



City of Yachats

## YACHATS PLANNING COMMISSION

June 18, 2019

### Work Session Draft Minutes

Vice-Chair Lance Bloch called the June 18, 2019 special work session of the Yachats Planning Commission to order at 2:00 pm in the Room 1 of the Yachats Commons. Members present: Doug Conner, Helen Anderson, Lance Bloch, Jacqueline Danos, Mary Ellen O'Shaughnessey, and Loren Dickinson. Absent: Christine Orchard. Staff Present: none. Audience: 0.

#### **I. Lighting Ordinance Discussion**

Commissioner Anderson suggested the Commission could take a short-term approach of addressing only trespass lighting and developing a complete lighting code later. She explained most of the light complaints were about trespass light, and sky glow, glare and other improper lighting could be addressed later. She noted the Chelan example had a definition of trespass light with a limit in the definition. Commissioner Dickenson added that the code should have stipulations for changing to more appropriate lighting when something needed replacing. Anderson stated that since Title 5 was about health and safety, regulations in that section go into effect immediately. Commissioner Danos emphasized the importance of stating measurements in terms of foot candles.

Bloch stated lumens were a better indicator of brightness than watts. Dickenson noted hand held measuring devices measure foot candles. Danos agreed that wattage was a poor measure of lighting strength and character.

Bloch raised the issue of how one would isolate where light was coming from when there were multiple sources. Anderson agreed there was an issue with determining the problematic light source if the trespass light was greater than the target amount.

Dickenson noted while this approach was a stop gap measure for light trespass, the ordinance needed to address the types of lighting fixtures.

Commissioner Connor reported he was on the 804 Trail late at night and noted how much light was present, especially the lights that shine out on the ocean. Bloch noted the definition did not distinguish between public and private property. Danos noted some people on the hill like the ocean lights as it improves their view of the water. Anderson speculated that language that talked about light projected onto an adjoining property might exclude the lights onto the ocean.

1 Danos wondered if it would be helpful to distinguish between commercial versus residential  
2 properties. She suggested Commissioners could research lighting and come back to create a full  
3 ordinance. Other Commissioners believed a full ordinance would take significant time.  
4 Commissioner O'Shaughnessey stressed it was important to hear from residents early in the  
5 process.

6  
7 Dickenson stated that lighting would likely be a contentious issue and that a stop gap measure  
8 could be useful, but he wanted to know more about what other communities on the coast have  
9 done. Anderson recalled the COG planner reported Bandon's light ordinance got voted down as  
10 there was not public backing. She added that a lighting ordinance would have to have the full  
11 support of Council.

12  
13 Danos stressed the importance of research to support dark skies. Anderson asserted there was  
14 ample research on reason to have dark skies, including public safety.

15  
16 Commissioners discussed whether to pursue a stop gap policy. Bloch asked if the stop gap  
17 would apply to private property only. Anderson suggested they could keep the definition of  
18 trespass light, then add a statement that trespass lighting was not allowed onto private property.

19  
20 Anderson stated she provided the two-page Boulder handout as an example of an educational  
21 piece for the residents. Danos agreed to draft a version of that flyer for Yachats. Dickenson  
22 suggested a flyer focus on page one, as page two was more specific to the town of Boulder.

23  
24 Bloch noted other definitions that would be needed in addition to trespass light. Commissioners  
25 concurred.

26  
27 Dickinson asked about the exceptions that would need to be included. Bloch noted that the more  
28 he looks at the details of the Chelan document, the more he sees that a short stop gap restriction  
29 might not be possible. He also had concern about doing a stop gap and then asking for input  
30 from the public. Danos suggested the Commission should proceed with a full ordinance rather  
31 than trying to do little pieces one at a time.

32  
33 Anderson explained that since the beginning of the work on the sign ordinance, citizens had been  
34 asking about lighting issues, and the Commission had said they would address lighting next.  
35 O'Shaughnessey asserted that people might just want to know that the Commission was working  
36 on the issue.

37  
38 Commissioners discussed distributing a flyer now and soliciting public input at a later date.  
39 O'Shaughnessey suggested language about "beginning a process."

40  
41 Anderson noted there would be a planning page on the new City website, and the Commission  
42 could post updates on this issue.

43  
44 Commissioners agreed that a stop gap measure was not appropriate at this time.  
45

1 Conner asked why the current code stating, “exterior lighting shall not be directed” was not  
2 sufficient. Anderson explained the language was not specific enough to enforce.  
3 O’Shaughnessey noted there was other types of light that are not directional that cause trespass.  
4

5 Danos clarified that changing a single word in the code required a new ordinance and associated  
6 hearings.  
7

8 Commissioners agreed to review the Chelan document, to come to the next meeting ready to  
9 discuss what should and should not be included in a lighting ordinance, and to decide on what  
10 should be included in the Newsletter/Flyer.  
11

12 Bloch adjourned the work session at 3:16 pm.  
13  
14  
15

16 \_\_\_\_\_  
17 Lance Bloch, Vice-Chair

\_\_\_\_\_  
Date

18  
19 Minutes prepared by H H Anderson on July 6, 2019.  
20