

YACHATS PLANNING COMMISSION

December 19, 2017

Work Session Minutes

Vice-Chair Ron Urban called the December 19, 2017 work session of the Yachats Planning Commission to order at 2:00 pm in Room 3 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Shelly Shrock, Ginny Hafner, James Kerti, Christine Orchard, JD Deriberprey. Absent: none. Audience: 2.

I. Sign Ordinance

Commissioner Urban noted the light industrial definition would be addressed at the January 2018 meeting.

Commissioner Hafner suggested the Commission involve the community in this planning at an evening meeting, especially after the December 13, 2017 Council meeting where citizens expressed concern over losing community. Orchard recommended the Commission identify their positions prior to presenting it to the citizens. Planner Lewis and Hafner summarized benefits of having a public meeting when Waldport reworked their sign code. Commissioners agreed this meeting was a good idea.

Urban suggested Commissioners start with the draft ordinance prepared by Lewis. Commissioner Deriberprey suggested adding a definition for digital signs. Commissioners discussed types of digital signs and the impact of internally lit signs. Commissioners agreed signs should not have changing images, regardless of their lighting method, as they would present too much distraction to pedestrian and vehicle traffic. Commissioner Shrock noted the sign in front of City Hall in Waldport does have changing images. Commissioners agreed a sign could change daily.

Urban noted draft section 9.44.040.B.2.e items 1 to 6 address digital signs. Commissioners agreed item 1 for one digital sign per business in addition to one "open" sign and item 2 prohibiting flashing signs were appropriate. Anderson asked for clarification on the sensor to adjust light intensity in ambient light in item 3. Deriberprey believed this type of sensor would only be included on high-end signs. Orchard surmised the intent is to make the sign brighter in the daytime to increase visibility. Anderson noted brightness is addressed in the section on illumination. Commissioners discussed digital signs styles that would be inconsistent with the character of Yachats and reiterated all signs should be static. In lieu of items 3 to 5, Commissioners agreed to stipulate that a digital sign should have only one, static, daily message. Commissioner agreed draft item 6 was appropriate and should become item 4 in a new draft.

Deriberprey noted 9.44.040.B.1.c addresses light intensity and brilliance. Item 9.44.040.B.1.b addresses glare onto adjacent residences.

Anderson noted the existing code stipulates that exterior illumination is allow if the source of light is not visible to surrounding property and it does cause direct glare into or upon any other building. She wanted to see this language in the code. Anderson suggested there is a difference between lights that shine upon a sign to light it and a sign that is lit directed light away from the sign.

Linda Johnson asked about the times a light could be on. Shrock suggested signs should only be illuminated during business hours. Anderson asked about the sign that is lit 24/7 at the entrance to the Adobe and was reminded the hotel is always open. Shrock noted limiting illumination to business operation hours would be more consistent with dark sky standards.

1 Lewis clarified existing code on what is allowed for illuminated signs, with one size limitation for a
2 free standing sign and another for signs that are part of the building façade. Commissioners
3 discussed the size of the Dollar General sign.

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5 Anderson asked about how lighting code could be enforced if different businesses had different
6 lighting standards based on what is grandfathered in, such as requiring a sign to be turned off
7 when a business is not open. Hafner noted the policy in the code on nonconforming signs being
8 allowed if in existence before the code went into effect. Urban added that a nonconforming sign
9 must be brought into compliance if altered or moved.

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11 Kerti indicated he would research digital signs regulations and bring a draft definition to the next
12 meeting.

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14 Urban adjourned the work session at 3:00 pm.

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21 Ron Urban, Vice-Chair

Date

22 Minutes prepared by H H Anderson on January 5, 2018.