2004 08:21

Status: ISSUED  
Applied: Apr 29, 2004  
Issued: May 12, 2004

Owner: MEADOW OUTDOOR ADV  
Job Location: 9999 TREVITT ST 1101  
City: THE DALLES County: WASC0  
Desc of Work: REPAIR SIGN FROM WIND DAMAGE  
Directions: THE DALLES  
VACANT NE CORNER OF TREVITT & W 10TH ST

Owner:  
MEADOW OUTDOOR ADV

Applicant:  
JR ZURIN CORP  
PO BOX 331  
THE DALLES, OR 97058  
541-296-9684

Contractor:  
JR ZURIN CORP  
PO BOX 331  
THE DALLES, OR 97058  
541-296-9684

OCB#: 0118370

*****			
* DETAIL ON FEE ITEMS PURCHASED:			
	EACH	QTY	AMOUNT
* VALUATION.....		1	\$1,475.00
* BUILDING FEES			
* Permit Fee.....	1		\$92.50
*****			
* Calculated Fee: \$92.50 *			
* Investigative Fees: \$1.00 *			
* 7% Surcharge: \$2.28 *			
* Plan Review Fees: \$21.11 *			
* Seismic Fee: \$1.00 *			
* Fire & Life Safety: \$1.00 *			
* Total Permit Fee: \$95.91 *			
* Total All Payments: \$95.91 *			
* Balance Due: \$1.00 *			
*****			

Applicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the above information is true and correct. All work to be performed shall be in accordance with the governing laws and codes.

Signature of Applicant

See Attached Application

Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days. It is the responsibility of the permit holder to request inspections.



DIVISION

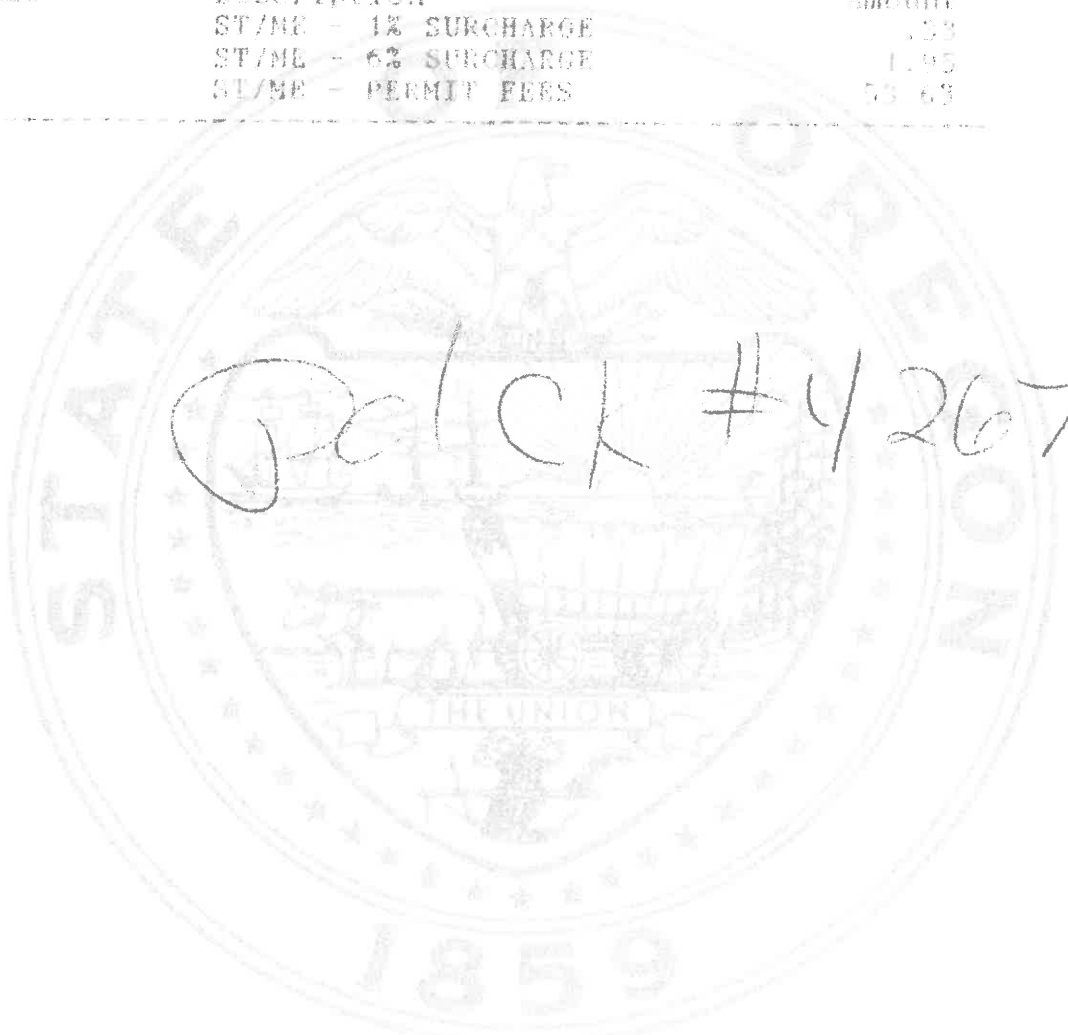
RECEIPT

Receipt Number: RTD07928 Amount: 55.91 04/29/04 13:00  
Payment Method: CR Notation: 4267 CONT Init: SJZ

Permit No: ST04TD0107 Type: ST STRUCTURAL PERMIT  
Site Address: 9999 TREVITT ST  
Location: THE DALLES

This Payment 55.91 Total Fees: 55.91  
Total All Pmts: 55.91  
Balance: .00

Account Code	Description	Amount
70911 1261	ST/ME - 1% SURCHARGE	.53
70911 1251	ST/ME - 6% SURCHARGE	1.95
70711 1195	ST/ME - PERMIT FEES	53.63



Palck #4267

LOCATED - 10TH & TREVITT Attachment 16

JUSTIN B.

5-3-04

WHITE CIRCLE; 50' RADIUS

IN IBE FAC

DONE BY 5:00 5-5-04

CITY OF TD -

CHARTER -

NW NAT -

NW<sup>AS 50</sup> PUD -

SPRINT -

# 4078729 TICKET #

Date: 9/13/23

Lease #: W-011

Lessor: Richard Devin

Date Sign Built: PURCHASED FROM WOOD ARTS 1-2000

Hwy/St: W. 6TH AND ~~EW~~ STREETS

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

✓ NO PERMITS OR SIGNATURES

NOTE: BUILDING A REPLACEMENT FOR THIS SIGN ON CORNER (CITY PROPERTY) GOT THIS ENTIRE "RADIAL" VERSUS "LINEAR" INTERPRETATION STARTED.



Date: 9/13/23

Lease #: W-007

Lessor: Richard Miller (NOW REBECCA STREET)

Date Sign Built: PURCHASED FROM WOODART 1-2000  
REBUILT TO STEEL 2008 OR 2009

Hwy/St: 4th St.

- Odot Permit
- City Sign Permit
- City Building Permit MID COLUMBIA BUILDING CODES
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

NOTE: - REBUILT TO STEEL IN 2008 OR 2009.

- EXISTING STRUCTURE; NO CITY SIGN PERMIT NECESSARY.

- CITY HAD TO SIGN OFF TO GET BUILD PERMIT



STRUCTURAL Permit No. ST08TD0622

MID-COLUMBIA BUILDING CODES SERVICES  
312 Court St STE 415  
The Dalles, Oregon 97058  
Phone 298-4461 FAX 298-2667

Sep 30, 2008 13:22

Status: PENDING  
Applied: Sep 30, 2008  
Issued:

Owner: MEADOW OUTDOOR ADVERTISING  
Job Location: 421 UNION ST 330J  
City: THE DALLES County: WASCO  
Desc of Work: REPLACE I-BEAMS ON BILLBOARD SIGN  
Directions: THE DALLES  
JUST WEST BEHIND SHING WONG RESTAURANT

Owner:  
MEADOW OUTDOOR ADVERTISING

Applicant:  
JR ZUKIN CORP  
PO BOX 331

THE DALLES, OR 97058  
541-2969684

Contractor:  
JR ZUKIN CORP  
PO BOX 331

THE DALLES, OR 97058  
541-2969684

OCB#: 0118370

*****			
* DETAIL ON FEE ITEMS PURCHASED:			
	EACH	QTY	COST
* VALUATION.....		1	\$2,300.00
* BUILDING FEES			
* Permit Fee.....		1	\$50.00
*****			
* Calculated Fee:			\$50.00
* Investigative Fees:			\$ 0.00
* 12% Surcharge:			\$6.01
* Plan Review Fees:			\$32.53
* Seismic Fee:			\$ 0.00
* Fire & Life Safety:			\$ 0.00
* Total Permit Fee:			\$88.54
* Total All Payments:			\$88.54
* Balance Due:			\$ 0.00
*****			

Applicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the above information is true and correct. All work to be performed shall be in accordance with the governing laws and rules.

[ ] Signature of Applicant

[ ] See Attached Application

*Handwritten signature: J. Zukin # 4948*

Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days. It is the responsibility of the permit holder to request inspections.

Date: 9/13/23

Lease #: W-010

Lessor: S.D. Burkhart (now Williamson)

Date Sign Built: purchased from WoodAnts 1-2000

Hwy/St: W. 10TH STREET

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

✓ NOT PERMITS OR SIGNATURES

Date: 9/13/23

Lease #: 98011

Lessor: Allen Morinville

Date Sign Built: 1993

Hwy/St: W 6th St.

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

SIGN PERMIT

Attachment 164-94

CITY OF THE DALLES

Use Zone CG
Fire Zone
Variance
Conditional Use

313 Court Street
The Dalles, Oregon 97058
(503) 296-5481

Permit No
Permit Fee \$55.
8' + to sign base = \$55.
all other signs = \$25.

\*City licensed installer is required

Sign for: MEADOW OUTDOOR ADVERTISING. Contractor: MEADOW OUTDOOR ADVERTISING
Business Address: 3100 W. GIB ST, Address: P.O. Box 331 - The Dalles, OR, 97058
Telephone: Telephone: 296-9684

- Permit to: [X] Erect (1) [ ] Alter (2) [ ] Relocate (3)
[ ] Wall Sign (1) [X] Freestanding Sign (4) [ ] Roof Sign (7)
[ ] Projecting Sign (2) [ ] Pole Sign (5) [ ] Barber Pole (8)
[ ] Marguee Sign (3) [ ] Wall Facade for Signs (6) [ ] Street or Wall Clock (9)

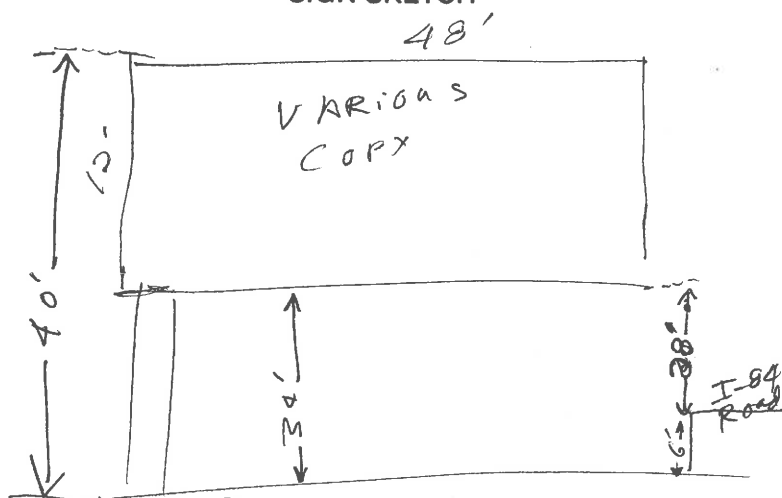
Expires:

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 48'
Vertical Dimension: 12'
Area of Sign: 576
Removal Agreement Signed
Height to Bottom: 34'
Height to Top: 46'
Illuminated: NO UL No.:
Planning Action

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

SIGN SKETCH



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: Bert E. Steeler Date: 11-22-93

Application Received by: Scott Keller Date: 11-22-93

Permit Issued by: Date:



# SIGN PERMIT APPLICATION

OFF PREMISE OUTDOOR ADVERTISING SIGN  
 OREGON STATE HIGHWAY DIVISION, SIGN PERMIT UNIT, HIGHWAY OPERATIONS BUILDING  
 2950 STATE STREET E., ROOM 209, SALEM OR 97310

Attachment 16  
 00T 25 1993

### SECTION 1 - PURPOSE OF APPLICATION

RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_

RELOCATION IN LIEU OF PERMIT NO. 11-284

BUSINESS IDENTIFICATION\*     BENCH

DIRECTIONAL\*\*                     BUS SHELTER

### PERMIT OFFICE APPROVAL SECTION

OFFICE USE	APPROVED BY <i>JR</i>	PERMIT NUMBER <u>1R-38</u>	ISSUE DATE <u>10-21-93</u>
	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NONCONFORMING REASON _____		CONSTRUCTION DATE <u>2-18-94</u>
OFFICE USE	OWNER CODE <u>M916</u>	HIGHWAY CODE <u>A</u>	DISTRICT <u>9</u>
	CANCELLATION DATE	WAS TAG RETURNED <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 2 - NAMES AND ADDRESSES

NAME OF SIGN OWNER  
Meadow Outdoor Advertising, Inc.

NUMBER AND STREET  
P.O. Box 331

CITY, STATE AND ZIP CODE  
The Dalles, OR. 97058

NAME OF PROPERTY OWNER AT SIGN LOCATION  
ALLEN MORINVILLE

NUMBER AND STREET  
3100 W. 6th

CITY, STATE AND ZIP CODE  
The Dalles, OR. 97058

NAME OF PERSON OR COMPANY TO ERECT SIGN  
Meadow Outdoor Advertising, Inc.

NUMBER AND STREET  
P.O. Box 331

CITY, STATE AND ZIP CODE  
The Dalles, OR. 97058

PROPOSED DATE TO INSTALL  
12-1-93

### SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINT. OFFICE)

DISTRICT USE	MILE PT. OF PROPOSED SIGN <u>Hwy 292 15.75</u>	ENGINEER STATION <u>2219+80</u>	DATE CHECKED <u>9-16-93</u>
	<u>I-84 82.75</u>	<u>2219+80</u>	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>Meadow Advertising</u>
DISTRICT USE	PERMIT NUMBER <u>11R-18</u>	DISTANCE AND DIRECTION TO PROPOSED SIGN <u>800' West</u>	
	FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <u>C. Anderson</u>		

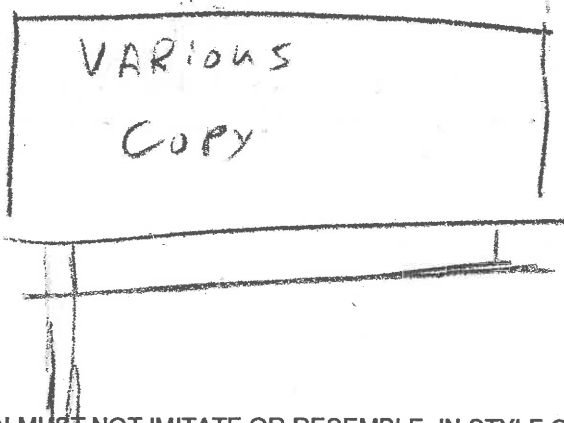
Sign in view of

### SECTION 4 - SIGN FACTS

(A) SIGN DIMENSIONS - EXCLUDE SUPPORTS		
HEIGHT (FEET) <u>12'</u>	LENGTH (FEET) <u>48'</u>	AREA (SQ. FT.) <u>576</u>
NUMBER AND SIZE OF SUPPORTS <u>one 40"</u>	DISTANCE BETWEEN PANEL AND GROUND <u>34'</u>	
ADVERTISING IS ON <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES		
(B) SIGN LOCATION		
COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM) <u>The Dalles</u>	
HIGHWAY ROUTE NUMBER OR NAME <u>I-84 (2) IUS 30 Hwy. #292</u>		
SIDE OF HIGHWAY <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
(C) *COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS		
1 - DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____		
2 - IS BUSINESS ACTIVITY OR ANY OF ITS ADVERTISING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO		
(D) ** COMPLETE THIS BOX FOR DIRECTIONAL SIGNS		
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <b>OUTDOOR ADVERTISING RECEIVED</b>  <b>SEP 29 1993</b> </div>		
1 - SIZE OF COPY LETTERS _____		
2 - COLOR OF BACKBOARD AND LETTERS _____		
3 - SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: A. BROCHURES, B. PAGES FROM VISITORS LOG, C. FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM		

### SECTION 3 - SKETCH OF SIGN

SKETCH OF SIGN INCLUDING MESSAGE



SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES

### FOR OFFICE USE ONLY

PERMIT FEE (SEE INSTRUCTIONS FOR RATE) \$200.00

SIGN OWNER'S SIGNATURE  
Bill & Shelia

# ZONE AFFIDAVIT

**INSTRUCTIONS:** After completing Sections A,B, and C, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF SIGN OWNER <i>MEADOW-OUTDOOR ADVERTISING, INC.</i>
NUMBER AND STREET <i>P.O. BOX 331</i>
CITY, STATE AND ZIP CODE <i>THE DALLES, OR. 97058</i>

**B**

NAME OF PROPERTY OWNER <i>ALLEN MORINVILLE</i>
NUMBER AND STREET <i>3100 W. 6<sup>TH</sup></i>
CITY, STATE AND ZIP CODE <i>THE DALLES, OR. 97058</i>

**SIGN LOCATION**  
(REFER TO OTHER SIDE OF THIS APPLICATION)

**C**

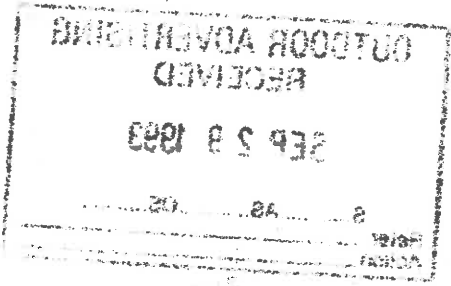
<small>OFF IF INSIDE CITY</small> <i>THE DALLES</i>	<small>COUNTY</small> <i>WASCO</i>	<small>HIGHWAY ROUTE NUMBER OR NAME</small> <i>I-84-3</i>	<small>SIDE OF HIGHWAY</small> <i>50.</i>	<small>MILE POINT</small> <i>82.74</i>
<small>TAX LOT</small> <i>7100</i>	<small>SECTION</small> <i>29 DD</i>	<small>TOWNSHIP</small> <i>2 N</i>	<small>RANGE</small> <i>13</i>	<small>29: I-</small>

## TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

<small>ABOVE LOCATION IS ZONED:</small> <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER _____ <small>SPECIFY</small>	<small>DATE ZONING WAS EFFECTIVE</small> <i>May, 1980</i>	<small>ZONING AUTHORITY (NAME OF CITY OR COUNTY)</small> <i>The Dalles</i>
---	--	---

### CHECK APPLICABLE STATEMENT

- This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and /or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs. IT IS FURTHER CERTIFIED THAT THE SIGN PROPOSED BY THIS APPLICATION COMPLIES WITH ALL APPLICABLE ORDINANCES, PLANS, RULES AND OTHER REQUIREMENTS OF THE CITY OR COUNTY.
- Above location and / or proposed sign does not comply with local sign rules and regulations.



<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <i>[Signature]</i>
<small>TITLE</small> <i>Planner</i>
<small>TELEPHONE NUMBER</small> <i>296-5481</i>
<small>DATE</small> <i>9-15-93</i>

TOPS FORM 46816

**RECEIPT** DATE June 14 19 99 Attachment 16 No. 1292

RECEIVED FROM Meadow Outdoor

ADDRESS 3100 W 6<sup>th</sup> DOLLARS \$ 55.00

FOR Sign Permit 94301

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	
BALANCE DUE		MONEY ORDER	

BY [Signature]

RECEIVED MAY 24 1999

**RECEIPT** DATE 5-17-99 NO. 2568

RECEIVED FROM Meadow Outdoor Advertising

ADDRESS Sign permits - 2421 W 2<sup>nd</sup>  
3100 W 6<sup>th</sup> \$ 250.00

FOR \_\_\_\_\_

ACCOUNT	
AMT. OF ACCOUNT	<u>250 -</u>
AMT. PAID	<u>250 -</u>
BALANCE DUE	<u>0</u>

CASH  
 CHECK  
 MONEY ORDER

BY Jm

ck 3004 75.00  
 " 3021 50.00  
 ✓ 3022 75.00  
 ✓ 3023 50.00  
 \$ 250.00

**PENDING**

**BUILDING CODES AGENCY**  
 MAIN OFFICE:  
 1535 EDGEWATER NW  
 SALEM OR 97310

RECEIPT NO. 194728  
 Date 6-16-94  
 Permit No. ST94700140

RECEIVED FROM Meadow Outdoor Advert.

Address P.O. Box 331, The Dalles, OR 97058

The sum of one hundred ninety eight 06/00 Dollars

For Sign 06-01 831.195 \$ 122.33  
(Revenue Code)

pd in full 06-01 831.318 \$ 75.73

By [Signature] Grand Total \$ 198.06

Office [Signature]

Check  
 Cash  
 M.O.

Elec. \_\_\_ Amust. Rides \_\_\_ Elev. \_\_\_ Boilers \_\_\_  
 MH/RV/ Parks/Prefab \_\_\_ Plumb \_\_\_ Struc X Mech. \_\_\_  
 C,T & L \_\_\_ Admin. \_\_\_ Other \_\_\_

(not permit)

BCA 12/89



Date: 9/13/23

Lease #: 98026

Lessor: Mid-Columbia Community Action Council, Inc.

Date Sign Built: 2010

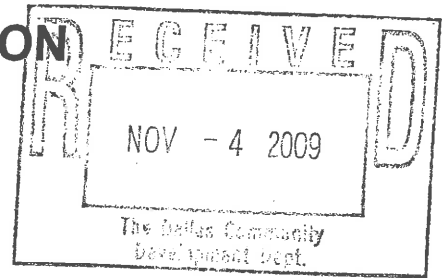
Hwy/St: W. 2nd STREET

- Odot Permit
- City Sign Permit
- City Building Permit STATE BUILDING CODES
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

# SIGN PERMIT APPLICATION

## CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Oregon CCB Installer License	CCB # 118370 Expiration Date: 11-5-2011

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	Hamilton Motel - 1301 W 2nd
Telephone Number	(541) 296-9684
Text	VARIOUS ADVERTISING - BILLBOARD
Sign Area	8' X 24' = 192 sq ft
Horizontal Dimension	24'
Vertical Dimension	8'
Type - FREESTANDING	Projecting - Hanging - Flush - <u>Pole</u> - Other
Illumination	Direct, Indirect, UL No.:

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.** The purpose of a sign permit is to verify that the amount of **signage requested** does not exceed the amount of **signage allowed**. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. **ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature  
and Date:

*John Lehman* 11-4-09

Permit Number

09-778

Permit Fee

\$ 90<sup>00</sup>

Planning & Zoning Information: Zone District - *CLI* - Billboard signs are allowed in this zone - Does not have B in the mile

Application Received  
By and Date:

11-4-09 *ABell*

Permit Issued  
By and Date:

11-5-09 *ABell*



Permit Type: **STRUCT**  
**STRUCTURAL PERMIT**

Inspection Requests Require 24 hour notice.  
 541-298-4461

A P P L I C A N T	Project Address: 1301 W 2ND THE DALLES OR 97058	Project Valuation: 0.00
	Owner's Name: MID COL COMMUNITY AC Owner's Address: PO BOX 901 THE DALLES OR 97058	Phone: Cell:
	Contractor's Name: JR ZUKIN CORP MEADOW OUTDOOR AI Contractor's Address: PO BOX 331 THE DALLES OR 97058	Phone: (541) 296-9684 CCB#: 118370
	Contact Person: JOHN Phone: (541) 296-9684	
	Applicant Name: MEADOW OUTDOOR ADVER Applicant Address: PO BOX 331 THE DALLES, OR 97058	Phone: Fax:
Description: NEW BILLBOARD SIGN		

CONSTRUCTION CATEGORY ZONING VERIFIED?	comm Y	NEW/ALTERATION/ADDITION ORIGINAL VALUATION	new 19500
BUILDING PLAN REVIEW FEE BUILDING STATE SURCHARGE FEE	118.72 21.92	BUILDING PERMIT FEE	182.65

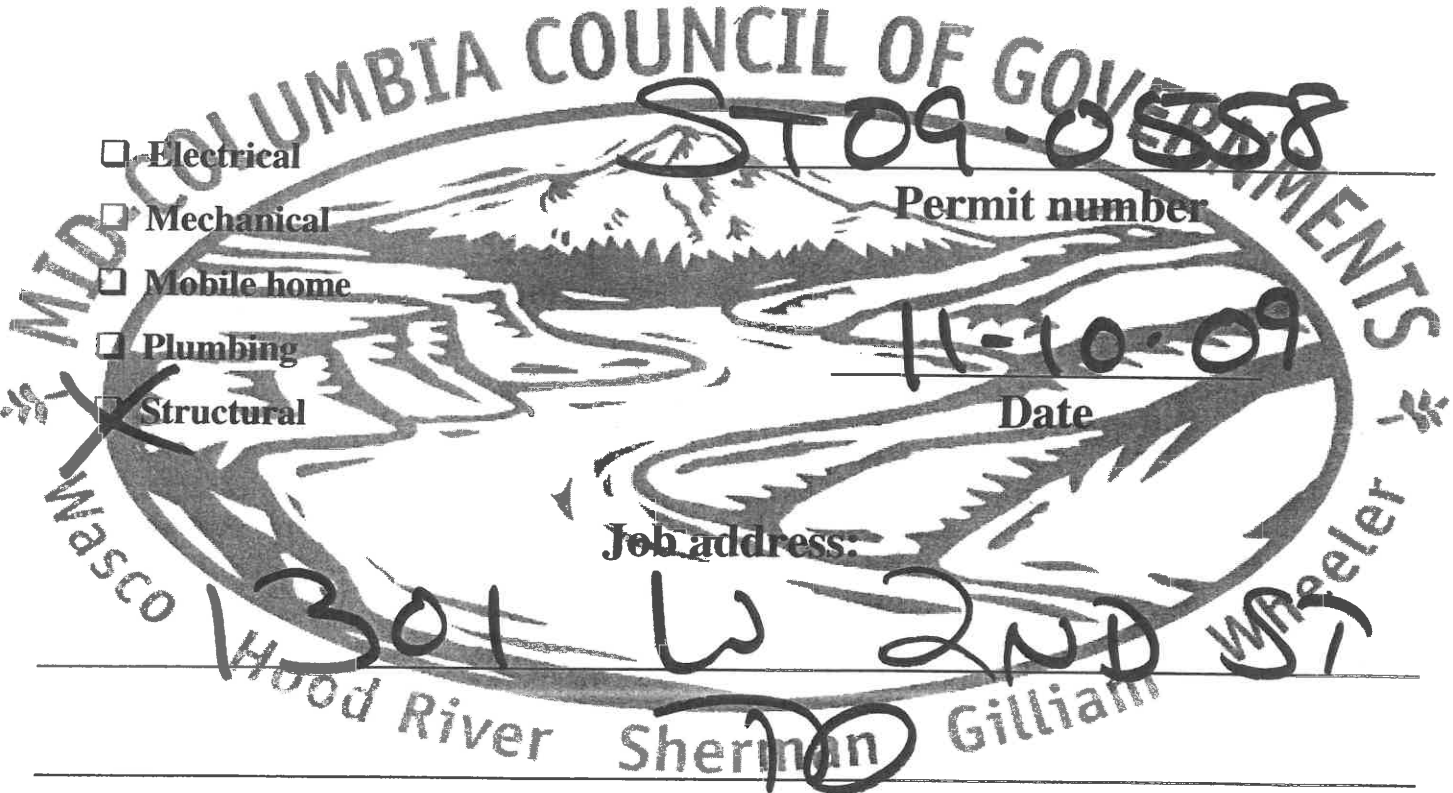
Total Receipts: **\$323.29**  
 Total Fees: **\$323.29**

Applicant must hold an Oregon registration to conduct a contractor's business or be exempt from this requirement. Applicant certifies the above information is true and correct. All work to be performed shall be in accordance with the governing laws and rules.

Applicant: \_\_\_\_\_  
 (Signature)

Date: \_\_\_\_\_

# Building Permit Job Location Card



- Electrical
- Mechanical
- Mobile home
- Plumbing
- Structural

Permit number

Date

Job address:

*It is the responsibility of the permit holder to post this card in a conspicuous location at the job site. Card should remain posted until completion of project.*

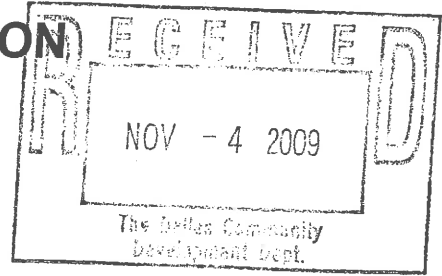
BUILDING STATE SURCHARGE FEE	21.92
------------------------------	-------

Total Receipts: \$323.29  
Total Fees: \$323.29

Applicant: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

**SIGN PERMIT APPLICATION**  
**CITY OF THE DALLES**  
 313 Court Street  
 The Dalles, Oregon, 97058  
 (541) 296-5481 x1125



**INSTALLER INFORMATION**

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Oregon CCB	CCB # 118370
Installer License	Expiration Date: 11-5-2011

**SIGN INFORMATION**

Business Name	MEADOW OUTDOOR ADVERTISING
Address	Hamilton Motel - 1301 W 2nd
Telephone Number	(541) 296-9684
Text	VARIOUS ADVERTISING - BILLBOARD
Sign Area	8' X 24' = 192 sq ft
Horizontal Dimension	24'
Vertical Dimension	8'
Type - FREESTANDING	Projecting - Hanging - Flush - <u>Pole</u> - Other
Illumination	Direct, Indirect, UL No.:

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.** The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. **ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

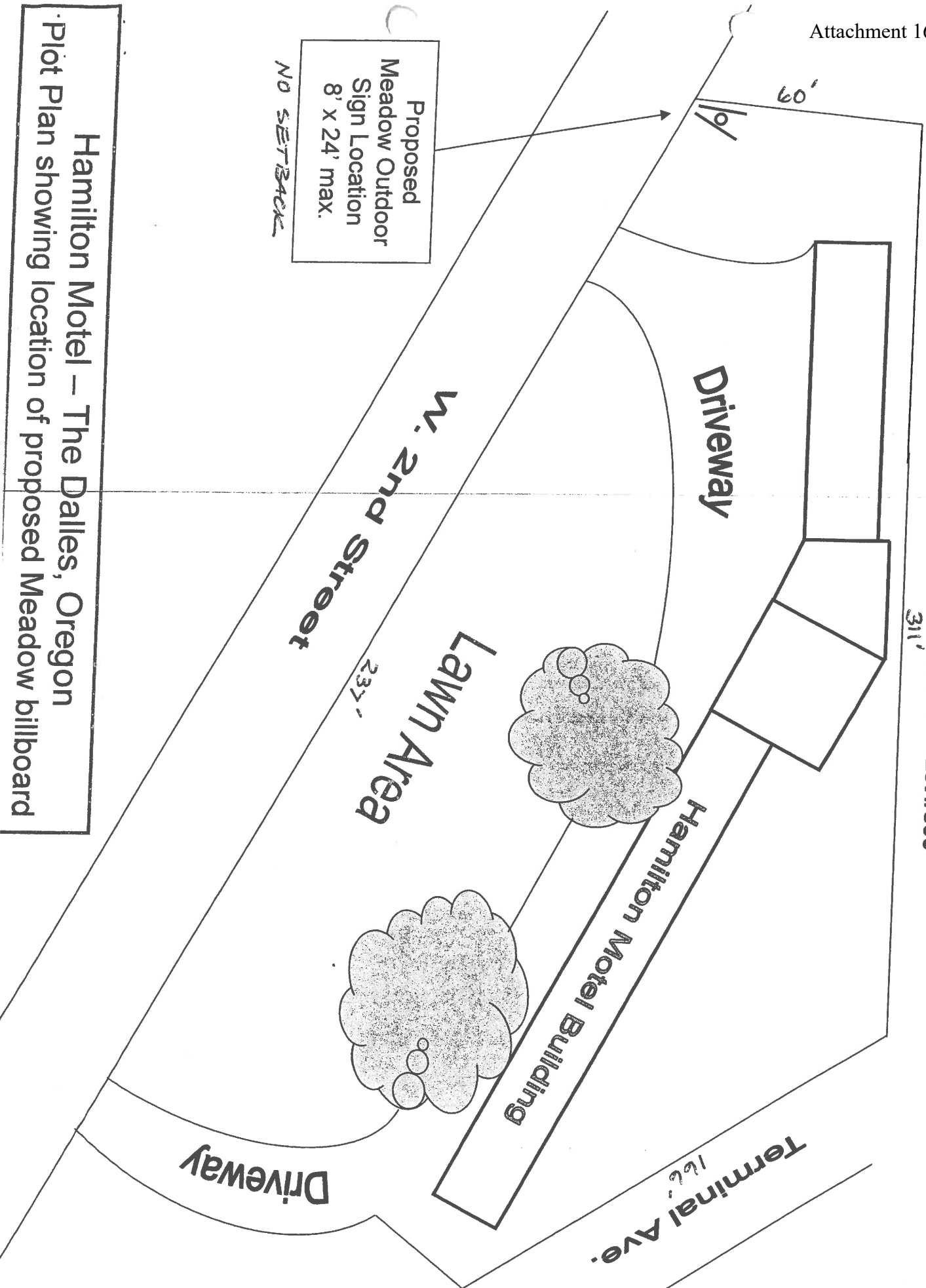
Applicant's Signature and Date:	<i>John Lehman</i> 11-4-09
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Permit Number	09-778	Permit Fee	\$ 90 <sup>00</sup>
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Planning & Zoning Information: Zone District - CLI - Billboard signage allowed in this zone - does not have B in the mix

Application Received By and Date:	11-4-09 <i>DBell</i>	Permit Issued By and Date:	11-5-09 <i>DBell</i>
-----------------------------------	----------------------	----------------------------	----------------------

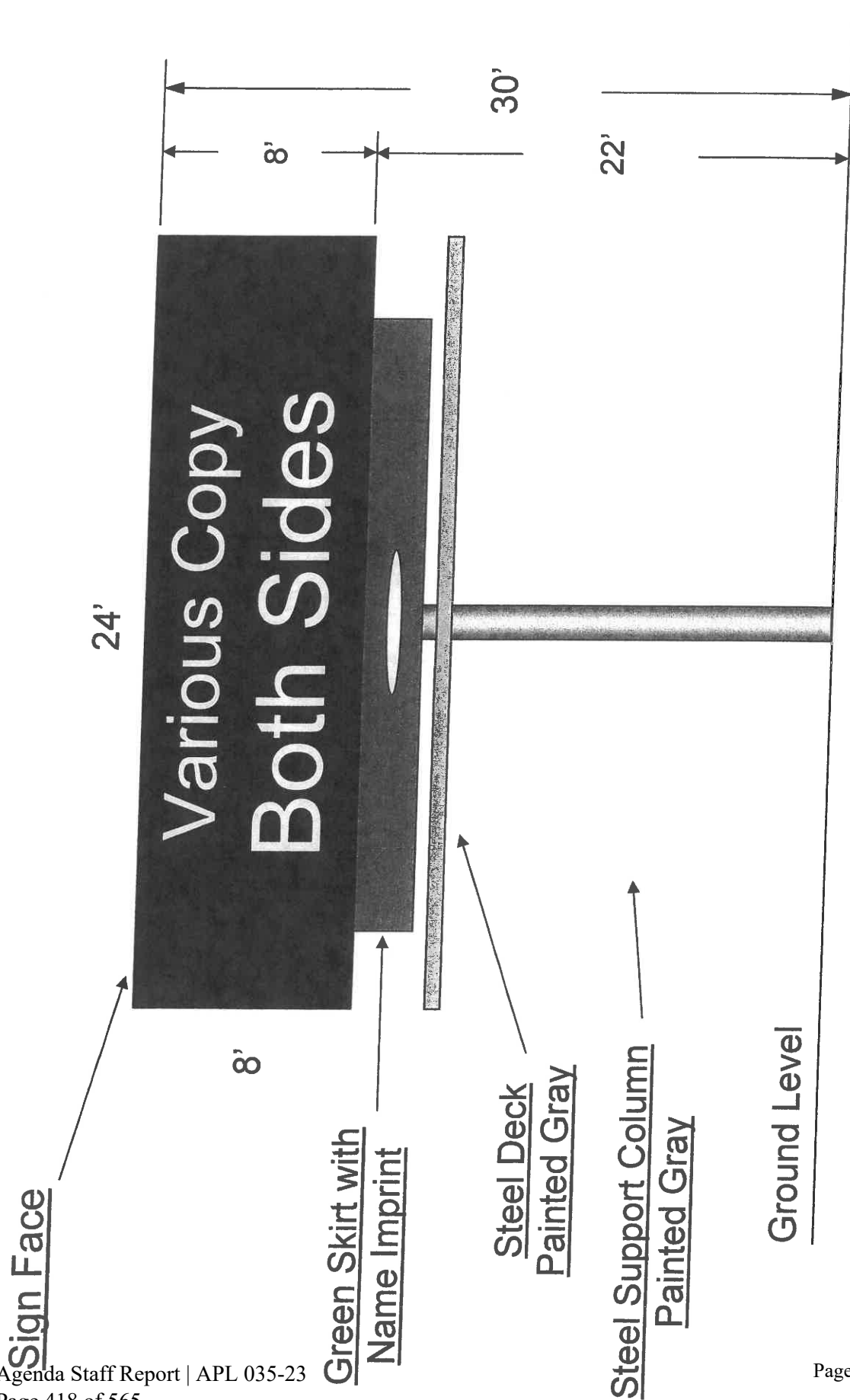
Map Numbers: 02N 13E 33DC Tax Lot #800  
311'



Proposed  
Meadow Outdoor  
Sign Location  
8' x 24' max.  
*NO SETBACK*

Hamilton Motel – The Dalles, Oregon  
Plot Plan showing location of proposed Meadow billboard

# Meadow Sign Sketch



# 8' x 24' Centermount Billboard





OUTDOOR ADVERTISING

CITY Attachment 16

P.O. Box 331 • The Dalles, Oregon 97058 • 541-296-9684

AGREEMENT OF LEASE

Lease # \_\_\_\_\_

This agreement is made this 23RD day of OCTOBER, 2009 by and between MID-COLUMBIA COMMUNITY ACTION COUNCIL, INC. hereinafter called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE."

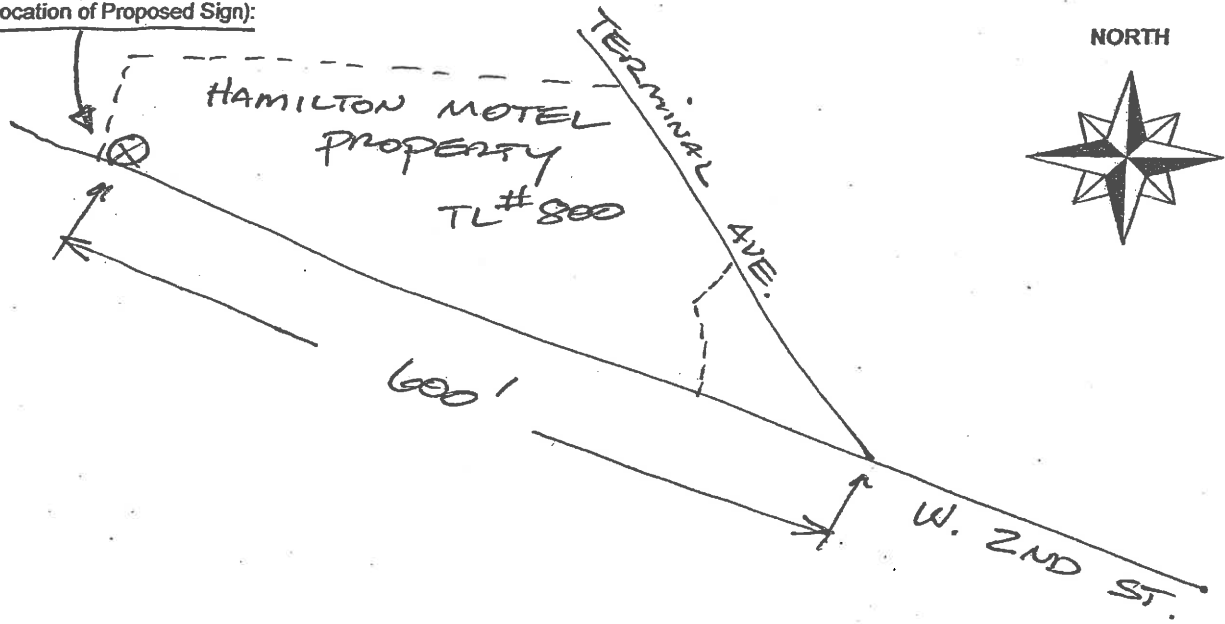
In consideration of \_\_\_\_\_ (\$) dollars per year, payable in advance annually beginning upon the date the sign structure is completed, Lessor hereby leases to Lessee a portion of Lessors' real property and thereupon grants exclusive permission to Lessee to erect and maintain an outdoor advertising sign structure on the leased property located at and described as:

TOWNSHIP 02 N. RANGE 13E. SECTION 33 DC TAX LOT # 800 W. 2ND ST. NORTHLINE 1600' WEST OF TERMINAL AVE.

Situated in the City of THE DALLES County of WASCO State of OREGON

Lessor further grants to Lessee the unrestricted right to travel across Lessor's property for free access to sign structure and use of the real property described herein as Lessee requires to construct, maintain, post, paint, illuminate, repair and otherwise deal with Lessee's sign structure including the placement and maintenance of support structures, service ladders, illumination facilities, devices, power poles, power lines and connections.

Diagram (Location of Proposed Sign):



term of this Lease is \_\_\_\_\_ yrs commencing on the date of this agreement. All advertising signboards and structures placed on the leased property under this Lease shall remain the property of the Lessee. The Lessor represents that he is the owner of the above-described real property and has authority to grant the leasehold estate and to execute this Lease for the term thereof. The word Lessor as used herein shall include all joint owners of the property. This Lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the Lessee and the Lessor.

provisions on the reverse side of this agreement are incorporated into and made a part of this agreement by reference.

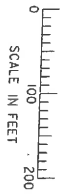
ACCEPTED BY MEADOW OUTDOOR

ACCEPTED BY LESSOR MID-COLUMBIA COMMUNITY ACTION COUNCIL, INC.

(Authorized Agent of Meadow Outdoor Advertising)

By Jim Slusher Executive Director P.O. Box 1969 THE DALLES, OR 97058

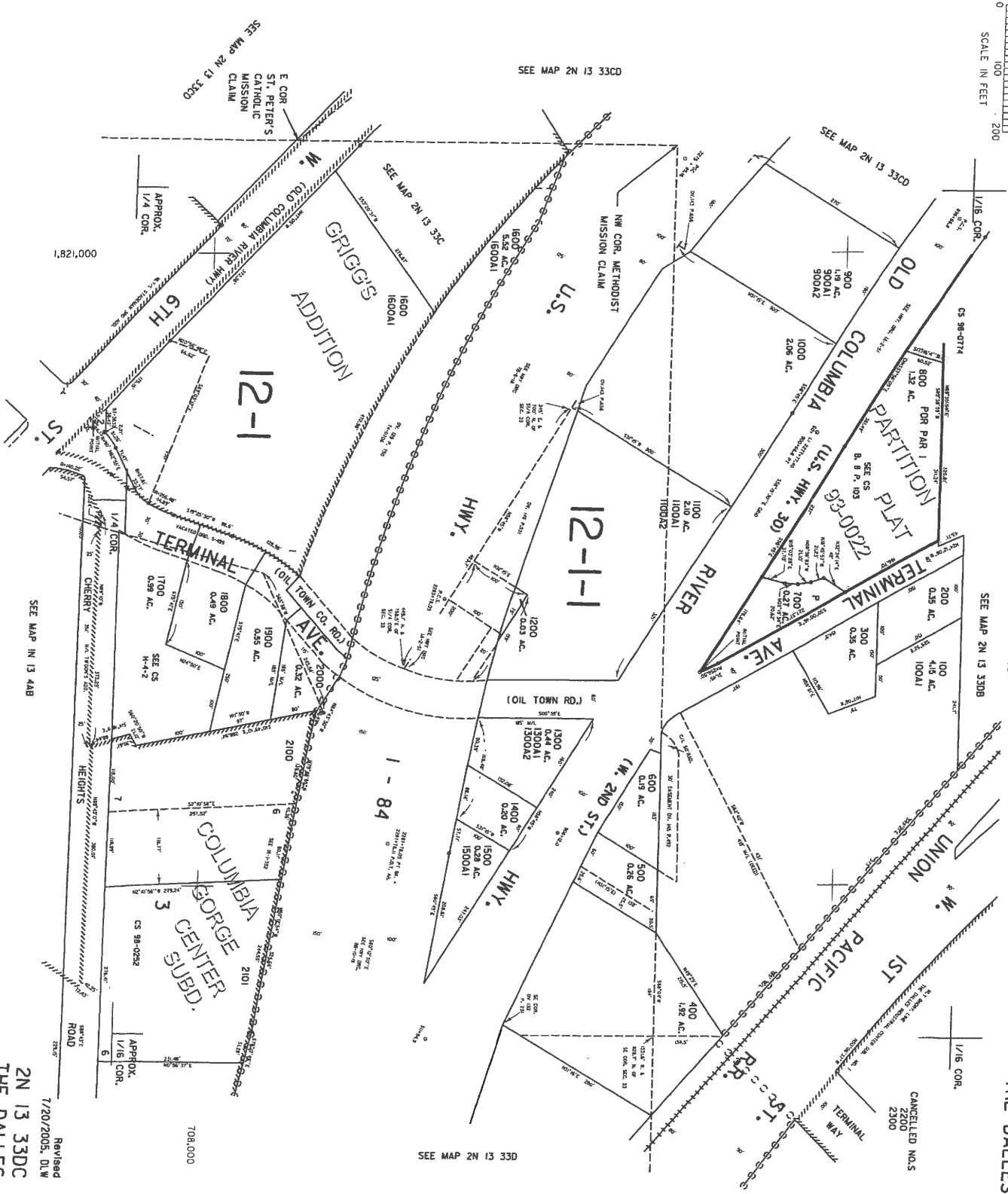
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



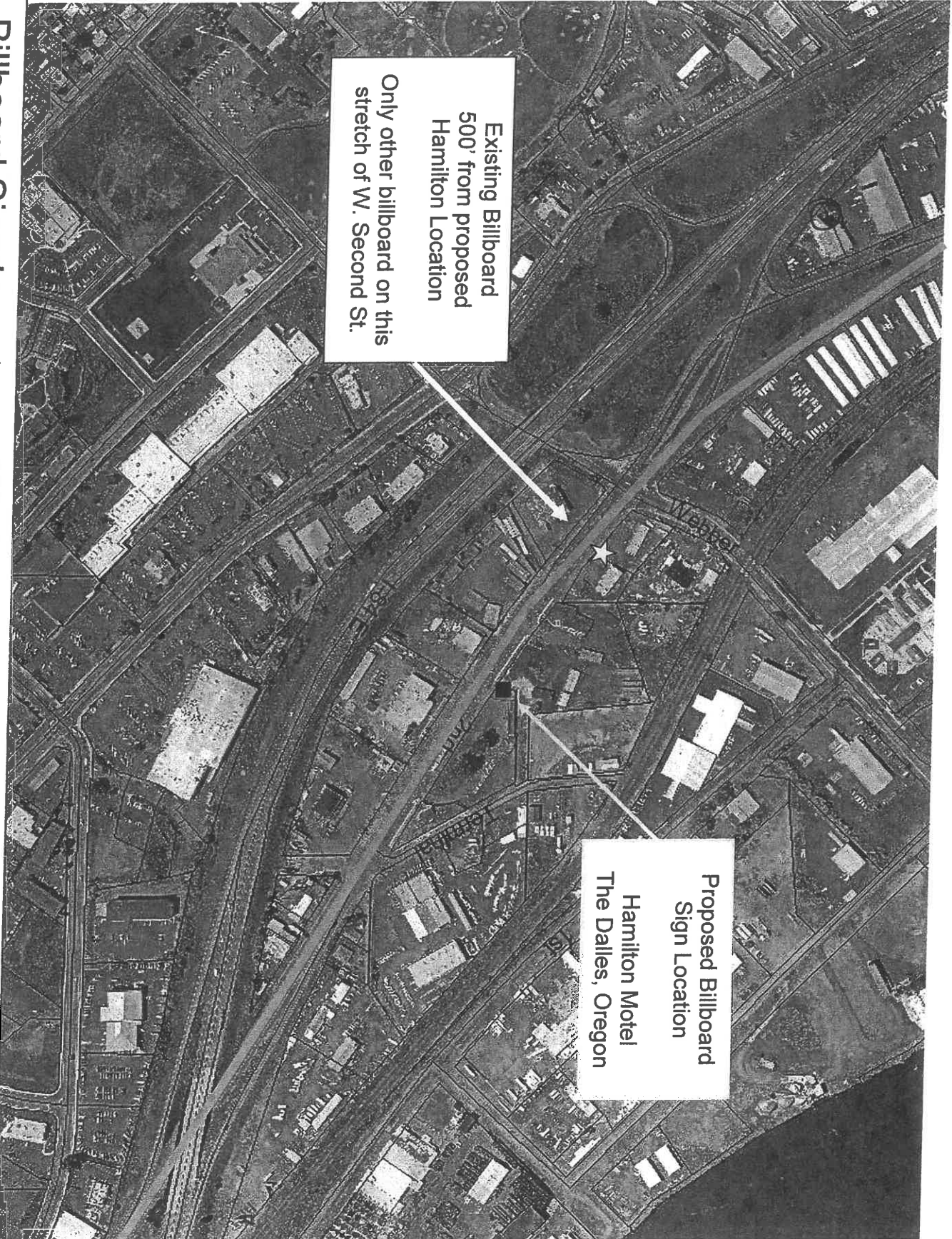
SW 1/4 SE 1/4 SEC. 33 T.2N. R.13E. W.M.  
WASCO COUNTY  
T = 100'

2N 13 33DC  
THE DALLEES

CANCELLED NO.5  
2200  
2300



Revised  
7/20/2005, DLW  
2N 13 33DC  
THE DALLEES



Existing Billboard  
500' from proposed  
Hamilton Location  
Only other billboard on this  
stretch of W. Second St.

Proposed Billboard  
Sign Location  
Hamilton Motel  
The Dalles, Oregon

Billboard Sign Inventory – W. Second Street – Hamilton Motel Location  
11-5-09



# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

## Part 1: Applicant information, sign specifications

NAME OF APPLICANT <b>Meadow Outdoor Advertising</b>					
MAILING ADDRESS <b>P.O. Box 331</b>					
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>(541)296-9684</b>	FAX <b>(541)296-1855</b>	E-MAIL <b>jlehman@meadowoutdoor</b>
TYPE OF LEGAL ENTITY <input checked="" type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input type="checkbox"/> Other: _____					
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>					
MAILING ADDRESS <b>P.O. Box 331</b>					
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>(541)296-9684</b>	FAX <b>(541)296-1855</b>	E-MAIL <b>jlehman@meadowoutdoor</b>
PURPOSE OF APPLICATION <input checked="" type="checkbox"/> Reconstruction of permit no.: _____ <input type="checkbox"/> Relocation of permit no.: _____ <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____			TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS SF (3 permits): _____   _____   _____ BB (6 permits): <input checked="" type="checkbox"/>   _____   _____		
SIGN FACE HEIGHT (FEET) <b>8</b>	SUPPORT NUMBER <b>One</b>	SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS. (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 277-720) 			
SIGN FACE LENGTH (FEET) <b>24</b>	SUPPORT SIZE <b>24"</b>				
SIGN FACE AREA (SQ. FEET) <b>192</b>	SUPPORT MATERIAL <b>Steel</b>				
HAGL <b>22 Feet</b>					
SIGN FACES <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB)					
NAME OF HIGHWAY <b>Highway 292</b>		HIGHWAY ROUTE NUMBER <b>US 30</b>	SIDE OF HIGHWAY <b>North</b>	ESTIMATED MILE POINT	
STREET ADDRESS OF SIGN SITE <b>1301 West Second</b>		TOWNSHIP <b>02N</b>	RANGE <b>13E</b>	SECTION/SUBSECTION MAP NO. <b>33DC</b>	TAX LOT <b>800</b>
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>	LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: <b>Stake with orange ribbon.</b>		
PROPERTY OWNER NAME <b>Mid-Columbia Community Action Council</b>		OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input type="checkbox"/> Sign will not be at the location of a business or activity open to the public			
MAILING ADDRESS <b>P.O. Box 1969</b>					
CITY <b>The Dalles</b>	STATE <b>OR</b>	ZIP <b>97058</b>			

## Part 2: Certification of applicant

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>Meadow Outdoor Advertising</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>Lease Representative</b>
SIGNATURE <i>[Signature]</i>	DATE <b>11-4-09</b>

## ODOT USE ONLY

SITE LOCATION				APPROVAL		PERMIT INFORMATION	
HIGHWAY 1 NO.	HIGHWAY 1 NAME			<input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT NO.	
SIDE	MILEPT	ES	DECISION MADE BY	DECISION DATE	OWNER CODE	CONSTRUCTION DATE*	
HIGHWAY 2 NO.	HIGHWAY 2 NAME			CANCELLATION		* Failure to construct within 180 days results in cancellation of permit	
SIDE	MILEPT	ES	CANCELLATION DATE	REASON	<input type="checkbox"/> Conforming <input type="checkbox"/> Non-conforming		
PHYSICAL DESCRIPTION				COMMENT	REASON		
COUNTY	CITY	DISTRICT	REGION				

**Part 3: Certification of local jurisdiction – zoning and compliance with local regulations**

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)

A. Current zoning of the sign site described on this application: CLI - Commercial Light Industrial

B. This is a (check one):

- Commercial classification
- Industrial classification
- Other (describe): \_\_\_\_\_

C. Location was first zoned a commercial or industrial classification:

- On or before January 1, 1973
- After January 1, 1973
- Date is unknown or cannot be determined

D. Check if the following statement is accurate:

- Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

COMPLIANCE WITH LOCAL REGULATIONS

Check only one:

- The proposed sign location and structure **comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- The proposed sign location and structure **do not comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- Neither of the above statements is fully accurate. **A letter of explanation is attached.**

**Certification of local jurisdiction**

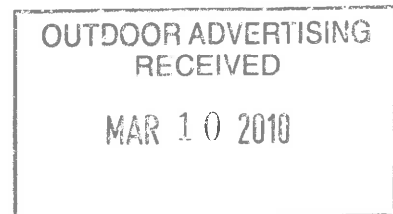
All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRINT NAME OF CITY/COUNTY REPRESENTATIVE <u>Denise BALL</u>	CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles</u>	
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Planning Tech.</u>	PHONE <u>541-296-5481 x 1130</u>	FAX <u>541-298-5490</u>
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <u>X Denise Ball</u>	DATE <u>11-5-09</u>	

ODOT SIGN PERMIT OFFICE USE ONLY

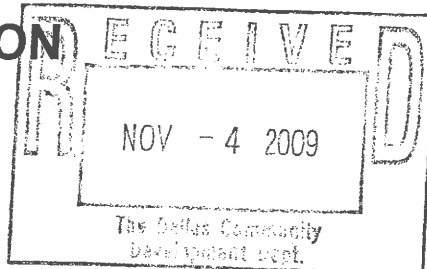
PERMIT FEE \$	CHECK NUMBER	DATE PAID
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DO NOT WRITE BELOW THIS LINE – ODOT PERMIT OFFICE USE ONLY



# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331, THE DALLES, OR 97058
Phone Number	(541) 296-9684
Oregon CCB	CCB # 118370
Installer License	Expiration Date: 11-5-2011

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING
Address	Hamilton Motel - 1301 W 2nd
Telephone Number	(541) 296-9684
Text	VARIOUS ADVERTISING - BILLBOARD
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Type - FREESTANDING	Projecting - Hanging - Flush - <u>Pole</u> - Other
Illumination	Direct, Indirect, UL No.:

**PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS.** The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location. **ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE. A STRUCTURAL PERMIT IS REQUIRED FOR CERTAIN SIGN INSTALLATION. CONTACT THE BUILDING CODES OFFICE AT 541.298.4461 FOR MORE INFORMATION.**

SIGN INSTALLATION TO BE COMPLETED WITHIN 20 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	<i>John Lehman</i> 11-4-09
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Permit Number	09-77B	Permit Fee	\$ 90 <sup>00</sup>
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**Planning & Zoning Information:** Zone District - CLI - Billboard signs are allowed in this zone - Does not have B in the mile

Application Received By and Date:	11-4-09 ABell	Permit Issued By and Date:	11-5-09 ABell
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City of The Dalles  
Planning Department  
313 Court Street  
The Dalles, OR 97058

RECEIPT  
(541) 296-518

DATE	11-5-09	Attachment No.	16 247965
RECEIVED FROM	Meadow Outdoor Adv.		\$90 <sup>00</sup>
	Ninety + no/100's		DOLLARS
<input type="radio"/> FOR RENT			
<input type="radio"/> FOR	Sign Permit 09-778		
ACCOUNT	90 -	<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	90 -	<input checked="" type="radio"/> CHECK	
BAL. DUE	0	<input type="radio"/> MONEY ORDER	BY Denise Bell



**Date:** 9/8/23

**Lease #:** 18897

**Lessor:** Barbara Bailey

**Date Sign Built:** 1971

**Hwy/St:** W. 2nd St. - Taken down

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**

# SIGN PERMIT APPLICATION

CONTINUING  Attachment 16  
 NONCONTINUING

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

481 (REV. 7-75)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

SIGN OWNER Donald Inc

ADDRESS 1800 W 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION  
Erwin 209 W 3rd St, The Dalles, Oregon

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

## SIGN LOCATION

OR CITY The Dalles HIGHWAY Hwy 30 ROUTE NO. OR NAME  
 SIDE North Side MILEPOINT 17.82 ENGINEER STATION \_\_\_\_\_  
N. E. S. W.

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

ERECTED May 10-63 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

BY Donald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.25 FEET DIRECTION West  
N. E. S. W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL  
 UNZONED COMMERCIAL OR INDUSTRIAL AREA  
 ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDING DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

EXCLUDE SUPPORTS  
 HEIGHT 12' LENGTH 25'

SIGN SQUARE FEET 300  
 AREA INCLUDE CUT OUT

SIZE OF POSTS steel DISTANCE BETWEEN PANEL AND GROUND 12'

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

### SCHEDULE OF FEES

2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$ 12	51 TO 150
\$ 10	\$ 15	151 TO 350
\$ 14	\$ 21	351 TO 800
\$ 20	\$ 30	801 TO 1200
\$ 30	\$ 45	OVER 1200

Ford  
 Single faced  
 West face

PAYING THIS APPLICATION \$ 5.00

SIGNATURE OF SIGN OWNER  
Stan B. Donald

ZONE AFFIDAVIT

DATE Dec. 22-91

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)  Hwy 292 - North Side - MP. 17.82

TAX LOT 3700 SECTION 3 TOWNSHIP 1 N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

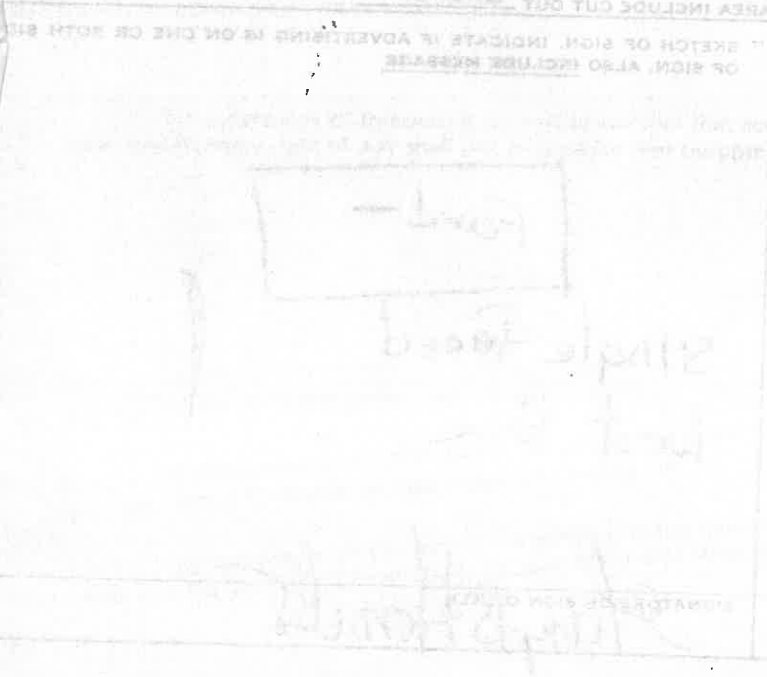
IN the Dalles (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED  COMMERCIAL  OR INDUSTRIAL  BY THE City of The Dalles ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Charita Beland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

FIELD CHECKED BY \_\_\_\_\_  
MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED  
SIGNER PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL ZONES  
UNZONED COMMERCIAL OR INDUSTRIAL AREA   
ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OF BUILDING  
DISTANCE BETWEEN AND FROM SIGN ON MAP, SECTION, LAND USE  
AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN  
PERMIT NO. \_\_\_\_\_  
DISTANCE \_\_\_\_\_ FEET  
DIRECTION \_\_\_\_\_  
SIGN SQUARE FEET \_\_\_\_\_  
AREA INCLUDE OUT OUT \_\_\_\_\_  
LENGTH \_\_\_\_\_  
DISTANCE BETWEEN PANEL AND GROUND \_\_\_\_\_



SCHEDULE OF FEES

FEES	PERIOD	AMOUNT
1	0 TO 30	2.00
2	31 TO 60	3.00
3	61 TO 90	4.00
4	91 TO 120	5.00
5	121 TO 150	6.00
6	151 TO 180	7.00
7	181 TO 210	8.00
8	211 TO 240	9.00
9	241 TO 270	10.00
10	271 TO 300	11.00

Date: 9/8/23

Lease #: 17645

Lessor: Charisman & Chase

Date Sign Built: 1965

Hwy/St: 2nd St.

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'

Lease 17645  
UNIT E. SALEM HIGHWAY LOG. SALEM, OREGON 97310

CONFORMING  NONCONFORMING  Attachment 16

# SIGN PERMIT APPLICATION

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

PERMIT NUMBER \_\_\_\_\_

(REV. 7-71)

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER Donald Inc ADDRESS 1300 W 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION 515 E 2nd, The Dalles, Oregon NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION the Dalles HIGHWAY Hwy 292 ROUTE NO. OR NAME  
OR CITY North Side MILEPOINT 18.19 W ENGINEER STATION \_\_\_\_\_

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

ERECTED 4-1-65 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

ER Donald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.60 FEET DIRECTION west N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ED COMMERCIAL OR INDUSTRIAL  UNZONED COMMERCIAL OR INDUSTRIAL AREA  
CHECK ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS  
MAVIT ON REVERSE SIDE OF THIS APPLICATION DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

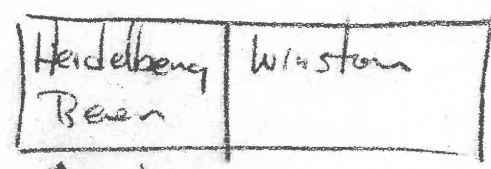
NSIONS EXCLUDE SUPPORTS 12' LENGTH 25' SIGN SQUARE FEET AREA INCLUDE CUT OUT 300 sq'

SIZE OF POSTS DISTANCE BETWEEN PANEL AND GROUND Roof A Frame

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE

### SCHEDULE OF FEES

YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
3	\$ 6	\$ 9	0 TO 50
4	\$ 8	\$12	51 TO 150
5	\$10	\$15	151 TO 350
7	\$14	\$21	351 TO 800
10	\$20	\$30	801 TO 1200
15	\$30	\$45	OVER 1200



this side  
Single faced  
East face

OMPANYING THIS APPLICATION 5.00

SIGNATURE OF SIGN OWNER Ray B Donald



ZONE AFFIDAVIT

DATE Dec-22-21

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION) Hwy 292 - North side - MP 18.196

TAX LOT 700 SECTION 3 TOWNSHIP 1 N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles OR \_\_\_\_\_ IS ZONED  COMMERCIAL OR  INDUSTRIAL BY THE City of the Dalles  
(CITY) (COUNTY)  
ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas E. Seland  
AUTHORIZED REPRESENTATIVE  
TITLE Building Inspector

PERMIT NO. 200 DISTANCE 0.0 DIRECTION East

ATTACH ZONING MAP, PLOT SIGN OR MAP, AND COMPLETE ZONE UNLESS COMMERCIAL OR INDUSTRIAL AREA. ATTACH SKETCH MAP OR AERIAL PHOTO OR DRAW DIMENSIONS OF BUILDING DISTANCE BETWEEN AND PLOT SIGN OR MAP SPECIFY LAND USE AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN.

HEIGHT 12' LENGTH 12' SIGN SQUARE FEET 144 AREA INCLUDE OUT 100'

SKETCH OR SIGN INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN ALSO INCLUDE MESSAGE



SCHEDULE OF FEES

1.00	1.00	1.00
2.00	2.00	2.00
3.00	3.00	3.00
4.00	4.00	4.00
5.00	5.00	5.00
6.00	6.00	6.00
7.00	7.00	7.00
8.00	8.00	8.00
9.00	9.00	9.00
10.00	10.00	10.00
11.00	11.00	11.00
12.00	12.00	12.00
13.00	13.00	13.00
14.00	14.00	14.00
15.00	15.00	15.00
16.00	16.00	16.00
17.00	17.00	17.00
18.00	18.00	18.00
19.00	19.00	19.00
20.00	20.00	20.00

OREGON STATE HIGHWAY DIVISION

UNIT • E. SALEM HIGHWAY • DG. • SALEM, OREGON 97310

PERMIT APPLICATION

RETURN ORIGINAL COPY ONLY

CON MING  Attachment

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

ON ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

PERMIT NUMBER \_\_\_\_\_

(REV. 7-21)

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

OWNER Donald Inc ADDRESS 1800 W 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION

515 E 2nd, The Dalles, Oregon

NOTICE: ATTACH COPY OF

PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION

OR CITY The Dalles HIGHWAY Hwy 292

North side MILEPOINT 18.19 W ENGINEER STATION \_\_\_\_\_

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER

ERECTED 4-1-65 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

Honald Inc PERMIT NO. \_\_\_\_\_ DISTANCE 0.60 DIRECTION West

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL

UNZONED COMMERCIAL OR INDUSTRIAL AREA

WITH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE

ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDING; DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

Donald Inc

SIGN LENGTHS—EXCLUDE SUPPORTS

12' LENGTH 25'

SIGN SQUARE FEET AREA INCLUDE CUT OUT 300<sup>sq</sup>

HEIGHT OF POSTS DISTANCE BETWEEN PANEL AND GROUND

on roof A frame

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDE OF SIGN. ALSO INCLUDE MESSAGE

Beers Winston

This side

Single Faced  
East face

SCHEDULE OF FEES

	2 YR.	3 YR.	SIGN AREA SQ. FEET
1	\$ 6	\$ 9	0 TO 50
2	\$ 8	\$ 12	51 TO 150
3	\$ 10	\$ 15	151 TO 350
4	\$ 14	\$ 21	351 TO 800
5	\$ 20	\$ 30	801 TO 1200
6	\$ 30	\$ 45	OVER 1200

COMPANYING THIS APPLICATION \$ 5.00

SIGNATURE OF SIGN OWNER

Gary B Honald



ZONE AFFIDAVIT

DATE Dec 22-71

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)  Hwy 292 - North side - MP 13.19 W

TAX LOT 700 SECTION 3 TOWNSHIP 1 N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED  COMMERCIAL  OR INDUSTRIAL  BY THE City of The Dalles ZONING AUTHORITY

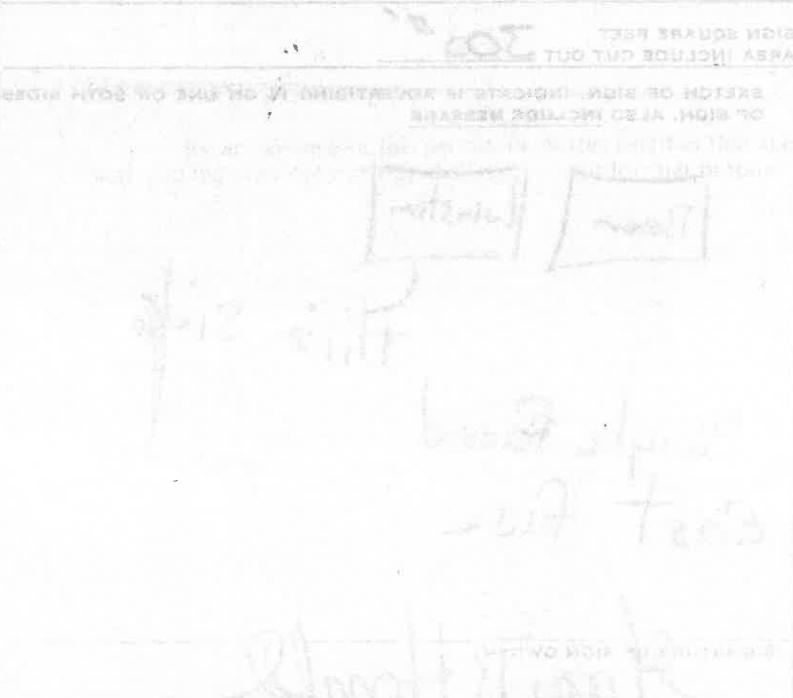
ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED Chas E. Leland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

DIRECTION East DISTANCE 0.50 PERMIT NO. 100

UNZONED COMMERCIAL OR INDUSTRIAL  ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OF BUILDINGS DISTANCE BETWEEN AND FROM SIGN ON MAP. SPECIFY LANGUAGE



SCHEDULE OF FEES

LENGTH	AREA INCLUDE CUT OUT	SIGN SQUARE FEET
10'	100	100
15'	150	150
20'	200	200
25'	250	250
30'	300	300
35'	350	350
40'	400	400
45'	450	450
50'	500	500
55'	550	550
60'	600	600
65'	650	650
70'	700	700
75'	750	750
80'	800	800
85'	850	850
90'	900	900
95'	950	950
100'	1000	1000



Date: 9/8/23

Lease #: 12728

Lessor: Dixie Lanno

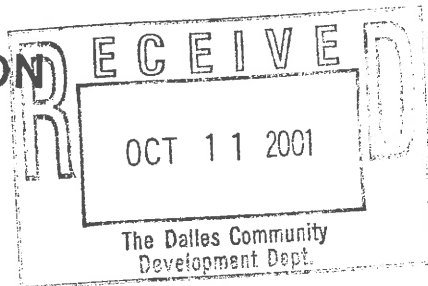
Date Sign Built: 1953

Hwy/St: Hwy 30

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial *Zore Affidavit*
- Any Notes that Refer to '8 per mile'

**SIGN PERMIT APPLICATION  
CITY OF THE DALLES**

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x125



**INSTALLER INFORMATION**

Name	J.R. ZUKIN CORP. DBA Meadow Outdoor Adv.
Address	P.O. BOX 331 - The Dalles, OR 97058
Phone Number	296-9684
Current City Installer License	Yes/No STATE CO # 0118370 EXP. 11-5-01

**SIGN INFORMATION**

Business Name	MEADOW OUTDOOR ADVERTISING
Address	2434 E. 2nd - The Dalles
Telephone Number	296-9684
Text	VARIOUS "OFF PREMISE" ADV. COPY.
Sign Area	300 SQUARE FEET ONE SIDE
Horizontal Dimension	25'
Vertical Dimension	12' Zoned: CLI
Type	Projecting - Hanging - Flush - <u>Pole</u> - Other
Illumination	Direct, Indirect, UL No.: None

PLEASE ATTACH A DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR SUBMISSION MUST INCLUDE AN INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.

Applicant's Signature and Date:	MEADOW OUTDOOR ADVERTISING By Bev E. Streeter		
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Permit Number	N/A	Permit Fee	\$ 0
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Planning Information: Existing sign - just renewing state permit.

Application Received By and Date:		Permit Issued By and Date:	
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ZONE AFFIDAVIT

Date October 30, 1974

To: Oregon State Highway Division  
Permit Unit  
Salem, Oregon 97310

Re: Sign Location (from application) US 30 1/4 .55 mi. E of Ecl. The Dalles

TAX LOT 400 SECTION 20 TOWNSHIP 1N RANGE 13E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN \_\_\_\_\_ OR Wasco is zoned COMMERCIAL  or INDUSTRIAL   
(city) (county)

and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been

established BY THE WASCO COUNTY PLANNING COMMISSION

Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed Ronald T. Bailey  
Authorized Representative  
Title Director of Planning

ZONE AFFIDAVIT

Date October 30, 1979

To: Oregon State Highway Division  
Permit Unit  
Salem, Oregon 97310

Re: Sign Location (from application) US 30 SE 1.55 mi. E/O ELL The Dalles

TAX LOT 400 SECTION 20 TOWNSHIP 1N RANGE 13E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION 1R 13 2D

IN \_\_\_\_\_ OR Wasco is zoned COMMERCIAL  or INDUSTRIAL   
(city) (county)

and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been

established BY THE WASCO COUNTY PLANNING COMMISSION  
Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed Ronald T. Bailey  
Authorized Representative

Title Director of Planning

Return To: Oregon State Highway Division  
Permit Unit  
Room 208  
2960 East State Street  
Salem, OR 97310

ZONE AFFIDAVIT

Sign Owner Name and Address HONALD INC  
1800 W. 2ND  
THE DALLES

Property Owner Name and Address BELLE WEBB BEATIE  
THE DALLES

If state sign permit has been issued, please indicate permit number 14

Re: Sign Location (from application) PANEL 1  
US 30 S/L .55 EAST OFF - ECL

TAX LOT \_\_\_\_\_ SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN THE DALLES  
(city)

OR \_\_\_\_\_ is zoned COMMERCIAL  or INDUSTRIAL  and Outdoor  
(county)

Advertising signs are an allowed use in said zone. Said zoning was established

Effective 11 12 69 by Planning Commission  
Month Day Year Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed J. Barbini  
Authorized Representative

Title Planning Assistant

Return To: Oregon State Highway Division  
Permit Unit  
Room 208  
2960 East State Street  
Salem, OR 97310

ZONE AFFIDAVIT

Sign Owner Name and Address HONALD, INC  
1800 W. 2ND  
THE DALLES

Property Owner Name and Address BELLE WEBB BEATIE  
THE DALLES

If state sign permit has been issued, please indicate permit number 15

Re: Sign Location (from application) PANEL 2  
US 30 S/L .55 EAST OFF - ECC

TAX LOT \_\_\_\_\_ SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN THE DALLES  
(city)

OR \_\_\_\_\_ is zoned COMMERCIAL  or INDUSTRIAL  and Outdoor  
(county)

Advertising signs are an allowed use in said zone. Said zoning was established

Effective 11 12 69 by Planning Commission  
Month Day Year Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed J. Barbieri  
Authorized Representative

Title Assistant Planner



Return To: Oregon State Highway Division  
Permit Unit  
Room 208  
2960 East State Street  
Salem, OR 97310

ZONE AFFIDAVIT

Sign Owner Name and Address Hon 16 Inc.  
1800 W. 2nd  
The Dalles, Oregon

Property Owner Name and Address Belle Bentie  
1300 East 8th  
The Dalles, Ore.

If state sign permit has been issued, please indicate permit number 6H-16  
Removed 6H-17

Re: Sign Location (from application) US 30 SL .55 Mi. e/o ECH The Dalles  
TAX LOT 400 SECTION 2 D TOWNSHIP 1 N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN \_\_\_\_\_  
(city)

OR Wasco (county) is zoned COMMERCIAL  or INDUSTRIAL  and Outdoor

Advertising signs are an allowed use in said zone. Said zoning was established

Effective November 12 1969 by Wasco County  
Month Day Year Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed Ronald L. Bailey  
Authorized Representative

Title Director of Planning, Wasco County

Date: 9/8/23

Lease #: 12760

Lessor: Meadow

Date Sign Built: 1982

Hwy/St: E 2nd St

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial *Zere Affidavit*
- Any Notes that Refer to '8 per mile'

**UPON ACCEPTANCE OF THIS PERMIT, THE PERMITTEE CERTIFIES THAT:**

The structure/sign complies with all provisions of the Motorist Information Act, Administrative Rules adopted pursuant thereto, and all other applicable laws and rules of the State of Oregon and the Highway Division.

The land upon which this structure/sign is or will be erected is not in violation for sign purposes of any State, County, City or duly constituted zoning regulation, and that the land is not encumbered by any legal or statutory sign prohibition from the premises within 30 days of the written notice of violation.

Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used for that purpose.

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used for that purpose.

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

If any such violation is discovered subsequent to issuance of the permit, the permittee agrees to remove the structure/sign from the premises within 30 days of the written notice of violation.

Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used for that purpose.

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

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Access for sign construction and maintenance is provided over private land, and highway right of way shall not be used for that purpose.

Permits are renewed annually and fee is due prior to January 1. After January 1 renewal fee is double the amount and due within 30 days. A permit not renewed is cancelled and structure/sign is subject to removal.

**SIGN PERMIT APPLICATION**

**PERMISE OUTDOOR ADVERTISING SIGN**

OREGON STATE HIGHWAY DIVISION  
 PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
 P.O. BOX 14090, SALEM, OR 97310

**PURPOSE OF APPLICATION**

CONSTRUCTION OF PERMIT NO. 64-18

LOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_

BENCH  BENCH

DIRECTIONAL\*\*  BUS SHELTER

**OWNER**

MEADOW OUTDOOR ADVERTISING

NO. Box 331

AND ZIP CODE Dallas, Oregon 97058

**PROPERTY OWNER AT SIGN LOCATION**

Merran Brown Advertisinc

NO. Box 331

AND ZIP CODE The Dalles, Oregon 97058

**PERSON OR COMPANY TO INSTALL SIGN**

Merran Brown Advertisinc

NO. Box 331

AND ZIP CODE Dallas, Oregon 97058

**DATE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS**

DATE FROM PROPOSED SIGN TO BUSINESS \_\_\_\_\_

BUSINESS ACTIVITY OR ON-PREMISE SIGNING  YES  NO

**DATE THIS BOX FOR DIRECTIONAL SIGNS**

DATE FROM PROPOSED SIGN TO BUSINESS \_\_\_\_\_

OF COPY LETTERS \_\_\_\_\_

OR OF BACKBOARD AND LETTERS \_\_\_\_\_

ATTACH WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. SAMPLES: A—BROCHURES; B—PAGES FROM VISITOR'S LOG; C—FACTS ABOUT (OR SAMPLES OF) OUT-OF-STATE ADVERTISING PROGRAM.

SEE INSTRUCTIONS FOR FEE

OWNER'S SIGNATURE

15

APPROVED	<input checked="" type="checkbox"/>
CON	<input checked="" type="checkbox"/>
NON	<input type="checkbox"/>
REAL	<input type="checkbox"/>
OWNER OF SIGN	<u>MEADOW</u>
PERMIT NUMBER	<u>6402</u>
FIELD CHECKER	<u>80</u>

MALE POINT OF	<u>19</u>
OWNER OF NE	<u>MEADOW</u>
PERMIT NUMBER	<u>6402</u>
FIELD CHECKER	<u>80</u>

COUNTY	<u>WAS</u>
HIGHWAY ROUTE (N)	<u>US</u>
SIDE OF HIGHWAY	<input type="checkbox"/> NORTH
SIG	<u>12</u>
HEIGHT (FEET)	<u>2-</u>
NUMBER AND SIZE C	<u>2-</u>
ADVERTISING IS ON	<input checked="" type="checkbox"/>

SKETCH OF SIGN IN	<u>7-10-85</u>
DATE	<u>64</u>



# ZONE AFFIDAVIT

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS:** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. Box 331
CITY, STATE AND ZIP CODE	THE DALLES, OREGON 97058

②

NAME OF PROPERTY OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. Box 331
CITY, STATE AND ZIP CODE	THE DALLES, OREGON 97058

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	US 30 / Hwy 292	SOUTH	19.59
TAX LOT	SECTION	TOWNSHIP	RANGE	
300	2	1N1	13	

### TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL	1979	CITY OF THE DALLES

### CHECK APPLICABLE STATEMENT

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
X <i>Jack Tesch</i>	
TITLE <i>Planning Director</i>	
PHONE NUMBER 296 5481	DATE 7/2/85

6 H 00 18  
H-11

ZONE AFFIDAVIT

Date October 30, 1971

To: Oregon State Highway Division  
Permit Unit  
Salem, Oregon 97310

Re: Sign Location (from application) US 30 S.W. 0.6 mi E/O ECL The Dalles

TAX LOT 300 SECTION 20 TOWNSHIP 1N RANGE 13E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN \_\_\_\_\_ OR Wasco is zoned COMMERCIAL  or INDUSTRIAL   
(city) (county)

and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been

established BY THE WASCO COUNTY PLANNING COMMISSION  
Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed Ronald T. Bailey  
Authorized Representative

Title Director of Planning



Please complete all information

Return To: Oregon State Highway Division  
Permit Unit  
Room 208  
2960 East State Street  
Salem, OR 97310

ZONE AFFIDAVIT

Sign Owner Name and Address HONALD, INC  
1800 W. 2ND  
THE DALLES

Property Owner Name and Address GARY HONALD  
THE DALLES

If state sign permit has been issued, please indicate permit number 18

Re: Sign Location (from application) US 30 S/L .6 EAST OFF - ECL

TAX LOT \_\_\_\_\_ SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN THE DALLES  
(city)

OR \_\_\_\_\_ is zoned COMMERCIAL  or INDUSTRIAL  and Outdoor  
(county)

Advertising signs are an allowed use in said zone. Said zoning was established

Effective 11 12 69 by Planning Commission  
Month Day Year Zoning Authority

as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed J. Barkin  
Authorized Representative

Title Assistant Planner

**Date:** 9/8/23

**Lease #:** 10347

**Lessor:** Glenn Shultz

**Date Sign Built:** 1972

**Hwy/St:** Union St. & E 3rd St.

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



# #63 SIGN PERMIT APPLICATION

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

FORM NO. E-451 (REV. 7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PERMIT NUMBER \_\_\_\_\_  
 CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_  
 CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_  
**FOR OFFICE USE ONLY**

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

NAME OF SIGN OWNER Donald Inc ADDRESS 1300 W 2nd - The Dalles, Oregon

NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION Eddins Bros. Box 901 The Dalles, Oregon NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

COUNTY \_\_\_\_\_ OR CITY The Dalles HIGHWAY  Hwy 292 ROUTE NO. OR NAME  
 SIDE OF HWY. South Side MILEPOINT 17.92 ENGINEER STATION \_\_\_\_\_

CONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

DATE TO BE ERECTED Dec. 5-47 FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER  
 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

DISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY \_\_\_\_\_  
 SIGN OWNER Donald PERMIT NO. \_\_\_\_\_ DISTANCE 0.90 FEET DIRECTION East N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ZONED COMMERCIAL OR INDUSTRIAL ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION  
 UNZONED COMMERCIAL OR INDUSTRIAL AREA ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

NAME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

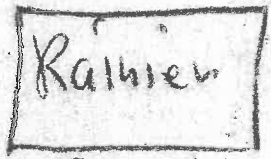
Donald Inc

HEIGHT 12' LENGTH 25' SIGN SQUARE FEET AREA INCLUDE CUT OUT 300<sup>sq</sup>  
 TYPE AND SIZE OF POSTS 2" steel DISTANCE BETWEEN PANEL AND GROUND 18'

**SCHEDULE OF FEES**

1 YR.	2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 3	\$ 6	\$ 9	0 TO 50
\$ 4	\$ 8	\$ 12	51 TO 150
<u>\$ 5</u>	\$ 10	\$ 15	151 TO 350
\$ 7	\$ 14	\$ 21	351 TO 800
\$ 10	\$ 20	\$ 30	801 TO 1200
\$ 15	\$ 30	\$ 45	OVER 1200

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE



Double faced - you can only see 1 side from 3rd street.  
 North & South face

ACCOMPANYING THIS APPLICATION 5.00 SIGNATURE OF SIGN OWNER Ray B Donald

Date: 9/8/23

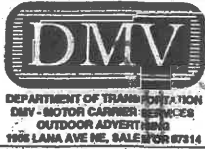
Lease #: 1002

Lessor: Melroy Brace

Date Sign Built: 1983 Rebuild 1998

Hwy/St: W Zeeb

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

903

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to: ➔	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING		CONSTRUCTION DATE
OWNER OF NEAREST SIGN (HWY NO. 1)		PERMIT NUMBER		DISTANCE TO PROPOSED SIGN		REASON	
OWNER OF NEAREST SIGN (HWY NO. 2)		PERMIT NUMBER		DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE <b>X</b>				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

- |   |   |
|---|---|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____                   | <input type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. _____     |
| <input checked="" type="checkbox"/> RECONSTRUCTION OF PERMIT NO. <u>1I-0299</u> | <input type="checkbox"/> BUSINESS IDENTIFICATION ☆                  |
| <input type="checkbox"/> DIRECTIONAL ☆☆   | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER |

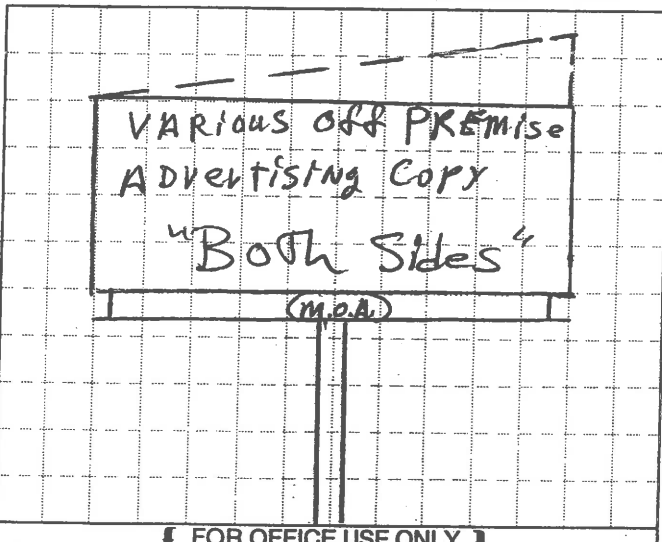
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <u>Meadow Outdoor Advertising</u>	ADDRESS (NUMBER AND STREET) <u>P.O. Box 331</u>
CITY STATE AND ZIP CODE <u>The Dalles, OR 97058</u>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>Melroy BRACE</u>	ADDRESS (NUMBER AND STREET) <u>1119 W. 2nd St.</u>
CITY STATE AND ZIP CODE <u>The Dalles, OR. 97058</u>	
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>Meadow Outdoor Advertising - P.O. Box 331</u>	ADDRESS (NUMBER AND STREET) <u>P.O. Box 331</u>
CITY STATE AND ZIP CODE <u>The Dalles, OR 97058</u>	PROPOSED DATE TO INSTALL <u>8-15-98</u>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



↓ FOR OFFICE USE ONLY ↓

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET) <u>14'</u>	LENGTH (FEET) <u>48'</u>	AREA (SQ. FEET) <u>1344</u>	NUMBER AND SIZE OF SUPPORTS <u>one 42"</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>42'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
SIGN LOCATION			
COUNTY <u>WASCO</u>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>The Dalles</u>		
HIGHWAY ROUTE NUMBER OR NAME <u>Hwy. 2 - Rte. I-84</u>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
IF "YES," WHICH?			
SIDE OF NO. 1 HIGHWAY ➔ <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		SIDE OF NO. 2 HIGHWAY ➔ <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			
PERMIT FEE <u>\$200.00</u>	APPLICANT'S SIGNATURE <u>Meadow Outdoor Advertising</u> <b>X by: Bert E. Steffen</b>		

**ZONE AFFIDAVIT**

**COPY**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT  
 Meadow Outdoor Advertising  
 NUMBER AND STREET  
 P.O. Box 331  
 CITY, STATE AND ZIP CODE  
 The Dalles, OR. 97058

**B**

NAME OF PROPERTY OWNER  
 Melroy BRACE  
 NUMBER AND STREET  
 1119 W. 2nd St.  
 CITY, STATE AND ZIP CODE  
 The Dalles, OR 97058

**C**

**SIGN LOCATION**  
 [REFER TO OTHER SIDE OF THIS APPLICATION]

CITY (IF INSIDE CITY) The Dalles	COUNTY Wasco	HIGHWAY ROUTE NUMBER OR NAME Hwy. 2 - Rte. I-84	SIDE OF HIGHWAY NORTH	MILE POINT 84.20
TAX LOT #1200	SECTION 33D	TOWNSHIP 2N	RANGE 13E	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: May 1980  
 ZONING AUTHORITY (NAME OF CITY OR COUNTY): City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

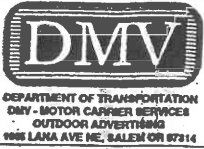
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE: [Signature] TITLE: Associate Planner TELEPHONE NUMBER: 541 296-5481 DATE: 5/20/98

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE: [Signature] TITLE: TELEPHONE NUMBER: DATE:

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE: [Signature] TITLE: TELEPHONE NUMBER: DATE:



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

SITE FIELD CHECK ( TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
PROPOSED SIGN	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS	APPROVED BY	PERMIT NUMBER	ISSUE DATE
Visible to: →	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS			CONSTRUCTION DATE
OWNER OF NEAREST SIGN (HWY NO. 1)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		REASON:			
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		OWNER CODE	HIGHWAY CODE	DISTRICT	
SIGNIFICANT MANAGER OR REPRESENTATIVE SIGNATURE				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

- |   |   |
|---|---|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____                   | <input type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. _____     |
| <input checked="" type="checkbox"/> RECONSTRUCTION OF PERMIT NO. <u>1I-0299</u> | <input type="checkbox"/> BUSINESS IDENTIFICATION *                  |
| <input type="checkbox"/> DIRECTIONAL **   | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER |

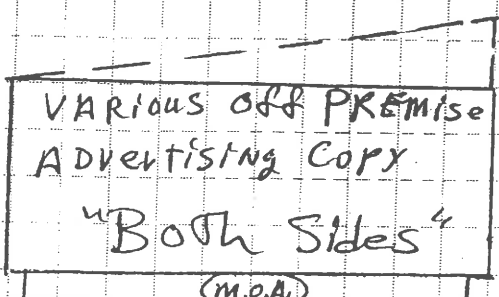
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT		ADDRESS (NUMBER AND STREET)	
Meadow Outdoor Advertising		P.O. Box 331	
CITY STATE AND ZIP CODE			
The Dalles, OR 97058			
NAME OF PROPERTY OWNER AT SIGN LOCATION		ADDRESS (NUMBER AND STREET)	
Melroy BRACE		1119 W. 2nd St.	
CITY STATE AND ZIP CODE			
The Dalles, OR 97058			
NAME OF PERSON OR COMPANY TO ERECT SIGN		ADDRESS (NUMBER AND STREET)	
Meadow Outdoor Advertising - P.O. Box 331			
CITY STATE AND ZIP CODE		PROPOSED DATE TO INSTALL	
The Dalles, OR 97058		8-15-98	

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET)	LENGTH (FEET)	AREA (SQ. FEET)	NUMBER AND SIZE OF SUPPORTS
14'	48'	1344	one 42"
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND			ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
42'			
SIGN LOCATION			
COUNTY	CITY (OR DISTANCE FROM NEAREST INTERSECTION)		
WASCO	The Dalles		
HIGHWAY ROUTE NUMBER OR NAME	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Hwy. 2 - Rte. I-84	IF "YES," WHICH?		
SIDE OF NO. 1 HIGHWAY → <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			

**C** \* COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS

- DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_
- IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?  YES  NO

**D** \*\* COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS

- SIZE OF COPY LETTERS: \_\_\_\_\_
- COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_
- SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.

PERMIT FEE	APPLICANT'S SIGNATURE
\$200.00	Meadow Outdoor Advertising X by: Brent Street



**ZONE AFFIDAVIT**

**COPY**

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT  
 Meadow Outdoor Advertising  
 NUMBER AND STREET  
 P.O. Box 331  
 CITY, STATE AND ZIP CODE  
 The Dalles, OR, 97058

**B**

NAME OF PROPERTY OWNER  
 Melroy BRACE  
 NUMBER AND STREET  
 1119 W. 2nd ST.  
 CITY, STATE AND ZIP CODE  
 The Dalles, OR 97058

**C**

SIGN LOCATION [REFER TO OTHER SIDE OF THIS APPLICATION]				
CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
The Dalles	WASCO	Hwy. 2 - Rte. I-84	NORTH	84.20
TAX LOT #1206	SECTION 33D	TOWNSHIP 2N	RANGE 13E	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

DATE ZONING IS EFFECTIVE: May 1980  
 ZONING AUTHORITY (NAME OF CITY OR COUNTY): City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>[Signature]</i>	TITLE Associate Planner	TELEPHONE NUMBER 541 296-5481	DATE 5/20/98
---	----------------------------	----------------------------------	-----------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

# SIGN PERMIT APPLICATION

## OFF-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
 PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
 P.O. BOX 14030, SALEM, OR 97310

### PURPOSE OF APPLICATION

<input type="checkbox"/> RECONSTRUCTION	<input type="checkbox"/> BUSINESS IDENTIFICATION*	} SEE BELOW
<input checked="" type="checkbox"/> RELOCATION	<input type="checkbox"/> DIRECTIONAL**	
<input type="checkbox"/> OTHER _____		

### NAME OF SIGN OWNER

MEADOW OUTDOOR ADVERTISING

NUMBER AND STREET  
 P.O. Box 331

CITY, STATE AND ZIP CODE  
 The Dalles, Oregon 97058

NAME OF PROPERTY OWNER AT SIGN LOCATION  
 MELROY BRACE

NUMBER AND STREET  
 1119 W. 2ND

CITY, STATE AND ZIP CODE  
 The Dalles Oregon 97058

NAME OF PERSON OR COMPANY TO INSTALL SIGN  
 MEADOW OUTDOOR ADV.

NUMBER AND STREET  
 P.O. BOX 331

CITY, STATE AND ZIP CODE  
 The Dalles, ORE 97058

PROPOSED DATE TO INSTALL

\*COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS ONLY.

1-DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY. \_\_\_\_\_

2-ARE ON-PREMISE SIGNS VISIBLE FROM HIGHWAY?  YES  NO

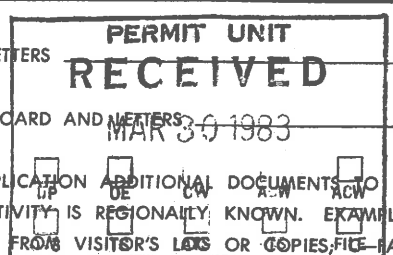
3-IF YES, DO THEY PROVIDE ADEQUATE DIRECTIONS TO THE BUSINESS ACTIVITY?  YES  NO

\*\*COMPLETE THIS BOX FOR DIRECTIONAL SIGNS ONLY.

1-SIZE OF COPY LETTERS \_\_\_\_\_

2-COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_

3-SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. EXAMPLES: A-BROCHURES; B-PAGES FROM VISITOR'S LOGS OR COPIES, FILE FACTS ABOUT (OR SAMPLES OF) OUT-OF-STATE ADVERTISING PROGRAM.



PERMIT FEE (SEE INSTRUCTIONS FOR RATE)  
 \$ 20.00

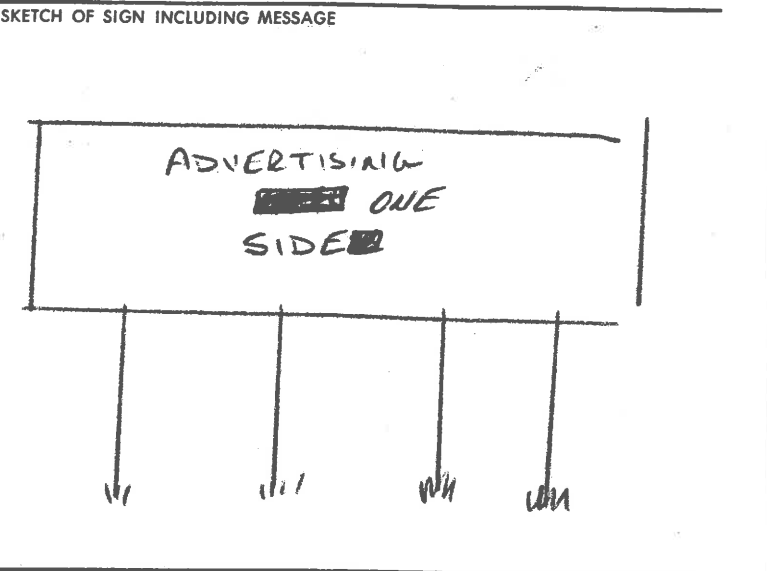
SIGN OWNER'S SIGNATURE  
 X [Signature]

OFFICE USE	APPROVED BY _____	PERMIT NUMBER _____	ISSUE DATE _____
	<input type="checkbox"/> CONFORMING <input type="checkbox"/> NONCONFORMING REASON: _____		CONSTRUCTION DATE _____
USE	OWNER CODE _____	HIGHWAY CODE _____	DISTRICT _____
	CANCELLATION DATE _____	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

OFFICE USE	SITE FIELD CHECK		
	MILE POINT OF PROPOSED SIGN 84.26	ENGINEER STATION 2296773	
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY MEADOW Outdoor Adv.		
	PERMIT NUMBER 6H-2788	DISTANCE TO PROPOSED SIGN 1953'	DIRECTION East
FIELD CHECKED BY (DISTRICT ENGINEER'S SIGNATURE) [Signature]			

SIGN LOCATION	
COUNTY WASCO	CITY (OR DISTANCE FROM) THE DALLES
HIGHWAY ROUTE NUMBER OR NAME I-84	
SIDE OF HIGHWAY <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

SIGN DIMENSIONS - EXCLUDE SUPPORTS		
HEIGHT (FEET) 14'	LENGTH (FEET) 48'	AREA INCLUDING CUTOUT (SQ. FT.) 672'
NUMBER AND SIZE OF SUPPORTS 4-STEEL		DISTANCE BETWEEN PANEL AND GROUND 45'
ADVERTISING IS ON <input checked="" type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES		



### OFFICE USE ONLY

4-1-83 - issued in lieu of 1I-295



**ZONE AFFIDAVIT**

**OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT**

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING		
NUMBER AND STREET	P.O. Box 331		
CITY, STATE AND ZIP CODE	The Dalles, Oregon	97058	
NAME OF PROPERTY OWNER	MELROY BRACE		
NUMBER AND STREET	1119 W. 2ND		
CITY, STATE AND ZIP CODE	The Dalles, Oregon	97058	

PREVIOUSLY ISSUED SIGN PERMIT NUMBER	COMPLETE ONLY ONE OF THE FOLLOWING	A - EXISTING SIGN, RECONSTRUCTION REQUEST	PERMIT NUMBER
		B - RELOCATION REQUEST, IN LIEU OF QUALIFYING CANCELLED PERMIT	PERMIT NUMBER 15-295

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)			
CITY	COUNTY	HIGHWAY ROUTE NUMBER OR NAME, SIDE OF HIGHWAY, MILE POINT	
THE DALLES	WASCO	I-84 NL 89.20	
TAX LOT	SECTION	TOWNSHIP	RANGE
2400	33	2N	13E

TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY			
ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)	
<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL	1948	CITY OF THE DALLES	

CHECK APPLICABLE STATEMENT

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE
X <i>Jack O'Leach</i>
TITLE PLANNING DIRECTOR
DATE 3/29/83

TOPS FORM 45806 ©

CITY OF THE DALLES  
PLANNING DEPARTMENT  
CITY HALL  
THE DALLES OREGON 97135

RECEIPT

DATE 5/1 19 98 3067

RECEIVED FROM Meadow Outdoor Advertising

ADDRESS 1119 W 2nd - Brace

Brace DOLLARS \$ 125<sup>00</sup>

FOR Sign Permit

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	<u>0.00</u>
AMT. PAID		CHECK	<u>125<sup>00</sup></u>
BALANCE DUE		MONEY ORDER	

BY [Signature]

TOPS FORM 45806 ©

CITY OF THE DALLES  
PLANNING DEPARTMENT  
CITY HALL  
THE DALLES OREGON 97135

RECEIPT

DATE 5/1 19 98 3066

RECEIVED FROM Meadow Outdoor Advertising

ADDRESS 1119 W 2nd - Brace Bros.

Brace Bros. DOLLARS \$ 125<sup>00</sup>

FOR Sign Permit

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	<u>0.00</u>
AMT. PAID		CHECK	<u>125<sup>00</sup></u>
BALANCE DUE		MONEY ORDER	

BY [Signature]

SIGN PERMIT

L-10024TH Attachment 16 BRACE BROS Lease

Use Zone M-1  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058  
Phone 296-3537

Permit No 83-80  
Permit Fee \$50.00

Sign for: Meadow Outdoor Adv. Contractor: Meadow Outdoor Adv.  
Business Address: 1119 W. 2nd. (Business Name) Address: 1127 Broadway St.  
Telephone: (BRACE BROS TRADING) Telephone: \_\_\_\_\_

- Permit to:  Erect (1)  Alter (2)  Relocate (3)
- Wall Sign (1)  Freestanding Sign (4)  Roof Sign (7)
- Projecting Sign (2)  Pole Sign (5)  Barber Pole (8)
- Marguee Sign (3)  Wall Facade for Signs (6)  Street or Wall Clock (9)

Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 48' Height to Bottom: 28'

Vertical Dimension: 12' Height to Top: 40'

Area of Sign: 576 sq' Illuminated: YES UL No.: \_\_\_\_\_

Removal Agreement Signed \_\_\_\_\_ Planning Action: Jack signed off for State Permit.

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

SIGN SKETCH

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: [Signature] Date: 8-29-83

Application Received by: [Signature] Date: 8-29-83

Permit Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning District No. M-1

CITY OF THE DALLES, OREGON

Permit No. \_\_\_\_\_

Permit Issued By \_\_\_\_\_

Construction Cost \_\_\_\_\_

Date \_\_\_\_\_

Permit Fee \_\_\_\_\_

Plan Check Fee \_\_\_\_\_

### APPLICATION FOR SIGN PERMIT

Applicant must fill in from here down to heavy line at bottom of page in ink or indelible pencil and also make a neat drawing of the sign on back of original sheet, showing details of supports and sign copy.

Application is hereby made to

{ Erect <u>X</u> Reconstruct _____ Change Copy _____	{           (Ground Sign _____ Marquee Sign _____) (Roof Sign _____ Barber Pole _____) (Wall Sign _____ Poster Panel _____) (Painted Bulletin <u>X</u> ) (Minor Projecting Sign _____) (Sidewalk Projecting Sign _____)         }	from {           new hangers <u>✓</u> old hangers _____         }	according to plan, specification and description herewith given.
--	--	--	--

Street Address 1119 W. 2ND ST Near \_\_\_\_\_

Height and Type of Building \_\_\_\_\_

Location of Sign EXTREME EASTERN CORNER OF PROPERTY

Previous Location of Sign Ø Previous Permit No. \_\_\_\_\_

Owner of Sign—Name and Address. MEADOW OUTDOOR ADVERTISING— P.O. BOX 331 THE DALLES ORE

Lessee of Sign—Name and Address MELROY BRALE 1119 W. 2ND THE DALLES, OREGON

Sign made by MEADOW OUTDOOR ADVERTISING

Sign remodeled by Ø

Name and Address of Sign Installer MEADOW OUTDOOR ADVERTISING— P.O. BOX 331 THE DALLES

#### DETAILS OF CONSTRUCTION, INSTALLATION AND ILLUMINATION OF SIGN

Horizontal Dimension 48' Vertical Dimension 12' Thickness 1 1/2" Weight \_\_\_\_\_

Height above GRADE sidewalk 40' Projection beyond property line Ø

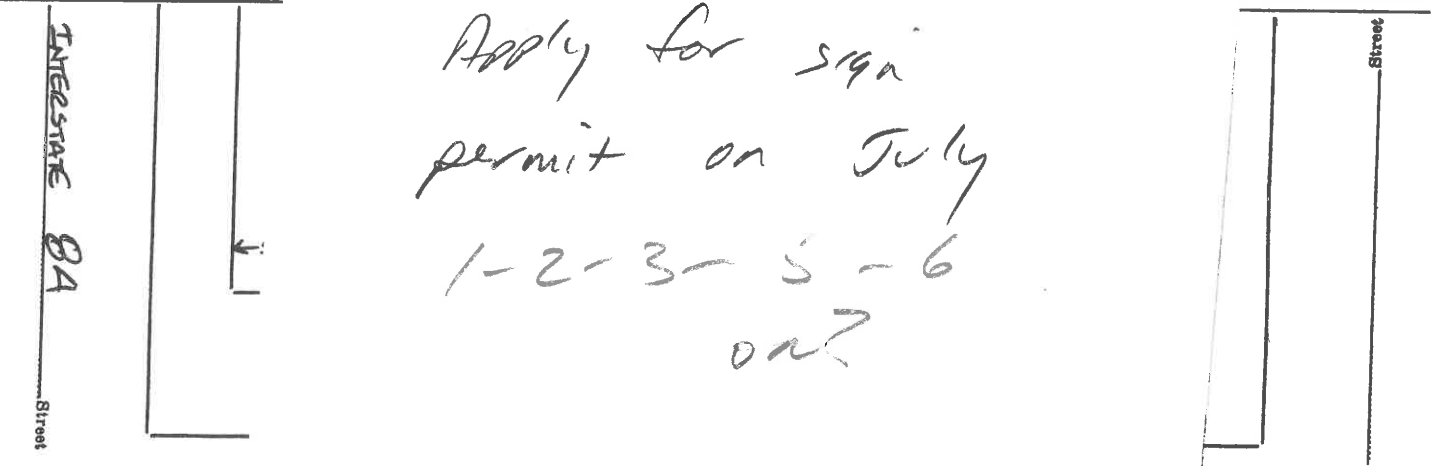
Material sign is constructed of WOOD - STEEL Height of letters: Illuminated \_\_\_\_\_ Painted \_\_\_\_\_

Underwriters' Laboratories Label Serial No. \_\_\_\_\_ Lamp rating \_\_\_\_\_

#### TRANSFORMERS FOR NEON TUBING

#### INCANDESCENT LAMPS

NO. AND SIZE OF TRANSFORMERS { _____ _____ _____	_____ V. A	Interior _____	Watts _____
	_____	_____	Watts _____
	_____	_____	_____
	_____	_____	_____



I AGREE TO ERECT SAID SIGN WITHIN 30 DAYS FROM DATE PERMIT IS ISSUED AND IN ACCORDANCE WITH THE ABOVE DESCRIPTION, PLAN AND SPECIFICATION AND THE ELECTRICAL AND SIGN ORDINANCE OF THE CITY OF THE DALLES, OREGON.

Applicant sign here [Signature] By \_\_\_\_\_ Telephone number 296-9684

NOTE—The installation of supply wires for connection of sign and connection of sign must be covered on a regular wiring permit. Sign must be illuminated within 10 days after erection.

Approval of Supports	Approval of Appearance and Illumination	Approval of Installation
By _____	By _____	By _____
Date _____	Date _____	Date _____

Date: 9/8/23

Lease #: 9716

Lessor: Meadow Owned

Date Sign Built: 1961

Hwy/St: E. Zuel St.

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE)					PERMIT OFFICE APPROVAL SECTION		
Proposed sign is visible to:	NO. 1 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY	PERMIT NUMBER	ISSUE DATE
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO			
OWNER OF NEAREST SIGN (HWY NO 1)		PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		<input type="checkbox"/> CONFORMING <input type="checkbox"/> NON-COMFORMING <b>REASON:</b>		
OWNER OF NEAREST SIGN (HWY NO 2)		PERMIT NUMBER	DISTANCE TO PROPOSED SIGN				
AUTHORIZED ODOT REPRESENTATIVE SIGNATURE				DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

### SECTION 1 - PURPOSE OF APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____ | <input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <u>11R016</u> |
| <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____   | <input type="checkbox"/> BUSINESS IDENTIFICATION*                                  |
| <input type="checkbox"/> DIRECTIONAL **                       | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER                |

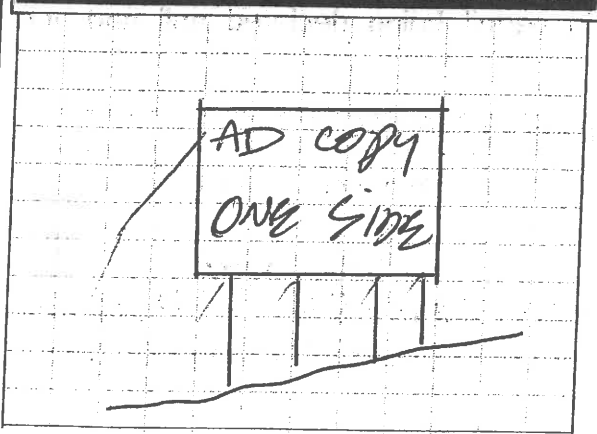
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>		MAILING ADDRESS <b>P.O. Box 331</b>	
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>		PHONE NUMBER <b>(541)296-9684</b>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow Outdoor Advertising</b>		NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>	
MAILING ADDRESS <b>P.O. Box 331</b>		MAILING ADDRESS <b>P.O. Box 331</b>	
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>		CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	

### SECTION 3 - SKETCH OF SIGN

*Sketch sign and include message.*

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE IN STYLE OR COLOR STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



### SECTION 4 - SIGN FACTS

SIGN DIMENSIONS			
HEIGHT (FEET) <b>12</b>	LENGTH (FEET) <b>25</b>	AREA (SQ FEET) <b>300</b>	NUMBER AND SIZE OF SUPPORTS <b>Four (4) Wood Posts</b>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <b>8'</b>		ADVERTISING IS ON: <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES	
SIGN LOCATION			
COUNTY <b>Wasco</b>		CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>	
HIGHWAY ROUTE NUMBER OR NAME <b>US Hwy 30</b>		VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SIDE OF NO. 1 HIGHWAY \		<input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
SIDE OF NO. 2 HIGHWAY \		<input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
K COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY: _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY <input type="checkbox"/> YES <input type="checkbox"/> NO			
D KK COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM			
PERMIT FEE <b>\$500.00</b>	AUTHORIZED SIGNATURE (Verifying application is complete and accurate) <b>X [Signature]</b>		
DATE PAID			
CHECK #			

↓FOR OFFICE USE ONLY↓

# ZONE AFFIDAVIT

Attachment 16

**INSTRUCTIONS: Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.**

<b>A</b>	NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>
	MAILING ADDRESS <b>P.O. Box 331</b>
	CITY, STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

<b>B</b>	NAME OF PROPERTY OWNER <b>Meadow Outdoor Advertising</b>
	MAILING ADDRESS <b>P.O. Box 331</b>
	CITY, STATE AND ZIP CODE <b>The Dalles, OR 97058</b>

<b>C</b>	<b>SIGN LOCATION</b> <small>(REFER TO OTHER SIDE OF THIS APPLICATION)</small>				
	<small>CITY (IF INSIDE CITY)</small> <b>The Dalles</b>	<small>COUNTY</small> <b>Wasco</b>	<small>HIGHWAY ROUTE NUMBER OR NAME</small> <b>US Hwy 30</b>	<small>SIDE OF HIGHWAY</small> <b>South</b>	<small>MILE POINT</small> <b>19.79</b>
	<small>TAX LOT</small> <b>100</b>	<small>SECTION</small> <b>2DA</b>	<small>TOWNSHIP</small> <b>1N</b>	<small>RANGE</small> <b>13E</b>	

↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

<small>DATE ZONING IS EFFECTIVE</small> <i>June 11, 98 as amended</i>	<small>ZONING AUTHORITY (NAME OF CITY OR COUNTY)</small> <i>City of The Dalles</i>
--	---

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <i>[Signature]</i>	<small>TITLE</small> <i>Associate Planner</i>	<small>TELEPHONE NUMBER</small> <i>541-296-5481</i>	<small>DATE</small> <i>10/26/06</i>
--	--	--	--

The above location and/or proposed sign does not comply with all applicable ordinances, plans rules and other requirements of the city or county.

<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <b>X</b>	<small>TITLE</small>	<small>TELEPHONE NUMBER</small>	<small>DATE</small>
--	----------------------	---------------------------------	---------------------

Neither of the above statements apply. A letter of explanation is attached.

<small>SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE</small> <b>X</b>	<small>TITLE</small>	<small>TELEPHONE NUMBER</small>	<small>DATE</small>
--	----------------------	---------------------------------	---------------------





DEPARTMENT OF TRANSPORTATION  
DMV - MOTOR CARRIER SERVICES  
OUTDOOR ADVERTISING  
1805 LANA AVE NE, SALEM OR 97314

# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign is visible to:	NO. 1 HWY <b>292</b>	MILE POINT <b>19.79</b>	ENGINEER STATION <b>38482</b>	FULL CONTROL ACCESS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	APPROVED BY <i>[Signature]</i>	PERMIT NUMBER <b>16M-40</b>	ISSUE DATE <b>11-2-95</b>
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING REASON:	CONSTRUCTION DATE <b>3-1-96</b>	
OWNER OF NEAREST SIGN (HWY NO. 1) <b>Meadows</b>	PERMIT NUMBER <b>02830</b>	DISTANCE TO PROPOSED SIGN <b>525 218 FT.</b>		OWNER CODE <b>UM 914</b>	HIGHWAY CODE <b>D</b>	DISTRICT <b>9</b>	
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE <b>X E. HEPNER</b>				DATE CHECKED <b>8-9-95</b>			

### SECTION 1 - PURPOSE OF APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____ | <input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <b>6047</b> |
| <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____   | <input type="checkbox"/> BUSINESS IDENTIFICATION ☆                               |
| <input type="checkbox"/> DIRECTIONAL ☆☆                       | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER              |

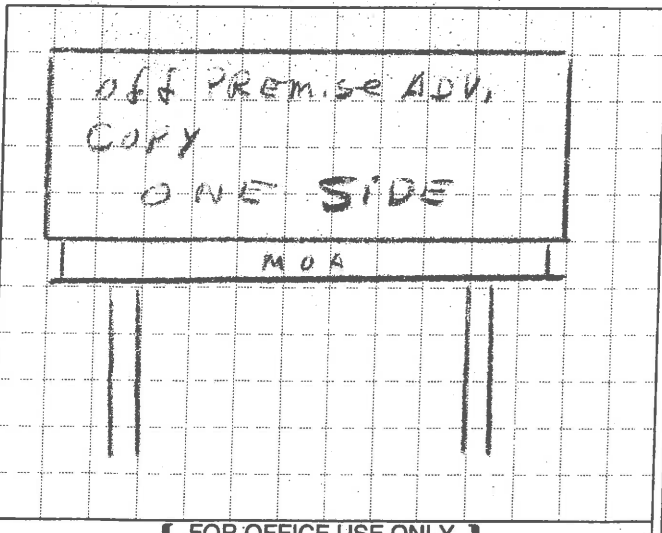
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>MEADOW OUTDOOR ADVERTISING, INC.</b>		ADDRESS (NUMBER AND STREET) <b>P.O. BOX 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR. 97058</b>		
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>MEADOW OUTDOOR ADV, INC.</b>		ADDRESS (NUMBER AND STREET) <b>P.O. BOX 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR. 97058</b>		
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>MEADOW OUTDOOR ADVERTISING, INC.</b>		ADDRESS (NUMBER AND STREET) <b>P.O. BOX 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR. 97058</b>		PROPOSED DATE TO INSTALL <b>10-1-95</b>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



FOR OFFICE USE ONLY

### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET) <b>12'</b>	LENGTH (FEET) <b>30'</b>	AREA (SQ. FEET) <b>360</b>	NUMBER AND SIZE OF SUPPORTS <b>2 - 1 1/2" STEEL</b>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <b>6'</b>		ADVERTISING IS <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES	
B SIGN LOCATION			
COUNTY <b>WASCO</b>		CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>THE DALLES</b>	
HIGHWAY ROUTE NUMBER OR NAME <b>U.S. 30 - HWY 292</b>		VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?	
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
C ☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
<b>OUTDOOR ADVERTISING RECEIVED</b>			
<b>SEP 22 1995</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
D ☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: S.....AS.....OS.....			
2. COLOR OF BACKBOARD AND LETTERS			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

PERMIT FEE <b>\$150.00</b>	APPLICANT'S SIGNATURE <b>Meadow Outdoor Advertising, Inc.</b> <i>X By: Kent E. Sheehan</i>
-------------------------------	--

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT  
*Meadow Outdoor Advertising, Inc.*

NUMBER AND STREET  
*P.O. BOX 331*

CITY, STATE AND ZIP CODE  
*The Dalles, OR. 97058*

**B**

NAME OF PROPERTY OWNER  
*Meadow Outdoor Advertising, Inc.*

NUMBER AND STREET  
*P.O. BOX 331*

CITY, STATE AND ZIP CODE  
*The Dalles, OR. 97058*

**C**

**SIGN LOCATION**  
[REFER TO OTHER SIDE OF THIS APPLICATION]

CITY (IF INSIDE CITY) <i>The Dalles</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>U.S. 30-NW 292</i>	SIDE OF HIGHWAY <i>SOUTH</i>	MILE POINT <i>19.79</i>
TAX LOT <i>300</i>	SECTION <i>2</i>	TOWNSHIP <i>1N</i>	RANGE <i>13</i>	

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE: *May 1980*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of The Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE: *[Signature]*    TITLE: *Planner*    TELEPHONE NUMBER: *503-241-5114*    DATE: *7-7-88*

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE: *[Signature]*    TITLE:    TELEPHONE NUMBER:    DATE:

Neither of the above statements apply. **A letter of explanation is attached.**

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE: *[Signature]*    TITLE:    TELEPHONE NUMBER:    DATE:



# SIGN PERMIT APPLICATION

## OFF-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
P.O. BOX 14030, SALEM, OR 97310

Attachment 16

### PURPOSE OF APPLICATION

- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. 6H-181
- BUSINESS IDENTIFICATION\*     BENCH
- DIRECTIONAL\*\*                       BUS SHELTER

### NAME OF SIGN OWNER

Meadow Outdoor Advertising  
NUMBER AND STREET

P.O. Box 331  
CITY, STATE AND ZIP CODE

The Dalles, Oregon 97058

### NAME OF PROPERTY OWNER AT SIGN LOCATION

Meadow Outdoor Advertising  
NUMBER AND STREET

P.O. Box 331  
CITY, STATE AND ZIP CODE

The Dalles, Oregon 97058

### NAME OF PERSON OR COMPANY TO INSTALL SIGN

Meadow Outdoor Advertising  
NUMBER AND STREET

P.O. Box 331  
CITY, STATE AND ZIP CODE

The Dalles, Oregon 97058

PROPOSED DATE TO INSTALL

### COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS

- 1—DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY. \_\_\_\_\_
- 2—IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?     YES     NO

### COMPLETE THIS BOX FOR DIRECTIONAL SIGNS

—SIZE OF COPY LETTERS \_\_\_\_\_

—COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_

—SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. EXAMPLES: A—BROCHURES B—PAGES FROM VISITOR'S LOG OR COPIES; C—FACTS ABOUT (OR SAMPLES OF) OUT-OF-STATE ADVERTISING PROGRAM.

PERMIT FEE (SEE INSTRUCTIONS FOR RATE)

150.00

OWNER'S SIGNATURE

Agenda Staff Report | APL 035-23

Page 463 of 565

OFFICE USE	APPROVED BY <i>Jo</i>	PERMIT NUMBER 5H0046	ISSUE DATE 12-23-86
	<input checked="" type="checkbox"/> CONFORMING	120 days	CONSTRUCTION DATE 4-22-87
	<input type="checkbox"/> NONCONFORMING		
	<input type="checkbox"/> REASON:		
OWNER CODE M916	HIGHWAY CODE D	DISTRICT 9	
CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		

DISTRICT USE	<b>SITE FIELD CHECK</b> (To be completed by District Maint. Office)		
	MILE POINT OF PROPOSED SIGN 19.79	ENGINEER STATION 38+80±	
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY Meadows		
	PERMIT NUMBER 6H0006	DISTANCE TO PROPOSED SIGN 350±	DIRECTION East
	FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) see original		

<b>SIGN LOCATION</b>	
COUNTY WASCO (33)	CITY (OR DISTANCE FROM) THE DALLES (0.55)
HIGHWAY ROUTE NUMBER OR NAME U.S. 30 Hwy 292 M.P. 19.79	
SIDE OF HIGHWAY <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

<b>SIGN DIMENSIONS — EXCLUDE SUPPORTS</b>		
HEIGHT (FEET) 12'	LENGTH (FEET) 24'	AREA INCLUDING CUTOUT (SQ. FT.) 288
NUMBER AND SIZE OF SUPPORTS 2-Steel		DISTANCE BETWEEN PANEL AND GROUND 6'
ADVERTISING IS ON <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES		

SKETCH OF SIGN INCLUDING MESSAGE

THIS STRUCTURE TO BE BUILT IN A V-BUILD CONFIGURATION WITH PERMIT # 6H-23

### OFFICE USE ONLY

12-23-86 issued in lieu of 6H-181



# ZONE AFFIDAVIT

Attachment 16

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS.** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	Meadow Outdoor Advertising
NUMBER AND STREET	P.O. Box 331
CITY, STATE AND ZIP CODE	The Dalles, Oregon 97058

②

NAME OF PROPERTY OWNER	Meadow Outdoor Advertising
NUMBER AND STREET	P.O. Box 331
CITY, STATE AND ZIP CODE	The Dalles, Oregon 97058

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	U.S. 30	SOUTH	19.79
TAX LOT	SECTION	TOWNSHIP	RANGE	
300	2	1N	13	

TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY		
ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL	1948	CITY OF THE DALLES

**CHECK APPLICABLE STATEMENT**

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
X	Jack Tesch
TITLE	Planning Director
PHONE NUMBER	DATE
296-5481	12-15-86

**Date:** 9/11/23

**Lease #:** 95641

**Lessor:** Jim Gallager

**Date Sign Built:** 1972 Rebuilt 1978 & 2008

**Hwy/St:** W. 6<sup>th</sup> St.

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



# OUTDOOR ADVERTISING SIGN PERMIT APPLICATION

Outdoor Advertising Sign Permits • 355 Capitol St. NE, Room 408 • Salem, OR 97301 • (503) 986-3656

5D0032  
Attachment 16

## Part 1: Applicant information, sign specifications

NAME OF APPLICANT <b>MEADOW OUTDOOR ADVERTISING</b>					
MAILING ADDRESS <b>P.O. Box 331</b>					
CITY <b>THE DALLES</b>	STATE <b>OR</b>	ZIP <b>97058</b>	PHONE <b>541 296-9684</b>	FAX <b>541 296-1855</b>	E-MAIL <b>lehman@meadowoutdoor.com</b>
TYPE OF LEGAL ENTITY <input checked="" type="checkbox"/> Oregon corporation <input type="checkbox"/> Individual <input type="checkbox"/> Individual, dba: " _____ " <input type="checkbox"/> Other: _____					
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>MEADOW OUTDOOR ADV. - ALL INFO THE SAME AS ABOVE</b>					
MAILING ADDRESS <b>SAME</b>					
CITY <b>SAME</b>	STATE	ZIP	PHONE	FAX	E-MAIL
PURPOSE OF APPLICATION <input type="checkbox"/> Reconstruction of permit no.: _____ <input checked="" type="checkbox"/> Relocation of permit no.: <b>LOHD129</b> <i>AD COPY JOHN</i> <input type="checkbox"/> Preexisting sign permit application (complete Supplement) <input type="checkbox"/> Replacement plate for permit no.: _____			TRI-VISION SIGN RELOCATION/RECONSTRUCTION PERMIT NUMBERS SF (3 permits): _____ BB (6 permits): _____		
SIGN FACE HEIGHT (FEET) <b>12</b>	SUPPORT NUMBER <b>ONE</b>	SKETCH OF SIGN, INCLUDING STRUCTURE, FACE, AND CONFIGURATION OF SUPPORTS: (MAY NOT RESEMBLE AN OFFICIAL SIGN - ORS 377.720)  			
SIGN FACE LENGTH (FEET) <b>48</b>	SUPPORT SIZE <b>36"</b>				
SIGN FACE AREA (SQ. FEET) <b>576</b>	SUPPORT MATERIAL <b>STEEL PIPE</b>				
HAGL <b>35' FEET</b>					
SIGN FACES <input type="checkbox"/> Single face (SF) <input checked="" type="checkbox"/> Back to back (BB)					
NAME OF HIGHWAY <b>INTERSTATE 84</b>		HIGHWAY ROUTE NUMBER <b>002</b>	SIDE OF HIGHWAY <b>SOUTH</b>	ESTIMATED MILE POINT <b>83.85</b>	
STREET ADDRESS OF SIGN SITE <b>1323-1331 WEST 6TH STREET</b>		TOWNSHIP <b>2N</b>	RANGE <b>13</b>	SECTION/SUBSECTION MAP NO. <b>33CD</b>	TAX LOT <b>600</b>
CITY <b>THE DALLES</b>	STATE <b>OR</b>	ZIP <b>97058</b>	LOCATION MARKING <input checked="" type="checkbox"/> The site is marked as follows: <b>EXISTING SIGN</b>		
PROPERTY OWNER NAME <b>RZWZ PROPERTIES</b>		OTHER INFORMATION <input checked="" type="checkbox"/> Sign will be posted for compensation <input type="checkbox"/> Sign will not be at the location of a business or activity open to the public			
MAILING ADDRESS <b>1331 W. 6TH ST.</b>					
CITY <b>THE DALLES</b>	STATE <b>OR</b>	ZIP <b>97058</b>			

## Part 2: Certification of applicant

The applicant or authorized representative of the applicant certifies by signing below that the information contained in this application is accurate and complete, that information was accurate and complete when the local jurisdiction signed its certification, and that no changes were made or will be made after the local jurisdiction certification. The applicant further certifies by signing that the land described in this application is not encumbered by any prohibition on this type of sign, and that highway right of way will not be crossed to access the sign or site for construction or maintenance.

PRINT APPLICANT NAME <b>MEADOW OUTDOOR ADVERTISING</b>	PRINT TITLE (IF SIGNING AS REPRESENTATIVE) <b>LEASE REP.</b>
SIGNATURE <i>X [Signature]</i>	DATE <b>10-18-07</b>

## ODOT USE ONLY

SITE LOCATION			APPROVAL		PERMIT INFORMATION	
HIGHWAY 1 NO. <b>002</b>	HIGHWAY 1 NAME <b>I-84</b>		<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT NO. <b>2D0032</b>	
SIDE <b>S.</b>	MILEPT <b>83.83</b>	ES <b>2276+87</b>	DECISION MADE BY <i>[Signature]</i>	DECISION DATE <b>11/17/08</b>	OWNER CODE <b>M 916</b>	CONSTRUCTION DATE <b>7/15/08</b>
HIGHWAY 2 NO.	HIGHWAY 2 NAME		CANCELLATION DATE	REASON	* Failure to construct within 180 days results in cancellation of permit.	
SIDE	MILEPT	ES			<input checked="" type="checkbox"/> Conforming <input type="checkbox"/> Non-conforming	
PHYSICAL DESCRIPTION <b>50.16 E. of Webster St</b>			COMMENT		REASON	
COUNTY <b>33</b>	CITY <b>0255</b>	DISTRICT <b>9</b>	REGION <b>4</b>			

**Part 3: Certification of local jurisdiction - zoning and compliance with local regulation**

This section to be completed by the representative of the local jurisdiction. To local official: If you have any question about the application, contact the ODOT Outdoor Advertising Sign Office, (503) 986-3656.

ZONING OF THE SIGN SITE (MAP AND TAX LOT INFORMATION IN THE SIGN LOCATION INFORMATION ON PAGE 1)

A. Current zoning of the sign site described on this application: Commercial general

B. This is a (check one):  
 Commercial classification  
 Industrial classification  
 Other (describe): \_\_\_\_\_

C. Location was first zoned a commercial or industrial classification:  
 On or before January 1, 1973  
 After January 1, 1973  
 Date is unknown or cannot be determined

D. Check if the following statement is accurate:  
 Current zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs.

COMPLIANCE WITH LOCAL REGULATIONS

Check only one:

- The proposed sign location and structure **comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- The proposed sign location and structure **do not comply** with all applicable ordinances, plans, rules, and other requirements of this jurisdiction.
- Neither of the above statements is fully accurate. **A letter of explanation is attached.**

**Certification of local jurisdiction**

All of Part 3, including any required attachment, is accurate based on the written information provided on this application by the applicant. (Erroneous information or improper zoning can result in permit cancellation.)

PRIME NAME OF CITY/COUNTY REPRESENTATIVE <u>Dawn Marie Hert</u>	CITY OR COUNTY WITH JURISDICTION <u>City of The Dalles</u>	
TITLE OF CITY/COUNTY REPRESENTATIVE <u>Associate Planner</u>	PHONE <u>(541) 296-5481 x1129</u>	FAX <u>(541) 298-5490</u>
SIGNATURE OF CITY/COUNTY REPRESENTATIVE <input checked="" type="checkbox"/> <u>Dawn Marie Hert</u>	DATE <u>11/1/07</u>	

ODOT SIGN PERMIT OFFICE USE ONLY

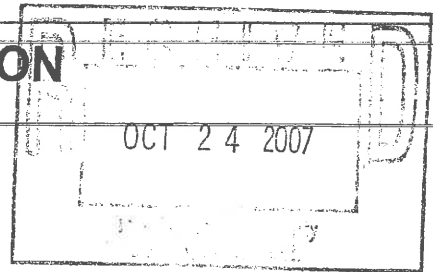
PERMIT FEE \$ <u>600.00</u>	CHECK NUMBER <u>4864</u>	DATE PAID <u>11-07-07</u>
--------------------------------	-----------------------------	------------------------------

DO NOT WRITE BELOW THIS LINE - ODOT PERMIT OFFICE USE ONLY



# SIGN PERMIT APPLICATION CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon, 97058  
(541) 296-5481 x1125



### INSTALLER INFORMATION

Name	MEADOW OUTDOOR ADVERTISING
Address	P.O. BOX 331 THE DALLES, OR 97058
Phone Number	(541) 296-9684
Current City Installer License	Yes/No

### SIGN INFORMATION

Business Name	MEADOW OUTDOOR ADVERTISING	
Address	P.O. BOX 331, THE DALLES, OR 97058	13234
Telephone Number	(541) 296-9684	1331
Text	VARIOUS	W. 64
Sign Area	2 SIDES - 576 sq EACH	
Horizontal Dimension	48'	
Vertical Dimension	12'	
Type	Projecting - Hanging - Flush - Pole - <u>Other</u> BILLBOARD	
Illumination	Direct, Indirect, UL No.:	

PLEASE ATTACH A SCALED ELEVATION DRAWING OF YOUR PROPOSED SIGN COMPLETE WITH DIMENSIONS, LOCATION, AND COLOR SCHEME. YOUR ELEVATION DRAWING MUST INCLUDE A COMPLETE INVENTORY OF ALL SIGNS CURRENTLY AT YOUR LOCATION COMPLETE WITH DIMENSIONS AND LOCATIONS. The purpose of a sign permit is to verify that the amount of signage requested does not exceed the amount of signage allowed. In order to do this, an inventory of existing signs is required. This includes signs for your business plus any other businesses that are at the same location. Signage is not based on the business, but on the building. Additionally, the ordinance makes distinctions based upon types of signage used. This is why the inventory must include information on sign type and location.

**ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE.**

**SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED.**

Applicant's Signature and Date:	<span style="float: right; margin-left: 20px;">10-22-07</span>	
---------------------------------	--	--

Permit Number	01-632	Permit Fee	\$
---------------	--------	------------	----

Planning & Zoning Information: - Replacing existing pole sign - off premise

Application Received By and Date:	Denise Ball	Permit Issued By and Date:	<span style="float: right; margin-left: 20px;">10/24/07</span>
	10/24/07		

OREGON STATE HIGHWAY DIVISION

PERMIT UNIT E. SALEM HIGHWAY DG. SALEM, OREGON 97310

SIGN PERMIT APPLICATION

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

FORM 81-734-3451 (REV. 7-76)

RETURN ORIGINAL COPY ONLY

Attachment 16

NONCONFORMING

CONFIRMING



APPROVED BY IA# DATE 5-3-78

PERMIT NUMBER Reconstruction 640129

CANCELLED DATE

CODE DISTRICT

FOR OFFICE USE ONLY



RECONSTRUCTION



RELOCATION

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

NAME OF SIGN OWNER HONAU, INC

ADDRESS 1800 W. 2ND

NAME AND ADDRESS OF PROPERTY OWNER AT SIGN LOCATION J.G. SCHERRER THE OAKES

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

COUNTY OR CITY THE OAKES HIGHWAY HWY 2

SIDE OF HWY. SOUTH MILEPOINT 82.75 ENGINEER STATION

CONTACT HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION

FIELD CHECKED BY DISTRICT ENGINEER

DATE TO BE ERECTED 5/1/78 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

DISTANCE TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

SIGN OWNER HONAU INC PERMIT NO. DISTANCE 0.11 FEET DIRECTION WEST

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

ZONED COMMERCIAL OR INDUSTRIAL ATTACH ZONING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE AFFIDAVIT ON REVERSE SIDE OF THIS APPLICATION.

NAME AND ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

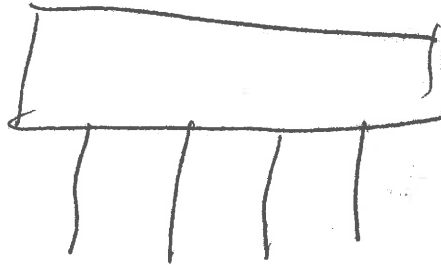
HONAU INC

SIGN DIMENSIONS EXCLUDE SUPPORTS 12' x 48'

HEIGHT LENGTH 4 STEEL 20 DISTANCE BETWEEN PANEL AND GROUND

SIGN SQUARE FEET AREA INCLUDE CUT OUT 1152

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE



SCHEDULE OF FEES

	SIGN AREA SQ. FEET
1. \$10	50 SQUARE FEET OR LESS
2. \$15	51 TO 400 SQUARE FEET
3. \$20	MORE THAN 400 SQUARE FEET

A RELOCATED SIGN MAY NOT BE INSTALLED WITHIN THE FOLLOWING DISTANCES ON THE SAME SIDE OF THE HIGHWAY FROM A SIGN PURCHASED PURSUANT TO THE PROVISIONS OF ORS 377.700 TO 377.840:

TYPES OF HIGHWAY	DISTANCE IN EITHER DIRECTION FROM SITE
INTERSTATE	2000 FEET
FREEWAY	1000 FEET
OTHER STATE HIGHWAY	500 FEET

SIGNATURE OF SIGN OWNER

FEE ACCOMPANYING THIS APPLICATION 20.00

ZONE AFFIDAVIT

DATE 4/19/78

SIGN OWNER NAME AND ADDRESS HONALD, INC  
1800 W. 2ND  
THE DALLES

PROPERTY OWNER NAME AND ADDRESS J.G. SCHERRER (GRIGGS SHOPPING CENTERS)  
BOX 2348  
THE DALLES PASCO, WASH

IF STATE SIGN PERMIT HAS BEEN ISSUED, PLEASE INDICATE PERMIT NUMBER \_\_\_\_\_

RE: SIGN LOCATION (FROM APPLICATION) HWY 2 SOUTH SIDE MP 82.15

TAX LOT 3000 SECTION 33 TOWNSHIP 2N RANGE 13 C

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IN THE DALLES (CITY)

OR \_\_\_\_\_ (COUNTY) IS ZONED COMMERCIAL  OR INDUSTRIAL  AND OUTDOOR

ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED EFFECTIVE \_\_\_\_\_ MONTH \_\_\_\_\_ DAY \_\_\_\_\_ YEAR

BY CITY OF THE DALLES ZONING AUTHORITY AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVER-

ALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

SIGNED Cynthia A. Beck AUTHORIZED REPRESENTATIVE

TITLE Planner I

CONFORMING  NONCONFORMING

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

FOR OFFICE USE ONLY

# SIGN PERMIT APPLICATION

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

2-481 (REV. 7-71)

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

SIGN OWNER Donald Inc ADDRESS 1800 W 2nd - The Dalles, Oregon

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION Box 362 Schenker, The Dalles, Oregon

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

SIGN LOCATION OR CITY the Dalles HIGHWAY  Hwy 2

WY. South Side MILEPOINT 82.15 ENGINEER STATION \_\_\_\_\_

HIGHWAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY \_\_\_\_\_ DISTRICT ENGINEER \_\_\_\_\_

PERMIT ISSUED Dec. 9-63 MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

TO THE NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

ER Donald Inc PERMIT NO. \_\_\_\_\_ DISTANCE D.11 FEET DIRECTION West N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

UNZONED COMMERCIAL OR INDUSTRIAL AREA  ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS. DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

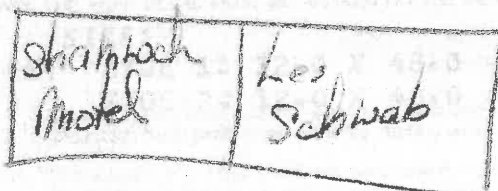
Donald Inc

EXCLUDE SUPPORTS  LENGTH 12' DISTANCE BETWEEN PANEL AND GROUND 20'

SIGN SQUARE FEET AREA INCLUDE CUT OUT 1152 sq'

SCHEDULE OF FEES		
2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$12	51 TO 150
\$10	\$15	151 TO 350
\$14	\$21	351 TO 800
\$20	\$30	801 TO 1200
\$30	\$45	OVER 1200

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE



Double faced  
 West + East faces -

COMPANYING THIS APPLICATION \$ 10.00

SIGNATURE OF SIGN OWNER Stan Donald

ZONE AFFIDAVIT

DATE Dec 22-71

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION) Hwy 2 - South Side - M.P. 82.15

TAX LOT 3000 SECTION 33 TOWNSHIP 2N RANGE 13 E

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN The Dalles (CITY) OR \_\_\_\_\_ (COUNTY) IS ZONED COMMERCIAL  OR INDUSTRIAL  BY THE City of The Dalles ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED ~~NULL AND VOID~~.

SIGNED Charles E. Leland  
AUTHORIZED REPRESENTATIVE

TITLE Building Inspector

MUST BE WITHIN 150 DAYS FROM DATE PERMIT ISSUED

SEE TO THE HEIGHT USE HEIGHT SIGN ON SAME SIDE OF HIGHWAY

PERMIT NO. \_\_\_\_\_ DISTANCE \_\_\_\_\_

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

UNZONED COMMERCIAL OR INDUSTRIAL AREA

ATTACH ZONING MAP, ERECT SIGN ON MAP, AND COMPLETE ZONE

INDICATE ON DENVER SIDE OF THIS APPLICATION

AT THE ADDRESS OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

ON EITHER SIDE OF ROAD

DISTANCE BETWEEN PAPER AND GROUND

SCHEDULE OF FEES

MARKET VALUE	FEES
0 TO 20	5.00
21 TO 50	10.00
51 TO 100	15.00
101 TO 200	20.00
201 TO 500	25.00
501 TO 1000	30.00
1001 TO 2500	35.00
2501 TO 5000	40.00
5001 TO 10000	45.00
10001 TO 25000	50.00
25001 TO 50000	55.00
50001 TO 100000	60.00
100001 TO 250000	65.00
250001 TO 500000	70.00
500001 TO 1000000	75.00
1000001 TO 2500000	80.00
2500001 TO 5000000	85.00
5000001 TO 10000000	90.00
10000001 TO 25000000	95.00
25000001 TO 50000000	100.00
50000001 TO 100000000	105.00
100000001 TO 250000000	110.00
250000001 TO 500000000	115.00
500000001 TO 1000000000	120.00
1000000001 TO 2500000000	125.00
2500000001 TO 5000000000	130.00
5000000001 TO 10000000000	135.00
10000000001 TO 25000000000	140.00
25000000001 TO 50000000000	145.00
50000000001 TO 100000000000	150.00
100000000001 TO 250000000000	155.00
250000000001 TO 500000000000	160.00
500000000001 TO 1000000000000	165.00
1000000000001 TO 2500000000000	170.00
2500000000001 TO 5000000000000	175.00
5000000000001 TO 10000000000000	180.00
10000000000001 TO 25000000000000	185.00
25000000000001 TO 50000000000000	190.00
50000000000001 TO 100000000000000	195.00
100000000000001 TO 250000000000000	200.00
250000000000001 TO 500000000000000	205.00
500000000000001 TO 1000000000000000	210.00
1000000000000001 TO 2500000000000000	215.00
2500000000000001 TO 5000000000000000	220.00
5000000000000001 TO 10000000000000000	225.00
10000000000000001 TO 25000000000000000	230.00
25000000000000001 TO 50000000000000000	235.00
50000000000000001 TO 100000000000000000	240.00
100000000000000001 TO 250000000000000000	245.00
250000000000000001 TO 500000000000000000	250.00
500000000000000001 TO 1000000000000000000	255.00
1000000000000000001 TO 2500000000000000000	260.00
2500000000000000001 TO 5000000000000000000	265.00
5000000000000000001 TO 10000000000000000000	270.00
10000000000000000001 TO 25000000000000000000	275.00
25000000000000000001 TO 50000000000000000000	280.00
50000000000000000001 TO 100000000000000000000	285.00
100000000000000000001 TO 250000000000000000000	290.00
250000000000000000001 TO 500000000000000000000	295.00
500000000000000000001 TO 1000000000000000000000	300.00
1000000000000000000001 TO 2500000000000000000000	305.00
2500000000000000000001 TO 5000000000000000000000	310.00
5000000000000000000001 TO 10000000000000000000000	315.00
10000000000000000000001 TO 25000000000000000000000	320.00
25000000000000000000001 TO 50000000000000000000000	325.00
50000000000000000000001 TO 100000000000000000000000	330.00
100000000000000000000001 TO 250000000000000000000000	335.00
250000000000000000000001 TO 500000000000000000000000	340.00
500000000000000000000001 TO 1000000000000000000000000	345.00
1000000000000000000000001 TO 2500000000000000000000000	350.00
2500000000000000000000001 TO 5000000000000000000000000	355.00
5000000000000000000000001 TO 10000000000000000000000000	360.00
10000000000000000000000001 TO 25000000000000000000000000	365.00
25000000000000000000000001 TO 50000000000000000000000000	370.00
50000000000000000000000001 TO 100000000000000000000000000	375.00
100000000000000000000000001 TO 250000000000000000000000000	380.00
250000000000000000000000001 TO 500000000000000000000000000	385.00
500000000000000000000000001 TO 1000000000000000000000000000	390.00
1000000000000000000000000001 TO 2500000000000000000000000000	395.00
2500000000000000000000000001 TO 5000000000000000000000000000	400.00
5000000000000000000000000001 TO 10000000000000000000000000000	405.00
10000000000000000000000000001 TO 25000000000000000000000000000	410.00
25000000000000000000000000001 TO 50000000000000000000000000000	415.00
50000000000000000000000000001 TO 100000000000000000000000000000	420.00
100000000000000000000000000001 TO 250000000000000000000000000000	425.00
250000000000000000000000000001 TO 500000000000000000000000000000	430.00
500000000000000000000000000001 TO 1000000000000000000000000000000	435.00
1000000000000000000000000000001 TO 2500000000000000000000000000000	440.00
2500000000000000000000000000001 TO 5000000000000000000000000000000	445.00
5000000000000000000000000000001 TO 10000000000000000000000000000000	450.00
10000000000000000000000000000001 TO 25000000000000000000000000000000	455.00
25000000000000000000000000000001 TO 50000000000000000000000000000000	460.00
50000000000000000000000000000001 TO 100000000000000000000000000000000	465.00
100000000000000000000000000000001 TO 250000000000000000000000000000000	470.00
250000000000000000000000000000001 TO 500000000000000000000000000000000	475.00
500000000000000000000000000000001 TO 1000000000000000000000000000000000	480.00
1000000000000000000000000000000001 TO 2500000000000000000000000000000000	485.00
2500000000000000000000000000000001 TO 5000000000000000000000000000000000	490.00
5000000000000000000000000000000001 TO 10000000000000000000000000000000000	495.00
10000000000000000000000000000000001 TO 25000000000000000000000000000000000	500.00
25000000000000000000000000000000001 TO 50000000000000000000000000000000000	505.00
50000000000000000000000000000000001 TO 100000000000000000000000000000000000	510.00
100000000000000000000000000000000001 TO 250000000000000000000000000000000000	515.00
250000000000000000000000000000000001 TO 500000000000000000000000000000000000	520.00
500000000000000000000000000000000001 TO 1000000000000000000000000000000000000	525.00
1000000000000000000000000000000000001 TO 2500000000000000000000000000000000000	530.00
2500000000000000000000000000000000001 TO 5000000000000000000000000000000000000	535.00
5000000000000000000000000000000000001 TO 10000000000000000000000000000000000000	540.00
10000000000000000000000000000000000001 TO 25000000000000000000000000000000000000	545.00
25000000000000000000000000000000000001 TO 50000000000000000000000000000000000000	550.00
50000000000000000000000000000000000001 TO 100000000000000000000000000000000000000	555.00
100000000000000000000000000000000000001 TO 250000000000000000000000000000000000000	560.00
250000000000000000000000000000000000001 TO 500000000000000000000000000000000000000	565.00
500000000000000000000000000000000000001 TO 1000000000000000000000000000000000000000	570.00
1000000000000000000000000000000000000001 TO 2500000000000000000000000000000000000000	575.00
2500000000000000000000000000000000000001 TO 5000000000000000000000000000000000000000	580.00
5000000000000000000000000000000000000001 TO 100	585.00
10000000000000000000000000000000000000001 TO 25000000000000000000000000000000000000000	590.00
25000000000000000000000000000000000000001 TO 500	595.00
50000000000000000000000000000000000000001 TO 1000	600.00
1001 TO 2500	605.00
250000000000000000000000000000000000000001 TO 5000	610.00
5001 TO 100	615.00
10001 TO 25000	620.00
25001 TO 500	625.00
50001 TO 1000	630.00
1001 TO 2500	635.00
250001 TO 5000	640.00
5001 TO 100	645.00
10001 TO 25000	650.00
25001 TO 500	655.00
50001 TO 1000	660.00
1001 TO 2500	665.00
250001 TO 5000	670.00
5001 TO 100	675.00
10001 TO 25000	680.00
25001 TO 500	685.00
50001 TO 1000	690.00
1001 TO 2500	695.00
250001 TO 5000	700.00
5001 TO 100	705.00
10001 TO 25000	710.00
25001 TO 500	715.00
50001 TO 10	

**RECEIPT**

Date 4/20/ 19 78

Attachment 16 **8498**

Received From Honald, Inc

Address 1800 W. 2nd The Dalles

forty and 00/100

Dollars \$ 40<sup>00</sup>

For Sign permits # 395, 396, 397, 398

*Thank You*

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>40<sup>00</sup></u>
BALANCE DUE		MONEY ORDER	

*City of The Dalles*

By Ron A Hoffmeier

8K806 Rediform

**Date:** 9/11/23

**Lease #:** 98000

**Lessor:** Auto Electric Supply Co. Inc.

**Date Sign Built:** 1984

**Hwy/St:** W Zuel St.

**Odot Permit**

**City Sign Permit**

**City Building Permit**

**Any Document with City of The Dalles Signature or Initial**

**Any Notes that Refer to '8 per mile'**



SIGN PERMIT

CITY OF THE DALLES

Use Zone M-1  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

313 Court Street  
The Dalles, Oregon 97058  
Phone 296-3537

Permit No 84-27  
Permit Fee 50.00

Sign for: Meadow Outdoor Adv.  
Business Address: 1425 W. 2nd St  
Telephone: (Billboard)

Contractor: Meadow Outdoor Adv.  
Address: P.O. Box 331  
Telephone: \_\_\_\_\_

- Permit to:  Erect (1)    Alter (2)    Relocate (3)
- Wall Sign (1)    Freestanding Sign (4)    Roof Sign (7)
- Projecting Sign (2)    Pole Sign (5)    Barber Pole (8)
- Marguee Sign (3)    Wall Facade for Signs (6)    Street or Wall Clock (9)

Expires: \_\_\_\_\_

DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 25'                      Height to Bottom: 10'

Vertical Dimension: 12'                      Height to Top: 22'

Area of Sign: 300 sq'                      Illuminated: \_\_\_\_\_ UL No.: \_\_\_\_\_

Removal Agreement Signed \_\_\_\_\_                      Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

SIGN SKETCH

ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: J.V. Johnson                      Date: 6-12-84

Application Received by: Bob Johnson                      Date: 6/12/84

Permit Issued by: J.D. Lesch                      Date: 6/12/84

# SIGN PERMIT APPLICATION

## F-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
 PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
 P.O. BOX 14030, SALEM, OR 97310

### PURPOSE OF APPLICATION

RECONSTRUCTION OF PERMIT NO. 31-35

RELOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_

BUSINESS IDENTIFICATION\*  BENCH

DIRECTIONAL\*\*  BUS SHELTER

### OWNER OF SIGN

MEADOW OUTDOOR ADVERTISING

P.O. Box 331

THE DALLES, OREGON 97058

### PROPERTY OWNER AT SIGN LOCATION

MR. RICHARD KENWARD

2210 W. 13TH

THE DALLES, ORE

### PERSON OR COMPANY TO INSTALL SIGN

MEADOW OUTDOOR ADVERTISING

P.O. Box 331

Dalles, ORE

PROPOSED DATE TO INSTALL \_\_\_\_\_

### NOTE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS

DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY \_\_\_\_\_

BUSINESS ACTIVITY OR ON-PREMISE SIGNING DISTANCE FROM HIGHWAY?  YES  NO

### NOTE THIS BOX FOR DIRECTIONAL SIGNS

NUMBER OF COPY LETTERS \_\_\_\_\_

PERMIT UNIT

**RECEIVED**

JUN 14 1984

NUMBER OF BACKBOARD AND LETTERS \_\_\_\_\_  
 ATTACH WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THE BUSINESS ACTIVITY IS REGIONALLY KNOWN.  
 COPIES: A - BROCHURES; B - PAGES FROM VISITOR'S LOG; C - FACTS ABOUT (OR SAMPLES OF) OUT-OF-TOWN ADVERTISING PROGRAM.  G  ATS  ATS  FILE

(SEE INSTRUCTIONS FOR RATE)

20.00

PERMIT UNIT STAFF REPORT | APL 035-23

Page 476 of 565

ATTACHMENT REQUIRED, WHENEVER THE METAL PERMIT STRUCTURE/SIGN IS IN A POSITION READILY AVAILABLE TO THE METAL PERMIT

OFFICE USE	APPROVED BY <u>Jo</u>	PERMIT NUMBER <u>31-35</u>	ISSUE DATE <u>6-26-</u>
	<input checked="" type="checkbox"/> CONFORMING		CONSTRUCTION <u>10-23-</u>
	<input type="checkbox"/> NONCONFORMING <u>120 days</u>		
	REASON:		
OWNER CODE <u>M916</u>	HIGHWAY CODE <u>A</u>	DISTRICT <u>9</u>	
CANCELLATION DATE	WAS TAG RETURNED?		
	<input type="checkbox"/> YES <input type="checkbox"/> NO		

DISTRICT USE	SITE FIELD CHECK (To be completed by District Maint. Office)		
	MILE POINT OF PROPOSED SIGN <u>83.72</u>	ENGINEER STATION <u>2271+22</u>	
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>MEADOW OUTDOOR ADVERTISING</u>		
	PERMIT NUMBER <u>64-12B</u>	DISTANCE TO PROPOSED SIGN <u>581'</u>	DIRECTION <u>WEST</u>
	FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <u>[Signature]</u>		

COUNTY		SIGN LOCATION	
<u>WASCO</u>		CITY (OR DISTANCE FROM)	
HIGHWAY ROUTE NUMBER OR NAME <u>I-84 (W. 2ND)</u>		<u>THE DALLES</u>	
SIDE OF HIGHWAY			
<input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			

SIGN DIMENSIONS - EXCLUDE SUPPORTS		
HEIGHT (FEET) <u>12'</u>	LENGTH (FEET) <u>25'</u>	AREA INCLUDING CUTOUT (SQ. FT.) <u>300'</u>
NUMBER AND SIZE OF SUPPORTS <u>2 - STEEL</u>	DISTANCE BETWEEN PANEL AND GROUND <u>10'</u>	
ADVERTISING IS ON		
<input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES		

SKETCH OF SIGN INCLUDING MESSAGE

THE PURPOSE OF THIS APPLICATION IS TO OBTAIN PERMIT TO BACK-UP EXISTING SINGLE FACE SIGN, AND TO MAKE IT A DOUBLE FACE SIGN.

ADVERTISING ONE SIDE  
 ↓  
 EXISTING

ADVERTISING BOTH SIDES  
 ↓  
 AFTER RECONSTRUCTION

OFFICE USE ONLY  
 6-26-84 Auth 377.725 Back up panel to existing one.



# ZONE AFFIDAVIT

OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT

RECEIVED JUL 2 1984

**INSTRUCTIONS.** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. BOX 331
CITY, STATE AND ZIP CODE	The Dalles, Oregon 97058

②

NAME OF PROPERTY OWNER	MR. RICHARD KENNARD
NUMBER AND STREET	2210 W. 13TH
CITY, STATE AND ZIP CODE	THE DALLES, OREGON

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	W2ND I-84	NORTH	16.81
TAX LOT 600	SECTION 33	TOWNSHIP 2N	RANGE 13 E WM	

**TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL	1949	CITY OF THE DALLES

### CHECK APPLICABLE STATEMENT

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.

RECEIVED

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
TITLE	PLANNING DIRECTOR
PHONE NUMBER	296-3537
DATE	6/12/84



# SIGN PERMIT APPLICATION

## OFF-PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
P.O. BOX 14030, SALEM, OR 97310

### PURPOSE OF APPLICATION

- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. 3I-31
- BUSINESS IDENTIFICATION\*     BENCH
- DIRECTIONAL\*\*                       BUS SHELTER

### NAME OF SIGN OWNER

MEADOW OUTDOOR ADVERTISING

### NUMBER AND STREET

P.O. Box 331

### CITY, STATE AND ZIP CODE

THE DALLES, OREGON 97058

### NAME OF PROPERTY OWNER AT SIGN LOCATION

MR. RICHARD KENNARD

### NUMBER AND STREET

2210 W. 13TH

### CITY, STATE AND ZIP CODE

THE DALLES, OREGON

### NAME OF PERSON OR COMPANY TO INSTALL SIGN

MEADOW OUTDOOR ADV

### NUMBER AND STREET

P.O. Box 331

### CITY, STATE AND ZIP CODE

The Dalles, Oregon

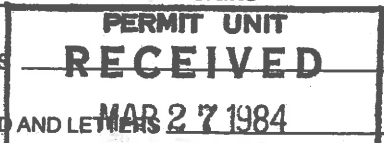
### PROPOSED DATE TO INSTALL

### COMPLETE THIS BOX FOR BUSINESS IDENTIFICATION SIGNS

- 1—DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY. \_\_\_\_\_
- 2—IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY?     YES     NO

### COMPLETE THIS BOX FOR DIRECTIONAL SIGNS

- 1—SIZE OF COPY LETTERS \_\_\_\_\_
- 2—COLOR OF BACKBOARD AND LETTERS \_\_\_\_\_
- 3—SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS ACTIVITY IS REGIONALLY KNOWN. EXAMPLES: A—BROCHURES; B—PAGES FROM VISITOR'S LOG OR COPIES; C—FACTS ABOUT (OR SAMPLES OF) OUT-OF-STATE ADVERTISING PROGRAM.



### PERMIT FEE (SEE INSTRUCTIONS FOR RATE)

\$ ~~200~~ 15.00

### SIGN OWNER'S SIGNATURE

[Signature] Agenda Staff Report | APL 035-23

RECEIVED MAY 23 1984 Attachment 16

OFFICE USE	APPROVED BY	PERMIT NUMBER <u>3I0035</u>	ISSUE DATE <u>5-21-84</u>
	<input checked="" type="checkbox"/> CONFORMING	<u>120 days</u>	CONSTRUCTION DATE <u>9-18-84</u>
	<input type="checkbox"/> NONCONFORMING		
	<input type="checkbox"/> REASON:		
	OWNER CODE <u>M916</u>	HIGHWAY CODE <u>A</u>	DISTRICT <u>9</u>
CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		

DISTRICT USE	<b>SITE FIELD CHECK</b> (To be completed by District Maint. Office)		
	MILE POINT OF PROPOSED SIGN <u>I-54-83.72</u> <u>292-16.81</u>	ENGINEER STATION <u>2271+22</u> <u>10+13</u>	
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>MEADOW OUTDOOR ADVERTISING</u>		
	PERMIT NUMBER <u>64-128</u>	DISTANCE TO PROPOSED SIGN <u>581</u>	DIRECTION <u>EAST WEST</u>
	FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <u>[Signature]</u>		

<b>SIGN LOCATION</b>	
COUNTY <u>WASCO</u> <u>33</u>	CITY (OR DISTANCE FROM) <u>THE DALLES</u> <u>0255</u>
HIGHWAY ROUTE NUMBER OR NAME <u>W. 2ND ST</u>	
SIDE OF HIGHWAY <input checked="" type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

<b>SIGN DIMENSIONS — EXCLUDE SUPPORTS</b>		
HEIGHT (FEET) <u>12</u>	LENGTH (FEET) <u>25</u>	AREA INCLUDING CUTOUT (SQ. FT.) <u>300'</u>
NUMBER AND SIZE OF SUPPORTS <u>2 - STEEL</u>		DISTANCE BETWEEN PANEL AND GROUND <u>10'</u>
ADVERTISING IS ON <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES		

SKETCH OF SIGN INCLUDING MESSAGE

ADVERTISING ON  
EAST SIDE

*East Facing West bound Traffic per Chris Zukin*

**OFFICE USE ONLY**    5-21-84 phone ea

5-21-84 issued in lieu of 3I-0031

# ZONE AFFIDAVIT



## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS.** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. BOX 331
CITY, STATE AND ZIP CODE	THE DALLES, OREGON 97058

②

NAME OF PROPERTY OWNER	MR. RICHARD KENNARD
NUMBER AND STREET	2210 W. 13TH
CITY, STATE AND ZIP CODE	THE DALLES, OREGON 97058

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	W. 2ND ( Hwy 242 )	NORTH	16.81
TAX LOT	SECTION	TOWNSHIP	RANGE	
600	33	2N	13 E W.M	

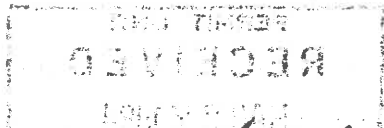
### TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY

ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL	1949	CITY OF THE DALLES

### CHECK APPLICABLE STATEMENT

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.

ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.



SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	
X Jack D. Lesch	
TITLE Planning Director	
PHONE NUMBER 296-3537	DATE 3/26/84



# RECEIPT

Date June 12 1984

9158

Received From Chris Zepin

Address Meadow Outdoor Advertising  
PO Box 331

Dollars \$50<sup>00</sup>

For Sign Permit No 84-27

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	50 <sup>00</sup>
BALANCE DUE		MONEY ORDER	

CITY OF THE DALLES

By J.D. Leach

8K806 **FEDIFORM**®

**Date:** 9/11/23

**Lease #:** 97656

**Lessor:** William G. Dick

**Date Sign Built:** 1960

**Hwy/St:** I-80

- Odot Permit**
- City Sign Permit**
- City Building Permit**
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



OREGON STATE HIGHWAY DIVISION

THIS PERMIT AUTHORIZES THE ERECTION AND/OR MAINTENANCE OF AN ADVERTISING SIGN AND AT THE LOCATION SHOWN ON THE CURRENT APPLICATION

Attachment 16

RETURN ORIGINAL COPY ONLY

UNIT • E. SALEM HIGHWAY LOG. • SALEM, OREGON 97310

**SIGN PERMIT APPLICATION**

CONFORMING  NONCONFORMING

APPLICATION ACCOMPANIED BY PROPER FEE MUST BE SUBMITTED AND PERMIT ISSUED BEFORE SIGN IS ERECTED

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

(REV. 7-71)

PERMIT NUMBER \_\_\_\_\_

PERMITS MAY BE ISSUED FOR ONE, TWO OR THREE YEARS BY PAYING APPROPRIATE FEES

CANCELLED \_\_\_\_\_ DATE \_\_\_\_\_

CODE \_\_\_\_\_ DISTRICT \_\_\_\_\_

A PERMIT WILL NOT BE ISSUED UNLESS ALL DATA INCLUDING REVERSE SIDE HEREOF IS COMPLETED

FOR OFFICE USE ONLY

OWNER

ADDRESS

INCORPORATED

1800 WEST SECOND THE DALLES, OREGON

ADDRESS OF PROPERTY OWNER AT SIGN LOCATION

PRODUCE LEAGUE RT 2 BOX 91 THE DALLES

NOTICE: ATTACH COPY OF PROPERTY OWNER'S SIGNED CONSENT

WASCO

OR CITY

**SIGN LOCATION**

HIGHWAY

INTERSTATE 80N

NORTH

N.E.S.W.

MILEPOINT

81.12

ENGINEER STATION

ROUTE NO. OR NAME

2133+88.24

WAY DISTRICT ENGINEER FOR VERIFICATION OF LOCATION REQUIRED FOR NEW SIGN TO BE ERECTED.

FIELD CHECKED BY

*[Signature]*  
DISTRICT ENGINEER

ERECTED NOVEMBER 1974

MUST BE WITHIN 120 DAYS FROM DATE PERMIT ISSUED.

NEAREST OFF PREMISE SIGN ON SAME SIDE OF HIGHWAY

RONALD, INC.

PERMIT NO. 204

DISTANCE

1/4 MILE

DIRECTION

W N.E.S.W.

SIGNS PERMITTED ONLY IN COMMERCIAL OR INDUSTRIAL AREAS

COMMERCIAL OR INDUSTRIAL

ENGINEERING MAP, PLOT SIGN ON MAP, AND COMPLETE ZONE ON REVERSE SIDE OF THIS APPLICATION

UNZONED COMMERCIAL OR INDUSTRIAL AREA

ATTACH SKETCH MAP OF AREA. SHOW DIMENSIONS OF BUILDINGS, DISTANCE BETWEEN AND PLOT SIGN ON MAP. SPECIFY LAND USE.

NAME OF INDIVIDUAL OR COMPANY WHICH WILL ERECT SIGN

INC. 1800 WEST SECOND THE DALLES, OREGON

EXCLUDE SUPPORTS

LENGTH 48'

SIGN SQUARE FEET

AREA INCLUDE CUT OUT 504

POSTS DISTANCE BETWEEN PANEL AND GROUND

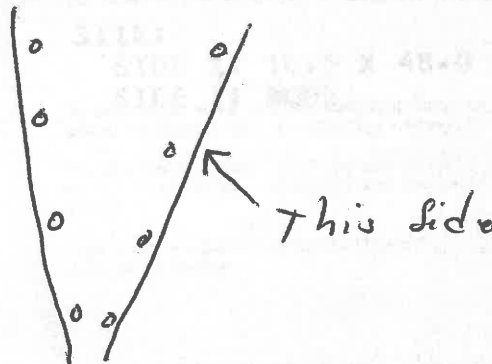
**SCHEDULE OF FEES**

2 YR.	3 YR.	SIGN AREA SQ. FEET
\$ 6	\$ 9	0 TO 50
\$ 8	\$ 12	51 TO 150
\$ 10	\$ 15	151 TO 350
\$ 14	\$ 21	351 TO 800
\$ 20	\$ 30	801 TO 1200
\$ 30	\$ 45	OVER 1200

RECEIVED  
OCT 7 1974  
OVER 1200

DP  DE  CW  VOS  GAS  
 TS  ATS  ATS  FILE  TR

SKETCH OF SIGN. INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES OF SIGN. ALSO INCLUDE MESSAGE



PAY FOR THIS APPLICATION \$ \_\_\_\_\_

SIGNATURE OF SIGN OWNER

ZONE AFFIDAVIT

DATE

TO: OREGON STATE HIGHWAY DIVISION  
PERMIT UNIT  
SALEM, OREGON 97310

RE: SIGN LOCATION (FROM APPLICATION)

TAX LOT SECTION TOWNSHIP RANGE

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN (CITY) OR (COUNTY) IS ZONED COMMERCIAL OR INDUSTRIAL BY THE

ZONING AUTHORITY

ERRONEOUS INFORMATION WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID.

SIGNED

AUTHORIZED REPRESENTATIVE

TITLE

UNZONED COMMERCIAL OR INDUSTRIAL AREA  
ATTACH SKETCH MAP OF AREA SHOW DIMENSIONS OF BUILDING  
DISTANCE BETWEEN AND PLOT SIGN ON MAP, SPECIFY LAND USE

1800 WEST BROADWAY THE DALLAS, OREGON  
SIGNED SQUARE FEET  
AREA INCLUDE CUT OUT  
SKETCH OF SIGN INDICATE IF ADVERTISING IS ON ONE OR BOTH SIDES  
OF SIGN ALSO INCLUDE MESSAGE

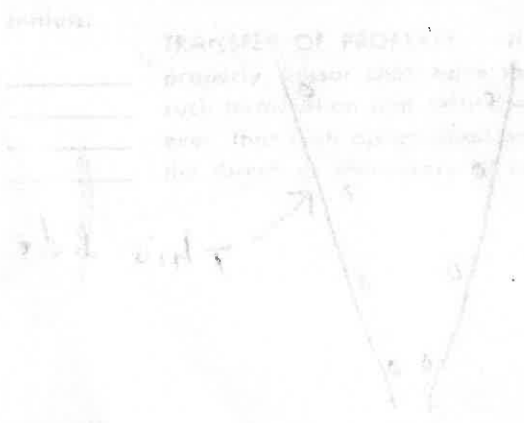


Table with columns for sign dimensions and location details. Includes rows for 'SCHEDULE OFFER', 'SCHEDULE OFFER', and 'SCHEDULE OFFER' with associated measurements.

ZONE AFFIDAVIT

Attachment 16

Date

2-19-74

To: Oregon State Highway Division  
Permit Unit  
Salem, Oregon 97310

Re: Sign Location (from application)

TAX LOT 200 SECTION 16&21 TOWNSHIP 2N RANGE 13E WM

THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION

IN \_\_\_\_\_ OR Wasco is zoned COMMERCIAL  or INDUSTRIAL  M1  
(city) (county)

and Outdoor Advertising signs are an allowed use in said zone. Said zoning has been established BY THE Wasco County Court

Zoning Authority

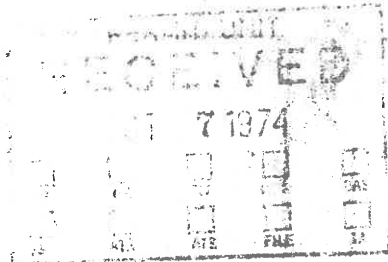
as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

Signed

Ronald T. Bailey  
Authorized Representative

Title

Director of Planning





Date: 9/12/23

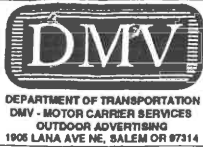
Lease #: 98003

Lessor: Meadow Property

Date Sign Built: 1984

Hwy/St: US 301 E. 2nd St.

- Odot Permit
- City Sign Permit
- City Building Permit
- Any Document with City of The Dalles Signature or Initial
- Any Notes that Refer to '8 per mile'



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

*per Bert Streeter - Says proposed sign same place as 002830*

SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)				PERMIT OFFICE APPROVAL SECTION			
Proposed sign visible to: ➔	NO. 1 HWY <b>292</b>	MILE POINT <b>19.65</b>	ENGINEER STATION <b>28+62</b>	FULL CONTROL ACCESS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	APPROVED BY <i>Jo</i>	PERMIT NUMBER <b>16M081</b>	ISSUE DATE <b>10-23-98</b>
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING REASON:		CONSTRUCTION DATE <b>2-22-99</b>
OWNER OF NEAREST SIGN (HWY NO. 1) <b>Meadow</b>	PERMIT NUMBER <b>3I-0045</b>	DISTANCE TO PROPOSED SIGN <b>317 feet</b>		OWNER CODE <b>M916</b>	HIGHWAY CODE	DISTRICT <b>09</b>	
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE <i>Jimmy L. Edom</i>				DATE CHECKED <b>10/21/98</b>			

### SECTION 1 - PURPOSE OF APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> REPLACEMENT TAG - LOST TAG NO. _____ | <input checked="" type="checkbox"/> RELOCATION IN LIEU OF PERMIT NO. <b>7189</b><br><del>16M-060</del> |
| <input type="checkbox"/> RECONSTRUCTION OF PERMIT NO. _____   | <input type="checkbox"/> BUSINESS IDENTIFICATION *   |
| <input type="checkbox"/> DIRECTIONAL **                       | <input type="checkbox"/> BENCH <input type="checkbox"/> BUS SHELTER                                    |

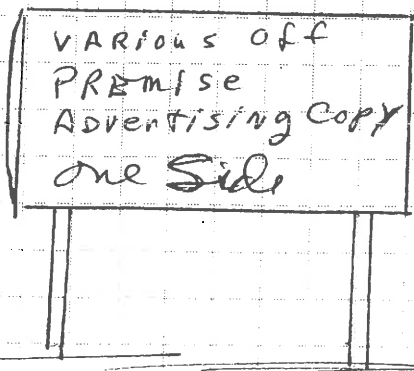
### SECTION 2 - NAMES AND ADDRESSES

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>	ADDRESS (NUMBER AND STREET) <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR. 97058</b>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow outdoor Advertising</b>	ADDRESS (NUMBER AND STREET) <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR. 97058</b>	
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>	ADDRESS (NUMBER AND STREET) <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR. 97058</b>	PROPOSED DATE TO INSTALL <b>5-1-98</b>

### SECTION 3 - SKETCH OF SIGN

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



### SECTION 4 - SIGN FACTS

A SIGN DIMENSIONS			
HEIGHT (FEET) <b>2'</b>	LENGTH (FEET) <b>4'</b>	AREA (SQ. FEET) <b>8</b>	NUMBER AND SIZE OF SUPPORTS <b>2 wood</b>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <b>6'</b>		ADVERTISING IS <input checked="" type="checkbox"/> ONE SIDE <input type="checkbox"/> BOTH SIDES	
B SIGN LOCATION			
COUNTY <b>WASCO (33)</b>	CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles (3.55)</b>		
HIGHWAY ROUTE NUMBER OR NAME <b>U.S. 30 / Hwy. 292</b>	VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES IF "YES," WHICH? <input checked="" type="checkbox"/> NO		
SIDE OF NO. 1 HIGHWAY ➔ <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	SIDE OF NO. 2 HIGHWAY ➔ <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		
C ☆ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
D ☆☆ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			
PERMIT FEE <b>\$25.00</b>	APPLICANT'S SIGNATURE <i>Meadow Outdoor Adv.</i>		

FOR OFFICE USE ONLY

*23-98 issued in lieu of 007189*

*per Bert Streeter - Says proposed sign same place as 002830*

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

**A**

NAME OF PERMIT APPLICANT

Meadow Outdoor Advertising

NUMBER AND STREET

P.O. Box 331

CITY, STATE AND ZIP CODE

The Dalles, OR, 97058

**B**

NAME OF PROPERTY OWNER

Meadow Outdoor Advertising

NUMBER AND STREET

P.O. Box 331

CITY, STATE AND ZIP CODE

The Dalles, OR 97058

**C**

**SIGN LOCATION**

[REFER TO OTHER SIDE OF THIS APPLICATION]

CITY (IF INSIDE CITY)

The Dalles

COUNTY

WASCO

HIGHWAY ROUTE NUMBER OR NAME

US 30 - Hwy. 292

SIDE OF HIGHWAY

SOUTH

MILE POINT

19.65

TAX LOT

300

SECTION

2

TOWNSHIP

1 N

RANGE

13 E. W. M.

**THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY**

The above location is zoned:  COMMERCIAL  INDUSTRIAL  OTHER (Specify):

THE ZONING IS EFFECTIVE

1949

ZONING AUTHORITY (NAME OF CITY OR COUNTY)

City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

NATURE OF AUTHORIZED ZONING REPRESENTATIVE

Tom Bgott

TITLE

Acting Planning Director

TELEPHONE NUMBER

5412965481

DATE

3/13/98

The above location and/or proposed sign **does not comply** with all applicable ordinances, plans, rules and other requirements of the city or county.

NATURE OF AUTHORIZED ZONING REPRESENTATIVE

TITLE

TELEPHONE NUMBER

DATE

Neither of the above statements apply. **A letter of explanation is attached.**

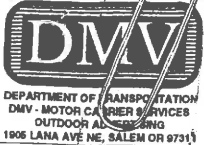
NATURE OF AUTHORIZED ZONING REPRESENTATIVE

TITLE

TELEPHONE NUMBER

DATE





# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING SIGN

*per Bert Streeter - Says sign at same location as 002830*

**SITE FIELD CHECK (TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)**

**PERMIT OFFICE APPROVAL SECTION**

Proposed sign is visible to: ➔	NO. 1 HWY <b>292</b>	MILE POINT <b>19.65</b>	ENGINEER STATION <b>28+62</b>	FULL CONTROL ACCESS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	APPROVED BY <i>[Signature]</i>	PERMIT NUMBER <b>16M081</b>	ISSUE DATE <b>10-26-98</b>
	NO. 2 HWY	MILE POINT	ENGINEER STATION	FULL CONTROL ACCESS <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NON-CONFORMING REASON:	CONSTRUCTION DATE <b>2-22-99</b>	
OWNER OF NEAREST SIGN (HWY NO. 1) <b>Meadow</b>	PERMIT NUMBER <b>3I-0045</b>	DISTANCE TO PROPOSED SIGN <b>317 feet</b>		OWNER CODE <b>M916</b>	HIGHWAY CODE <b>B</b>	DISTRICT <b>09</b>	
OWNER OF NEAREST SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN		CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
DISTRICT MANAGER OR REPRESENTATIVE SIGNATURE <b>X Jimmy L. Odom</b>				DATE CHECKED <b>10-21-98</b>			

**SECTION 1 - PURPOSE OF APPLICATION**

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RECONSTRUCTION OF PERMIT NO. **16M081**
- DIRECTIONAL \*\*
- RELOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION \*
- BENCH  BUS SHELTER

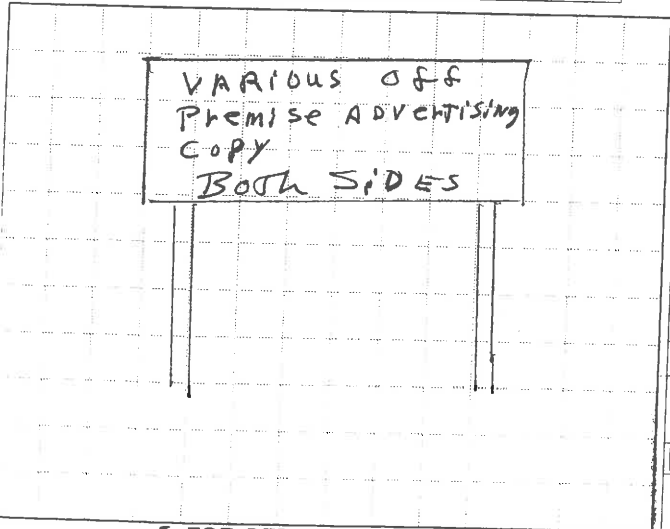
**SECTION 2 - NAMES AND ADDRESSES**

NAME OF PERMIT APPLICANT <b>Meadow Outdoor Advertising</b>	ADDRESS (NUMBER AND STREET) <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <b>Meadow Outdoor Advertising</b>	ADDRESS (NUMBER AND STREET) <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	
NAME OF PERSON OR COMPANY TO ERECT SIGN <b>Meadow Outdoor Advertising</b>	ADDRESS (NUMBER AND STREET) <b>P.O. Box 331</b>
CITY STATE AND ZIP CODE <b>The Dalles, OR 97058</b>	PROPOSED DATE TO INSTALL <b>7-1-98</b>

**SECTION 3 - SKETCH OF SIGN**

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



**SECTION 4 - SIGN FACTS**

<b>A SIGN DIMENSIONS</b>			
HEIGHT (FEET) <b>2</b>	LENGTH (FEET) <b>4</b>	AREA (SQ. FEET) <b>16</b>	NUMBER AND SIZE OF SUPPORTS <b>2 wood</b>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <b>6</b>			ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES
<b>B SIGN LOCATION</b>			
COUNTY <b>WASCO (33)</b>		CITY (OR DISTANCE FROM NEAREST INTERSECTION) <b>The Dalles</b>	
HIGHWAY ROUTE NUMBER OR NAME <b>U.S. 30 - Hwy 292</b>		VISIBLE TO OTHER HIGHWAYS? IF "YES," WHICH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SIDE OF NO. 1 HIGHWAY ➔ <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
SIDE OF NO. 2 HIGHWAY ➔ <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST			
<b>C * COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS</b>			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
<b>D ** COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS</b>			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			
PERMIT FEE <b>\$35.00</b>	APPLICANT'S SIGNATURE <b>Meadow outdoor ADV.</b>		

FOR OFFICE USE ONLY

*10-26-98 authorization to add a back up panel face to existing single-face sign.*



# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT	Meadow Outlook Advertising
	NUMBER AND STREET	P.O. Box 331
	CITY, STATE AND ZIP CODE	The Dalles, OR. 97058

<b>B</b>	NAME OF PROPERTY OWNER	Meadow Outdoor Advertising
	NUMBER AND STREET	P.O. Box 331
	CITY, STATE AND ZIP CODE	The Dalles, OR. 97058

<b>C</b>	<b>SIGN LOCATION</b> [REFER TO OTHER SIDE OF THIS APPLICATION]				
	CITY (IF INSIDE CITY)	COUNTY	HIGHWAY ROUTE NUMBER OR NAME	SIDE OF HIGHWAY	MILE POINT
	The Dalles	Wasco	US 30/HY. 292	South	19.65
	TAX LOT	SECTION	TOWNSHIP	RANGE	
	300	2	1 N	13 E W M	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:  **COMMERCIAL**     **INDUSTRIAL**     **OTHER (Specify):**

DATE ZONING IS EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
1999	City of The Dalles

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X <i>Tom Bgatt</i>	<i>Acting Planning Director</i>	5412465487	3/13/98

The above location and/or proposed sign **does not comply** with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X			

Neither of the above statements apply. **A letter of explanation is attached.**

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
X Agenda Staff Report   APL 035-23			Page 497 of 597



# SIGN PERMIT APPLICATION OFF-PREMISE OUTDOOR ADVERTISING

DEPARTMENT OF TRANSPORTATION  
DRIVER AND MOTOR VEHICLE SERVICES  
BUSINESS REGULATION  
OUTDOOR ADVERTISING  
1085 LARA AVE NE, SALEM OREGON 97314

**SITE FIELD CHECK ( TO BE COMPLETED BY DISTRICT MAINTENANCE OFFICE)**

**PERMIT OFFICE APPROVAL SECTION**

PROPOSED SIGN	<input type="checkbox"/> YES <input type="checkbox"/> NO	APPROVED BY	PERMIT NUMBER	ISSUE DATE
VISIBLE TO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> CONFORMING	CONSTRUCTION DATE	
NUMBER OF EXISTING SIGN (HWY NO. 1)	PERMIT NUMBER	<input type="checkbox"/> NON-CONFORMING	REASON:	
NUMBER OF EXISTING SIGN (HWY NO. 2)	PERMIT NUMBER	DISTANCE TO PROPOSED SIGN	OWNER CODE	HIGHWAY CODE
TRACED CDOT REPRESENTATIVE'S SIGNATURE	DATE CHECKED	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

**SECTION 1 - PURPOSE OF APPLICATION**

- REPLACEMENT TAG - LOST TAG NO. \_\_\_\_\_
- RELOCATION IN LIEU OF PERMIT NO. 007654
- RECONSTRUCTION OF PERMIT NO. \_\_\_\_\_
- BUSINESS IDENTIFICATION\*
- DIRECTIONAL\*\*
- BENCH  BUS SHELTER

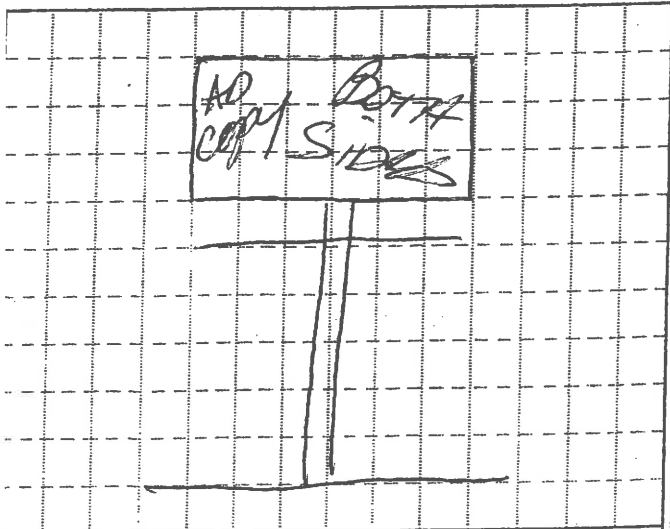
**SECTION 2 - NAMES AND ADDRESSES**

NAME OF PERMIT APPLICANT <u>MEADOW OUTDOOR ADVERTISING</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>	
NAME OF PROPERTY OWNER AT SIGN LOCATION <u>MEADOW OUTDOOR ADV</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>	
NAME OF PERSON OR COMPANY TO ERECT SIGN <u>MEADOW OUTDOOR ADV</u>	ADDRESS (NUMBER AND STREET) <u>P.O. BOX 331</u>
CITY STATE AND ZIP CODE <u>THE DALLES, OREGON 97058</u>	PROPOSED DATE TO INSTALL <u>2-1-05</u>

**SECTION 3 - SKETCH OF SIGN**

Sketch sign and include message.

NOTE: SIGN MUST NOT IMITATE OR RESEMBLE, IN STYLE OR COLOR, STATE HIGHWAY OFFICIAL SIGNS OR DEVICES



**SECTION 4 - SIGN FACTS**

SIGN DIMENSIONS			
HEIGHT (FEET) <u>4</u>	LENGTH (FEET) <u>8</u>	AREA (SQ. FEET) <u>64</u>	NUMBER AND SIZE OF SUPPORTS <u>ONE 8" PIPE</u>
DISTANCE BETWEEN BOTTOM OF PANEL & GROUND <u>8'</u>		ADVERTISING IS <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES	
SIGN LOCATION			
COUNTY <u>WASCO</u>		CITY (OR DISTANCE FROM NEAREST INTERSECTION) <u>THE DALLES</u>	
HIGHWAY ROUTE NUMBER OR NAME <u>HWY 30</u>		VISIBLE TO OTHER HIGHWAYS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF "YES," WHICH?	
SIDE OF NO. 1 HIGHWAY → <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST		SIDE OF NO. 2 HIGHWAY → <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	
★ COMPLETE THIS SECTION FOR BUSINESS IDENTIFICATION SIGNS			
1. DISTANCE FROM PROPOSED SIGN TO BUSINESS ACTIVITY _____			
2. IS BUSINESS ACTIVITY OR ON-PREMISE SIGNING VISIBLE FROM HIGHWAY? <input type="checkbox"/> YES <input type="checkbox"/> NO			
★★ COMPLETE THIS SECTION FOR DIRECTIONAL SIGNS			
1. SIZE OF COPY LETTERS: _____			
2. COLOR OF BACKBOARD AND LETTERS: _____			
3. SUBMIT WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THAT THE BUSINESS IS REGIONALLY KNOWN. EXAMPLES: BROCHURES; PAGES FROM VISITOR'S LOG; FACTS ABOUT OR SAMPLES OF OUT-OF-STATE ADVERTISING PROGRAM.			

FOR OFFICE USE ONLY

# ZONE AFFIDAVIT

**INSTRUCTIONS:** Complete sections A, B, and C, then contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

<b>A</b>	NAME OF PERMIT APPLICANT <i>MEADOW OUTDOOR ADVERTISING</i>				
	NUMBER AND STREET <i>P.O. BOX 331</i>				
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>				
<b>B</b>	NAME OF PROPERTY OWNER <i>MEADOW OUTDOOR ADV.</i>				
	NUMBER AND STREET <i>P.O. BOX 331</i>				
	CITY, STATE AND ZIP CODE <i>THE DALLES, OR 97058</i>				
<b>C</b>	<b>SIGN LOCATION</b> [REFER TO OTHER SIDE OF THIS APPLICATION]				
	CITY (IF INSIDE CITY) <i>THE DALLES</i>	COUNTY <i>WASCO</i>	HIGHWAY ROUTE NUMBER OR NAME <i>HWY 30</i>	SIDE OF HIGHWAY <i>SOUTH</i>	MILE POINT <i>19.65</i>
	TAX LOT <i>100</i>	SECTION <i>2DA</i>	TOWNSHIP <i>IN</i>	RANGE <i>13 E.W.M.</i>	

**↓ THIS SECTION TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY ↓**

The above location is zoned:     COMMERCIAL     INDUSTRIAL     OTHER (Specify): *Commercial / Light Industrial*

DATE ZONING IS EFFECTIVE: *5-11-98*      ZONING AUTHORITY (NAME OF CITY OR COUNTY): *City of the Dalles*

This will certify that the above described sign location is zoned as indicated above and said zoning was established as part of a comprehensive plan for the development of the overall area and not as spot or strip zoning devised primarily for the purpose of allowing outdoor advertising signs. Erroneous information and/or improper zoning procedures will result in permit being declared null and void, requiring removal of subject sign or signs.

**↓ CHECK ONE BOX & SIGN BENEATH APPLICABLE STATEMENT ↓**

The above location and proposed sign complies with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE <i>Robert L. Gurner</i>	TITLE <i>Sr. Planner</i>	TELEPHONE NUMBER <i>541-296-5481</i>	DATE <i>12-20-04</i>
--	-----------------------------	---	-------------------------

The above location and/or proposed sign does not comply with all applicable ordinances, plans, rules and other requirements of the city or county.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

Neither of the above statements apply. A letter of explanation is attached.

SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE	TITLE	TELEPHONE NUMBER	DATE
---	-------	------------------	------

# SIGN PERMIT APPLICATION

## PREMISE OUTDOOR ADVERTISING SIGN

OREGON STATE HIGHWAY DIVISION  
 PERMIT UNIT, E. SALEM HIGHWAY BLDG.  
 P.O. BOX 14030, SALEM, OR 97310

### PURPOSE OF APPLICATION

RECONSTRUCTION OF PERMIT NO. 2830  
 LOCATION IN LIEU OF PERMIT NO. \_\_\_\_\_  
 BUSINESS IDENTIFICATION\*  BENCH  
 DIRECTIONAL\*\*  BUS SHELTER

SIGN OWNER  
MEADOW OUTDOOR ADVERTISING  
 ADDRESS  
P.O. Box 331  
 CITY AND ZIP CODE  
THE DALLES, ORE 97058

PROPERTY OWNER AT SIGN LOCATION  
MEADOW OUTDOOR Adv.  
 ADDRESS  
P.O. Box 331  
 CITY AND ZIP CODE  
The Dalles, Oregon 97158

PERSON OR COMPANY TO INSTALL SIGN  
MEADOW OUTDOOR Adv.  
 ADDRESS  
P.O. Box 331  
 CITY AND ZIP CODE  
Dalles, OR 97058  
 PROPOSED DATE TO INSTALL

**THIS BOX FOR BUSINESS IDENTIFICATION SIGNS**  
 DISTANCE FROM PROPOSED SIGN TO BUSINESS IDENTIFICATION SIGN \_\_\_\_\_ FT.  
 BUSINESS ACTIVITY OR ON-PREMISE SIGNING FROM HIGHWAY?  YES  NO

**THIS BOX FOR DIRECTIONAL SIGNS**  
 COPY LETTERS \_\_\_\_\_  
 IF BACKBOARD AND LETTERS \_\_\_\_\_  
 WITH APPLICATION ADDITIONAL DOCUMENTS TO SHOW THE BUSINESS ACTIVITY IS REGIONALLY KNOWN.  
 A - BROCHURES, B - PAGES FROM VISITOR'S LOG BOOKS, C - FACTS ABOUT OR SAMPLES OF OFF-ADVERTISING PROGRAM.

INSTRUCTIONS FOR RATE  
10.00 15.00

SIGNATURE  
[Signature]  
 Agenda Staff Report | APL 035-23  
 Page 492 of 565

OFFICE USE	APPROVED BY <u>[Signature]</u>	PERMIT NUMBER <u>2830</u>	ISSUE DATE <u>1-3-85</u>
	<input checked="" type="checkbox"/> CONFORMING <input type="checkbox"/> NONCONFORMING REASON: _____		CONSTRUCTION DATE <u>4-30-85</u>
USE	OWNER CODE <u>4m916</u>	HIGHWAY CODE <u>D</u>	DISTRICT <u>9</u>
	CANCELLATION DATE	WAS TAG RETURNED? <input type="checkbox"/> YES <input type="checkbox"/> NO	

DISTRICT USE	<b>SITE FIELD CHECK</b> (To be completed by District Maint. Office)		
	MILE POINT OF PROPOSED SIGN <u>19.69</u>	ENGINEER STATION <u>33+38</u>	
	OWNER OF NEAREST EXISTING OFF-PREMISE SIGN ON SAME SIDE OF HIGHWAY <u>MEADOW OUTDOOR ADVERTISING</u>		
	PERMIT NUMBER <u>64-006</u>	DISTANCE TO PROPOSED SIGN <u>264'</u>	DIRECTION <u>WEST</u>
FIELD CHECKED BY (DISTRICT MAINT. SUPERVISOR'S SIGNATURE) <u>[Signature]</u>			

<b>SIGN LOCATION</b>	
COUNTY <u>WASCO</u> <u>(33)</u>	CITY (OR DISTANCE FROM) <u>THE DALLES</u> <u>(0355)</u>
HIGHWAY ROUTE NUMBER OR NAME <u>US 30 Hwy 292 H.P. 19.69</u>	
SIDE OF HIGHWAY <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST	

<b>SIGN DIMENSIONS — EXCLUDE SUPPORTS</b>		
HEIGHT (FEET) <u>4'</u>	LENGTH (FEET) <u>8'</u>	AREA INCLUDING CUTOUT (SQ. FT.) <u>64 32</u>
NUMBER AND SIZE OF SUPPORTS <u>2 - WOOD</u>		DISTANCE BETWEEN PANEL AND GROUND <u>4'</u>
ADVERTISING IS ON <input type="checkbox"/> ONE SIDE <input checked="" type="checkbox"/> BOTH SIDES		

SKETCH OF SIGN INCLUDING MESSAGE

ADVERTISING IS CURRENTLY ON ONE SIDE ONLY. THIS APPLICATION IS TO ADD A SIGN FACE TO THE BACK SIDE OF EXISTING FACE, AND TO REBUILD WITH NEW WOOD POSTS.

ADVERTISING TO BE ON BOTH SIDES

[Sketch of sign structure]

**OFFICE USE ONLY**  
1-3-85 Outh ORS 377-725 add back-up face to existing single face sign.



# ZONE AFFIDAVIT

## OREGON STATE HIGHWAY DIVISION PERMIT UNIT

**INSTRUCTIONS.** After completing Sections 1, 2 and 3, contact the appropriate city or county zoning authority for verification of the zoning and completion of the sign compliance section.

①

NAME OF SIGN OWNER	MEADOW OUTDOOR ADVERTISING
NUMBER AND STREET	P.O. Box 331
CITY, STATE AND ZIP CODE	The Dalles, Oregon 97058

②

NAME OF PROPERTY OWNER	MEADOW OUTDOOR ADV
NUMBER AND STREET	P.O. Box 331
CITY, STATE AND ZIP CODE	THE DALLES, OREGON 97058

③

SIGN LOCATION (REFER TO OTHER SIDE OF THIS APPLICATION)				
CITY (if inside City)	COUNTY	HIGHWAY ROUTE NO. OR NAME	SIDE OF HIGHWAY	MILE POINT
THE DALLES	WASCO	US 30 Hwy 292	SOUTH	19.69
TAX LOT	SECTION	TOWNSHIP	RANGE	
300	2	IN	13 E WM	

TO BE COMPLETED BY CITY OR COUNTY ZONING AUTHORITY		
ABOVE LOCATION IS ZONED	DATE ZONING EFFECTIVE	ZONING AUTHORITY (NAME OF CITY OR COUNTY)
<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL	1949	CITY OF THE DALLES
<b>CHECK APPLICABLE STATEMENT</b>		
<input checked="" type="checkbox"/> THIS WILL CERTIFY THAT THE ABOVE DESCRIBED SIGN LOCATION IS ZONED AS INDICATED ABOVE AND OUTDOOR ADVERTISING SIGNS ARE AN ALLOWED USE IN SAID ZONE. SAID ZONING WAS ESTABLISHED AS PART OF A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE OVERALL AREA AND NOT AS SPOT OR STRIP ZONING DEvised PRIMARILY FOR THE PURPOSE OF ALLOWING OUTDOOR ADVERTISING SIGNS. ERRONEOUS INFORMATION AND/OR IMPROPER ZONING PROCEDURES WILL RESULT IN PERMIT BEING DECLARED NULL AND VOID, REQUIRING REMOVAL OF SUBJECT SIGN OR SIGNS.		
<input type="checkbox"/> ABOVE LOCATION AND/OR PROPOSED SIGN DOES NOT COMPLY WITH LOCAL SIGN RULES AND REGULATIONS.		
RECEIVED		
SIGNATURE OF AUTHORIZED ZONING REPRESENTATIVE		
X <i>Jack O Leach</i>		
TITLE PLANNING DIRECTOR		
PHONE NUMBER	DATE	
206-5491	12/18/84	



**Date:** 9/12/23

**Lease #:** 98013

**Lessor:** Gary Coe

**Date Sign Built:** 1997

**Hwy/St:** Cherry Heights RD.

- Odot Permit**
- City Sign Permit**
- City Building Permit** *State Building Codes*
- Any Document with City of The Dalles Signature or Initial**
- Any Notes that Refer to '8 per mile'**



# Application for Structural Permit

Department of Consumer & Business Services  
Building Codes Division

Attachment 16

FOR DEPARTMENT USE ONLY

Permit number:
Date issued:
Issue by:
Office:

### JOB SITE INFORMATION

Address: 1100 W. 5TH PLACE  
 City: THE DALLES County: WASCO  
 Directions to inspection site: NEW STREET: CHERRY HEIGHTS S.W. 400'E/O TERMINAL DRIVE  
 Is property inside city limits?  Yes  No

10134AB - T.L. #600

### OWNER INFORMATION

Name: Meadow Outdoor Advertising  
 Property Owner: T. LOONS, INC. - P.O. BOX 1012 - THE DALLES, OR 97058  
 Address: P.O. Box 331  
 City: The Dalles State: OR ZIP: 97058  
 Phone: (541) 276-7484 Fax: (541) 276-1355

### LOCAL GOVERNMENT APPROVALS

<b>Zoning</b> Information verified? <input type="checkbox"/> Yes <input type="checkbox"/> No Signature: _____	<b>Flood plain</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Required elevation: _____ Signature: _____	<b>Sanitation</b> Information verified? <input type="checkbox"/> Yes <input type="checkbox"/> No Signature: _____
---	--	---

### STRUCTURAL PERMIT FEES

<b>(1) Valuation information</b> (a) Occupancy: <u>PREMISE ADVERTISING SIGN</u> (b) Construction type: <u>STEEL &amp; WOOD</u> (c) Square feet: <u>300 E.A.C. K.C.</u> (d) Cost/sq. ft.: <u>N/A</u> (e) Multiplier (if different than \$1): <u>N/A</u> (f) Additional fixed amount: <u>N/A</u> (g) New/alteration/addition: <input checked="" type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition (h) Is this a foundation ONLY permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (i) Is this a plan review ONLY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (j) Total valuation (C X D): <u>3012.14</u>	<b>(2) Census information</b> (a) Census class: <u>N/A</u> (b) Housing count: <u>N/A</u> (c) Building count (if other than 1): <u>N/A</u> (d) Privately owned: <u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No (e) Residential: <u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>(3) Building fees</b> (a) Permit fee: _____ (b) 5% state surcharge (permit fee X .05): _____		<b>SUM</b>
<b>(4) Plan review fees</b> (a) Plan review (permit fee X .65): _____ (b) Fire & life safety (permit fee X .40): _____ Enter total of fees above: _____		
<b>(5) Miscellaneous fees</b> (a) Seismic fee (permit fee X .01): _____ (b) Re-inspection-\$15/hr. (no. of hours X \$15): _____ (c) Investigative fees (equal to permit fee): _____		
<b>GRAND TOTAL:</b> _____		\$ _____

Applicant must hold an Oregon registration to conduct a construction business or be exempt from this requirement.

I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules.

- I am the property owner doing my own work.
- I am the property owner hiring a construction contractor. License no.: \_\_\_\_\_ Expires: \_\_\_\_\_
- I am licensed with the Building Codes Division. License no.: \_\_\_\_\_ Expires: \_\_\_\_\_
- I am registered with the Construction Contractors Board. Registration no.: 0118370 Expires: 11-5-97

Contractor name: J.S. ZUKIN CORP.  
 Address: P.O. Box 331 - The Dalles, OR 97058  
 Signature: \_\_\_\_\_ Date: 9-9-97



440-2546 (12/94/COM)

White-BCD

Pink-Office

Yellow-Inspector

Blue-Applicant





# Application for Structural Permit

Department of Consumer & Business Services  
Building Codes Division

FOR DEPARTMENT USE ONLY	
Permit number:	
Date issued:	
Issue by:	
Office:	

**JOB SITE INFORMATION**

Address: 1100 W. 5th PLACE  
 City: The Dalles County: WASCO  
 Directions to inspection site: NEW STREET: CHECKY HTS. RD. SIL. 50' w/o TERMINAL  
 Is property inside city limits?  Yes  No

**OWNER INFORMATION**

Name: MEADOW OUTDOOR ADVERTISING  
 Address: P.O. BOX 331  
 City: The Dalles, OR State: OR ZIP: 97058  
 Phone: (541) 296-9684 Fax: (541) 296-1855

**LOCAL GOVERNMENT APPROVALS**

<b>Zoning</b> Information verified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Signature: _____	<b>Flood plain</b> Required elevation: _____ Information verified? <input type="checkbox"/> Yes <input type="checkbox"/> No Signature: _____	<b>Sanitation</b> Information verified? <input type="checkbox"/> Yes <input type="checkbox"/> No Signature: _____
--	---	---

**STRUCTURAL PERMIT FEES**

<b>(1) Valuation information</b> (a) Occupancy: <u>OWN PREMISE SIGN</u> (b) Construction type: <u>WOOD</u> (c) Square feet: <u>320 sq. ft.</u> (d) Cost/sq. ft.: <u>N/A</u> (e) Multiplier (if different than \$1): <u>N/A</u> (f) Additional fixed amount: <u>N/A</u> (g) New/alteration/addition: <input checked="" type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Addition (h) Is this a foundation ONLY permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (i) Is this a plan review ONLY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (j) Total valuation (C X D): <u>\$417.20</u>	<b>(2) Census information</b> (a) Census class: <u>N/A</u> (b) Housing count: <u>N/A</u> (c) Building count (if other than 1): <u>N/A</u> (d) Privately owned: <input type="checkbox"/> Yes <input type="checkbox"/> No (e) Residential: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>(3) Building fees</b> (a) Permit fee: _____ (b) 5% state surcharge (permit fee X .05): _____	<b>SUM</b> _____ _____
<b>(4) Plan review fees</b> (a) Plan review (permit fee X .65): _____ (b) Fire & life safety (permit fee X .40): _____ Enter total of fees above: _____	_____ _____
<b>(5) Miscellaneous fees</b> (a) Seismic fee (permit fee X .01): _____ (b) Re-inspection-\$15/hr. (no. of hours X \$15): _____ (c) Investigative fees (equal to permit fee): _____	_____ _____
<b>GRAND TOTAL:</b> _____	<b>\$ 17.25</b>

**Applicant must hold an Oregon registration to conduct a construction business or be exempt from this requirement.**

I hereby certify that, to my knowledge, the above information is true and correct. All work to be performed shall be in accordance with all governing laws and rules.

- I am the property owner doing my own work.
- I am the property owner hiring a construction contractor. License no.: \_\_\_\_\_ Expires: \_\_\_\_\_
- I am licensed with the Building Codes Division. License no.: \_\_\_\_\_ Expires: \_\_\_\_\_
- I am registered with the Construction Contractors Board. Registration no.: 0118370 Expires: 11-5-97

Contractor name: J.R. ZUKIN CORP.  
 Address: P.O. BOX 331 THE DALLES, OR. 97058  
 Signature: [Signature] Date: 7-8-97

# CITY OF THE DALLES

Use Zone CG  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

313 Court Street  
The Dalles, Oregon 97058  
(503) 296-5481

Permit No 97-529  
Permit Fee \$125.00

\*City licensed installer  
is required

Sign for: Meadow Outdoor Advertising Contractor: Meadow Outdoor Advertising  
Business Address: 1100 W. 5th Place Address: P.O. Box 331 - The Dalles, OR  
Telephone: 296-9684 Telephone: (541) 296-9684 97058

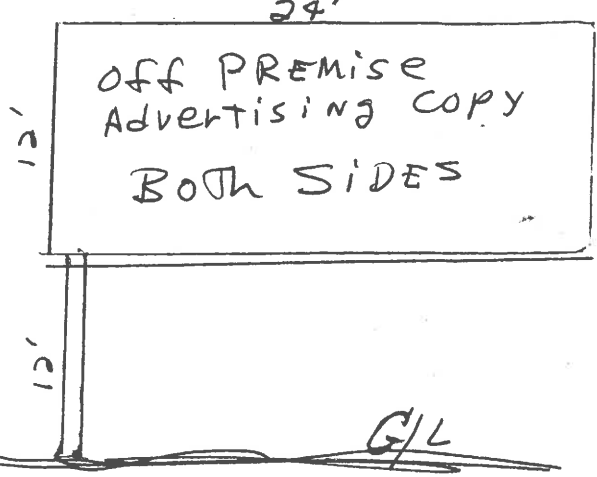
Permit to:  Erect (1)  Alter (2)  Relocate (3) IN-13-4143 TL 600  off Premise Advertising Sign  
 Wall Sign (1)  Freestanding Sign (4)  Roof Sign (7)  
 Projecting Sign (2)  Pole Sign (5)  Barber Pole (8)  
 Marguee Sign (3)  Wall Facade for Signs (6)  Street or Wall Clock (9)  
Expires: \_\_\_\_\_

### DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 24' Height to Bottom: 12'  
Vertical Dimension: 12' Height to Top: 24'  
Area of Sign: 288 SQUARE feet BA. SIDE Illuminated: N/A UL No.: N/A  
Removal Agreement Signed \_\_\_\_\_ Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

### SIGN SKETCH



ELECTRICAL CONNECTION AND ALL SUPPLY CIRCUITS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR SUBJECT TO PROVISIONS OF THE STATE ELECTRICAL CODE:

Applicant's Signature: By: Ben S. Sheehan Date: 7-22-97  
Meadow Outdoor Adv.

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Issued by: K. Stankel Date: 9-8-97

# CITY OF THE DALLES

Use Zone \_\_\_\_\_  
 Fire Zone \_\_\_\_\_  
 Variance \_\_\_\_\_  
 Conditional Use \_\_\_\_\_

313 Court Street  
 The Dalles, Oregon 97058  
 (503) 296-5481

Permit No \_\_\_\_\_  
 Permit Fee \_\_\_\_\_

\*City licensed installer  
 is required

Sign for: CASCADE WEST Contractor: MEADOW OUTDOOR ADV.  
 Business Address: 1100 W ~~5TH~~ PL NCE Address: P.O. Box 331 The Dalles, OR, 97058  
 Telephone: 298-5311 Telephone: 296-9684

- Permit to:  Erect (1)  Alter (2)  Relocate (3)  
 Wall Sign (1)  Freestanding Sign (4)  Roof Sign (7)  
 Projecting Sign (2)  Pole Sign (5)  Barber Pole (8)  
 Marguee Sign (3)  Wall Facade for Signs (6)  Street or Wall Clock (9)

DOUBLE FACED.

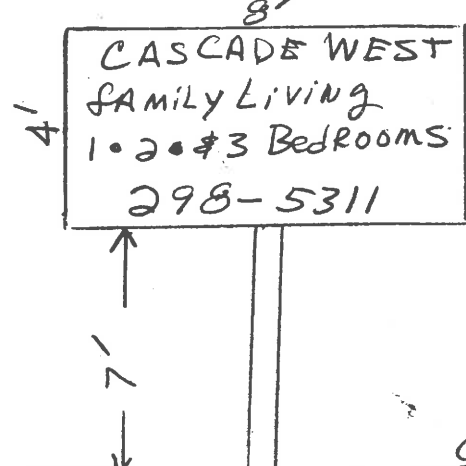
Expires: \_\_\_\_\_

### DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 8' Height to Bottom: 8'  
 Vertical Dimension: 4' Height to Top: 12'  
 Area of Sign: 32 SQUARE FEET Illuminated: NO UL No.: \_\_\_\_\_  
 Removal Agreement Signed \_\_\_\_\_ Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN  
 120 DAYS AFTER PERMIT HAS BEEN ISSUED:

### SIGN SKETCH



ELECTRICAL CONNECTION AND ALL SUPPLY  
 CIRCUITS TO BE MADE BY LICENSED ELEC-  
 TRICAL CONTRACTOR SUBJECT TO PROVISIONS  
 OF THE STATE ELECTRICAL CODE:

MEADOW OUTDOOR ADVERTISING G/L

Applicant's Signature: By: Bert E. Steeler Date: 7-28-97

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Issued by: Signed by Kati SKAKLE Date: 9/8/97

RR-5

Use Zone 66  
Fire Zone \_\_\_\_\_  
Variance \_\_\_\_\_  
Conditional Use \_\_\_\_\_

# CITY OF THE DALLES

313 Court Street  
The Dalles, Oregon 97058  
(503) 296-5481

Permit No 97-528  
Permit Fee \$75.00

\*City licensed installer  
is required.

Sign for: CASCADE WEST

Contractor: MEADOW OUTDOOR ADV.

Business Address: 1100 W 5TH PLACE

Address: P.O. Box 331 - The Dalles, OR, 97058

Telephone: 298-5311

Telephone: 296-9689

IN-13-4A3 7600

Permit to:  Erect (1) [ ] Alter (2) [ ] Relocate (3)

[ ] Wall Sign (1)

Freestanding Sign (4) Double Faced.

[ ] Roof Sign (7)

[ ] Projecting Sign (2)

[ ] Pole Sign (5)

[ ] Barber Pole (8)

[ ] Marquee Sign (3)

[ ] Wall Facade for Signs (6)

[ ] Street or Wall Clock (9)

Expires: \_\_\_\_\_

### DETAILS OF CONSTRUCTION, INSTALLATION, AND ILLUMINATION OF SIGN

Horizontal Dimension: 8'

Height to Bottom: 8'

Vertical Dimension: 4'

Height to Top: 11'

Area of Sign: 32 SQUARE FEET

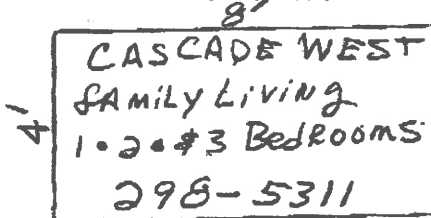
Illuminated: NO UL No.: \_\_\_\_\_

Removal Agreement Signed \_\_\_\_\_

Planning Action \_\_\_\_\_

SIGN INSTALLATION TO BE COMPLETED WITHIN  
120 DAYS AFTER PERMIT HAS BEEN ISSUED:

### SIGN SKETCH



ELECTRICAL CONNECTION AND ALL SUPPLY  
CIRCUITS TO BE MADE BY LICENSED ELEC-  
TRICAL CONTRACTOR SUBJECT TO PROVISIONS  
OF THE STATE ELECTRICAL CODE:

Meadow Outdoor Advertising  
G/L

Applicant's Signature: Reste Shellen Date: 7-28-97

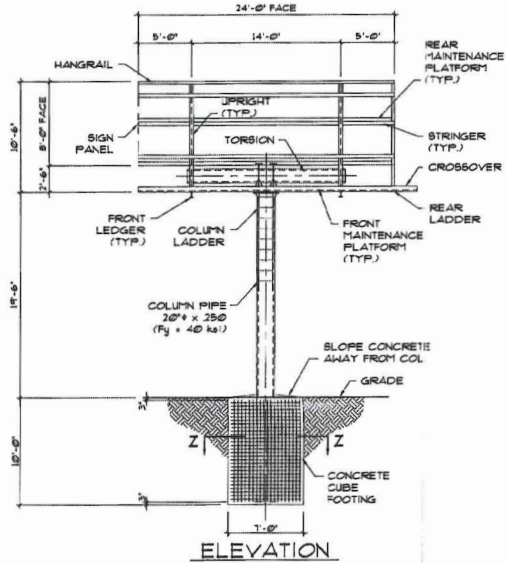
Application Received by: K. Meeker

Date: 7/28/97

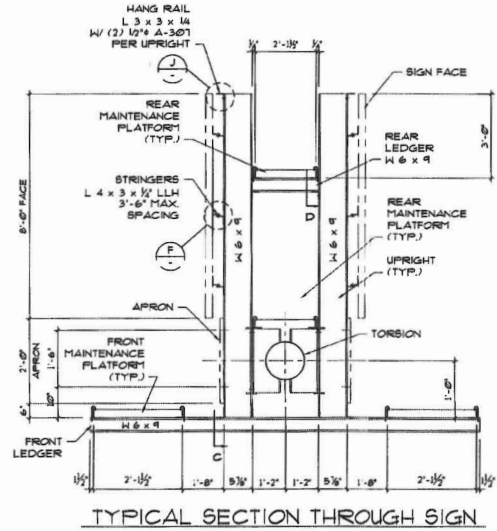
Permit Issued by: K. Meeker

Date: 8-11-97

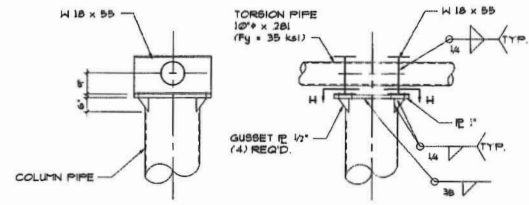
TOP VIEW PLANS



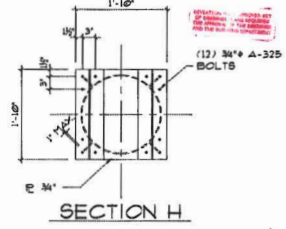
ELEVATION



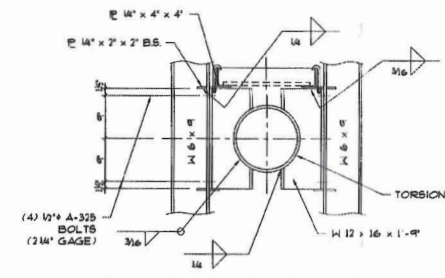
TYPICAL SECTION THROUGH SIGN



COLUMN-TORSION CONNECTION



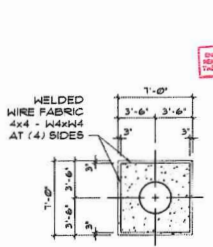
SECTION H



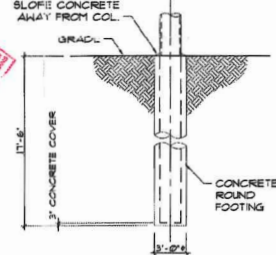
TORSION TO UPRIGHT CONNECTION

NOTES AND SPECIFICATIONS  
(APPLY UNLESS OTHERWISE NOTED ON PERMIT DRAWING)

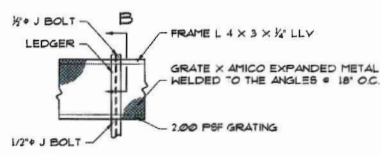
- CODE - 2008 INTERNATIONAL BUILDING CODE & 2007 OESC.
- DESIGN WIND LOAD - 24.1 (AVG) & 33.1 (MAX) PSF (0.45 MPH WIND SPEED, EXPOSURE 'C').
- SEISMIC DESIGN CATEGORY - 'D'
- DESIGN LIVE LOAD - (3'-0\"/>



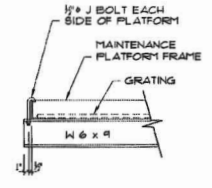
SECTION Z



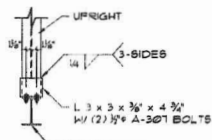
ALTERNATE ROUND FOOTING



DETAIL A  
TYPICAL WALKWAY DETAIL



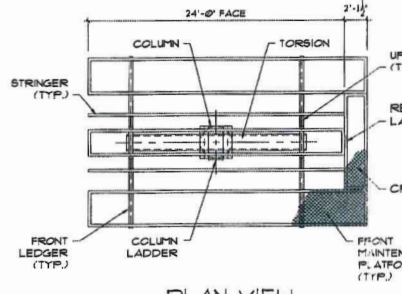
SECTION B  
MAINTENANCE PLATFORM CONNECTION DETAIL



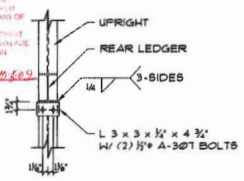
SECTION C  
FRONT LEDGER CONNECTION DETAIL

REVIEWED PLANS

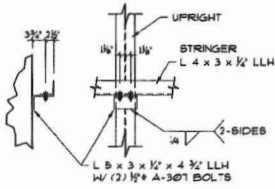
THESE PLANS AS AMENDED BY THE ATTACHEE IN HIS EXAMINATION CHECKLIST HAVE BEEN FOUND TO BE IN ACCORDANCE WITH THE LOCAL CODES AND REGULATIONS AND THE PROPOSED CHANGES FROM THE ORIGINAL PLANS ARE SUBMITTED BY THE CONTRACTOR FOR THE ATTACHEE'S REVIEW AND APPROVAL. THE ATTACHEE'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLANS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. DATE: 8/26/09



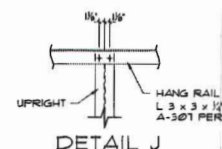
PLAN VIEW



SECTION D  
REAR LEDGER SINGLE CONNECTION DETAIL



DETAIL F  
STRINGER CONNECTION DETAIL

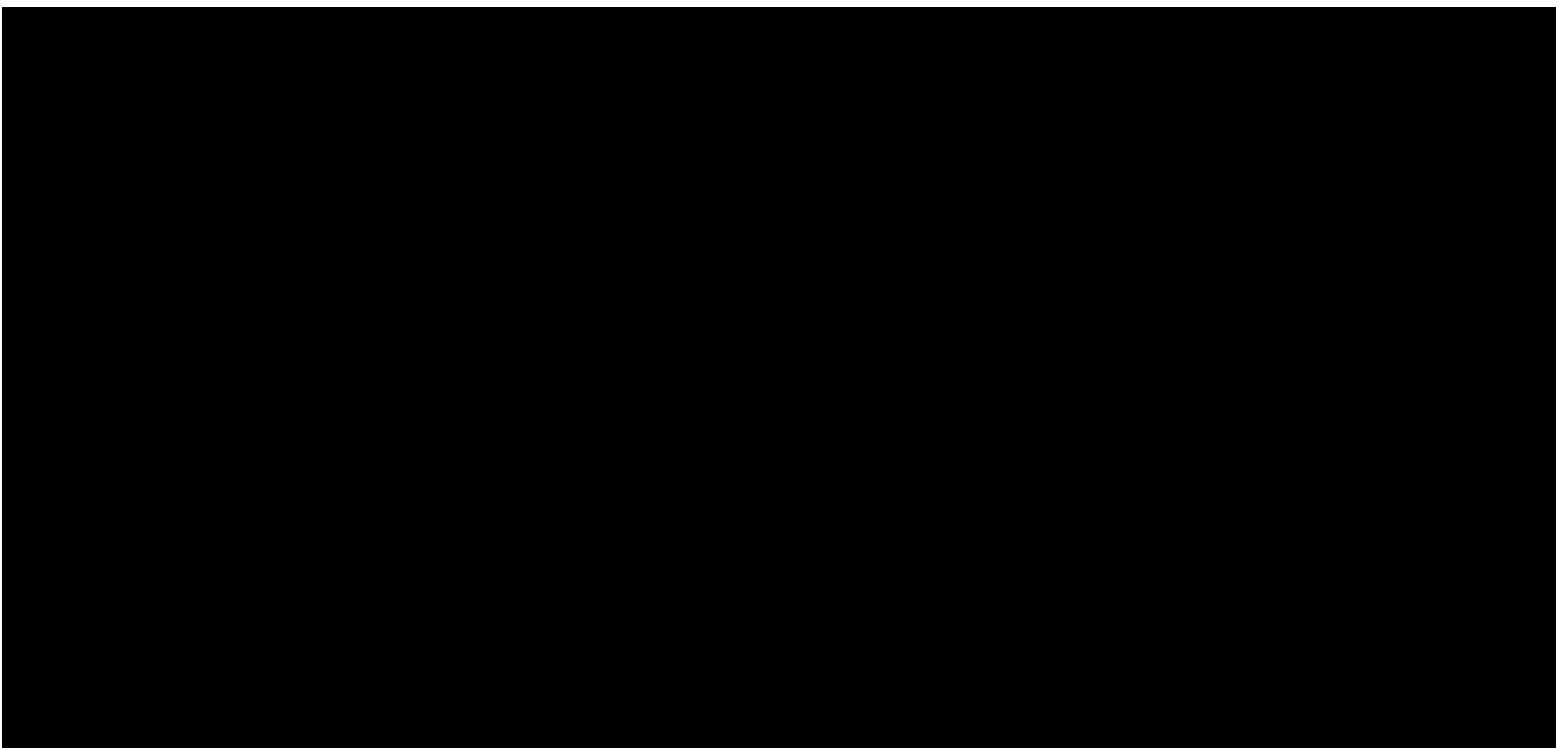


DETAIL J  
HANGRAIL-UPRIGHT CONNECTION DETAIL

THIS PRINT IS THE PROPERTY OF MEADOW OUTDOOR ADVERTISING. PROFESSIONAL SEAL VALID ONLY WHEN FABRICATED BY THE ABOVE. IT IS PROVIDED FOR PERMIT PURPOSES ONLY. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM MEADOW OUTDOOR ADVERTISING.



CUSTOMER	MEADOW OUTDOOR ADVERTISING	26.1 (AVG.) & 33.1 (MAX.) PSF WIND 200 PSF SOIL
SIGN LOCATION	LA PINE, OR	8 x 24 CENTER MOUNT; BACK TO BACK
PAINT	DR. RUC	CH. SL
	HOLE SIZE	DATE: 09/25/09
JOB NO. 1107-09	SHEET NO. 1 OF 1	



Follow us [Instagram](#)



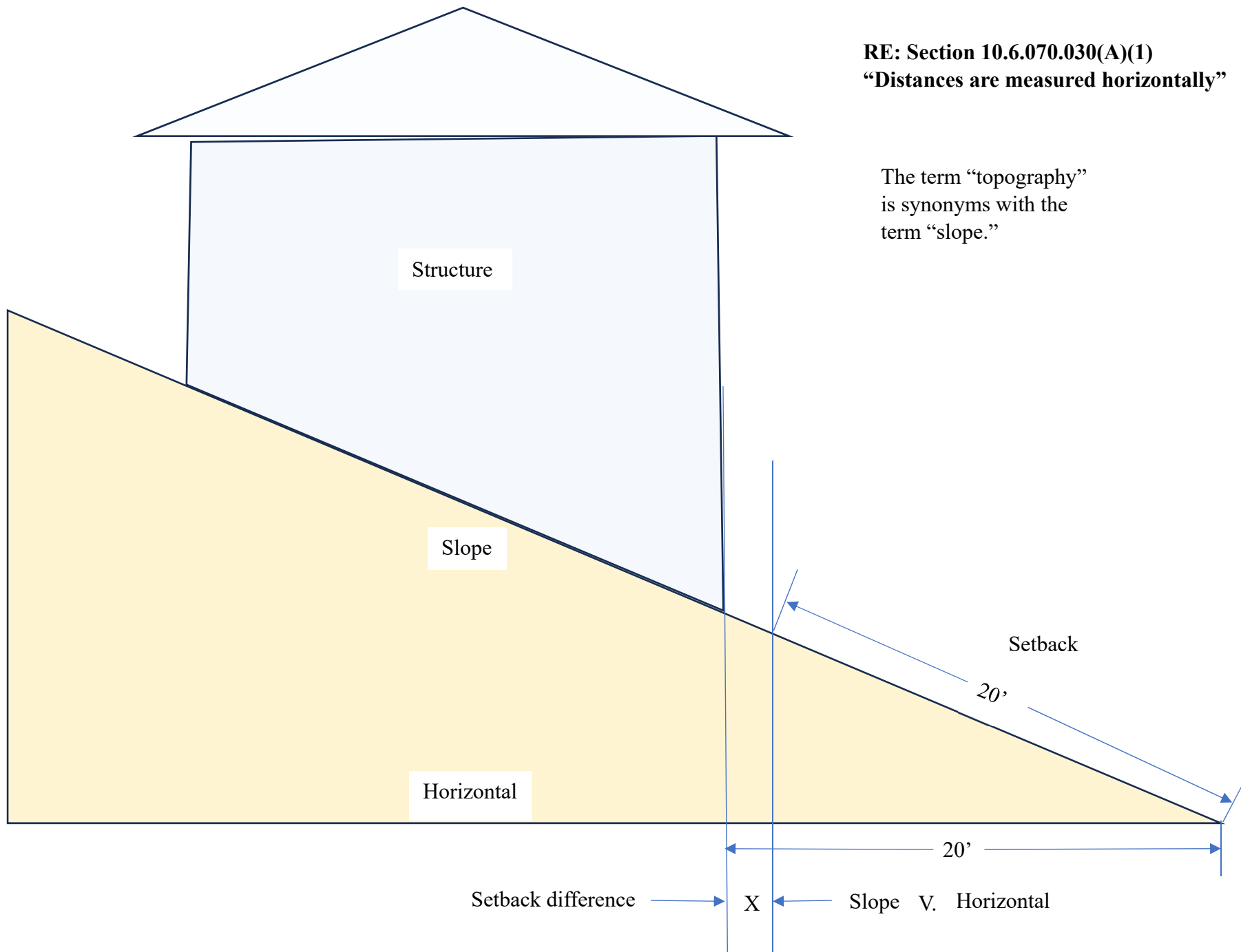
---

**From:** dandurow@charter.net <dandurow@charter.net>  
**Sent:** Wednesday, September 13, 2023 6:52 PM  
**To:** Chris Zukin <czukin@meadowoutdoor.com>  
**Subject:** Planning Commission testimony, Dan Durow

Hi Chris,  
Here is the diagram I drew for the Planning Commission in a more professional form. This is not new information in my analysis.  
Dan Durow

**RE: Section 10.6.070.030(A)(1)**  
**“Distances are measured horizontally”**

The term “topography”  
is synonyms with the  
term “slope.”





J.R. ZUKIN CORP DBA MEADOW OUTDOOR ADVERTISING  
 APPEAL NO. 033-23  
 SIGN PERMIT APPLICATION NO. 2589-23  
 THE CITY OF THE DALLES

I, JOHN LEHMAN, do hereby declare:

1. I have resided in or near the City of The Dalles continuously since 1991. I was born and raised in The Dalles and I attended kindergarten through high school, graduating from The Dalles High School in 1981.
2. I have personal knowledge of and am competent to testify to the matters stated herein.
3. I have been employed by J.R. Zukin Corp., dba Meadow Outdoor Advertising (“**Meadow**”) continuously since 1991, the first 9 years as Operations Manager and the last 23 years as a Regional Lease Manager.
4. Meadow owns and maintains a portfolio of approximately 611 billboards in Oregon, Washington, Idaho, and California. Forty-two such signs are located within The Dalles.
5. In my capacity as Lease Manager for Meadow, my responsibilities include, but are not limited to, obtaining sign permits and building permits in order to build new sign locations on city streets, state highways, and interstates in Oregon and Washington. Also, securing sign permits or building permits in order to rebuild, relocate, and upgrade our existing billboard signs. As Operations Manager, I monitored leasing, permitting, building, and rebuilding of signs for our company.
6. In the course of my employment with Meadow, the company has constructed, replaced, repaired, and maintained nearly all of its signs. In that course, I have:
  - a. Personally prepared and submitted for Community Development Department (“**CDD**”) approval approximately 20 sign permit applications to the City; and

Page 1 DECLARATION OF JOHN LEHMAN

DUNN CARNEY ALLEN HIGGINS & TONGUE LLP  
 Attorneys at Law  
 851 SW Sixth Avenue, Suite 1500  
 Portland, OR 97204-1357  
 Telephone: 503.224.6440 / Fax: 503.224.7334

- 1           b. Corresponded orally and/or in writing with CDD staff about the criteria applicable to  
2           those approvals and the evidence necessary to demonstrate compliance therewith.
- 3       7.       Following up on remarks made by CDD staff both in its September 7th memo and at the  
4       hearing:
- 5           a. I recovered from Meadow's files documents that evidence these permits. **Exhibit A**  
6           hereto maps the location of Meadow's billboards in the City, and the years in which it  
7           obtained permits for each; and
- 8           b. In response to staff's assertion that Meadow failed to provide information regarding  
9           the type of material used for the primary structural members for the billboard at issue,  
10          Meadow hereby submits the following information regarding the structure:
- 11                i. The existing billboard and the proposed replacement billboard are both  
12                constructed of steel. Both billboard structures have steel support components.  
13                Just like the current existing billboard, the replacement sign will have a single  
14                steel support column, a steel torsion tube, steel I-beam uprights, and steel  
15                horizontal stringers to support the two faces.
- 16       8.       In undertaking the correspondence described in Section 6(b) above, I specifically recall  
17       working closely with Dan Durow, Dick Gassman, Dawn Hert, Denise Ball and Scott  
18       Keiller of the CDD to secure approvals to build new and rebuild existing billboards on  
19       numerous occasions. During my time as a Regional Lease Manager, I have secured  
20       approximately 20 sets of permits in this capacity. In every case, the city measured "8 per  
21       mile" on a lineal basis or road basis. This was discussed or written in all cases. For  
22       example, I specifically recall:
- 23           a. A discussion in 2004 with Dan Durow regarding the 8 per mile measurement. Dan  
24           explained it as a "moving mile" of a section of road or highway, such that there could  
25           never be more than 8 billboard signs per any one mile section of the road or highway.  
26           I made note of this in one of our I-84 billboard lease files for a sign I permitted in 2004

1 during my time as a Lease Manager, attached hereto as **Exhibit B**. I also discussed  
 2 with the CDD this “8 per mile” along a street or highway section and created a Master  
 3 Interstate Inventory Line Map, a portion of which is attached hereto as **Exhibit C**. Dan  
 4 and I worked together to create this. It was kept in the CDD’s office and Meadow kept  
 5 copies of this line map for its files. I recall referring to that map with Dan Durow,  
 6 Dawn Hurt, and Dick Gassman, specifically, to make sure there were no more than 8  
 7 billboards per mile section of highway where I was looking to install a sign.

8 b. In 2010, I worked with Denise Ball on a new sign site I developed at the MCCAC  
 9 housing facility on W. 2<sup>nd</sup> Street. We specifically discussed the 8 per mile language  
 10 and that there indeed were not 8 signs in the 1 mile section of W. 2<sup>nd</sup> Street where I  
 11 was proposing to build. Denise even noted that on my approved permit.

12 c. In early September 2022, I had an informal conversation with Josh Chandler in which  
 13 we discussed an existing static billboard that we operated at the Cascade Car Wash on  
 14 W. 6<sup>th</sup> Street east of Cherry Heights Rd. We discussed the idea of converting one face  
 15 to a digital changeable billboard face. Josh said that he thought it would be allowed  
 16 because it was already an existing sign and there would be no change in height or size.  
 17 Following this conversation:

18 i. I contacted The Dalles City Manager Matthew Klebes on September 22, 2022,  
 19 regarding the idea of placing a new sign on City property at the corner of Cherry  
 20 Heights Rd. and W. 6<sup>th</sup> Street. Matthew said he would talk to Josh Chandler and  
 21 get back to me. A few days later, Matthew called me and said that the proposed  
 22 sign would be too close to an existing billboard 100 feet away at the car wash. I  
 23 knew this and assured Matthew that the billboard at the car wash would have to be  
 24 removed prior to building the new sign.

25 ii. On October 12, 2022, I delivered an artist’s rendition of the proposal to Matthew.  
 26 It showed what the new sign would look like on the corner with the old car wash


1 billboard removed. Matthew said that he would talk to Josh Chandler and have  
2 him get back to me.

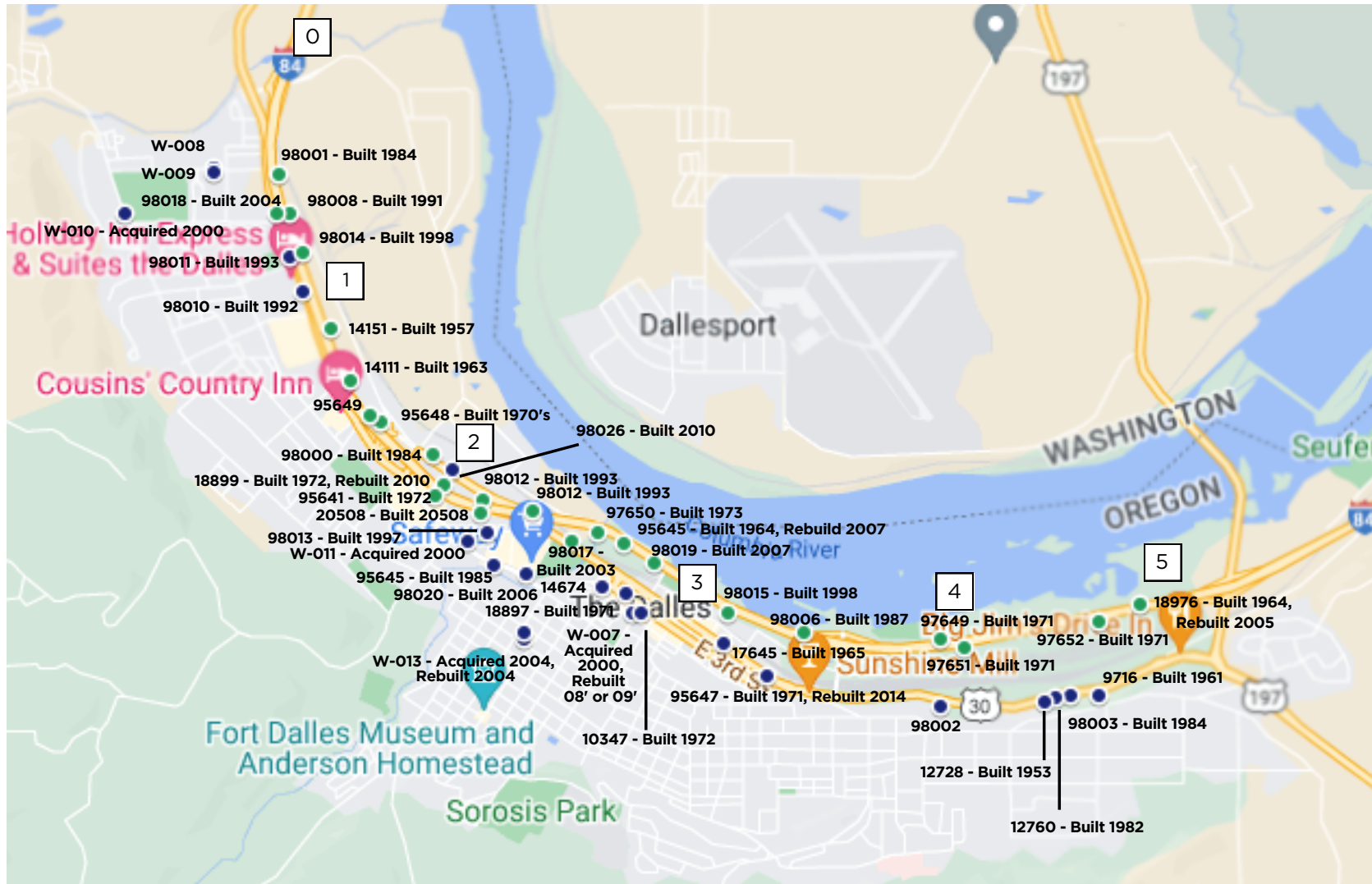
3 iii. Josh called me and told me that the billboard could not go in this location for two  
4 reasons. First, the location had too many underground service facilities that would  
5 be in the way. I assured Josh that we would do underground locates prior to siting  
6 the sign. Second, the City would not allow a billboard on this location because the  
7 property was city right-of-way and they would not allow it. Josh and I further  
8 discussed that he would look into billboards in the vicinity of the proposed sign.

9 iv. On October 19, 2022, Josh e-mailed me a map showing the proposed sign location  
10 and other existing signs in the nearby vicinity, attached hereto as **Exhibit D**. The  
11 map was created by Wasco County GIS. It showed four (4) different street routes  
12 that would drive a person by other billboards in The Dalles. Each route showed  
13 “approximate distances from [the proposed City sign location] traveled along  
14 street”. Per later conversation with Josh, he explained that the map showed that the  
15 proposed billboard would not be allowed due to more than 8 signs per mile.  
16

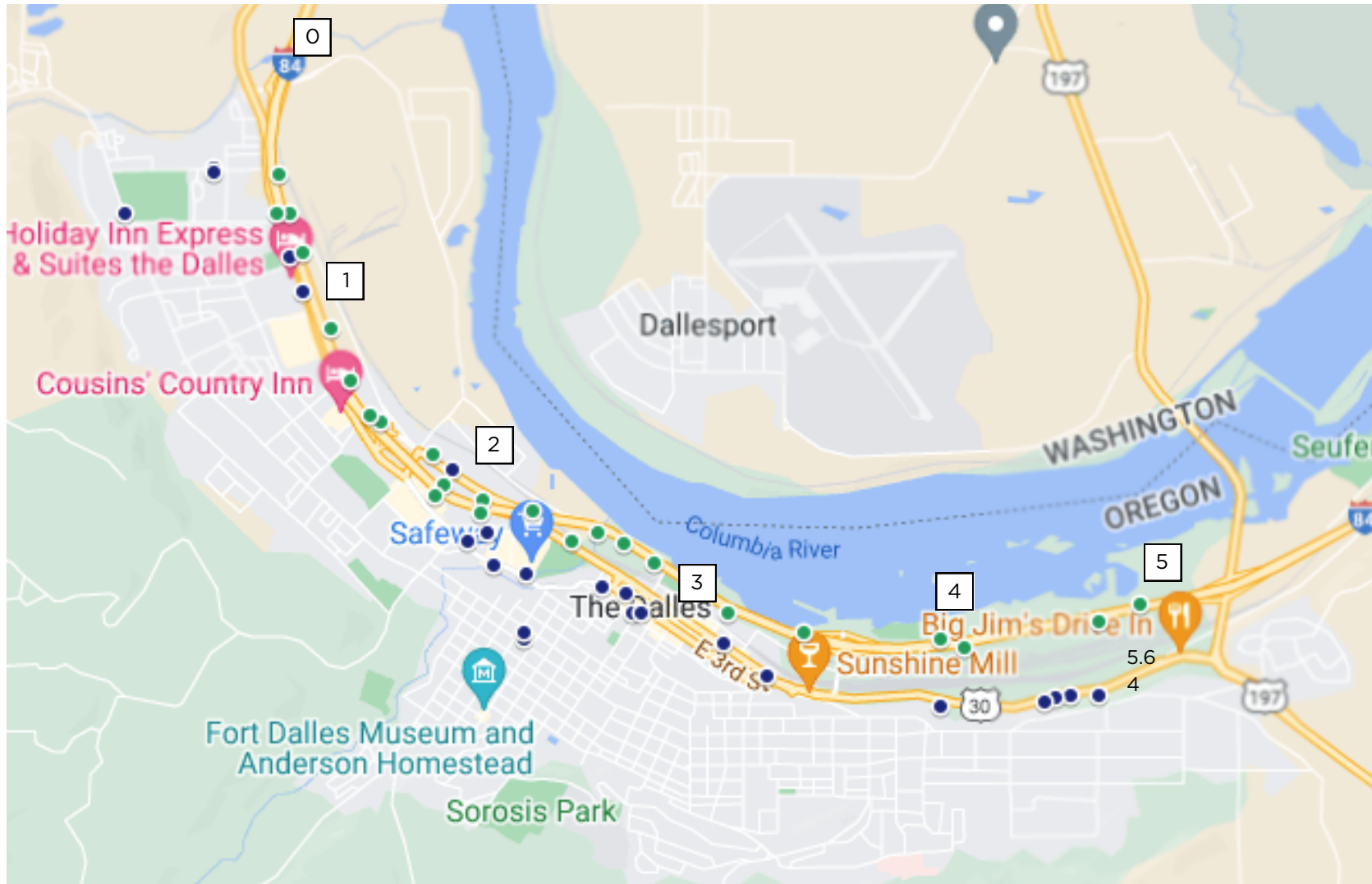
17 **I HEREBY DECLARE THAT THE ABOVE STATEMENTS ARE TRUE TO THE BEST OF MY**  
18 **KNOWLEDGE AND BELIEF, AND THAT I UNDERSTAND THEY ARE MADE FOR USE AS**  
19 **EVIDENCE IN COURT AND ARE SUBJECT TO PENALTY FOR PERJURY.**

20  
21 Dated: 20th day of September, 2023

22   
23 \_\_\_\_\_  
24 John Lehman  
25 Meadow Outdoor Advertising  
26



**Meadow Signs**  
 Interstate 84 signs - 23 signs shown by green dot/white  
 In town Signs - 21 signs shown by blue/white  
 Mile points shown by black numbers on white squares



**Meadow Signs**  
 Interstate 84 signs - 23 signs shown by green dot/white  
 In town Signs - 21 signs shown by blue/white  
 Mile points shown by black numbers on white squares

2-27-04

6-5481

1151

CHRIS - CITY OF TD

TALKED WITH DAN. THE

2 PER MILE IS A MOVING

MILE. DAN AGREES WITH

CHRIS: THIS PRECLUDES A

NINTH SIGN FROM BEING

WITHIN THE RANGE WE SPOKE

OF.



THE DAVIES L-94  
SIGN SURVEY  
2-20-04

84.50 HATTENHAUER I

BRACE BROS. 84.211

NELSON TIRE 84.02

84.00 — 83.994 SAFEWAY

FDJ COUNTRY 83.841

83.857 McDONALDS

UNITED GROCERS 83.495

GEORGE JOHNSON 83.274

M. MATHIE 83.066

83.00

82.926 TRIBBEY

POOL SPA 82.765

82.777 COUSIN'S

SPEE-DEE 82.617

82.59 PROPOSED  
MEADOW SIGN  
6' x 56'  
TO BE

83.52

82.547 DARI GOLD

REPLACED

BURGERVILLE 82.463

w/ HD SIGN

82.565  
82.542 PROPOSED  
HD SIGN  
218.52

82.00

5280

225'





Approximate distances from  traveled along street:

A = 650'      B = 3,430'      C = 4,820'      D = 3,315'

All signs located within "Highway District" excluded from this study due to different TDMC requirements

**John Lehman**

---

**From:** Joshua Chandler <jchandler@ci.the-dalles.or.us>  
**Sent:** Wednesday, October 19, 2022 4:02 PM  
**To:** John Lehman  
**Subject:** Billboard at Cherry Heights and 6th Streets  
**Attachments:** Billboard - 6th and Cherry Heights\_distances.pdf

Good afternoon John,

Please find the billboard vicinity map as discussed.

I'm heading out for the rest of the day, but feel free to reach out with any questions.

Thanks.

**Joshua Chandler** (he/him/él)  
*Interim Community Development Director*  
Senior Planner  
*City of The Dalles*  
541-296-5481 x1121

**PUBLIC RECORDS LAW DISCLOSURE:**

This email is a public record of the City of The Dalles and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

To: Ty Wyman Date: September 17, 2023  
From: Dr. William G. Eggington  
Re: Meadow Advertising Vs. The Dalles

---

### **Background:**

I have been asked to form an opinion, based upon linguistic analysis, regarding a matter involving Meadow Advertising vs. The Dalles. It is my understanding that the disagreement revolves around different interpretations of the following city code rule:

The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.

The Dalles contends that the phrase “shall not exceed 8 per mile” is interpreted as placing a limit of 8 signs per radial mile. Meadow Advertising contends that the same phrase is interpreted as placing a limit of 8 signs per linear mile.

### **Opinion**

Having conducted an extensive linguistic analysis of the disputed sentence, it is my opinion that the most linguistically valid interpretation is that the maximum number of advertising signs shall not exceed 8 per LINEAR mile.

### **Rationale**

In providing a rational for this opinion, I shall first overview my qualifications that allow me to render an opinion. I shall then review some basic linguistic research that supports the opinion. This will be followed by a linguistic analysis of the disputed sentence. For reader convenience, my report is provided in bullet point format.

### **Qualifications**

My CV is attached to this report. A summary containing the most relevant information follows:

- PhD and MA in Linguistics from the University of Southern California, 1985.
- Professor Emeritus, Brigham Young University, Provo, Utah, USA, retired August 2020.
- Involvement as a forensic linguist in over 80 cases with court or deposition sworn testimony provided in over 20 of these cases.
- Many cases involve providing linguistic analysis and clarification regarding ambiguity in contract disputes.

- Participated as a named linguistic consultant on two amicus briefs to the U.S. Supreme Court involving the linguistic analysis of disputed phrases in the U.S. Constitution.
- Currently serving as the sole linguist on the Model Utah Jury Instruction, Civil (MUJI) Committee. This committee provides accessible jury instruction models involving Utah civil code matters thus requiring deep linguistic analysis on the Utah Civil Code.

## Linguistic Analysis

### Foundational Linguistic Principles

- We interpret language based upon context. When we change the context of a piece of language, we can change the meaning.<sup>1</sup>
- In essence, we can determine meaning of a phrase or word “by the company that the word or phrase keeps.”
- Human beings, as natural language speakers, are very adept at determining meaning based upon “implied” context. We draw inferences of unclear language from the surrounding language.<sup>2</sup>
- Often, the surrounding language creates a mental picture, or mental space, that aids in resolving ambiguity.

### Grammatical Analysis of the Disputed Sentence

- The disputed sentence is:

*The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

---

<sup>1</sup> In my lectures, I often proceed through the following exchange with students:

Me: How many fingers do you have?  
 Student: 10  
 Me: Is your thumb a finger.  
 Student: No  
 Me: So how many fingers do you have?  
 Student: Confused noises

By changing the context from general to anatomical specific, I change the meaning of “thumb”.

<sup>2</sup> Consider the following exchange:

A. That’s your phone.  
 B. I’m in the shower.  
 A. OK.

That exchange makes no sense unless that’s the phone” is interpreted as “The phone is ringing, you better get it”. “I’m in the shower” makes no sense unless it is interpreted as “I can’t answer it. Can you?”

- The sentence can be parsed as:  
NOTE: Unstated elements are marked as [ ... ]

*The maximum number of advertising signs* (Subject Noun Phrase)

*shall not exceed* (Main Verb Phrase)

*8 [signs] per mile* (Object Noun Phrase)

*with no more than 5 [signs] [placed] on one side of the street*  
(adverbial phrase modifying main verb phrase)

*and* (coordinating conjunction)

*[with] no [signs] [placed] closer than 300 feet apart*  
(adverbial phrase modifying main verb phrase)

*when [signs] [are] measured at right angles to the street centerline to which the sign is oriented.*  
(adverbial phrase modifying unstated verb [placed].)

- To avoid ambiguity, code language is usually written with an emphasis on extreme precision. As this parsing analysis demonstrates, in order to fully understand the sentence, the reader is required to supply a series of unstated nouns and verbs thus placing the responsibility for comprehension on the sentence reader rather than the sentence drafter.

### **The Mental Space Created by the Disputed Sentence**

- The determining phrases *with no more than 5 [signs] [placed] on one side of the street* And *[with] no [signs] [placed] closer than 300 feet apart when [signs] [are] measured at right angles to the street centerline to which the sign is oriented* clearly promote a linear, street measurement, mental space rather than a radial mental space.
- Furthermore, the rule requires two signs to be separated by at least 300 feet. It then provides a number of steps detailing how that 300 feet is to be measured.
  - Step 1 is to draw a line from Sign A that is at right angles to Sign A's orientation and ending at the street centerline. Thus, marking that point on the street centerline.
  - Step 2 is to draw another line from Sign B that is at right angles to Sign B's orientation and ending at the street centerline. Thus, marking that point on the street centerline.
  - Step 3 is to measure the linear distance between Sign A's mark on the street centerline, and Sign B's mark on the street centerline.
- These steps clearly create a linear, street-oriented mental space thus making a radial interpretation implausible.

- Given this clear linear mental space, the only way that a radial interpretation could have succeeded would have been for a radial clarification to be written into the code as in:

*The maximum number of advertising signs shall not exceed 8 per mile **{as measured radially from one of the signs}** with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented.*

- It is my understanding that a linear interpretation of the rule existed for many years, and that the radial interpretation is a recent occurrence. This implies that all parties involved in applying the rule accepted a linear interpretation thus giving credibility to that interpretation.
- This linear mental space conclusion is further supported by Oregon State Code ORS 377.750 which states that:

#### Spacing between signs

(1) For the purpose of applying the spacing provided by subsection (2) of this section:

(a) Distances shall be measured lineally along the highway and parallel to the center line of the highway.

(b) A back-to-back sign, digital billboard, double-faced sign, V-type sign or tri-vision sign shall be considered one sign.

(c) Distance from an interchange shall be measured from a point departing from or entering onto the main traveled way.

#### Conclusion

Having conducted an extensive linguistic analysis of the disputed phrase, it is my opinion that the most linguistically valid interpretation is that the maximum number of advertising signs shall not exceed 8 per LINEAR mile.

The opinions contained herein are stated to a reasonable degree of probability in the field of linguistics.



Dr. William G. Eggington  
September 17, 2023



## WILLIAM GREGORY EGGINGTON

Curriculum Vitae

July 2023

8 Longwood Lane  
Sandy, Utah 84092  
Ph: 801-615-0751  
[william.eggington@gmail.com](mailto:william.eggington@gmail.com)

### EDUCATION

Ph.D. Linguistics. University of Southern California, 1985.

Ph.D. dissertation: *Toward a language policy for the Hacienda-La Puente School District*

M.A. Linguistics, University of Southern California, 1981.

B.A. (Summa Cum Laude), Double Major: English, Teaching English as a Second Language, Brigham Young University - Hawaii, (with secondary teaching credential), 1975.

### PROFESSIONAL APPOINTMENTS

#### Community

August 2022 – August 2025: Appointment to the Model Utah Jury Instructions Civil Committee, Utah Judicial Council, Salt Lake City, Utah.

#### University

August 2020 – present: Emeritus Professor of Linguistics, Brigham Young University, Provo, Utah

1988-July 2020: Brigham Young University, Provo, Utah

2013-2018:	Ludwig-Weber-Siebach Humanities Professor
2015-2020:	Linguistics MA Coordinator
2007-2013:	Chair, Department of Linguistics and English Language
1998-2001:	Associate Chair, English Department
1997- present:	Full Professor, Linguistics Department
1992-1997:	Associate Professor
1988-1992:	Assistant Professor

2018 - 2019: Guest adjunct professor in forensic linguistics, University of Utah.

2013-2014: Visiting Professor (International Scholar), Kyung Hee University, Global Campus, South Korea. (On

professional development leave from Brigham Young University).  
2003: Visiting Professor, Brigham Young University – Hawaii. Charged with the responsibility of developing a comprehensive language policy for the campus.  
1995-1996: Visiting faculty, Languages, Literature and Communications Division, Brigham Young University - Hawaii  
1992-1993: Visiting Scholar, Centre for Applied Linguistics and Languages, Griffith University, Brisbane, Australia.  
1988: Visiting Scholar, Institute of Applied Linguistics, Brisbane College of Advanced Education, Brisbane, Australia.  
1984-1988: Lecturer, Senior Lecturer, Head of Division, Darwin Institute of Technology (now Charles Darwin University).  
1979-1984: Assistant Lecturer at the American Language Institute, University of Southern California

### **Public Education**

1979-1984: Teacher (part-time and full-time) at the La Puente Valley Adult School, Hacienda-La Puente School District, Los Angeles, California.  
1975-1978: Administrator, program developer and instructor for the Adult Migrant Education Centre, Queensland Department of Education, Brisbane Australia.  
1974-1975: Secondary Teacher (English and Humanities), Kahuku High School, Kahuku, Hawaii

### **UNIVERSITY TEACHING EXPERIENCE**

**Graduate:** Forensic Linguistics, Language Policy and Planning, Applied Corpus Linguistics, English and Cross-cultural Communication, Varieties of English, Sociolinguistics, Semantics and Pragmatics, Language and Literature, Advanced Grammar, Second Language Acquisition, TESOL Methods.

**Undergraduate:** Introduction to Human Language, Cross-cultural Communication, Introduction to Language, History of the English Language, English Grammar and Usage, Semantics, Discourse Analysis, Forensic Linguistics, Seminar in Contrastive Rhetoric, Seminar in Language and Society, Seminar in the Sociopolitics of the English Language, Language Planning and Policy in the Pacific Rim, Book of Mormon, Doctrine and Covenants.

### **PUBLICATIONS**

#### **Books**

2015: *ESL Readers and Writers in Higher Education: Understanding Challenges, Providing Support*. N. Evans, N. Anderson, W. Eggington (eds.). Routledge.  
2014: *Mastering English through Global Debate*. E. Talalakina, T. Brown, J. Bown, W. Eggington. Georgetown University Press.  
2005: *Directions in Applied Linguistics*. P. Bruthiaux, D. Atkinson, W. Eggington, W. Grabe, V. Ramanathan (eds). London: Multilingual Matters.  
2000: *The Sociopolitics of English Language Teaching*. J. Kelly-Hall and W. Eggington (eds.), London: Multilingual Matters.  
1997: *Language Policy: Dominant English, Pluralist Challenges*. W. Eggington and H. Wren (eds.), Amsterdam: John Benjamins Publishing Co.  
1990: *Language: Maintenance, Power and Education in Australian Aboriginal Contexts*. C. Walton and W. Eggington (eds.), Darwin, Australia: Northern Territory University Press.

#### **Peer-Reviewed Articles, Book Chapters, Conference Proceedings**

2022: "Generic *Ab Initio*: How Corpus Linguistics Can Shed New Light on Generic Trademarks" with J. Heilpern, Z.

- Smith and E. Brown. *Buffalo Law Review*, Vol 7:2, April 2022.
- 2021: "Factors that affect native English speakers' comfort levels when communicating with non-native English speakers," with Kayla Nymeyer, Dan P Dewey, Wendy Baker-Smemoe. *International Journal of Applied Linguistics*, December 2021, <https://doi.org/10.1111/ijal.12410>
- 2020: "Factors Influencing ESL Students' Selection of Intensive English Programs" with K. Blanco, M. Tanner, J. Hartshorn. *TESOL 2020*;11:e510. <https://doi.org/10.1002/tesj.510>.
- 2020: "Line, Please? An Analysis of the Rehearsed Speech Characteristics of Native Korean Speakers on the English Oral Proficiency Interview—Computer (OPIC)" with Gwyneth Gates, Troy L Cox, Teresa Reber Bell. In *Language Testing in Asia (2020) 10:18* <https://doi.org/10.1186/s40468-020-0011>.
- 2015: "Focusing on the Challenges: Institutional Language Planning." In *ESL Readers and Writers in Higher Education: Understanding Challenges, Providing Support*. N. Evans, N. Anderson, W. Eggington (eds). Routledge.
- 2015: "When Everything's Right, but It's Still Wrong: Cultural Influences on Written Discourse." In *ESL Readers and Writers in Higher Education: Understanding Challenges, Providing Support*. N. Evans, N. Anderson, W. Eggington (eds.). Routledge.
- 2014: "Language and the Law: An Overview of Forensic Linguistics". In *New Horizons in Linguistic Research: Conference Proceedings of the Linguistics Society of Korea*. May 2014
- 2013: "Using English Corpora to Teach and Learn High-Code/Low Code Register Variation." In *Proceedings of the 2013 Korea Multi-media Assisted Language Learning (KAMALL) International Conference*, Seoul, South Korea. October 2013.
- 2013: "Using Elicited Oral Response Testing in Order to Determine the Need for an Interpreter" (with Troy Cox). In *Harvard Latino Law Review*, Spring 2013
- 2011: "Finding Justice in Translation: Recent American Jurisprudence Affecting Due Process for Linguistic Minorities Together with Practical Solutions" (with Judge Lynn W. Davis, Maxwell Alan Miller, Adam Prestidge). In *Harvard Latino Law Review*. Spring 2011.
- 2010: "Towards Accommodating the "Tragedy of the Commons" Effect in Language Policy Development." *Current Issues in Language Planning*. 11(4), 2010
- 2010: Teacher Research Used to Evaluate Sheltered Instruction in a Science Classroom Setting" (with Kalani J. Eggington) *Electronic Journal of Literacy Through Science*. Volume 9 (Fall, 2009 - Spring 2010).
- 2010: "Unplanned language planning." In R. Kaplan (ed.), *Oxford Handbook of Applied Linguistics*. 2<sup>nd</sup> Edition, Oxford: Oxford University Press
- 2008: "Is There a Drift Towards Universal English-Based Rhetorical Patterns?" Proceedings of the 18th International Congress of Linguistics, Linguistics Society of Korea.
- 2008: "Deception and Fraud." In *Dimensions of Forensic Linguistics*, M. Teresa Turell and John Gibbons (eds.). Amsterdam: John Benjamins.
- 2008: "So, You Want to Chair a Conference" (with M. Algren, E. Dwyer, B. Witt) in *Leadership Skills for English Language Educators*. N. Anderson, C. Coombe, M. McClosky (eds.) University of Michigan Press.
- 2005: "Language Policy and Planning: Introduction." In *Directions in Applied Linguistics*. P. Bruthiaux, D. Atkinson, W. Eggington, W. Grabe, V. Ramanathan (eds). London: Multilingual Matters.
- 2004: "Rhetorical Influences: As Latin was, English is?" In *Discourse across Languages and Cultures*. C. M. Moder, A. Martinovic-Zic (eds.), Amsterdam: Benjamins.
- 2004: "Unrestricting the Academic Restricted Code." *MEXTESOL National Convention, Selected Presentations*, October 2004.
- 2001: "Language Revitalization Planning within a Power/Solidarity Framework". In *Current Issues in Language Planning*: Vol 2:2&3, 2001: 231-241.
- 2001: "Unplanned language planning." In R. Kaplan (ed.), *Oxford Handbook of Applied Linguistics*. Oxford: Oxford University Press, pp. 404-414.
- 1999: "Bilingual creativity, multidimensional analysis, and world Englishes (with W. Baker)." In *World Englishes*, Vol. 18, No. 3, pp. 343-357. Oxford: Blackwell Publishers.
- 1998: "Written Academic Discourse in Korean: Implications for Effective Communication." In D. Oaks (ed.), *Applications of Linguistics: An Introductory Reader*. Fort Worth, Texas: Harcourt. 1998. Reprinted from "Written Academic Discourse in Korean: Implications for Effective Communication." In R. Kaplan, U. Conner (eds.) *Writing Across Languages: Analysis of L2 Text*. Reading MA: Addison-Wesley, 1987 (see below).
- 1998: "To maintain, or to empower or to try to do both? Language policy in the South Pacific." In Frank Brinkhuis &

- Sascha Talmor (eds.), *Memory, History and Critique: European Identity at the Millennium. Proceedings of the Fifth Conference of the International Society for the Study of European Ideas (ISSEI)*, 19-24 August 1996, University for Humanist Studies, Utrecht, The Netherlands. CD-ROM. MIT Press Journals, Cambridge MA, USA
- 1997: "Language Policy and English as a Metaphor." In W. Eggington and H. Wren (eds.) *Language Policy: Dominant English, Pluralist Challenges*. Amsterdam: John Benjamins Publishing Co.
- 1997: "The roles and responsibilities of ESL teachers within national language policies." In W. Eggington and H. Wren (eds.) *Language Policy: Dominant English, Pluralist Challenges*. Amsterdam: John Benjamins Publishing Co.
- 1996: "Analogical Modeling - A New Horizon". In W. Eggington (ed.), *Revista di Linguistica*, Special Edition on Analogical Modeling. Pisa, Italy. 7, II, 1995
- 1995: "English: Everyone's Rock at the Center of the World? In *Journal of Asian Pacific Communication*. Avon, England: Multilingual Matters, 6: 139-151.
- 1994: "Language Planning and Policy in Australia." In W. Grabe (ed.), *Annual Review of Applied Linguistics*, 1994. Cambridge University Press. 137-155.
- 1993: "Language Planning, Language Teaching: An Exercise in HUMAN Resource Management". In *TESOL: Building on Strength*. Sydney: ACTA,
- 1992: "From Oral to Literate Culture: An Australian Aboriginal Experience." In F. Dubin and N. Kuhlman (eds.) *Cross-Cultural Literacy: Global Perspectives on Reading and Writing*. Regents/Prentice Hall, 81-98.
- 1992: "Our Weakness in Writing: The Literacy Continuum Applied to Book of Mormon Peoples. *Occasional Papers Series*. Provo, Utah: FARMS.
- 1991: "The History of the LDS Church in Australia." Requested contribution for *The Encyclopedia of Mormonism: The History, Scripture, Doctrine, and Procedure of the Church of Jesus Christ of Latter-Day Saints*. Macmillan.
- 1990: "Evaluating the Impact of Bilingual Education in Aboriginal communities in the Northern Territory" (with R. Baldauf). In R. Baldauf and A. Luke (eds.) *Language Planning and Education in Australasia*, Avon, England: Multilingual Matters.
- 1990: "Aboriginal English Prose: Similarities and Differences to Standard Australian English Prose." In C. Walton and W. Eggington (eds.) *Language: Maintenance, Power and Education in Australian Aboriginal Contexts*. Northern Territory University Press.
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- 1989: "Vocabulary Development in Aboriginal Languages" (with R. Baldauf). In Istvan Fodor and Claude Hagege (eds.) *Language Reform: History and Future*. Hamburg: H. Buske Publishing House.
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- 1974: "Teaching English in Korea." In *TESL Reporter* Vol. 07 No 4, Summer 1974.

## A Sampling of Professional Reports, Proceedings and Miscellaneous Publications

- 2019: *How Valid and Reliable Is the Cayman Island Department of Immigration English Language Test?* Report submitted to Samson Law Associates, George Town, Cayman Islands.
- 2018: *The Meaning and Scope of "Full" in the Expression "Full Costs": A Brief of Amici Curiae to the U.S. Supreme Court in Rimini Street V. Oracle USA, Inc.*
- 2018: *Are "Quick Speed" and "One Touch" Trademarks Owned by ICON Health and Fitness?* Report submitted to Maschoff Brennan, Salt Lake City, Utah
- 2018: *Did Lily Lee Understand the Prenuptial Agreement She Signed in 1999?* Report submitted to Laughlin Legal PC, San Mateo, California.
- 2017: *Does "Governable" Mean "Required to be Governed" or "Able to be Governed"?* Report Submitted to Parr Brown Gee & Loveless, Salt Lake City.
- 2017: *Who Wrote the Nightcrawler Screenplay?* Report submitted to Parr Brown Gee & Loveless, Salt Lake City, Utah.

- 2017: *Did Schellman Submit Incorrect Information on Their Licensing Renewal?* Report submitted to Schellman and Company LLC, Tampa, Florida.
- 2017: *Did Hao Zheng Understand His Miranda Rights?* Report submitted to Alston and Bird, LLP.
- 2016: *Who Wrote Certain Slanderous Emails?* Report submitted J.J. Kim & Associates, P.C. Garden Grove, CA.
- 2016: *Did Tanveer Shah Understand His Miranda Rights?* Report submitted to Attny Paul Morgan, Houston, TX.
- 2016: *Did Khatandi Understand His Police Interrogation?* Report Submitted to Mitchell, Stein and Carey, Az.
- 2015: *Were Police Interpreter Services Adequate?* Report submitted to Klein, Thorpe and Jenkins, Chicago, IL.
- 2015: *Did Perez Understand His Police interrogation?* Report submitted to Attorney Norm Silverman, Tx.
- 2015: *Did Liu Understand Her Child's Custody Agreement?* Report submitted to Federal Pub Defend Office, Va.
- 2015-1992: 31 additional legal reports
- 2012: "Therefore Ye Are No More Strangers and Foreigners." *BYU Speeches, 2011-2012*. BYU Publications.
- 2003: "Reversing Samoan Language Shift." Web-published by U.S. Congressman Eni Faleomavaega, <http://www.house.gov/faleomavaega/eggingtonspeech.pdf>. Paper presented at International Samoan Language Commission conference, Los Angeles, December 2003.
- 2002: "When a language dies, it doesn't stink." In *TESOL Matters*, Washington, DC: TESOL Publications, June 2002.
- 1999: "Toward a Language Services Plan for the Salt Lake City 2002 Olympic Games: A Report for the Salt Lake Olympic Committee" 1999.
- 1997: "Non-English Language Services at the Atlanta Olympic Games: A Report to the National Language and Literacy Institute of Australia." (with E. Touchstone).
- 1996: "Of things professional and corporate." In *TESOL Matters*, Washington, DC: TESOL Publications, October 1996.
- 1995: "Sociopolitical Concerns at TESOL'96" (with David Shea). In *TESOL Matters*, Washington, DC: TESOL Publications, December 1995.
- 1995: "Sociopolitical Issues at TESOL '95." In *TESOL Matters*, Washington, DC: TESOL Publications, June 1995
- 1994: "Policies of the Oppressed: Positive and Negative Language Policies." In *Network Notes* 4, May 1994.
- 1993: "The Written English Metaphors We Live, Plan, Teach and May Be Bound By" *Interchange*. Brigham Young University, General and Honors Education. December 1993.
- 1993: "Preparing for Choices." In *TESOL Matters*, Washington, D.C: TESOL Publications, June 1993.
- 1993: "Policies of the Oppressed: Positive and Negative Language Policies." In *TESOL Matters*, Washington, D.C: TESOL Publications, June 1993.
- 1993: "On the Sociopolitical Nature of TESOL." In *TESOL Matters*, Washington, D.C: TESOL Publications, January 1993.

#### Peer Reviewed Journal Publications as Editor

- 1995: "Special Section on Analogical Modeling" W. Eggington (ed.), *Revista di Linguistica*, Pisa, Italy 1995.

#### Professional Newsletter Publications as Editor

- 1994-1996: "Sociopolitical Concerns Column." *TESOL Matters*, TESOL Publications
- 1977-1978: *QATESOL News*, Queensland, Australia.

## PRESENTATIONS

### Plenary or Invited Presentations

- 2020: "Social Advocate Versus Forensic Linguist: A Case Study of an Internal Conflict." Invited to present at the International Applied Linguistics Conference, Groeningen, The Netherlands, August 2020. Conference postponed due to Covid-19 pandemic.
- 2019: "Relativity Applies to Physics, not Ethics': Exploring Ethical Issues in FL/FP Research." Invited to participate in expert's panel, Germanic Society for Forensic Linguistics, Graz, Austria, September 2019.
- 2019: "Law and Corpus Linguistics in Brief." Invited to present at the Annual Language and Law conference, Brigham Young University Law School. Audience consisted of lawyers, including prosecutors, public defenders, and law enforcement representatives. This was a Continuing Legal Education (CLE) event.

- March 2019.
- 2019: "Corpus Linguistics Workshop" (with James Heilpern). A workshop to Justices and law clerks of the Georgia State Supreme Court, Atlanta, Georgia, March 2019.
- 2019: "Non-native English Speakers and Their Comprehension of Legal English." Invited to present at the Annual Law and Corpus Linguistics Conference, Brigham Young University Law School, February 2019.
- 2018: "Language proficiency and citizen's rights." Invited to present at the Language and Law Forum, University of Utah, April 2018.
- 2018: "Fair and equal language access to justice for those not proficient in English." A Continuing Legal Education (CLE) presentation with Judge Lynn W. Davis (Utah Fourth District Court). Invited to present at the Annual Language and Law conference, Brigham Young University Law School, March 2018. Audience consisted of lawyers, including prosecutors, public defenders, and law enforcement representatives.
- 2017: "An Evaluation of South Korea's English-in-Education Language Plan." Invited to present the keynote plenary at the Korean Association of Teachers of English (KATE) Conference, July 2017.
- 2017: "The Sociopolitics of English in South Korea." Invited to present at the U.S. Embassy, Seoul, South Korea, July 2017.
- 2016: "Forensic linguist versus sociolinguist: A battle within." Invited to present at an "Invited Colloquia: Applied Linguistics in the Courtroom." American Association for Applied Linguistics Annual Conference, April 2016.
- 2016: "Free Speech, Hate Speech: Exploring the Language of Hate Crimes." Invited to present at an "Extraordinary Session: Panel on Hate Speech." Linguistics Society of America Annual Conference, Washington D.C. January 2016.
- 2015: "The Educational Language Planning Challenge: Can You Bring Them Here from There?" Invited to present at the "K-12 Dream Day: Engaging English Language Learners in the Mainstream." University of New Orleans, Louisiana.
- 2015: "Are Dictionaries Done? The Developing Role of Corpus Linguistics in Definitional Disputes." Invited to present at the Association of Corporate Counsel Quarterly Meeting, Salt Lake City, Utah.
- 2014: "How Can Linguistic Analysis Help Define a Hate Crime?" Invited to present at the West Coast Round Table on Language and Law, Missoula, Montana.
- 2014: "Language and the Law: An Overview of Forensic Linguistics". Plenary Address: Linguistics Society of Korea. Seoul National University.
- 2014: "Using Corpus Linguistics to Teach and Learn High-Code/Low Code Register Variation". Alice Pack Memorial Lecture, Brigham Young University, Hawaii.
- 2013: "Using English Corpora to Teach and Learn High-Code/Low Code Register Variation." Plenary Address. Korea Multi-media Assisted Language Learning (KAMALL) International Conference, Seoul, South Korea.
- 2013: "Some Matters American Jurisprudence Should Know about the English Proficiency of Linguistic Minorities." Invited speaker, Utah State Bar Association Conference, St. George, Utah.
- 2012: "How Blind Is Justice in the Age of Proximity?" UCLA Multilingualism in Institutional Contexts Conference, Los Angeles. Invited Speaker.
- 2012: "Intercultural Rhetoric in the Age of Proximity." 7<sup>th</sup> Intercultural Rhetoric and Discourse Conference, Indiana University Purdue University Indianapolis, Invited Plenary Speaker.
- 2011: "Some Matters American Jurisprudence Should Know about the English Proficiency of Linguistic Minorities." Invited to present at the West Coast Symposium on Language and the Law. San Diego State University.
- 2010: "Toward solving the language testing paradox in English language planning, teaching and learning." Opening Plenary, Current Trends in Language Testing Conference, Dubai, UAE. Funded by U.S. State Department.
- 2010: "Toward solving the language testing paradox in English language planning, teaching and learning". Teacher seminar, Sultan Qaboos University, Oman, Funded by U.S. State Department.
- 2010: "Thinking about Culture in TESOL." Plenary Speaker. MIDTESOL Conference, Dubuque, Iowa.
- 2010: "What Linguistics Can Tell Us about Strategies for Teaching Metaphor." Plenary Speaker. MIDTESOL Conference, Dubuque, Iowa.
- 2010: "Re-imagining Culture in TESOL" (with Dr. Ulla Connor). Invited luminary speaker. TESOL International Conference, Boston, MA.
- 2008: "Language Planning at U.S. Universities" Invited featured speaker with Norm Evans), TESOL, New York City.
- 2008: "From Learner Voice to Academic Voice," Invited Featured Speaker. TESOL Arabia, Dubai, UAE.
- 2007: "From Language Teacher to Language Planner" (with Norman Evans), Invited spotlight speaker. TESOL, Seattle WA.
- 2005: "Harnessing the power of language planning for university contexts." Invited, funded featured speaker. TESOL

- Arabia Conference, Dubai, UAE.
- 2005: "Teachers of English to Speakers of Other Languages (TESOL): Why, What and How We Advocate." Invited to present at the National Council of Teachers of English Conference, Pittsburgh, PA.
- 2004: "Unrestricting the Academic Restricted Code through Language Planning." Featured Speaker, Bennion Teachers Workshop, Utah State University.
- 2003: "Reversing Samoan Language Shift." Invited Speaker. International Samoan Language Commission Conference, Los Angeles.
- 2003: Lessons in language services from four previous Olympics. Invited Speaker. First Beijing 2008 Olympic Cultural Festival. Beijing, China.
- 2003: Are we really participating in linguistic genocide? Invited Spotlight Session, TESOL 2003, Baltimore, Md.
- 2002: "English within the power/solidarity paradigm." Invited Spotlight Session, TESOL, 2002, Salt Lake City, Utah.
- 1998: "Rhetorical Style: As Latin Was, English Is?" Invited featured speaker, University of Wisconsin Linguistics Symposium on Discourse Across Languages and Cultures.
- 1998: "Foundations for a Language Policy for the Olympic Games." Invited to present to the Sydney 2000 Olympic Language Policy Consortium, Sydney, Australia.
- 1995: "Grammars of academic success." Invited to present at the Teacher's Seminar, Liahona, Tonga.
- 1995: "Hybrid literacies in international communication." Invited to present for the "New Directions in Intercultural Literacy Studies Colloquium", TESOL '95, Long Beach, Ca.
- 1995: "Literacies in conflict: From primary to secondary school literacies in an Aboriginal community." Invited as a featured speaker (with honorarium), Australian Council of TESOL Associations Conference, Sydney, Australia.
- 1995: "The English language metaphors we write by." Invited as a featured speaker (with honorarium), Australian Council of TESOL Associations Conference, Sydney, Australia.
- 1994: "English intrusion in academic genres." Invited to present for the "New Directions in Intercultural Literacy Studies Colloquium", TESOL '94, Baltimore, MD. U.S.A.
- 1993: "Korean Written Discourse Styles: Towards an International Discourse?". Invited to present for the "New Directions in Intercultural Literacy Studies Colloquium", TESOL '93, Atlanta, Ga. U.S.A.
- 1993: "From the Past to the Present: A Conceptual Overview of Language Policies in English Speaking Nations." Invited to present for the "Language Policies in English Speaking Nations Colloquium", TESOL '93, Atlanta, Ga. U.S.A.
- 1993: "Language Planning, Language Teaching: An Exercise in HUMAN Resource Management." Invited as a featured speaker at the Australian TESOL Conference/Summer School, Sydney, Australia.
- 1991: "Culture and Cognition: Research from Australian Aboriginal Education." Invited to present within the Culture and Cognition Research Colloquium at the TESOL Conference, New York.
- 1991: "What It Means to Read and Write in Australian Aboriginal Culture." Invited to present as part of the 7th Annual Cross-Cultural Literacy Colloquium at the TESOL Conference, New York.
- 1990: "Varieties of English." Invited to present in the Applied Linguistics Academic Interest Section at the TESOL Conference, San Francisco.

### Peer Reviewed Paper Presentations

- 2023: "Heritage Language Speakers in the Police Interrogation Context" with Dr. Cecilia Tocaimaza-Hatch. American Association of Applied Linguistics Conference, Portland, Oregon, March 2023.
- 2020: "Quantitative and Qualitative Analyses of Rehearsed Speech Characteristics on the Oral Proficiency Interview – Computer (OPIC)" with G. Gates and T. Bell. Language Assessment Research Conference, Provo, Utah. March 2020. Presentation postponed due to the Corona virus.
- 2020: "Corpus Linguistics and Trademark Genericity" with James Heilpern, Zach Smith, & Earl Brown. Fifth Annual Law and Corpus Linguistics Conference, Brigham Young University, Provo, Utah. February 2020.
- 2019: "Examining the Objectivity of Corpus-based Approaches to Statutory Interpretation." Germanic Society for Forensic Linguistics, Graz, Austria, September 2019.
- 2019: "Corpus Linguistics Applications to the Law: An Overview of the Development and Applications of Specialized Legal Corpora." Colloquium convener and presenter. American Association of Applied Linguistics Conference, Atlanta, Georgia, March 2019.
- 2019: "The use of corpora in forensic linguistic contexts." American Association of Applied Linguistics Conference,



- Atlanta, Georgia, March 2019.
- 2018: "Cross-cultural Pragmatic Failure between Police and Young African American Urban Males" with Tanner Call. Translating and Translanguaging: Communication in the Multicultural City Conference, Birmingham, U.K., March 2018.
- 2018: "Cross-cultural Pragmatic Failure between Police and Young African American Urban Males" with Tanner Call. Georgetown University Roundtable of Linguistics, March 2018.
- 2018: "Service Learning: Innovative Pedagogies in Linguistics Mini-course" with Michal Temkin Martinez. Linguistics Society of America, Salt Lake City, Utah, January 2018.
- 2018: "Triangulating corpus and human subjects data in determining ordinary meaning in legal contexts" with Madison Grant. Linguistics Society of America, Salt Lake City, Utah, January 2018.
- 2017: "Triangulating corpus and human subjects data in determining ordinary meaning in legal contexts". West Coast Roundtable on Language and the Law, August, 2017.
- 2017: "Combining textual analysis and field work within a trans-"sub"-disciplinary model" with SunOk Kim. American Association of Applied Linguistics (AAAL) Conference, Portland, Or, March 2017.
- 2017: "Black Pragmatics Matter: Miscommunication between U.S. Police and Inner-City African Americans," with Tanner Call. International Association of Forensic Linguistics Conference, Porto, Portugal, July 2017.
- 2017: "Causes and Effects of the Complexity of Legal Language in South Korea," with SunOk Kim. International Association of Forensic Linguistics (IAFL) Conference, Porto, Portugal, July 2017.
- 2017: "Testing language or culture? A discourse analysis of the Test of Proficiency in Korean," with SunOk Kim. International Association of Applied Linguistics (AILA) Conference, Rio de Janeiro, Brazil, July 2017.
- 2016: "Avoiding Confirmation Bias in Forensic Linguistics Research." West Coast Roundtable on Language and the Law, August, 2016.
- 2016: "Understanding and Supporting ESL Readers and Writers in Higher Education", Publisher's Sponsored Presentation, TESOL 2016, Baltimore, April 2016.
- 2015: "A Case Study of the Development and Demise of a University-Wide ESL Language Plan." Bridging Language Acquisition and Language Policy Symposium, Lund University, Sweden, June 2015.
- 2014: "Using Debate in the Classroom to Develop Global Proficiency," with T. Brown, J. Bown, E. Talalakina, ACTFL Conference, San Antonio, Texas.
- 2013: "Toward the Development of an Epistemology of Linguistics for Pedagogical Purposes." Linguistics Society of America Conference, Boston, MA.
- 2012: "Measuring Language Ability in Legal Contexts" (with T. Cox). Georgetown University Roundtable on Languages and Linguistics. Georgetown University, Washington D.C.
- 2011: Elicited Imitation as a Determiner of the Need for a Court Interpreter" (with T. Cox and S. Wood). International Association of Forensic Linguistics Conference, Birmingham, U.K.
- 2011: "The Consequences of Feigned Comprehension in Interrogation Settings" (with T. Cox and S. Wood). International Association of Forensic Linguistics Conference, Birmingham, U.K.
- 2011: "Culture(s) in Global and Local Englishes: Theory and Teaching Practice" (with U. Connor). TESOL, 2011. New Orleans, LA.
- 2010: "Towards Accommodating the "Tragedy of the Commons" Effect in Language Policy Development." Applied Linguistics Association of Australia Conference, Brisbane, Australia.
- 2010: "Towards Accommodating the "Tragedy of the Commons" Effect in Language Policy Development." American Association of Applied Linguistics Conference, Atlanta, Georgia.
- 2009: "Fake Comprehension Strategies by Non-native English Speakers in Police Interrogations." International Association of Forensic Linguistics Conference, Amsterdam, NL.
- 2008: "Opposing Language Restrictionist Policies in the U.S." International Association of Applied Linguistics, Essen, Germany.
- 2008: "Is There a Drift Towards Universal English-Based Rhetorical Patterns?" 18th International Congress of Linguistics. Seoul, Korea.
- 2007: "Linguistic Elements of Hate Crimes," International Association of Forensic Linguistics Conference, Seattle, WA.
- 2006: "Resolving Trade Name Legal Disputes through Corpus Research" (with M. Davies). The American Association of Applied Corpus Linguistics. American Association of Applied Corpus Linguistics." Flagstaff, Az.
- 2006: "Is There a Drift Toward Universal English-based Rhetorical Patterns? Applied Linguistics Association of Australia Conference, Brisbane, Australia.

- 2006: "The Public Face of Language Planning." Applied Linguistics Association of Australia Conference, Brisbane, Australia.
- 2006: "Language Planning and Foreign Language teaching in the U.S. "Applied Linguistics Association of Australia Conference, Brisbane, Australia.
- 2006: "Leading with Action Research" (with K. Eggington). TESOL, Tampa, FL.
- 2005: "Incorporating Academic Restricted Code in Language-in-Education Planning." 14th World Congress of Applied Linguistics, Madison, Wisconsin.
- 2005: "Studies in Forensic Linguistics for Pre-Law Students." International Association of Forensic Linguistics Conference, Cardiff, Wales.
- 2005: "Home Literacy Influence and Academic Success." (with E. Petelo) TESOL, San Antonio.
- 2004: "Unrestricting the Academic Restricted Code." MEXTESOL National Convention, Morelia, Mexico.
- 2004: "Language Planning in Applied Linguistics Theory and Practice." American Association of Applied Linguistics. Portland.
- 2004: "From Brand Name to Generic Name: The Kelley Blue Book Cases". American Names Society Conference at Linguistics Society of America conference, Boston, MA.
- 2003: "From Brand Name to Generic Name: The Kelley Blue Book Cases." International Association of Forensic Linguistics Conference, Sydney, Australia.
- 2001: "Writing programs in conflict: ESL writing versus freshmen composition programs." AAAL 2001, St. Louis.
- 2000: "Toward an Understanding of Linguistic Predictors of Academic Success." Georgetown University Roundtable.
- 2000: "The so-far successful resistance to Official English in Utah." AAAL 2000, Vancouver.
- 1999: "An analysis of American/Brazilian business communication." (with Jennifer Harrington) TESOL '99, New York, New York.
- 1999: "Integrating video-conferencing into EFL curricula." TESOL '99, New York, New York.
- 1998: "Utah's language planning response to changing demographics" (co-presented with Laura McCrea) TESOL'98, Seattle, Wa.
- 1998: "Solving EFL communication problems through interactive video", Technology Connects Symposium, (with Marian Ashley) TESOL'98, Seattle, Wa.
- 1997: "Exploring the scope of "language" in language-in-education policy" (Co-presented with Brent Green). American Association for Applied Linguistics Conference, Orlando, Florida.
- 1997: "Predictors of academic success in an oral society" (co-presented with Brent Green) in the "Contact, contexts and contrast in cross-cultural literacy colloquium." TESOL 1997, Orlando, Florida.
- 1997: "About language -- the latest from and to applied linguists". Applied Linguistics Interest Section Academic Session, TESOL 1997, Orlando, Florida.
- 1996: "Rhetorical influence: As Latin was, English is." World Englishes Conference, Honolulu, Hawaii.
- 1996: "To maintain, or to empower or to try to do both? Language policy in the South Pacific." Invited to present at the "Post-Colonial Language Problems and Language Planning: Assessing the Past Half Century Workshop" of the Memory, History and Critique: European Identity at the Millennium, Fifth Conference of the International Society for the Study of European Ideas, Utrecht, The Netherlands.
- 1996: "Chinese cultural influences on topic choice and rhetorical style." With Diana Nelson, TESOL 1996, Chicago, IL.
- 1996: "To boldly go where no feminist theory has gone before." Popular Culture Association International Conference, Honolulu, HI.
- 1995: "Elementary, secondary and community literacies in conflict." TESOL '95, Long Beach Ca.
- 1995: "Copy this down: From language policy to classroom practice." American Association of Applied Linguistics Conference, Long Beach Ca.
- 1995: "Contrastive discourse analysis of World English literatures." (Co-presented with Wendy Baker). Ninth Annual International Conference on Pragmatics and Language Learning. University of Illinois at Urbana-Champaign.
- 1995: "Language and language-in-education policy in English dominant nations," In Language Policy Colloquium, Australian Council of TESOL Associations Conference, Sydney, Australia.
- 1994: "Literacies in conflict: From elementary to secondary school literacies in an Aboriginal community." TESOL'94, Baltimore, MD. U.S.A.
- 1994: "Text and Context in Australian Aboriginal Rhetorics." Pragmatics Research Parasession, 8th Annual International Conference on Pragmatics and Learning, University of Illinois at Urbana-Champaign.
- 1993: "Stylistic Norms and Cultural Variation: A Comparison of Narrative Fiction by European-American and Mexican American Male and Female Authors" (with Joanna Brooks). American Association for Applied

- Linguistics Conference, Atlanta, Ga. U.S.A.
- 1992: "The Development of Peace Approaches in Materials and Teaching." TESOL 1992, Vancouver, B.C.
- 1992: "Policies of the Oppressed: Positive and Negative Language Policies." American Association Applied Linguists Conference, Seattle.
- 1992: "Policies of the Oppressed: Positive and Negative Language Policies." TESOL Conference, Vancouver.
- 1990: "From Oral to Literate Culture: The Australian Aboriginal Experience." TESOL Conference, San Francisco.
- 1989: "Contrastive Analysis of Varieties of Australian Aboriginal Text." TESOL 23rd Annual Convention, San Antonio, Texas, U.S.A.
- 1987: "Evaluating the Impact of Bilingual Education in Aboriginal Communities in the Northern Territory." ANZAAS (Australian and New Zealand Association for the Advancement of Science) Congress, Townsville, Australia.
- 1987: "A Contrastive Analysis of Aboriginal English Prose." Presented at the AILA (International Applied Linguistics Association) Congress, Sydney, Australia.
- 1987: "Aboriginal English Prose: Similarities and Differences to Standard Australian English Prose." Cross Cultural Issues in Educational Linguistics Conference, Batchelor, Australia.
- 1987: "The Impact of Sociolinguistics Research on Language Development Programs." Australian TESOL Summer School, Sydney, Australia.
- 1986: "The Value of Language Planning Theory on Adult ESL Program Design." Applied Linguistics Association of Australia Conference, Adelaide, Australia.
- 1986: "Theoretical Foundations of Adult Second-Language Literacy Methodologies." Applied Linguistics Association of Australia Conference, Adelaide, Australia.
- 1984: "Toward a Language Plan for Southern California." TESOL National Convention, Houston.
- 1983: "Contrastive Rhetoric: Applications in a Korean-English Context." TESOL National Convention, Toronto.
- 1983: "A Case for the Cost-Effectiveness of Adult ESL Programs." TESOL National Convention, Toronto.

## CONSULTANCIES

### Legal Consultancies: (\*indicates deposition or trial testimony, 28 instances)

1. 2023: Forensic Consultant for Anderson and Karrenberg P.C. (Salt Lake City) in a case involving alleged corporate fraud.
2. \*2023: Forensic Consultant for Attorney Mark MacDougal of Akin Gump Strauss, Hower and Feld LLP, Washington D.C. in a case involving the English language proficiency of a foreign government official. Testified at an evidentiary hearing, April 2023.
3. 2023: Forensic Consultant for Attorney Shawn C. Condie of Ogden, Utah in a case involving the interrogation of a non-native English speaker.
4. 2023: Forensic Consultant for Attorney Elise Lockwood of the Salt Lake Legal Defender Association, Utah, in a case involving the interrogation of a non-native English speaker.
5. 2023: Forensic Consultant for Attorney Nancy Black of the Salt Lake Legal Defender Association, Utah, in a case involving the interrogation of a non-native English speaker.
6. 2022: Forensic Consultant for Attorney Ian McFarland of Merchant Gould P.C., Knoxville, TN in a case involving trademark infringement.
7. 2022: Forensic Consultant for Attorney Joh M. Hart of Mountain View, Ca., in a case involving the comprehension of legal proceedings by a non-native English speaker.
8. 2022: Forensic Consultant for Attorney Sophie Bossart, Starr County Regional Public Defender, Rio Grande City, TX in a case involving the interrogation of a non-native English speaker.
9. \*2022: Forensic Consultant for Attorney Anne M. Chapman of Mitchell, Stein, Carey, Chapman, PC Phoenix, AZ in a case involving a claim of false advertising presented by the Arizona Attorney General's Office.
10. 2022: Forensic Consultant for Attorney Sarah Carlquist of the Salt Lake Legal Defense Association on a case the English language proficiency of a non-native English speaker's ability to understand his police interrogation.
11. 2022: Forensic Consultant for Attorney John E. Cutler of Parsons Behle & Latimer, Idaho Falls, Idaho in a case involving the ambiguity of an insurance contract.
12. \*2021: Forensic Consultant for the Attorney Jennifer J. Yun, Trial Attorney, Voting Section, Civil Rights Division, U.S. Department of Justice, Washington, D.C. in a case involving the comprehension of election ballots.
13. 2021: Forensic Consultant for Attorney Briggs Matheson of Parr Brown Gee & Loveless, Salt Lake City, Utah in a case involving a contested term.
14. 2021: Forensic Consultant for Attorney Cristina Mihalceanu of DLA Piper, Toronto, Canada in a case involving alleged trademark infringement.

15. 2021: Forensic Consultant for Attorney Alex Graven of Olsen Barton LLC, Oregon, in a case involving authorial attribution.
16. \*2021: Forensic Consultant for Attorney Maysoun Fletcher, Las Vegas in a case involving the English language proficiency of a non-native English speaker's ability to understand the Miranda Waiver.
17. \*2021: Forensic Consultant for Attorney Gina Durham of DLA Piper, San Francisco in a case involving alleged trademark infringement.
18. 2021: Forensic Consultant for Attorney Michael Burns of DLA Piper, Philadelphia in a case involving alleged trademark infringement.
19. 2021: Forensic Consultant for Attorney Cheylynn Hayman of Parr, Brown, Gee and Loveless, Salt Lake City, Utah in a case involving the wording of a contested contract.
20. 2021: Forensic Consultant for Attorney Robert Denny of the Salt Lake Legal Defender Association, Salt Lake City, Utah, in a case involving the linguistic analysis of a police pretext telephone conversation.
21. 2021: Forensic Consultant for Attorney Randall Brater of Arent Fox LLP, Washington D.C. in a case involving defamatory accusations.
22. 2021: Forensic Consultant for Attorneys Morgan Smith and Danny Awdeh of Finnegan, Henderson, Farabow, Garrett & Dunner, Palo Alto CA and Washington DC in a case involving alleged trademark infringement.
23. 2021: Forensic Consultant for Attorney Laura Johnson and Danny Awdeh of Finnegan, Henderson, Farabow, Garrett & Dunner, Washington DC in a case involving the nature of a possible trademark in an application to the U.S. Patent and Trademark Office.
24. 2020: Forensic Consultant for Attorney Tulu Nelms of the Felony Trial Division, Harris County Public Defender's Office, Texas in a case involving a purported threatening voice mail message.
25. 2020: Forensic Consultant for Attorney Kirk A. Moyer of The Romaker Law Firm, Chicago, IL 60606 in a case involving the English language proficiency of a non-native English speaker claiming worker's compensation.
26. 2020: Forensic Consultant (pro bono) in a case involving the author of a series of text messages. Confidentiality required.
27. 2020: Forensic Consultant for Attorney Trevor Cox of Hunton Andrews Kurth LLP, Richmond, VA. In a case involving the English language proficiency of an inmate in a maximum security prison.
28. 2020: Forensic Consultant for Attorney Anastasiya Grenyuk, Lamwell Law Firm, Kyiv, Ukraine in a case involving the identification of bias in an international court judgement.
29. 2020: Forensic Consultant for the Federal Public Defender's Office, Salt Lake City, Utah in a case involving the English language proficiency of a defendant.
30. 2020: Forensic Consultant for Attorney Megan Costa DeVault, Akerman LLP, Orlando in a case involving the identification of the author of a series of emails and text messages.
31. \*2020: Forensic Consultant for Attorney Zalman Kass of Rivero Mestre LLP, Miami, Florida in a case involving the identification of the author of a series of emails.
32. 2020: Forensic Consultant for Attorney Trevor Cox of Hunton Andrews Kurth LLP, Richmond, Virginia in a case involving the English language proficiency of a convicted felon.
33. 2020: Forensic Consultant for Attorney Jim Langdon of Dorsey and Whitney (Minnesota) in a case involving two disputed clauses in a contract.
34. 2020: Forensic Consultant for Attorney Norm Silverman of Austin Texas in a case involving the leading of, and coercive interrogation of, witnesses and suspects in a criminal case.
35. 2019: Forensic Consultant for Attorney Dirk Vandever of The Popham Law Firm, Kansas City, MO in a case involving a disputed clause in an auto-insurance policy.
36. 2019: Forensic Consultant for David L. Clarke, The Clarke Law Firm, Murfreesboro, TN, in a case involving the English proficiency of a non-native English speaker.
37. 2019: Forensic Consultant for Cynthia Orr of Goldstein Goldstein, Hilley and Orr, San Antonio, Texas in a case involving a discourse analysis of a court transcript and the meaning of a specific phrase.
38. 2018: Chief consulting linguist in a Brief of Amici Curiae to the U.S. Supreme Court in Rimini Street V. Oracle USA, Inc. In conjunction with Schaerr & Jaffe LLP, Washington, DC. The brief argued for a resolution of a contested legal term using corpus linguistics as the prime research tool.
39. \*2018: Forensic Consultant for Maschoff Brennan, Salt Lake City, Utah, in a case involving contested trademarks.
40. 2018: Forensic Consultant for Samson Law Associates, George Town, Cayman Islands in a case involving

- the reliability and validity of a government English language testing protocol.
41. \*2018: Forensic Consultant for Laughlin Legal PC, San Mateo, California in a case involving whether a non-native English speaker understood her pre-nuptial agreement. Ongoing.
  42. \*2017: Forensic Consultant for Parr Brown Gee & Loveless, Salt Lake City, Utah in a case involving the meaning of a contested term in a contract.
  43. \*2017: Forensic Consultant for Parr Brown Gee & Loveless, Salt Lake City, Utah in a case involving determining the author of a movie script.
  44. 2017: Forensic Consultant for Alston and Bird, LLP., Atlanta Ga. In a case involving whether a non-native English speaker understood his Miranda Warnings.
  45. 2017: Forensic Consultant for Ben Allen, General Counsel, Schellman and Company LLC, Tampa, Florida in a case involving the interpretation of an ambiguous government regulation.
  46. 2016: Forensic Consultant for J.J. Kim & Associates, P.C. Garden Grove, California in a case involving determining the author of a series of slanderous emails written by an employee of a Korean-based international shipping company. The case will be tried in a South Korean court.
  47. 2016: Forensic Consultant for Attorneys Paul Morgan and Kimberly Hoof (Houston, Texas) in a case involving the ability of a non-native English speaker to comprehend a police interrogation.
  48. 2016: Forensic Consultant for Attorney Emma Isakson of Mitchell, Stein and Carey, Phoenix, Arizona in a case involving the ability of a non-native English speaker to comprehend a police interrogation.
  49. 2016: Forensic consultant for Attorney Norm Silverman (Austin, Texas) in a case involving the ability of a non-native English speaker to comprehend police interrogations as well as an evaluation to determine whether defendant should be considered as an adult. Settled.
  50. \*2015: Forensic consultant for Carmen P. Forte, Jr. of Klein, Thorpe and Jenkins, LTD., Chicago in a case involving the ability of a non-native English speaker to understand police questioning without the aid of an interpreter. Ongoing.
  51. \*2015: Forensic consultant and expert witness for Attorney Norm Silverman (Austin, Texas) in a case involving the ability of a non-native English speaker to understand his Miranda warnings and police questioning with respect to coercive interrogation techniques used by the police. Testimony provided in jury trial. Case resulted in a hung jury.
  52. \*2015: Expert witness for the Federal Public Defender's Office (Alexandria, Virginia) in a criminal case involving a defendant's English language proficiency. Testimony provided in federal court in an evidentiary hearing and jury trial.
  53. \*2014: Expert witness for Attorney James F. Halley (Portland Oregon) in a criminal case involving alleged hate crime accusations based on defendant's use of a derogatory term. Court testimony provided. Case resulted in hung jury leading to reduced charges.
  54. 2014: Expert witness for Attorney Jon H. Rogers (Salt Lake City, Utah) in two cases involving the scope of a "provided however that" clause in a legal contract.
  55. \*2013: Expert witness for the Federal Defender's Office (Salt Lake City) in a case involving a defendant's English language proficiency. Testimony provided in evidentiary hearing. Issue resolved in favor of defendant.
  56. 2013: Expert witness for Attorney Andrew W. Bodeau of Cahill, Davis & O'Neill, LLP, Los Angeles Ca. in a case involving the meaning of a phrase in a legal document. Case settled.
  57. \*2013: Expert witness for Attorney Linda Parisi (Sacramento, Ca) in a criminal case involving alleged hate crime accusations based on defendant's use of a derogatory term.
  58. \*2013: Expert witness for the Federal Defender's Office (Salt Lake City) in a criminal case involving the ability of a non-native English speaker to understand Miranda Rights and police questioning.
  59. \*2012: Expert witness for Glenn Gimbut, City Attorney, City of San Luis, Az., in a case involving the ability of a non-native English speaker to comprehend complex spoken and written English. (Case found in favor of City Attorney)
  60. 2011: Expert witness for V. John Ella of Jackson Lewis LLP, Minneapolis, Minnesota in a case involving trade-mark infringement. (Case settled)
  61. 2010: Expert witness for the Federal Defender's Office (Salt Lake City) in a case involving a defendant's English language proficiency (case dismissed).
  62. \*2010: Expert witness for Edwin S. Wall, P.C (Salt Lake City) in a case challenging the conclusions of a former FBI document examiner who claims a defendant wrote a series of threatening letters. (Services no longer needed due to prosecution's withdrawal of examiner's services based upon results of evidentiary

- hearing).
63. 2010: Expert witness for Sheiness, Scott, Grossman and Cohn, LLP (Houston, Texas) in a case involving the meaning of a term in a legal contract. (case settled)
  64. 2009: Expert witness for Attorney Jon H. Rogers (Salt Lake City, Utah) in a case involving the scope of a "provided, however, that" clause in a legal contract. (case settled)
  65. 2009: Expert witness for Druyon Law Offices (Bountiful, Utah) in a case involving identifying the author of a police statement.
  66. \*2008: Expert witness for the Federal Defender's Office (Salt Lake City) in a criminal case involving the ability of a native American to understand his Miranda Rights.
  67. \*2008: Expert witness for the Federal Defender's Office (Salt Lake City) in a case involving the English language proficiency of a Korean immigrant charged with a criminal activity.
  68. 2008: Expert witness for the Federal Defender's Office (Salt Lake City) in a case challenging the conclusions of a document examiner who claims a defendant wrote a series of threatening letters.
  69. 2007: Expert witness for Van Cott, Bagley, Cornwall & McCarthy (Salt Lake City, Utah) in a case involving the referent of an exclusionary clause in a disputed contract between two legal firms.
  70. 2007: Forensic document examiner in a case requiring the identification of the author of a series of documents (Strict confidentiality required)
  71. 2007: Expert witness for Glenn Ioffredo, Maitland, Fl. in a case involving the interpretation of ambiguous references in a will.
  72. 2006: Expert witness for The Sandage Law Firm, P.C., Kansas City, Mo. in a case involving the determination of a crime as a hate crime based upon the defendant's use of an ethnic epithet. (pro bono)
  73. 2006: Expert Witness for Craig Cook, Attorney-at-law, (Salt Lake City, Utah) in a case involving a content analysis of a signed, but undated holographic will.
  74. 2005: Consulting Expert Witness for Wilmer Cutler Pickering Hale and Dorr (Washington D.C.) in a case involving generic use of a trade name.
  75. \*2003: Expert witness for the California State Attorney General (Sacramento) in a case involving the readability of parole documentation.
  76. 2002: Expert witness for Nielsen and Senior (Salt Lake City, Utah) in a case involving the scope of an exclusionary clause in a mining lease agreement.
  77. 2002: Expert witness for Ted Weckel, (Attorney-at-law, Utah) in a case involving the English language proficiency of a Cambodian refugee charged with criminal activity.
  78. \*2003: Expert Witness for Kaye, Scholer LLP (New York, Los Angeles) in a case involving national and international brand name infringement.
  79. \*2002: Expert Witness for Kaye, Scholer LLP (New York, Los Angeles) in a case involving national and international brand name infringement.
  80. \*2002: Expert witness for Robert Lucherini, Attorney-at-law (Las Vegas, Nevada) in a case involving the English language proficiency of a Chinese-Vietnamese immigrant under criminal investigation.
  81. \*2002: Expert witness for Giauque, Crocket, Bendinger & Peterson (Salt Lake City, Utah) in a case involving Utah's Official English policy. (pro bono)
  82. 1997: Expert Witness for Abbott and Walker, Attorneys-at-law (Provo, Utah), in a case involving the meaning of two related words in a "non-compete clause" within a sale-of-business contract.
  83. \*1992: Expert Witness for Holme, Roberts and Owen, (Salt Lake City, Utah) in a case involving the meaning of a mining contract between the State of Utah and an international mining company.

### **General Applied Linguistics:**

- 1999: Sorenson Development Corporation, Salt Lake City, Utah, ESL Applications for Sorenson Vision Project.  
Duties: Advising on the development of materials and applications for video-conferencing technology for ESL purposes.
- 1995-2000: National Languages and Literacy Institute of Australia (NLLIA), Olympic Games Language Policy Project.(With Dr. Ellen Touchstone, Touchstone Language Management, Los Angeles)  
Duties: To develop an "international event language provision policy and plan" for the Sydney 2000 Olympic Games. The specific objective of this consultancy was to conduct a sociolinguistic survey of participants during the Atlanta Games to evaluate language provision at those games. We undertook this task July-August 1996, and wrote a report which was presented to the Prime

- Minister's office.
- 1992-1996: LDS Church Education System (CES), South Pacific Region.  
Duties: Visited, researched and participated in a task-force formed by the CES to investigate the effectiveness of CES schools in Samoa, Tonga, Fiji and Kiribati. As part of this consultancy, I prepared a "white" discussion paper for the CES on bilingual education which has been disseminated for further action.
- 1992: Australian Language and Literacy Council (ALLC).  
Duties: Researched and wrote a report which placed the Australian Language and Literacy Policy into rational frameworks. The ALLC advises the Australian Federal Government's Minister of Employment, Education and Training. My rationale frameworks paper is now being used to evaluate current language policy in Australia.
- 1988: ELICOS Program (English Language Intensive Course for Overseas Students), University of Queensland, Australia.  
Duties: I was asked to conduct a number of staff training workshops with ELICOS personnel.
- 1988: International Development Program, Australian Federal Government  
Duties: Through a contract arranged by the Brisbane College of Advanced Education, Institute of Applied Linguistics, assisted in the development of the English Language Testing Service General Listening test.
- 1985: Murdoch University, Australia  
Duties: Investigating the American Language Program at the University of Southern California with the aim of assisting those preparing for the Yan Chep University project.
- 1982: University of California at Santa Barbara, California  
Duties: Developing and teaching a course on second language literacy to Teachers of English as a Second Language.
- 1980-1981: California Department of Education, Office of Staff Development.  
Duties: Planning, implementing and participating in a number of "institutes" sponsored by the department of train ESL teachers from Baja California Department of Education, Mexico.

## PROFESSIONAL SERVICE

### Professional Organizations, Editorial Boards

- 1999-present: Editorial Board, *Current Issues in Language Planning*, London: Multilingual Matters.
- 2000-present: Large Grants Assessor for the Research Grants Committee of the Australian Research Council (Australian Government) Department of Employment, Education and Training. Involvement includes the evaluation of large research grants (above \$100,000) in the fields of linguistics, sociolinguistics and educational linguistics.
- 2000-present: Member, International Association of Forensic Linguists; Conference Proposal Reviewer, 2019
- 1993-present: American Association of Applied Linguistics (AAAL). Involvement includes: AAAL 1997, Program Strand Coordinator, Language Policy Strand., Abstract reader for AAAL Conference, 1993, 1995, 1997, 2018, 2019.
- 2012-13: Linguistics Society of America, Co-chair, Linguistics in Higher Education Sub-committee.
- 1996-2007: Teachers of English to Speakers of Other Languages (TESOL Inc.).  
Involvement included:  
Member, Board of Directors, 2003-2006.  
Convention Chair, San Antonio, 2005.  
Convention Local Organizing Committee Member, 2000 - 2002.  
Chair, Applied Linguistics Interest Section, 1997 - 1998,  
Editor, Sociopolitical Concerns Column, TESOL Matters, 1994 - 1996,  
Chair, Sociopolitical Concerns Standing Committee, 1992-1993,  
Chair of the Peace Education Sub-committee of the Sociopolitical Concerns Standing Committee, 1990-1991,  
Invited to participate as an "expert researcher" in the 3rd Annual Research Fair at TESOL 1992,  
Abstract reader for TESOL 1991, 1992, 1993, 1997 Conference, Applied Linguistics Special Interest



Section,

Abstract reader for TESOL 1994, 1995 Research Special Interest Section,  
Colloquium co-chair (with Helen Wren) for 1992, Sociopolitical Concerns Committee, Academic Session,  
Colloquium co-chair (with Natalie Kuhlman) for 1996, 1997, Annual Cross-cultural Literacy Colloquium,  
Colloquium co-chair (with William Grabe) for 1996, Thirty Years of Contrastive Rhetoric. This colloquium  
was selected as the Presidential Colloquium for TESOL 1996,  
Colloquium chair for 1997 Applied Linguistics Interests Section Academic Session,  
Discussion Session program organizer for 1997 Applied Linguistics Interests Section, Discussion Sessions  
1996-2000: Manuscript Reviewer/Referee, *Asian Journal of English Language Teaching*, Involvement includes  
reviewing manuscripts for acceptance in the journal published by the Chinese University of Hong Kong.  
1985-1988: Australian Council of TESOL Associations (ACTA) and a member of the executive board of that  
organization.  
1985-1988: Applied Linguistics Association of Australia (ALAA) and the Northern Territory representative  
1985-1988: Association of Teachers of English as a Second Language, Australia (ATESL, N.T.).  
1985-1988: Australian College of Education.

**Conference Organization**

2016: Conference convener and chair, West Coast Roundtable on Language and the Law. Provo, Utah, August,  
2016.  
2005: Convention chair for TESOL (Teachers of English to Speakers of Other Languages) Annual Convention and  
Exposition held at San Antonio, Texas, March-April 2005. The conference attracted over 8,000 participants.  
2002: Local conference chair for TESOL (Teachers of English to Speakers of Other Languages) Annual Convention  
and Exposition held at Salt Lake City, April 2002. The conference attracted over 6,500 participants.  
1987: Co-convener of the AILA/ALAA (International Applied Linguistics Association/Applied Linguistics Association of  
Australia) International Pre-Congress Conference held in Darwin, August 1987 focusing on applied  
linguistics in Aboriginal education.

**PERSONAL**

Married to Pamela Joy Eggington (B.Ed., Elementary Teaching Credential, Graduate TESOL Certificate).  
Three children:

William Barry Eggington, Owner and CEO, Eggington Productions, a computer animations producer (see  
<http://www.eggington.net>)

Kalani Joy Eggington, Ph.D. Curriculum and Instruction, University of Queensland, Australia. Assistant  
Professor, Westminster College, Utah.  
[http://www.westminstercollege.edu/apps/directory/directory\\_dsp.cfm?unit=keggington](http://www.westminstercollege.edu/apps/directory/directory_dsp.cfm?unit=keggington). Science  
Teacher, Dixon Middle School, Provo, Utah. 2002 Olympics Torch bearer.

Julie Malia Eggington, Ph.D. Bio-chemistry, University of Wisconsin, Madison. CEO & Co-founder of Center  
for Genomic Interpretation, LLC.

Speaker of Korean.



## Memorandum

**To:** The Dalles Planning Commission      **Date:** October 5, 2023  
**From:** Ty Wyman      **File No:** JRZ1.1  
**Subject:** City of The Dalles Appeal No. 033-23

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To reiterate my comments at hearing, Meadow Outdoor Advertising and I appreciate the Commission's considered evaluation of the facts and law pertaining to this matter. My Sept. 5 memo to you described four reasons to uphold Meadow's appeal:

1. The text of TDMC 10.13.050.150(C)(2);<sup>1</sup>
2. The City's history of approving billboards based on a linear mile measurement;
3. The economic benefit of billboards; and
4. The negative effect of rendering existing billboards nonconforming.

The testimony subsequently submitted to the Commission simply reinforces these points.

Counsel and staff for the City, in their memoranda dated Sept. 7 and remarks at hearing, advocated forcefully for a changed interpretation of the billboard spacing standard of TDMC 10.13.050.150(C)(2). As you would expect, I disagree with their arguments. Indeed, the breadth and depth of that disagreement is such that I can best assist the Commission here by noting points on which we do agree, then explain my opposite conclusions.

Counsel asserted (Sept. 7 memo at p. 2) that (a) the Commission's task is to discern the Council's intent in adopting the spacing standard and (b) in so doing the Commission must look first to the text of code standard at issue. I agree on each point. Counsel proceeded (Hearing at 1:07:35)<sup>2</sup> to advise that to interpret the billboard spacing standard of TDMC 10.13.050.150(C)(2), the Commission must "dissect" the sentence. Again, I agree. In fact, to aid the Commission in such dissection, Meadow submitted testimony of a linguistics expert.

The text supports one reading of the spacing standard, that it is linear, not radial. Analyzing the text of TDMC 10.13.050.150(C)(2), Dr. William Eggington found "the most linguistically valid interpretation is that the maximum number of advertising signs shall not exceed 8 per LINEAR mile." Notwithstanding ample opportunity to do so, counsel neither undermined Professor Eggington's expertise nor rebutted his analysis. LUBA has long noted the primacy of unrebutted expert testimony. *See, e.g., Oregon Coast Alliance v. City of Brookings*, 72 Or LUBA, 222 (2015) (noting that "mere statements" by an attorney are insufficient to rebut expert testimony). The Commission would be well within its purview to find Dr. Eggington's testimony, alone, conclusive as to correct interpretation of TDMC 10.13.050.150(C)(2).

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<sup>1</sup> "The maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street and no closer than 300 feet apart when measured at right angles to the street centerline to which the sign is oriented."

<sup>2</sup> City Attorney - "we're going to dissect, because that is what the job asks us to do, to dissect [TDMC 10.13.050(C)(2)] to see what makes the most sense."



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 October 5, 2023  
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Beyond expert analysis, the Commission was afforded testimony from a planning expert who was present at Council discussions about the spacing standard, no less than the City's former Community Development Director (CDD), Dan Durow. Mr. Durow testified clearly and directly that the Council intended the standard to apply per linear mile.<sup>3</sup> Given his authority to administer the code during that time, Mr. Durow's understanding of the Council's intent is particularly material.

Mr. Durow's contemporaneous evidence of the Council's intended meaning was supported by other local officials, including Scott Hege. This testimony was open to rebuttal, which was not forthcoming. To the contrary, the City Attorney specifically noted (Hearing at 2:05:32)<sup>4</sup> that neither he nor the current CDD were present when the Council last considered the billboard spacing standard of TDMC 10.13.050.150(C)(2), some 30 years ago.<sup>5</sup>

Counsel emphasized TDMC 10.6.070.030, *Measurements*, on the point that "distance is measured horizontally." No one disputes this rule or suggests that the spacing standard is to be measured other than horizontally; certainly, Meadow does not suggest that it ought to be measured vertically or at an angle. That the City measures distance horizontally proves nothing about the billboard spacing standard. Whether measured in a radial or linear manner, the one mile referenced in TDMC 10.13.050.150(C)(2) would be measured horizontally.<sup>6</sup>

Staff also asserted (Hearing at 52:50)<sup>7</sup> that use of GIS as a measurement tool informs interpretation of the spacing standard of TDMC 10.13.050.150(C)(2). Because that standard clearly pre-dated GIS, that tool cannot have been relevant to interpretation of the language.

The City's permit history supports only a linear, not radial, spacing standard. Chair Cornett asked (Hearing at 57:20) "Is there any decision, in the history of the planning department where the use of mile, that use of measurement, is specifically identified...or how it should be used?" The Chair's question is a good one. As noted in my Sept. 5 memo, the City's prior decisions administering TDMC 10.13.050.150(C)(2) inform how that standard is interpreted.

The record is crystal clear that the City previously issued billboard permits notwithstanding the fact that more than 8 other billboards existed within a radial mile. Exhibit 1 to my Sept. 5 Memo is a permit issued in 2003 for construction of the to-be-replaced sign. Meadow later submitted evidence (Exhibit A to John Lehman's Sept. 20<sup>th</sup> Declaration) showing that 24

<sup>3</sup> Hearing at 1:30:30, Dan Durow - "It was always discussed and interpreted as a linear measurement."

<sup>4</sup> City Attorney - "We're looking at it like aliens from outer space with wide eyes. We don't know anybody in this room. We weren't here 30 years ago. We just have the code in front of us."

<sup>5</sup> Rather than rebut Mr. Durow's testimony, staff asserted that the planning department had previously issued Meadow permits in error. We address this assertion in n. 8 below.

<sup>6</sup> Dan Durow's testimony is again on point, and clarifies why TDMC 10.0610.6.070.030 is irrelevant in interpreting the spacing standard. (Hearing at 1:23:52)

<sup>7</sup> Josh Chandler, "When measuring horizontally, staff uses geographic information systems; currently the city uses ESRI GIS software."



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 October 5, 2023  
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billboards were then situated within a one mile radius thereof. Notwithstanding ample opportunity to do so, no evidence was submitted in rebuttal of the foregoing. Accordingly, evidence is conclusive that more than 8 signs sat within a radial mile of the subject sign when it was initially permitted.

Dan Durow's unrebutted testimony corroborated the fact that the City issued billboard permits based only on a linear measurement.<sup>8</sup> To further substantiate this point, Meadow submitted evidence demonstrating that the City previously issued permits for billboards notwithstanding the existence of more than 8 signs within a radial mile. For example:

- the city permitted in 2014 a sign at 822 E. 2nd Street. Referencing John Lehman's map, one can see that over 20 signs then existed in one radial mile thereof.
- the city permitted in 2010 a sign at 1301 W. 2<sup>nd</sup> St. Again, John's map reveals over 20 signs then existed in one radial mile thereof.<sup>9</sup>

Beyond Meadow's evidence, the Sept. 7 staff memo admits that the City previously, explicitly measured the spacing standard along the line formed by the street along which the sign sits. Staff Memo, p. 2 (noting that, of 20 permits located by staff, "4 permits included 'linear or road mile' distance measurements to billboards in the vicinity"). In contrast, staff cited no prior permit in which the City purported to use its radial measurement.

This history of permitting billboards that exceeded 8 per radial mile matters to your decision. Staff's changed interpretation of the standard necessarily means that it considers the 2003 permit to have been issued in error. The Commission is no doubt familiar with the prohibition on "double jeopardy" in criminal law. In civil law, a subsequent government decision that in effect second guesses a prior decision is called a "collateral attack."

*Gansen v. Lane County*, cited in my Sept. 5 memo, decided that such an attack on an issued land use permit is unlawful. Rather than rebut my citation to *Gansen*, counsel simply noted

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<sup>8</sup> Hearing at 1:19:20 Dan Durow, "...look at all those parts [of TDMC 10.13.050.150(C)(2)], they don't add up to a radial measurement...I do not know how you devise that from this language, and it certainly was not the intent or how it has been interpreted at least during my tenure with the City."

<sup>9</sup> The CDD Director suggested (Hearing at 2:07:00) that some of Meadow's billboards were not lawfully permitted. Josh Chandler, "Of those 15 permits, four of them were approved by the planning department in the wrong zone, there's two in residential zones...not allowed to have a billboard in a residential zone." Staff did not clarify the relevance of this comment to the current permit decision.

Nonetheless, if only to set the Commission's mind at ease, I note that no evidence was submitted that any existing billboard was not lawfully permitted. To the contrary, John Lehman testified orally and in writing that he worked personally with former CDD staffers to ensure compliance, and supported that testimony with submittal Exhibit A of his Sept. 20<sup>th</sup> Declaration. Again, staff possessed ample opportunity to either undermine the credibility of this testimony or submit rebuttal evidence, and did neither.

Meadow affirms to the Commission, without qualification, that every one of its signs located within the city is supported by a valid permit.



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that the City does not here act to revoke the 2003 permit. This proves nothing; *Gansen* did not involve revocation of a previously-issued approval. Rather, that landowner sought an approval that was premised on the legality of a prior county decision. The same principle holds here; staff asks the Commission to, in effect, second guess the 2003 permit approval. If the City deemed the billboard lawful in 2003, it cannot reverse itself now.

My Sept. 5 memo noted the economic benefit of billboards. Nothing in the record dissuades me on this point. No one rebutted testimony, from Meadow and Scott Hege, that billboards have a positive economic impact; nor did anyone argue that the comp plan provisions cited in my Sept. 5 memo are irrelevant. Counsel simply asserted (Sept 7 memo, p. 5) that countervailing plan policies presumably exist. If so, he did not bother to cite them.

Staff and counsel asserted that their changed interpretation of TDMC 10.13.050.150(C)(2) would render existing billboards nonconforming,<sup>10</sup> but tried to downplay the effect. Chris Zukin explained at hearing the practical effect of nonconforming status.<sup>11</sup> TDMC 10.3.090.010, meanwhile, clarifies the legal effect of nonconforming status:

The purpose of the nonconforming development regulations is to control, improve, or terminate uses, buildings, and structures which were lawful prior to the enactment of this Title, but which do not conform to its provisions. The goal is to permit nonconformities to continue, but not to encourage their perpetuation, and to ultimately bring all development (excepting certain existing residential uses) into conformance with this Title and the Comprehensive Plan.

Make no mistake – changing the spacing standard of TDMC 10.13.050.150(C)(2) will cause the eventual demolition of existing billboards.

Lastly, staff asserted in its Aug. 31 report and at hearing that the appellant had not demonstrated compliance with TDMC 10.13.050.150.B, “Outdoor advertising signs shall have metal primary structural members.” With reference to Meadow’s Job Site Plans, (Document APL033-23\_Meadow Billboard Steel Structure, submitted Sept. 21) the replacement sign will be constructed of steel. The current and replacement billboard structures have steel support components. Similar to the current sign, the replacement sign will have a single steel support column, steel torsion tube, steel I-beam uprights, and steel horizontal stringers to support the two faces.

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<sup>10</sup> Hearing at 1:36:50, the CDD - “All the signs that exist right now will remain in existence and will continue to remain in existence until they are changed.” Meadow possesses absolutely no certainty on this point. If the CDD believes a permit was issued in error, then what is to stop him (or a future CDD) from (yet again) changing policy direction by seeking revocation of those permits.

<sup>11</sup> Hearing at 1:12:00, Chris Zukin - “None of those billboards can be reconstructed for safety purposes, for aesthetic reasons. If we want to convert a sign with wood poles to steel we can’t do that, from four posts to one post – can’t do that. If there’s a road widening and our sign has to be moved four feet to get out of the roadway we can’t move the sign four feet the sign has to go away.”



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In conclusion, we ask the Planning Commission to uphold the longstanding interpretation of TDMC 10.13.050.150(C)(2) as applying per linear mile. We note that this request in no way precludes future collaboration on legislative amendments to clarify the code. To the contrary, Meadow's investment in the community is deep and demonstrated; it would invest itself fully in such a process.

**MINUTES**

**PLANNING COMMISSION MEETING**

October 19, 2023

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Addie Case, Philip Mascher, Maria Peña, Mark Poppoff  
(arrived at 5:38 p.m.), Nik Portela

**COMMISSIONERS ABSENT:** John Grant

**STAFF PRESENT:** Director Joshua Chandler, Special Counsel Chris Crean,  
City Attorney Jonathan Kara, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:31 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Portela and seconded by Case to approve the agenda as submitted. The motion carried 6/0; Case, Cornett, Mascher, Peña, Poppoff and Portela voting in favor, none opposed, Grant absent.

**APPROVAL OF MINUTES**

It was moved by Peña and seconded by Portela to approve the minutes of October 5, 2023 as submitted. The motion carried 6/0; Case, Cornett, Mascher, Peña, Poppoff and Portela voting in favor, none opposed, Grant absent.

**PUBLIC COMMENT**

None.



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Planning Commission Meeting  
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### **QUASI-JUDICIAL PUBLIC HEARING**

APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising, 747 W. 2<sup>nd</sup> Street, 1N 13E 4 AA tax lot 200

Request: Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8' x 16' billboard with a new, larger 8' x 24' billboard in a similar location.

Chair Cornett noted this public hearing was continued from September 7, 2023.

At the September 7, 2023 Planning Commission meeting, the Appellant's Counsel, Dunn Carney LLP, representing the Appellant, J.R. Zukin Corp. dba Meadow Outdoor Advertising, requested the opportunity to present additional evidence, arguments, or testimony regarding Appeal Application 033-23. Pursuant to ORS 197.797, the Planning Commission granted Appellant's request by leaving the record open until October 5, 2023, and scheduling its final deliberations on October 19, 2023. The public hearing component of the Appeal closed at the September 7, 2023 meeting. The following deliberation will cover public testimony and information in the September 7, 2023 agenda packet, as well as written testimony included in the October 19, 2023 agenda packet.

Chair Cornett invited deliberations.

Commissioner Mascher stated he remained stuck on the definition of distance versus a radius. He did not feel there was a compelling argument for a radius.

Commissioner Poppoff joined the meeting at 5:38 p.m.

Chair Cornett provided a lengthy description of a radius versus a linear measurement. He summarized, saying, "The Appellant's interpretation will allow a lot of signs, a sea of signs, in that area. I don't see how that could possibly be the intent of the Code when it was written."

Commissioner Mascher replied, the number of signs per mile would not change, but the intent of the law is for the experience of driving down a road. We do not want too many signs down one road. Chair Cornett agreed.

Commissioner Mascher asked why it would not make sense to apply the law with a linear measurement, if the experience we are after is not too many outdoor signs per road mile.

Chair Cornett replied a linear measurement used in a small area congested with multiple streets and intersections would result in an abundance of signs.

Commissioner Mascher asked about the change in precedence from past billboard approvals.

Chair Cornett replied there were 42 applications in the packet, each with a cover sheet. The cover sheet on each one contained a check box for "any notes that refer to eight per mile." Among all the applications submitted for these signs, only three approved applications refer to eight per mile. There is no recorded consistency in that eight per mile, or how that eight per mile was applied. There is no historical evidence that the Code was applied consistently.

Considering the Appellant's desired interpretation and how they think the Code was interpreted in the past, it means that a sign could be almost anywhere.

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 Planning Commission Meeting  
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Commissioner Case asked if this would apply to updates on existing billboards. Chair Cornett said yes, unless the Code was changed. This is either yes or no; you either agree with the Appellant's interpretation fully, or if not, default to Staff's recommendation.

Commissioner Case said the sign was already there. The Appellant is replacing and making the sign larger. It was approved to be there.

Chair Cornett replied the sign is "existing non-conforming" and not the topic of the Appeal. None of this is about removing billboards; they can exist as existing non-conforming signs. As soon as it changes, a new permit is required. Cornett added if a specific number of signs were removed, the remaining signs may be in compliance. Again, that is not what we are deliberating.

Special Counsel Chris Crean responded to the question, "Why is this being treated as a new sign, rather than replacing a non-conforming sign?" Non-conforming standards do not allow the replacement of a non-conforming structure with a brand new structure. This is an application for a brand new sign at the location of the older sign. The sign is larger than the original sign, which is why it is being reviewed as an application for a new sign.

Commissioner Poppoff stated we probably need to replace the sign code, but that will not affect this particular application.

Commissioner Case requested clarification of the terminology. Chair Cornett replied denial of Appeal 033-23 means you are not in agreement with the Appellant's interpretation of the Code, and you are siding with the City's interpretation. Approval of the Appeal means you agree with the Appellant's interpretation of the Code, and you are not in agreement with the City's interpretation.

Commissioner Mascher asked if there was opportunity at this meeting for the Appellant to make their case. Chair Cornett replied the Appellant submitted their testimony at the September 7, 2023 meeting. At that meeting, the Appellant's counsel requested additional time to submit written testimony. All the information submitted is included in the agenda packet.

It was moved by Cornett and seconded by Portela to deny Appeal Application 033-23, J.R. Zukin Corp. dba Meadow Outdoor Advertising. The motion carried 3/2; Cornett, Poppoff and Portela voting in favor, Case and Mascher opposed, Peña abstained, Grant absent.

Special Counsel Crean stated a quorum was required for the vote to pass; four votes in agreement are required.

Commissioner Peña stated she would change her vote to deny the Appeal.

It was moved by Cornett and seconded by Portela to deny Appeal Application 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising. The motion carried 4/2; Cornett, Peña, Poppoff and Portela voting in favor, Case and Mascher opposed, Grant absent.

## **RESOLUTION**

Resolution PC 618A-23: Denial of APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

MINUTES  
Planning Commission Meeting  
October 19, 2023  
Page 4 of 4

---

It was moved by Portela and seconded by Cornett to adopt Resolution PC 618A-23, denial of APL 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising. The motion carried 4/0; Cornett, Peña, Poppoff and Portela voting in favor, Case and Mascher opposed, Grant absent.

**STAFF COMMENTS / PROJECT UPDATES**

Director Chandler noted two future legislative hearings. The November 2, 2023 legislative hearing will adopt the Housing Needs Analysis. The following meeting, November 16, 2023, will address changes to the RV Park Code. The big change will be requiring a communal restroom facility; the allowance for an individual to pipe sewer to each space will be removed. Facilities connected to each individual space are considered by the State as housing. The amended Code will remove current restrictions, and view the use as commercial rather than residential. The new changes will have no impact on existing RV Parks.

Commissioner Mascher stated it would make development of RV Parks in the Commercial District less expensive and easier.

**COMMISSIONER COMMENTS / QUESTIONS**

Chair Cornett thanked the Commission for their diligent thought and participation in the meeting.

**ADJOURNMENT**

Chair Cornett adjourned the meeting at 6:03 p.m.

---

Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED: \_\_\_\_\_

Cody Cornett, Chair

ATTEST: \_\_\_\_\_

Paula Webb, Secretary  
Community Development Department


**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1125  
 PLANNING DEPARTMENT

**RESOLUTION NO. PC 618A-23**

Denial of **Appeal Application 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising** and affirming the Community Development Director's denial of Sign Permit 2589-23, requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard. Property is located at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200. Property is zoned "CG" – General Commercial.

**I. RECITALS:**

- A. On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented and stated findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record.
- B. The staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record provide the basis for the Planning Commission's decision and this Resolution and are incorporated herein by reference.

**II. RESOLUTION:**


Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects, as set forth in Recitals, Part "I" of this Resolution:  
 Appeal 033-23 is hereby *denied*.

**III. APPEALS AND CERTIFICATION:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals to the Planning Commission's final decisions on quasi-judicial planning actions must be made according to Section 3.020.080 of the Land Use and Development Ordinance.
- B. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) transmit a copy of this Resolution with the notice of appeal decision to all parties participating in the appeal.

APPROVED AND ADOPTED THIS 19<sup>th</sup> DAY OF OCTOBER, 2023.

  
\_\_\_\_\_  
Cody Cornett, Chair  
Planning Commission

I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19<sup>th</sup> day of October, 2023.

AYES: Cornett, Peña, Pappoff, Portela

NAYS: Case, Mascher

ABSENT: Grant

ABSTAIN: -

ATTEST:   
\_\_\_\_\_  
Joshua Chandler  
Community Development Director, City of The Dalles  
Planning Commission Secretary



## CERTIFICATE OF MAILING

I hereby certify that I served the attached

### Notice of Public Hearing Decision

regarding:

APL 033-23 – J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

On October 20, 2023, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: October 20, 2023

Secretary  
Community Development Department

CHRIS ZUKIN  
5525 CHERRY HEIGHTS RD  
THE DALLES OR 97058

DAN DUROW  
1628 W 13<sup>TH</sup> ST  
THE DALLES OR 97058

SCOTT HEGE  
6580 MARTIN RD  
THE DALLES OR 97058

JOHN LEHMAN  
92464 BIGGS-RUFUS HWY  
RUFUS OR 97050

TY WYMAN  
DUNN CARNEY  
851 SW 6<sup>TH</sup> AVE, STE 1500  
PORTLAND OR 97204-1357

JIM WILCOX  
416 W 7<sup>TH</sup> ST  
THE DALLES OR 97058

RYAN RUPERT  
1819 CLIFF ST  
THE DALLES OR 97058

J.R. ZUKIN CORP  
PO BOX 331  
THE DALLES OR 97058



Name	E-mail
NOD 2023-09-15	
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Wasco County Assessor	assessor@co.wasco.or.us
Wasco County Planning	wcplanning@co.wasco.or.us

Century Link  
902 Wasco St  
Hood River OR 97031

Mark Poppoff  
213 E 9<sup>th</sup> St  
The Dalles OR 97058



**CITY of THE DALLES**  
313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION

**APL 033-23 of SP 2589-23**

**J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising**

**DECISION DATE:** October 19, 2023

**APPELLANT:** J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**REQUEST:** Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8’x 16’ billboard with a new, larger 8’x 24’ billboard in a similar location.

**LOCATION:** 1N 13E 4 AA tax lot 200  
Property is located at 747 W. 2<sup>nd</sup> Street

**PROPERTY OWNER:** Wayne L. and Jana L. Webb

**AUTHORITY:** The Dalles Municipal Code, Title 10 Land Use and Development

**DECISION:** On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented, stating findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record. Based on the staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing and record, the request by **J.R. Zukin Corp.** is hereby **denied**.

The Planning Commission formalized their decision with the adoption of Resolution No. PC 618A-23, incorporated herein for reference.

*Signed this 19<sup>th</sup> day of October 2023, by*

Joshua Chandler  
Director  
Community Development Department

**APPEAL PROCESS:** The Planning Commission's approval, approval with conditions, or denial is the City's final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on **October 30, 2023**. The following may file an appeal of administrative decisions:

1. Any party of record to the particular public hearing action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.**



**Ty K. Wyman**  
 Admitted in Oregon and Washington  
 twyman@dunn-carney.com  
 Direct 503.417.5478

October 30, 2023

VIA EMAIL ONLY: [pwebb@ci.the-dalles.or.us](mailto:pwebb@ci.the-dalles.or.us), [jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us)  
 Community Development Department  
 313 Court Street  
 The Dalles, OR 97058

Re: Appeal of Planning Commission Resolution No. PC 618A-23  
 Our File No.: JRZ1.1

Dear Planning Director:

As you know, we represent J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising ("Meadow"). Meadow applied for a sign permit to replace its billboard at 747 W. 2<sup>nd</sup> St. (City File No. SP 2589-23). The Director denied the application based on a new interpretation of TDMC 10.13.050.150(C)(2), which reads as follows "the maximum number of advertising signs shall not exceed 8 per mile with no more than 5 on one side of the street . . ." Specifically, the Director concluded that the spacing standard applies per radial (rather than lineal) mile.

Meadow appealed that decision (City File No. APP 033-23). On Oct. 19, 2023, the Planning Commission, pursuant to the referenced resolution, denied Meadow's appeal. Pursuant to the notice thereof (mailed the next day) and TDMC Sec. 10.3.020.080.B, Meadow hereby appeals the Commission's decision.

In support of this appeal, I enclose a completed, signed Notice of Appeal. We will provide momentarily a credit card payment in the amount of \$500. Both the form and TDMC Sec. 10.3.020.080 ask for specific grounds for reversing or modifying the decision.

The Planning Commission based its decision on "the staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing and record." Meadow asks the Council to reverse the decision, and approve its permit application, because, as we explained to the Commission:

1. Nothing in the text of TDMC 10.13.050.150(C)(2) limits the number of billboards to 8 per radial mile;
2. Since 1974, the City has, as a matter of course, approved placement of billboards based on a lineal mile measurement;
3. The lineal mile measurement benefits the City's economy, thus fulfilling policies set forth in the comprehensive plan; and

851 SW Sixth Ave., Suite 1500 Portland, OR 97204-1357 Main 503.224.6440 Fax 503.224.7324 DunnCarney.com

Dunn Carney Allen Higgins & Tongue LLP | Member of Meritas Law Firms Worldwide Meritas.org



October 30, 2023  
Page 2

4. Changing the interpretation of TDMC 10.13.050.150(C)(2) to a radial mile measurement will render existing billboards nonconforming, thus consigning them to eventual demolition.

Meadow supported these points with evidence and argument to the Commission. Reviewing the other evidence presented to that body, Meadow finds no persuasive refutation. As such, we ask the Council to approve our submitted sign permit application and allow Meadow to replace its billboard at 747 W. 2<sup>nd</sup> St.

Thank you for processing this appeal. We look forward to notice of our hearing date.

Sincerely,

Ty K. Wyman

TKW:jv

Enclosures

CC: Chris Zukin (via email w/enc)



**City of The Dalles**  
**Community Development Dept**  
313 Court Street  
The Dalles, OR 97058  
(541) 296-5481, ext. 1125  
www.thedalles.org

Application #: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Received: \_\_\_\_\_

**Notice of Appeal for Land Use Decision**

Appellant's Name: J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising ("Meadow")  
Address: PO BOX 331  
The Dalles, OR 97058  
Phone: 541-296-9684  
Email: czukin@meadowoutdoor.com

Please state the reasons why the appellant qualifies as a party entitled to file a notice of appeal:  
As the applicant, appellant is a party of record to this action.

Please provide the date and a brief description of the decision being appealed:

On October 19, 2023, the Planning Commission denied Meadow's appeal application (033-23) of Sign Permit 2589-23. The Planning Commission formalized their decision with the adoption of Resolution PC 618A-23 (Attached as Exhibit A). Meadow hereby moves for the appeal of said decision/Resolution.

Please cite the specific grounds why the decision should be reversed or modified, and cite the applicable criteria or procedural error which supports the grounds for appeal:\*

Please see the attached letter from Ty Wyman of Dunn Carney, dated October 30, 2023.

*Ty K. Wyman, Attorney for Appellant*  
*10.30.23*  
\_\_\_\_\_  
Appellant Signature  
*10.30.2023*  
\_\_\_\_\_  
Date

\*Attach additional sheets as necessary.



**CITY of THE DALLES**  
313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION  
**APL 033-23 of SP 2589-23**  
**J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising**

**DECISION DATE:** October 19, 2023

**APPELLANT:** J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising

**REQUEST:** Appeal of the ministerial denial on February 27, 2023 of Sign Permit 2589-23, Meadow Outdoor Advertising, to replace an existing 8'x 16' billboard with a new, larger 8'x 24' billboard in a similar location.

**LOCATION:** 1N 13E 4 AA tax lot 200  
Property is located at 747 W. 2<sup>nd</sup> Street

**PROPERTY OWNER:** Wayne L. and Jana L. Webb

**AUTHORITY:** The Dalles Municipal Code, Title 10 Land Use and Development

**DECISION:** On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented, stating findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record. Based on the staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing and record, the request by **J.R. Zukin Corp.** is hereby denied.

The Planning Commission formalized their decision with the adoption of Resolution No. PC 618A-23, incorporated herein for reference.

*Signed this 19<sup>th</sup> day of October 2023, by*

Joshua Chandler  
Director  
Community Development Department



**APPEAL PROCESS:** The Planning Commission’s approval, approval with conditions, or denial is the City’s final decision, and may be appealed to the City Council if a completed Notice of Appeal is received by the Director no later than 5:00 p.m. on October 30, 2023. The following may file an appeal of administrative decisions:

1. Any party of record to the particular public hearing action.
2. A person entitled to notice and to whom no notice was mailed. (A person to whom notice is mailed is deemed notified even if notice is not received.)
3. The Historic Landmarks Commission, the Planning Commission, or the City Council by majority vote.

A complete record of application for public hearing action is available for review upon request during regular business hours, or copies can be ordered at a reasonable price, at the City of The Dalles Community Development Department. A Notice of Appeal form is also available at The Dalles Community Development Office. The fee to file a Notice of Appeal is \$500.00. **The appeal process is regulated by Section 10.3.020.080: Appeal Procedures, The Dalles Municipal Code, Title 10 Land Use and Development Ordinance.**




**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1125  
 PLANNING DEPARTMENT

**RESOLUTION NO. PC 618A-23**

Denial of Appeal Application 033-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising and affirming the Community Development Director's denial of Sign Permit 2589-23, requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard. Property is located at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200. Property is zoned "CG" – General Commercial.

**I. RECITALS:**

- A. On September 7, 2023, the Planning Commission of the City of The Dalles conducted a public hearing to consider the above appeal. A staff report was presented and stated findings of fact, conclusions of law, and a staff recommendation. Testimony and other evidence was submitted and entered into the hearing record.
- B. The staff report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record provide the basis for the Planning Commission's decision and this Resolution and are incorporated herein by reference.

**II. RESOLUTION:**

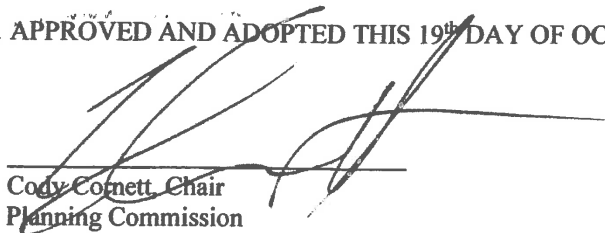
Now, therefore, be it FOUND, DETERMINED, and RESOLVED by the Planning Commission of the City of The Dalles as follows:

- A. In all respects, as set forth in Recitals, Part "I" of this Resolution:  
 Appeal 033-23 is hereby denied.

**III. APPEALS AND CERTIFICATION:**

- A. Any party of record may appeal a decision of the Planning Commission to the City Council for review. Appeals to the Planning Commission's final decisions on quasi-judicial planning actions must be made according to Section 3.020.080 of the Land Use and Development Ordinance.
- B. The Secretary of the Commission shall (a) certify to the adoption of this Resolution and (b) transmit a copy of this Resolution with the notice of appeal decision to all parties participating in the appeal.

APPROVED AND ADOPTED THIS 19<sup>th</sup> DAY OF OCTOBER, 2023.

  
Cody Cornett, Chair  
Planning Commission


I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 19<sup>th</sup> day of October, 2023.

AYES: Cornett, Peña, Pappoff, Portela

NAYS: Case, Mascher

ABSENT: Grant

ABSTAIN: -

ATTEST:   
Joshua Chandler  
Community Development Director, City of The Dalles  
Planning Commission Secretary



## CERTIFICATE OF MAILING

I hereby certify that I served the attached

### Notice of Public Hearing

regarding:

APL 035-23 – J.R. Zukin Corp., dba Meadow Outdoor Advertising

On November 13, 2023, by mailing a correct copy thereof, certified by me as such, contained in a sealed envelope, with postage paid and deposited in the post office at The Dalles Oregon on said day. Between the said Post Office and the address to which said copy was mailed, there is a regular communication by US Mail.

DATED: November 13, 2023

---

Secretary  
Community Development Department

BRACE DAN M  
1309 E 19TH ST  
THE DALLES, OR 97058

NORTHERN WASCO CO PARKS & REC  
DIST  
602 W 2ND  
THE DALLES, OR 97058

WEBB WAYNE L & JANA L  
3825 CHERRY HGTS RD  
THE DALLES, OR 97058

WMB LLC  
301 CHERRY HGTS RD  
THE DALLES, OR 97058

BRACE DAN M  
1309 E 19TH ST  
THE DALLES, OR 97058

CHAMBER BLDG  
404 W 2ND ST  
THE DALLES, OR 97058

MJT PROPERTIES LLC  
505 CHERRY HGTS RD  
THE DALLES, OR 97058

HATTENHAUER ENTERPRISE CO #4 LLC  
PO BOX 1397  
THE DALLES, OR 97058

UNITED STATES OF AMERICA  
UNDETERMINED PARTY\_ADDRESS  
AUBURN, OR 97058

THE DALLES CITY OF  
313 COURT ST  
THE DALLES, OR 97058

J.R. ZUKIN CORP.  
PO BOX 331  
THE DALLES OR 97058

TY WYMAN  
DUNN CARNEY  
851 SW 6TH AVE, STE 1500  
PORTLAND OR 97204-1357

Name PC Public Hearing Notices 2023-09-15	
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Art Smith	arthurs@co.wasco.or.us
<b>Aviation Contacts</b>	
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Kelsey Dobo	dobokelsey@deq.state.or.us
Mario Esquivel	mario.m.esquivel@usps.gov
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Sean Bailey	seanb@co.wasco.or.us
Shane Johnson	Shane.R.Johnson@odot.state.or.us
Shilah Olson - Wasco County SWCD	shilah.olson@or.nacdnet.net
TD Irrigation District	tdid@gorge.net
Tom Holmes	tholmes@dunnearney.com
Tom Worthy	tworthy@ci.the-dalles.or.us
Tonya Brumley	tlb@nwnatural.com
Ty Wyman	twyman@dunnearney.com
Wasco County Assessor	assessor@co.wasco.or.us
Wasco County Planning	wcplanning@co.wasco.or.us

Name Aviation Contacts	
Name	E-mail
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Jeff Renard	manager@flycgra.com
ODA	oda.planning@odot.oregon.gov
WA DOT Aviation	AviationLandUse@wsdot.wa.gov

Century Link  
 902 Wasco St  
 Hood River OR 97031


**CITY of THE DALLES**

 313 COURT STREET  
 THE DALLES, OREGON 97058

 (541) 296-5481 ext. 1125  
 COMMUNITY DEVELOPMENT DEPARTMENT

November 13, 2023

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of The Dalles City Council will conduct a quasi-judicial public hearing on **Monday, November 27, 2023 at 5:30 p.m.** The meeting will be held in the City Hall Council Chambers, 313 Court Street, The Dalles, Oregon 97058. The meeting will be conducted in a room in compliance with ADA standards. Anyone requiring accommodations may call the office of the City Clerk, (541) 296-5481, ext. 1119, Monday through Friday, from 8:00 am to 5:00 pm to make arrangements. Interested parties may attend in person, via Zoom at <https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRnRbExmQT09>, or by phone at 1-253-215-8782 or 1-669-900-6833. Meeting ID: **881 4776 0127**, Passcode: **007612**. The livestream can be viewed at [www.thedalles.org/live\\_streaming](http://www.thedalles.org/live_streaming).

This notice is being sent to affected agencies, parties of record, and property owners within 300 feet of the subject property. The request is outlined below, and followed by procedures for the public hearing. **The application and all related documents, as well as the applicable criteria, are available for viewing in the Community Development Department in City Hall.**

**APPELLANT:** J. R. Zukin Corp., dba Meadow Outdoor Advertising

**APPLICATION NUMBER:** APL 035-23

**REQUEST:** Appeal of Planning Commission Resolution No. P.C. 618A-23, denying Appeal #033-23 of the Community Development Director's decision dated February 27, 2023, denying Sign Permit No. 2589-23, J.R. Zukin Corp. d/b/a Meadow Outdoor Advertising requesting to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard.

**PROPERTY OWNER:** Wayne L. and Jana L. Webb

**LOCATION:** The property is located at 747 W. 2<sup>nd</sup> Street and further described as 1N 13E 4 AA tax lot 200. Property is zoned CG – General Commercial District.

**REVIEW CRITERIA:** The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020 Review Procedures, Article 5.060 CG – General Commercial District, Chapter 10.13 Sign Regulations.

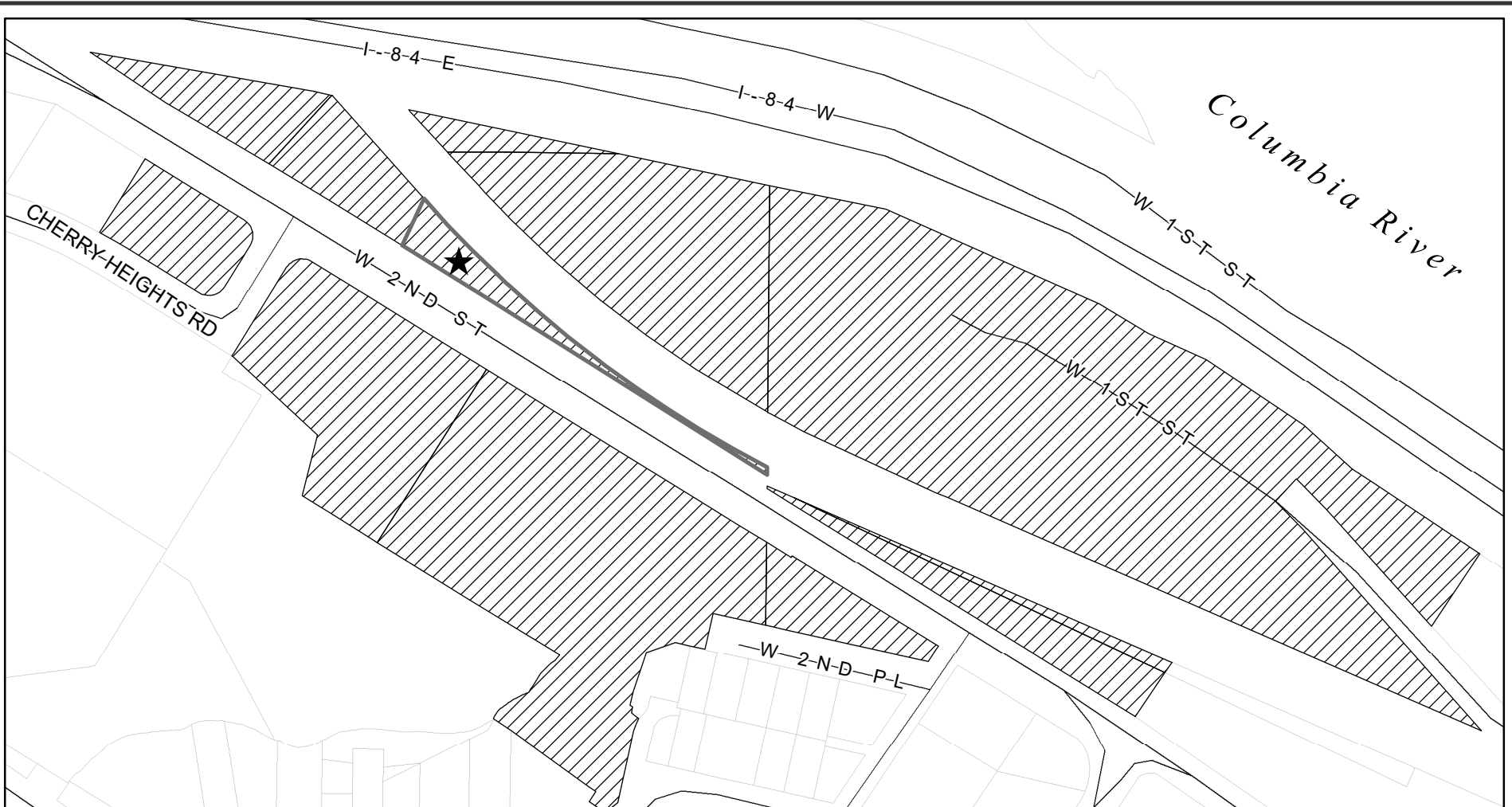
**COMMENT PROCEDURE:**

1. Signed written comments may be submitted prior to the hearing by mail or personal delivery. Faxes will be accepted only if sent to 541-296-6906. Emails will be accepted only if sent to [jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us). All comments must include the name and address of the person making the comments. Comments for a quasi-judicial hearing which are longer than one side of one page shall be accepted only by mail or in person and only if 12 copies are presented. Comments must be at least equal in size to ten point type. Comments must be received by 5:00 p.m. on the hearing date or may be presented in person at the hearing. Additional information relating to comments and the quasi-judicial hearing process can be found in The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.020.070. The full Code is on line at [www.thedalles.org](http://www.thedalles.org).
2. Failure to raise an issue during the public hearing process, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue will preclude an appeal to the City Council and the Land Use Board of Appeals based upon that issue.
3. Copies of all review criteria and evidence relied upon by the decision maker or evidence provided by the applicant are available for free review or may be purchased at the Community Development Department, 313 Court Street, The Dalles, Oregon 97058. **A Staff Report will be available for inspection seven days prior to the hearing.**

**DECISION PROCESS:**

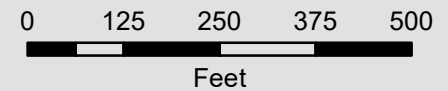
1. An application is received, decision date set, and notice mailed to property owners within 300' of the subject property.
2. All affected City departments and other agencies are asked to comment.
3. All timely comments and the application are weighed against the approval criteria in a Staff Report.
4. The provisions of The Dalles Municipal Code and the City of The Dalles Comprehensive Plan must be met.
5. A decision is reached by the City Council based on the Findings of Fact in the Staff Report and other evidence submitted.
6. Parties of Record (notified property owners, affected public agencies, and other parties who make timely comment) will receive a Notice of Decision.
7. Aggrieved parties may appeal a quasi-judicial decision to the City Council within 10 days of the date a Notice of Decision is mailed, subject to the requirements for appeal procedures.

Please direct any questions to Joshua Chandler, Director, Community Development Department at (541) 296-5481, ext. 1121, or contact via e-mail [jchandler@ci.the-dalles.or.us](mailto:jchandler@ci.the-dalles.or.us).



	Subject Property
	Notified Properties
	Taxlots
	Roads

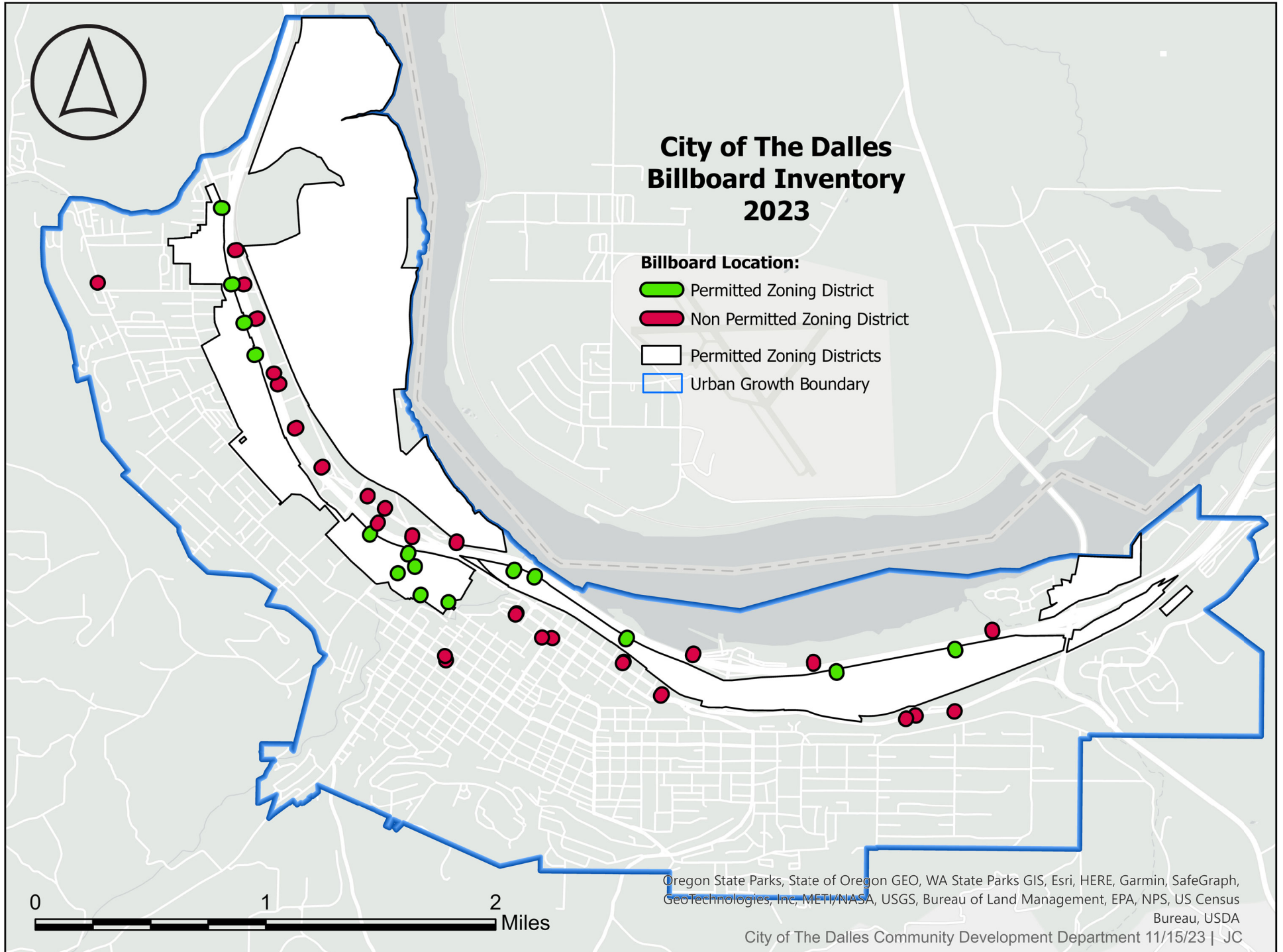
Properties within 300 feet of  
 APL 035-23  
 747 W. 2nd Street  
 1N 13E 4 AA 200  
 J.R. Zukin Corp.  
 d/b/a Meadow Outdoor Advertising



City of The Dalles  
 Community Development  
 Department  
 November 13, 2023 | JC







**RESOLUTION NO. 23-041A**

**A RESOLUTION DENYING APPEAL APPLICATION 035-23, AFFIRMING THE PLANNING COMMISSION DECISION TO DENY APPEAL APPLICATION 033-23, AFFIRMING THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF SIGN PERMIT 2589-23, A PERMIT APPLICATION REQUESTING TO REPLACE AN EXISTING OFF-PREMISES ADVERTISING SIGN LOCATED ADJACENT TO A CITY STREET WITH A NEW BILLBOARD**

**WHEREAS**, on February 27, 2023, the Community Development Director denied Sign Permit No. 2589-23, a permit application to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200;

**WHEREAS**, on July 7, 2023, Appellant submitted and the City received a Notice of Appeal for Land Use Decision of SP 2589-23;

**WHEREAS**, on September 7 and October 19, 2023, the Planning Commission deliberated on APL 33-23, and voted 4-2 to deny the appeal request and affirming Staff's February 27, 2023, denial of Application;

**WHEREAS**, at its October 19, 2023, regular meeting, the Planning Commission moved to approve Resolution No. PC 618A-23, a resolution formalizing denial of APL 33-23 and affirming denial of SP 2589-23;

**WHEREAS**, on October 30, 2023, Appellant submitted and the City received a Notice of Appeal for Resolution No. PC 618A-23;

**WHEREAS**, at its November 27, 2023, regular meeting, the City Council conducted a public hearing to consider APL 035-23, where testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's Recommendation; and

**WHEREAS**, following the closing of that public hearing, the City Council deliberated on the matter and, based on the Staff Report and its attachments, the evidence presented at the public hearing, and all other components of the hearing record, all of which are incorporated herein by reference, the City Council voted on the matter of APL 035-23, formalized as follows.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:**

1. Decision. Based on the City Council's review and interpretation of the applicable criteria, the evidence in the record, and the findings, interpretations, and conclusions set forth in the Staff Report, Appeal Application 035-23 is hereby DENIED, the decision of the Planning Commission is AFFIRMED, and the application for Sign Permit 2589-23 is DENIED.

- 2. Adoption from Staff Report. The City Council hereby adopts as its own the findings, interpretations, and conclusions set forth in the Staff Report.
- 3. Effective Date. This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023,**

<b>Voting Yes</b>	Councilors:	_____
<b>Voting No</b>	Councilors:	_____
<b>Abstaining</b>	Councilors:	_____
<b>Absent</b>	Councilors:	_____

**AND APPROVED BY THE MAYOR THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023.**

\_\_\_\_\_  
Richard A. Mays, Mayor

*ATTEST:*

\_\_\_\_\_  
Amie Ell, City Clerk

**RESOLUTION NO. 23-041B****A RESOLUTION APPROVING APPEAL APPLICATION 035-23, REVERSING THE PLANNING COMMISSION DECISION TO DENY APPEAL APPLICATION 033-23, REVERSING THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF SIGN PERMIT 2589-23, A PERMIT APPLICATION REQUESTING TO REPLACE AN EXISTING OFF-PREMISES ADVERTISING SIGN LOCATED ADJACENT TO A CITY STREET WITH A NEW BILLBOARD**

**WHEREAS**, on February 27, 2023, the Community Development Director denied Sign Permit No. 2589-23, a permit application to replace an existing off-premises advertising sign (i.e., a billboard) located adjacent to a city street with a new billboard at 747 East 2<sup>nd</sup> Street, in The Dalles, Oregon, depicted in Assessor's Map No. 1N 13E 4 AA as Tax Lot 200;

**WHEREAS**, on July 7, 2023, Appellant submitted and the City received a Notice of Appeal for Land Use Decision of SP 2589-23;

**WHEREAS**, on September 7 and October 19, 2023, the Planning Commission deliberated on APL 33-23, and voted 4-2 to deny the appeal request and affirming Staff's February 27, 2023, denial of Application;

**WHEREAS**, at its October 19, 2023, regular meeting, the Planning Commission moved to approve Resolution No. PC 618A-23, a resolution formalizing denial of APL 33-23 and affirming denial of SP 2589-23;

**WHEREAS**, on October 30, 2023, Appellant submitted and the City received a Notice of Appeal for Resolution No. PC 618A-23;

**WHEREAS**, at its November 27, 2023, regular meeting, the City Council conducted a public hearing to consider APL 035-23, where testimony and other evidence was submitted and entered into the hearing record, including a Staff Report stating findings of fact, conclusions of law, and Staff's Recommendation; and

**WHEREAS**, during that hearing, the City Council challenged Staff's recommendation to deny Appeal Application 035-23 and affirm the Planning Commission's decision affirming the Community Development Director's denial of Sign Permit 2589-23, citing inconsistencies with Staff's findings of unmet criteria; specifically, the City Council identified the following criteria to validate its determination:

1. **Section 10.13.050.150(B):** *Text to be inserted following City Council deliberations.*
2. **Section 10.13.050.150(C):** *Text to be inserted following City Council deliberations.*

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES  
RESOLVES AS FOLLOWS:**

1. Decision. Based on the City Council’s review and interpretation of the applicable criteria, the evidence in the record, and the findings, interpretations, and conclusions either set forth in the Staff Report or decided following the conclusion of the November 27, 2023, public hearing (as reflected in the minutes, as applicable), Appeal Application 035-23 is hereby GRANTED, the decision of the Planning Commission is REVERSED, and the application for Sign Permit 2589-23 is APPROVED.
  
2. Adoption from Staff Report or Deliberations. The City Council hereby adopts as its own the findings, interpretations and conclusions either set forth in the Staff Report or decided following the conclusion of the November 27, 2023, public hearing (as reflected in the minutes, as applicable).
  
3. Effective Date. This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023,**

<b>Voting Yes</b>	Councilors:	_____
<b>Voting No</b>	Councilors:	_____
<b>Abstaining</b>	Councilors:	_____
<b>Absent</b>	Councilors:	_____

**AND APPROVED BY THE MAYOR THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023.**

\_\_\_\_\_  
Richard A. Mays, Mayor

*ATTEST:*

\_\_\_\_\_  
Amie Ell, City Clerk





## AGENDA STAFF REPORT

### AGENDA LOCATION: Action Item #11 A

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Matthew Klebes, City Manager

**ISSUE:** Downtown Real Property Acquisition

**BACKGROUND:** The Dalles is preparing for the acquisition, development, and revitalization of several substantial properties in the downtown core. To name a few:

- Wasco County will likely be acquiring the property addressed 401 East 3<sup>rd</sup> Street (currently occupied by *Greater Oregon Behavioral Health, Inc.*) as its new administrative office;
- The property addressed 315 Federal Street (formerly occupied by *The Dalles Chronicle*) is being developed into a mixed-used grocery store and restaurant;
- The property addressed 523 East 3<sup>rd</sup> Street (formerly occupied by *Griffith Motors*) is slated for development into *Basalt Commons*, a multi-floor mixed-use housing development comprising approximately 108 housing units with commercial space on the ground floor; and
- The Columbia Gateway Urban Renewal Agency (**Agency**) is currently evaluating the redevelopment potential of the properties addressed 401 – 407 East 2<sup>nd</sup> Street (formerly known as *Tony's Building*) and is finalizing its demolition and preparation of the site.

Individually and collectively, those projects should result in substantial investment in our downtown – new businesses, new housing, increased tax revenue, and an increase in residents and employees who will work, live, and more often play in our downtown and support local businesses. One consideration relating to those developments is their impact on downtown parking demand.

## Acquisition

Current data shows an adequate supply of on-street free parking and staff understands the City's approval of those new developments will likely be conditioned on various degrees of off-street parking – nevertheless, after considering the long-term growth and continued revitalization sparked by those projects, staff recommends the City's acquisition of real property to support the downtown's future and anticipated needs stemming from those new developments and their likelihood of enhancing parking demand.

Staff identified two adjoining parcels under common ownership, within a few blocks of all of those developments, available for the City to acquire to create an ***additional 23 public parking spots with 1 ADA space*** – those proposed lots are addressed **600 and 608 East 3<sup>rd</sup> Street**. Staff included a rendering of the proposed parking lot over those parcels attached to and made part of this staff report.

The location of those potential parking lots is ideal in light of those above developments and the locations of other City-owned public parking lots. The City owns the so-called *Arco Lot* (across the street from *Old St. Peters Landmark*) (providing **westside public parking**), the East 1<sup>st</sup> Street parking lots (providing **north/central public parking**) and a parking lot adjacent to the roundabout (providing **eastside public parking**). However, the roundabout parking lot is not readily accessible for downtown residents, employees, and customers and is often used as a park-and-ride facility. Staff's recommended acquisition and development here would create a new parking lot more central to the downtown core and should better meet **eastside public parking** needs into the future. The City's ownership of that parking lot would allow the City to actively manage its use in a way to maximize utility to customers, residents, and employees.

Those two parcels were most recently purchased in May 2023 for \$350,000.00 and \$105,000.00. Staff engaged the current owner and negotiated an agreement to acquire both parcels for **\$484,163.79** (with prices of \$371,493.89 and \$112,669.90, respectively). The negotiated price reflects a **6.6%** increase from the May 2023 combined purchase price, which is a modest difference after considering the original sale prices listed on the deeds do not account for any commissions, legal work, recording costs, title work, or other diligence-related costs.

Staff reviewed a Phase I Environmental Site Assessment of the parcels dated May 11, 2023 and conducted by Columbia West Engineering, Inc. This report found neither any visual or physical observation of any prior environmental contamination at nor any records detailing hazardous substance contamination of the property.

## Development

Staff prepared a preliminary scope of work and cost estimate totaling **\$485,151.02** to develop both parcels into the proposed parking lot – some of that proposed scope of work would be completed in-house by City staff and the remainder would be performed by City contractors. The scope of work also includes landscaping elements along the street frontage of the parcels. Further, the disposition of the unique signage currently existing along the edge of the property has not been determined, and there may be additional costs associated with the potential preservation and/or relocation and reinstallation of that signage.



Staff also engaged the Urban Renewal Agency to craft an Intergovernmental Development Agreement (**IDA**), attached to and made part of this staff report – this proposed project aligns with the Agency Goal F:

*To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking[.]*

The proposed IDA indicates the City and Agency agree to each contribute 50% of the total acquisition and public parking development costs. If authorized by Council tonight, staff intends to bring the proposed IDA to the Agency at its December 2023 meeting for Agency Board approval.

Finally, Staff researched relevant tax implications as a result of this proposed acquisition. In 2023, the parcels' combined property tax totaled **\$3,849.80** – while this acquisition by the City would result in a small reduction in collected tax revenue, the proposed project is related to the redevelopment of several properties expected to significantly increase tax revenue (in addition to their contributions to the overall revitalization of the downtown).

**BUDGET IMPLICATIONS:** The total acquisition cost for both parcels is \$484,163.79, which staff proposes be funded by utilizing a portion of the City's remaining and budgeted American Rescue Plan Act (ARPA) funds, which are sufficient to support this transaction.

Per the proposed IDA, the acquisition and development costs would be split between the City and Agency and resulting in a total City obligation of \$484,657.40. With the City assuming the costs of acquisition (\$484,163.70), an additional **\$493.61** in City funding would be contributed to the parcels' development. There are sufficient funds available for both the City's acquisition and small additional contribution to the development costs.

Below is a summary of the ***acquisition and development costs***:

- The purchase price of 600 East 3<sup>rd</sup> Street is **\$371,493.89**;
- The purchase price of 608 East 3<sup>rd</sup> Street is **\$112,669.90**;
- Estimated public parking development cost is **\$485,151.02**;
- Total estimated acquisition and project development cost is **\$969,314.81**; and
- Total City contribution (per the proposed IDA): **\$484,657.40**.

As noted above, there will be a reduction of \$3,849.80 annually in tax revenue.

**COUNCIL ALTERNATIVES:**

1. **Staff recommendation:** *Move to adopt Special Ordinance No. 23-599, a Special Ordinance accepting the dedication of real property on East 3<sup>rd</sup> Street between Jefferson and Madison Street, by title only, and authorize the City Manager to execute the Development Agreement with the Columbia Gateway Urban Renewal Agency contingent upon Agency Board approval.*
2. Make modifications then move to adopt an amended Special Ordinance No. 23-

- 599, a Special Ordinance accepting the dedication of real property on East 3<sup>rd</sup> Street between Jefferson and Madison Street, by title only, after reading any substantive amendments, and authorize the City Manager to execute the Development Agreement with the Columbia Gateway Urban Renewal Agency contingent upon Agency Board approval.
3. Make modifications then move to adopt an amended Special Ordinance No. 23-599, a Special Ordinance accepting the dedication of real property on East 3<sup>rd</sup> Street between Jefferson and Madison Street, by title only, after reading any substantive amendments, and direct the City Manager to pursue alternative methods of funding and/or redevelopment of the parcels.
  4. Decline adoption and decline to authorize the City Manager to execute the proposed Development Agreement with the Columbia Gateway Urban Renewal Agency and provide staff additional direction.

**SPECIAL ORDINANCE NO. 23-599**

**A SPECIAL ORDINANCE ACCEPTING THE DEDICATION OF  
REAL PROPERTY ON EAST 3<sup>RD</sup> STREET BETWEEN  
JEFFERSON STREET AND MADISON STREET**

**WHEREAS**, the City anticipates several potential developments in its downtown core slated to draw in additional business customers and employees, residents, and tourists, and seeks to enhance community infrastructure in light of those concentrated developments;

**WHEREAS**, the owner of two certain lots (**Parcel A** and **Parcel B**) located adjacent to the southern part of East 3<sup>rd</sup> Street (between Jefferson Street and Madison Street) desires to dedicate to the City those lots to support the City’s parking infrastructure resiliency for its existing and projected developments; and

**WHEREAS**, the City desires to accept the owner’s dedication of Parcel A and Parcel B as herein described.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES  
ORDAINS AS FOLLOWS:**

1. Dedication Agreement Authorized. The City Council hereby authorizes the City Manager to execute the Dedication Agreement with the owner of Parcel A and Parcel B, attached to and made part of this Special Ordinance as **Exhibit 1**.
2. Dedication Deeds Authorized. The City Council hereby authorizes the City Manager to execute the Dedication Deeds from the owner of Parcel A and Parcel B, attached to and made part of this Special Ordinance as **Exhibits 2 and 3**, respectively.
3. Dedication Accepted. The City hereby accepts the owner’s dedication of Parcel A and Parcel B, legally described in **Exhibit 4**.

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4. Effective Date. This Special Ordinance shall be effective 30 days after adoption.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023,**

<b>Voting Yes</b>	Councilors:	_____
<b>Voting No</b>	Councilors:	_____
<b>Abstaining</b>	Councilors:	_____
<b>Absent</b>	Councilors:	_____

**AND APPROVED BY THE MAYOR THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023.**

\_\_\_\_\_  
Richard A. Mays, Mayor

*ATTEST:*

\_\_\_\_\_  
Amie Ell, City Clerk

## DEDICATION AGREEMENT

This DEDICATION AGREEMENT (**Agreement**) is entered by the City of The Dalles, an Oregon municipal corporation (**City**), and Parcroi LLC, an Oregon limited liability company (**Owner**), for Owner's dedication of real property to the City.

**WHEREAS**, Owner owns that certain lot (**Parcel A**) addressed **600 East 3<sup>rd</sup> Street** in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 3 BD as Tax Lot 8900, transferred to Owner through Statutory Warranty Deed recorded in the Wasco County Official Records as Instrument No. 2023-1196, and legally described, to wit:

LOTS 1 AND 2, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

**WHEREAS**, Owner owns that certain lot (**Parcel B**) addressed **608 East 3<sup>rd</sup> Street** in The Dalles, Oregon, as depicted in Assessor's Map No. 1N 13E 3 DB as Tax Lot 1600, transferred to Owner through Statutory Warranty Deed recorded in the Wasco County Official Records as Instrument No. 2023-1209, and legally described, to wit:

LOT 3, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO AND STATE OF OREGON.

**WHEREAS**, the City intends to acquire and develop Parcel A and Parcel B for public parking purposes to support multiple potential developments in its downtown core; and

**WHEREAS**, Owner desires to dedicate the Parcels to the City, and the City desires to accept Owner's dedication, consistent with the terms of this Agreement.

**NOW, THEREFORE**, in consideration of both the provisions set forth herein and other good and valuable consideration, the receipt and sufficiency of which is here acknowledged, the Parties agree:

### **A. Owner's Duties.**

1. Dedication Deeds. Owner agrees to relinquish title to and dedicate Parcel A and Parcel B to the City by delivering to the City fully executed copies of the Dedication Deeds attached to and made part of this Agreement as **Exhibit A**.
2. HB 2127-A Compliance. Owner agrees to comply with the provisions of House Bill 2127 (Enrolled 2015) by providing the City with a copy of the Wasco County Assessor's certificate attesting all charges assessed against Parcel A and Parcel B (as of the date Owner delivers the fully executed Dedication Deeds to the City) have been paid. Owner agrees its provision of such certificates to the City will occur after the City Council adopts Special Ordinance No. 23-599 but before its effective date.

### **B. City's Duties.**

1. Compensation. The City agrees to deliver to Owner a check in the amount of **\$484,163.79** within 7 days of the City's receipt of Owner's fully executed Dedication Deeds (but in any event before the City records those instruments); specifically, the Parties agree that sum reflects the following considerations:

<i>Parcel A</i>	<b>\$371,493.89</b>
<i>Parcel B</i>	<b>\$112,669.90</b>
<b><i>Total</i></b>	<b><u>\$484,163.79</u></b>

2. Recording Cost. The City agrees to record the executed Dedication Deeds in the Wasco County Official Records at its sole expense.

**C. General Provisions.**

1. Modification. This Agreement may only be amended by written amendment duly executed by the Parties.
2. Integration. This Agreement represents the full and final agreement between the Parties and supersedes all prior or contemporaneous negotiations and agreements between them on its substance.
3. Severability and Governing Law. The Parties agree any provision of this Agreement deemed unenforceable is severed from this Agreement and the other provisions remain in force. The Parties agree this Agreement is governed by and intended to be construed in accordance with the laws of the State of Oregon and any disputes connected with this Agreement will be heard in the Circuit Court of the State of Oregon for Wasco County.
4. Counterparts. This Agreement may be executed in one or more counterparts, each of which is an original and all of which constitute only one agreement between the Parties.

***Continues on next.***



5. Notices. Unless contradicted by specific provision of this Agreement or otherwise required by applicable law, all notices contemplated or required by this Agreement shall be deemed delivered two (2) days after deposit in the United States certified or registered mail, postage prepaid, and addressed:

**To the City:** City Manager  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

*With a copy to:* City Attorney  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**To Owner:** Parcroi LLC  
1001 NW Lovejoy Steet, Unit PH-1  
Portland, OR 97209

*With a copy to:* Barg Singer Hoesly PC  
121 SW Morrison Street, Suite 600  
Portland, OR 97204  
Attn: Jonathan Barg

**IN WITNESS WHEREOF**, the Parties duly execute this **DEDICATION AGREEMENT** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF THE DALLES**

**PARCROI LLC**

\_\_\_\_\_  
Matthew B. Klebes, City Manager

\_\_\_\_\_  
By: Ross M. Lienhart, Manager

**ATTEST:**

\_\_\_\_\_  
Amie Ell, City Clerk

**Approved as to form:**

**Approved as to form:**

\_\_\_\_\_  
Jonathan Kara, City Attorney

\_\_\_\_\_  
BARG SINGER HOESLY PC  
Jonathan V. Barg, OSB #901460



**After recording return to:**

City Clerk  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**Until a change is requested,  
send all tax statements to:**

City Clerk  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**DEDICATION DEED**

**Grantor:**        **Parcroi LLC**, *an Oregon limited liability company*  
1001 NW Lovejoy Steet, Unit PH-1  
Portland, OR 97209

**Grantee:**        **City of The Dalles**, *a municipal corporation of the State of Oregon*  
313 Court Street  
The Dalles, OR 97058

**KNOW ALL BY THESE PRESENTS**, Parcroi LLC (**Grantor**) does hereby grant unto the City of The Dalles (**Grantee**), its successors in interest and assigns, all the following real property (**Parcel A**) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described as follows, to wit:

LOTS 1 AND 2, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

The Property is further depicted in **Assessor's Map No. 1N 13E 3 BD** as **Tax Lot 8900** and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure A**.

The **true consideration** of this conveyance is for **\$371,493.89**, the receipt of which Grantor hereby acknowledges.

**TO HAVE AND TO HOLD**, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all encumbrances other than encumbrances of record (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS**







**After recording return to:**

City Clerk  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**Until a change is requested,  
send all tax statements to:**

City Clerk  
City of The Dalles  
313 Court Street  
The Dalles, OR 97058

**DEDICATION DEED**

**Grantor:**        **Parcroi LLC**, *an Oregon limited liability company*  
1001 NW Lovejoy Steet, Unit PH-1  
Portland, OR 97209

**Grantee:**        **City of The Dalles**, *a municipal corporation of the State of Oregon*  
313 Court Street  
The Dalles, OR 97058

**KNOW ALL BY THESE PRESENTS**, Parcroi LLC (**Grantor**) does hereby grant unto the City of The Dalles (**Grantee**), its successors in interest and assigns, all the following real property (**Parcel B**) in the County of Wasco, State of Oregon, free of all encumbrances other than encumbrances of record, and bounded and described as follows, to wit:

LOT 3, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

The Property is further depicted in **Assessor's Map No. 1N 13E 3 DB** as **Tax Lot 1600** and is specifically labeled in the diagram attached to and made part of this DEDICATION DEED as **Figure A**.

The **true consideration** of this conveyance is for **\$112,669.90**, the receipt of which Grantor hereby acknowledges.

**TO HAVE AND TO HOLD**, the above described and granted Property unto Grantee, its successors in interest, and assigns forever.

Grantor hereby covenants to and with Grantee, its successors in interest, and assigns: Grantor is lawfully seized in fee simple of the above-named Property, free from all encumbrances other than encumbrances of record (no exceptions), and Grantor, its successors in interest, and assigns, shall warrant and forever defend the said Property against the lawful claims and demands of all persons claiming by, through, or under Grantor.

In construing this instrument and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS**





**EXHIBIT 4 to  
Special Ordinance No. 23-599**

**LEGAL DESCRIPTIONS**

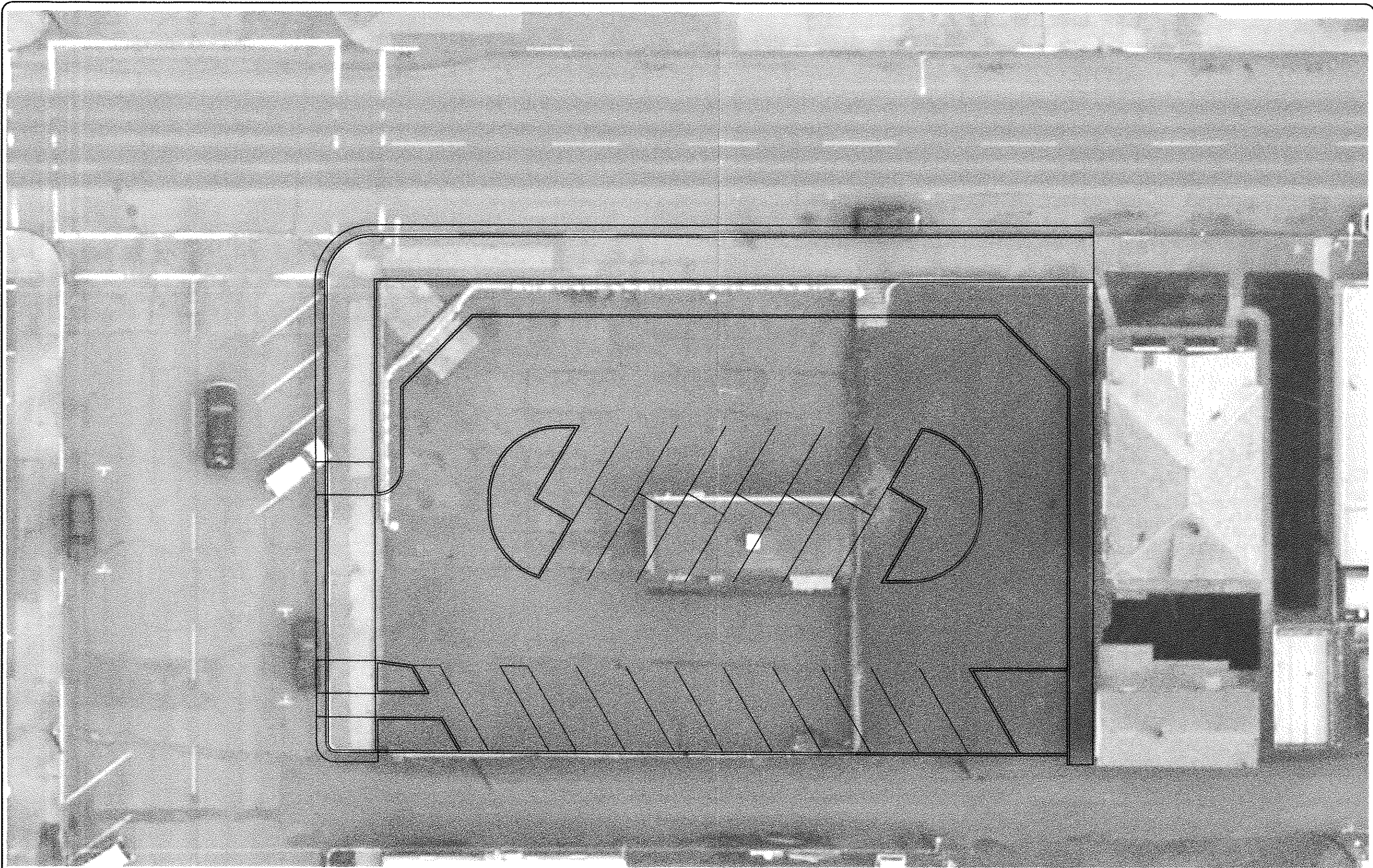
**Parcel A:**

LOTS 1 AND 2, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN  
THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON.

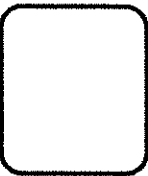
**Parcel B:**

LOT 3, BLOCK 13, LAUGHLIN'S ADDITION TO DALLES CITY, IN THE  
CITY OF THE DALLES, COUNTY OF WASCO AND STATE OF OREGON.





NO.	DATE	REVISIONS



**CITY OF THE DALLES**  
PUBLIC WORKS DEPARTMENT  
1216 West First Street  
The Dalles, Oregon 97058  
(541) 296-5401



A CONCEPTUAL PLAN FOR:  
**PARKING LOT**  
THE DALLES,  
OREGON

NAME	MHB
DATE	06-15-2023
SCALE	1"=20'
CHECKED	
SHEET	
	<b>C3.1</b>
OF	
SHEETS	









## AGENDA STAFF REPORT

**AGENDA LOCATION:** Item # 11 B

**MEETING DATE:** November 27, 2023

**TO:** Honorable Mayor and City Council

**FROM:** Joshua Chandler  
Community Development Director

**ISSUE:** Resolution No. 23-039 Suspending the Processing and Issuance of Short-Term Rental Licenses Under The Dalles Municipal Code Chapter 8.02.

**BACKGROUND:** At the October 23, 2023 regular City Council meeting, Community Development Department staff coordinated a discussion with Council concerning the city's Short Term Rental (STR) License program to reevaluate the existing ordinance and address concerns of existing accommodations. Staff provided a brief history and overview of the program, as well as highlighted various discussion topics that may later be used for future amendments to the program. These topics included consideration of the total number of STRs allowed within the city, overall operational standards for each accommodation, various staff led improvements to the program for increased efficiency, and STR type classifications. This was the first staff led Council discussion on STRs since the program began in fall/winter 2020.

Since the STR License program was first adopted in 2020, The Dalles has seen a growth of accommodations within the program from 35 in 2021, 56 in 2022, and 51 in 2023 (as of the date of this report). These figures include both STRs as well as existing Bed and Breakfast and Vacation Rental (BBVs) permits. For the purposes of this report, both STRs and BBVs will be referenced as STRs. STRs require an annual licensure prior to operation; however, BBVs may continue to operate under their five-year land use permit timeline before required compliance with new STR License requirements. In 2023 alone, 12 of the existing BBVs will expire, thus contributing to the slight decrease in accommodations between 2022 and 2023. A map of the current STR inventory within the City has been provided as Attachment #1.

During the October 23 meeting, Staff discussed the differences between owner-occupied and non-owner-occupied STRs, specifically to their potential impact in residential neighborhoods. Operators living on-site have more opportunity to monitor the actions of their guests, compared

to non-owner occupied units. Non-owner occupied units function more as a business venture than a “homeshare” scenario. Due to the lack of on-site management, non-owner occupied units have the potential to require additional, unnecessary oversight from outside entities (neighbors, City). In addition, throughout the City’s current 2023 Housing Needs Analysis update, there have been numerous comments/concerns regarding the impact STRs have on housing availability and affordability.

Currently, 34 of the 51 licensed/permitted STRs within the city are non-owner-occupied accommodations. However, of the 34 non-owner-occupied units, 19 are operated by individuals living with the Columbia Gorge, with 11 living with The Dalles specifically.

Over this past year, the Council has received numerous concerns regarding operations of these accommodations. These concerns include non-responsive operators, failure to accurately report TRTs, and nuisance concerns from parties and events at larger accommodations (specifically noise and parking). Overall, complaints of operations have been primarily residentially zoned accommodations.

To best address the above-mentioned considerations and allow time for a comprehensive review of the current STR License program, staff presented the option to place a moratorium on all new STRs for a period of up to one year. Following a discussion on the matter, it was the consensus of Council to direct staff to prepare a moratorium for consideration at an upcoming Council meeting. Council specifically requested that the moratorium be placed on all new non-owner-occupied STRs located within residential zoning districts for up to one year. This action would allow operators of non-residential properties (commercial) to obtain licensure, as well as allow existing operators to continue STR and BBV operations and renew for the upcoming 2024 license year.

Staff has prepared Resolution 23-039 for consideration consistent with direction from the October 23 City Council meeting.

**BUDGET IMPLICATIONS:** None.

**COUNCIL ALTERNATIVES:**

1. **Staff Recommendation:** *Move to adopt Resolution No. 23-039 Suspending the Processing and Issuance of Short-Term Rental Licenses Under The Dalles Municipal Code Chapter 8.02*
2. Direct staff to make changes to the proposed resolution and bring the resolutions back for consideration at a future Council meeting.
3. Decline to take action.

**Attachment:**

Attachment 1 – Short Term Rental inventory map, 2023

**RESOLUTION NO. 23-039**

**A RESOLUTION SUSPENDING  
THE PROCESSING AND ISSUANCE OF  
SHORT-TERM RENTAL LICENSES UNDER  
THE DALLES MUNICIPAL CODE CHAPTER 8.02**

**WHEREAS**, Council adopted TDMC Chapter 8.02 (*Short-Term Rental License*) to describe standards and requirements governing the use of all permitted residential dwelling units for short-term rental use within the city limits;

**WHEREAS**, the Community Development Department is administratively charged with implementing TDMC Chapter 8.02’s provisions concerning the issuance of short-term rental licenses (**Licenses**);

**WHEREAS**, at Council’s October 23, 2023, regular meeting, the Community Development Director presented a discussion on Licenses to offer support for Council’s addressing of community concerns connected with TDMC Chapter 8.02, and one of the ways to mitigate those concerns involves a moratorium on the issuance of certain new Licenses; and

**WHEREAS**, the City Council finds temporarily suspending the issuance of certain new Licenses to support the public health, safety, and welfare.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF THE DALLES  
RESOLVES AS FOLLOWS:**

1. License Issuance Suspended. City staff shall not issue any new short-term rental licenses pursuant to TDMC Chapter 8.02 for any residentially zoned, non-owner occupied short-term rentals; provided, however, operators in good standing of existing and licensed short-term rentals and existing and permitted Bed and Breakfast and Vacation Rentals at the time of this Resolution’s adoption may reapply for a license to operate those short-term rentals for the 2024 license year.
2. Effective Date. This Resolution shall be effective upon adoption.
3. Sunset Date. This Resolution shall persist in full force and effect until November 26, 2024, unless sooner repealed or modified by Council resolution.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023,**

<b>Voting Yes</b>	Councilors:	_____
<b>Voting No</b>	Councilors:	_____
<b>Abstaining</b>	Councilors:	_____
<b>Absent</b>	Councilors:	_____

**AND APPROVED BY THE MAYOR THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2023.**

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Richard A. Mays, Mayor

*ATTEST:*

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Amie Ell, City Clerk

# Permitted Short Term Rentals & Bed and Breakfast/Vacation Rentals November 2023

