

YACHATS PLANNING COMMISSION

January 16, 2018

Work Session Approved Minutes

Vice-Chair Ron Urban called the January 16, 2018 work session of the Yachats Planning Commission to order at 2:00 pm in Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Shelly Shrock, Ginny Hafner, James Kerti, and Mary Ellen O'Shaughnessey. Absent: Christine Orchard. Audience: 11.

Commissioner Anderson explained to the audience that a work session is for discussion among Commissioners and they will have an opportunity to speak during regular meeting.

Commissioners noted documents were not currently accessible through the document library as there was some server problem.

I. Light Industrial

Urban referred Commissioners to his draft in their meeting packet.

- A. Section 9.04.030 adds a definition for Light Industrial
- B. Section 9.28.020(T) adds a conditional use in zone C-1 for Light Industrial
- C. Section 9.48.010 adds parking requirements (with edit of first "600" to be "six")
- D. Section 9.72.050 addresses standards for Light Industrial in section 9.72.050(F)

Draft item 1: as is

Draft items 2 and 3: Commissioners discussed the portion of a building that would be dedicated to retail sales and agreed to 20%, with Anderson agreeing to research other jurisdictions for support for this level. These two items were combined to state: *Goods manufactured, fabricated, or assembled shall be offered for retail sale on the premises in a dedicated space occupying a minimum of twenty percent (20%) of the building.*

Draft item 4: Commissioners debated the type of screening fence that should be used, noting that the form of screening would be addressed at a Condition Use Hearing with the Planning Commission, and agreed to: *Outdoor storage shall be on the side or back of the building and shall be screened with a sight-obscuring fence, hedge, or wall.*

Draft item 5: Commissioners discussed the possible location of retail parking in the front of the building. For a building of maximum size of 6,000 square feet with 20% or 1,200 square feet of that as dedicated retail, 16 parking spaces would be required. Commissions agreed to: *Employee parking and loading area shall be located on the side or rear of the building.*

Urban stated the next step would be to prepare for a Public Hearing.

II. Signs

Commissioners Kerti presented his research on digital signs. He reported Panama City had developed code to address some of the same issues that were being raised in Yachats. Given recent feedback from residents, Anderson suggested there is a need to get more technical in developing code. Kerti noted light meters are relatively inexpensive. Kerti also noted that requiring adjustments for light intensity during daytime versus nighttime is advisable, as the recommended difference in nits was 7,000 versus 500. Kerti noted the Commission had previously crossed out an item requiring the inclusion of an adjustable light sensor on digital signs, and this new information suggests that the inclusion of a sensor remain.

Commissioner Hafner asked about current code regulations on digital signs. Kerti and Anderson noted "digital" is not in current code as the code was written in the 1990s. Anderson suggested the Commission consult with the community regarding the extent of regulations on digital signs. Commissioners discussed variable around Dark Sky lighting that could be incorporated now into the code, such as a requirement that all lights have downward shielding.

Kerti noted requirements from other cities on requirements for electrical permits. While this issue is addressed in County codes, Commissioners agreed that some statement of electrical standards be included.

Lewis noted the current sign permit application has a box asking about flashing or moving signs and suggested eliminating this box as flashing and moving are prohibited in the existing code. Commissioners began a discussion of how existing signs might be addressed in light of code changes.

Anderson urged Commissioners to agree to have a community input meeting as soon as possible so that their positions get incorporated early in the drafting process. Commissioners wanted more time to go through a draft before setting a meeting date.

Urban adjourned the work session at 2:58 pm to be continued after the regular meeting.

Urban reopened the work session at 3:24 pm.

Urban asserted the Commission needed to stick with their plan to go through the comparison table provided by Lewis. Hafner emphasized that the Commission needed to have definitions for all terms set before getting into the detail of the requirements. Urban clarified the definition provided by Kerti is the working definition going forward in discussions.

Table Item A: Urban recommended the Waldport version. A home business sign would be a maximum of two (2) square feet (increase from 1.5 sq ft); a B&B would not exceed six (6) square feet (increase from 3 sq ft); and no freestanding signs would be allowed. Commissioners clarified that signs displaying a home name could only attach that sign to the wall of the home. Kerti noted there are homes that are set back further from the highway that have shared driveway which need signage to indicate their address. Current code does allow for signage for street addresses and requires that they be visible from the road.

Table Item B: Urban recommended the Waldport version. O'Shaughnessey reported she has heard complains about the Sea Note being too close to the crosswalk. Anderson expressed concern over banners on poles blocking views in ingress/egress areas, noting this section only addresses setbacks from other government-installed signs. Commissioners agreed a buffer zone for egresses is warranted.

Table Items C&D: Urban noted items C and D are dependent. Hafner recommended the Waldport versions. Kerti clarified that the approach is to eliminate a general restriction on sign size and to address limitations for each sign type individually.

Table Item E: Urban recommended the Yachats version. Commissioners agreed.

Table Item F: Urban recommended the Waldport version. Commissioners agreed.

Table Item G: Urban recommended the Yachats version. Commissioners agreed and indicated digital signs would be addressed elsewhere.

Table Item H: Urban recommended the Waldport version. Commissioners agreed.

Table Item I: Hafner reported the issues around A-frames were more complicated.

Commissioners discussed whether a three-day event would be managed differently than a one-day event. Urban recommended beginning with the Waldport version. Hafner

suggested, regardless of when A-frames might be allowed, they should conform to all of the factors in Item I.

Table Item J: Hafner preferred to limit banner signs to one per business. Shrock was less concerned about the number if they were setback from the street. O'Shaughnessy noted that drivers expect signs before a turn, so it made sense to have a banner on either side of an entrance. Urban recommended the Waldport version.

Table Item K: Urban recommended the Waldport version. Anderson suggested this area is one where they need to set numerical limits based on some measure of light intensity.

Table Item L: Urban recommended the Waldport version. Urban noted the Waldport version is much simpler and clearer. Anderson noted the ninety-day limit on real estate sign.

Table Item M: Urban recommended the Waldport version. Hafner noted Waldport does not have an enforcement section. Lewis indicated enforcement was addressed elsewhere in the code.

Anderson asked if Commissioners were ready to set a date for a public meeting. Lewis explained how a power point presentation was used for the Waldport public meetings. Anderson suggested January 23, 2018 for a work session. Anderson noted the second week of February has an evening meeting for the Council. Commissioners agreed that an evening meeting during the first week of February would be best. Commissioners tentative set February 6, 2018 at 6 pm for a community meeting.

Commissioners agreed to meet at 2 pm on Tuesday, January 23, 2018 for a work session.

The meeting was adjourned at 4:14 pm.


Ron Urban, Vice-Chair

2-27-18
Date

Minutes prepared by H H Anderson on January 28, 2018.