



NOTICE OF PLANNING COMMISSION DECISION

December 18, 2024

Case #:	SVAR 24-0001
Project:	Cabela's/Bass Pro Shops Sign Variance
Location:	7555 SW Nyberg Street; Tax ID: 2S124A003100
Applicant:	Meyer Sign Co. of Oregon, Inc.

I. FINDINGS

- A. An application for a Sign Variance (SVAR 24-0001) was filed by Meyer Sign Co. of Oregon, Inc. for a variance to the sign standards of the Central Commercial (CC) Planning District to obtain six variances for sign permits. The variance would grant a total of 355.2 square feet of signage on the southern elevation and place a total of 150 square feet of signage on the eastern elevation.
- **A variance to allow 10' - 4 5/8" height on the proposed Bass Pro Shops Formed Main ID Cabinet (Sign 1) on the southern elevation for a total sign area of 156.8 square feet.**
 - **A variance to allow 6' – 1/8" height on the proposed Outdoor World Wall Cabinet (Sign 2) on the southern elevation for a total sign area of 198.4 square feet.**
 - **A variance to allow 10' height on the proposed Bass Pro Shops Cabinet (Sign 3) on the eastern elevation for a total area of 150 square feet.**
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on December 18, 2024 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Planning Commission found the proposed variance will comply with the standards of the Tualatin Development Code (TDC). The TPC finds that the findings and analysis, the staff presentation, testimony at the public hearing, materials in the record, and discussion on the record, support the approval of the SVAR 24-0001 with Conditions of Approval. The TPC further adopted the applicant's Narrative as supplemental to the staff findings and analysis.

II. ACTION

The Tualatin Planning Commission approved SVAR 24-0001 and adopted the staff analysis and findings, dated December 18, 2024, and the applicant's Narrative as supplemental.

III. APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Planning Commission hearing and who may be adversely affected by the Commission's decision may file a request for review of the final decision of the Sign Variance land application to the City Council.

Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

The Tualatin Planning Commission’s decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Community Development Department Planning Division at 10699 SW Herman Road, Tualatin, Oregon, before 5:00 p.m., January 6, 2025. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons and the applicable appeal fee and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 18th DAY OF DECEMBER 2024.

CITY OF TUALATIN
PLANNING COMMISSION

BY: 
Bill Beers, Chair
Tualatin Planning Commission