



City of Durham

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MEMORANDUM

DATE: August 28th, 2025
TO: Planning Commission
FROM: Jordan Parente, City Administrator
RE: Wall Sign for Bright Star Kids, Sign Permit file # 477-25

On August 19th, 2025, FastSigns applied for a replacement sign on behalf of *Bright Star Kids*, located at 18115 SW Lower Boones Ferry Road. The sign change is because of a business name change from Learning Tree to Bright Star Kids. The application was assigned Sign Permit #477-25.

The existing sign reads “Tualatin Learning Tree”, is not permitted, and has larger dimensions than allowed by the Durham Development Code (DDC). Therefore, this is a new sign application and not a replacement sign.

On August 27th, 2025, the applicant submitted updated sign dimension of 41.5” x 103.75”.

Section 6 of the Durham Development Code is titled “Sign Regulation” and includes all signs visible from the public right-of-way, for all zoning districts. Signage is a subordinate use of property.

When considering a sign permit, the Planning Commission may wish to focus their decision on:

§6.2 Prohibited Sign Features. In all zoning districts, no sign shall:

§6.2.1 Use internal illumination, a flashing or intermittent device to display a message, or rotate, revolve or move;

§6.2.2 Use of external illumination that generates glare that disrupts the vision of motorists on adjacent right of way or that exceeds 1 foot-candle as measured at any boundary of the property on which the sign is located;

§6.2.3 Project above the highest point of any building to which the sign is attached;

§6.6 Signs Requiring Permit – Other Districts, (OP, IP and BPO Districts):

§6.6.3 One wall sign for each individual person or entity or person that occupies a structure, identifying the location and entry door of the entity or person, not exceeding 30 square feet in area, not extending more than 15 feet horizontally in either direction from the centerline of the entry and with dimensions proportional to the building façade on which the sign is placed.

The proposed sign is stationery, does not extend above the highest point of the building, or more than 15 feet horizontally in either direction from the centerline of the entry. No illumination is proposed. The 41.5” x 103.75” dimensions, or 3.46’ x 8.65’, equals 29.93 square feet, which is less than 30 square feet.

The proposed sign substantially complies with §6.2 and §6.6 of the DDC. Staff recommend the Planning Commission approve sign permit #477-25, as proposed.