

# YACHATS PLANNING COMMISSION

March 20, 2018

## Work Session Draft Minutes

Vice-Chair Ron Urban called the March 20, 2018 meeting of the Yachats Planning Commission to order at 2:00 pm in the Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Shelly Shrock, Ginny Hafner, James Kerti, Christine Orchard, and Mary Ellen O'Shaughnessey. Absent: City Planner Larry Lewis. Audience: 0.

### **I. Sign Ordinance**

The Commission thanked Urban for his rhododendrons/hydrangeas presentation at the State of the City event.

#### 9.44.040(B)2.a – Building Signs

Urban reported he found data that indicated a maximum of one square foot for each linear foot of building width, which would be less than the current 20% of the façade in the Yachats code. Anderson located several jurisdictions with 10% of the façade limitations. For a ten-foot high façade, 10% of square footage is the same as one square foot for each linear foot of building. Commissioners discussed various building sizes within the City. Some jurisdictions set smaller percentages for a side façade, such as 5%.

Commissioners debated whether signs on the inside of a building showing through to the outside were part of the allowable façade calculation. Anderson felt strongly that any signage visible from the street is part of the façade signage. Several Commissioners thought the language about having signs on the interior being included as part of the maximum allowable façade.

Urban found that other jurisdictions use 32 square feet for the largest allowable sign size for any individual sign. Commissioners considered that a 24 square foot sign was very large, equivalent to a sheet of plywood. Several citizens at the public meeting believed 32 square feet was too big.

Commissioners agreed that:

- Signage on a given façade should be limited to 10% of the square footage of the façade.
- The maximum size of any one sign should be limited to 10% of the façade (all of the allowable sign footage on the facade)
- The maximum size of a given internally lit sign should be 24 square feet.

It was noted that Commissioners might want to revisit the working of the first sentence under 9.44.040(B)2.1 as the 10% façade maximum applies only to items 1, 2, and 4.

Urban suggested that the roof sign be limited to 16 feet high above the street grade, regardless of the height of the roof peak. Anderson and Kerti suggested roof signs not be allowed to be higher than the peak of the roof. Commissioners discussed whether a flat roof building could have a roof sign, and decided that peak roof and flat roofs should have different criteria. Commissioners agreed to the following:

#### **5) Roof Signs**

- i. No signs shall be painted directly on the roof
- ii. The roof sign height on a peak roof shall be limited to the lesser of 16 feet above the street or the peak of a the roof.
- iii. A roof sign on a flat roof shall be limited to a maximum of 16 feet above the street grade but not more than 3 feet above the roofline.

1  
2 Kerti recalled a recommendation that monument sign size be tied to the frontage length of the  
3 property. Kerti asked if the thickness of the sign should be considered.

4  
5 Urban continued the work session at 3:05 pm to after the regular meeting.

6  
7 Urban re-opened the work session at 3:21 pm.

8  
9 Shrock asked for clarification on how the eight feet height would be determined if the sign were on  
10 a slope. Commissioners discussed how the slope would be considered and concluded the  
11 requirement applied to the sign itself, not the ground upon which it is installed.

12  
13 Commissioners discussed the depth or thickness of a sign. Shrock noted that an end or the  
14 thickness used as a sign would be included, and accounted for, in the total square footage allowed  
15 for that sign.

16  
17 Shrock asked how the base of a monument sign would be calculated in total signage square feet.  
18 Urban and Shrock suggested the sign part should be limited to 32 square feet.

19  
20 Commissioners discussed the street frontage amount that should be applied to situations allowing  
21 larger signs. Anderson noted the west corner lots on Aqua Vista Loop have a frontage of 100 feet.  
22 There was consensus that the only area that should be allowed larger signs is for the larger  
23 properties north of Marine Drive. Several Commissioners argued the criteria should be much  
24 larger than the lots in residential areas. Anderson estimated the Dublin House frontage to be  
25 around 240 feet. Commissioners agreed that 300 feet would be a reasonable frontage amount to  
26 allow for a wider monument sign.

27  
28 Commissioners agreed to:

29 3) Monument signs shall have a maximum of:

30 i. 5 feet wide, 8 feet high, and 32 square feet area on lots having up to 300 linear  
31 feet of street frontage.

32 ii. 8 feet wide, 8 feet high, and 50 square feet of area on lots with more than 300  
33 linear feet of street frontage.

34  
35 9.44.040(B)2.d – Banner Signs

36 Hafner recalled from the public meeting that citizens wanted to prohibit banner signs. Other  
37 Commissioners did not have the same recollection. Commissioners could not find a reference on  
38 this issue in the minutes. There was consensus that banner signs are useful to events.

39  
40 For item 3, Commissioners agreed the 10 feet setback along the ingress/egress is too low and  
41 suggested a change to 15 feet.

42  
43 Commissioners did not believe a criterion for removing banners during high winds as an owner  
44 would be motivated to not have their sign damaged into high winds and the regulation would be  
45 hard to enforce.

46  
47 Commissioners disagreed about what constitutes a banner sign and what types of banner signs  
48 should be removed when the business is closed. Festivals leave their banner signs up for the  
49 entire festival. Kerti noted regulating signs around business hours was relevant to lit signs but not  
50 to banner signs.

1 Commissioners agreed that banner signs not be regulated for high wind conditions based on the  
2 factors that an owner would not want their sign damaged in high wind and the regulation would be  
3 very difficult to enforce.

4  
5 Commissioners noted they need to address the definition of types of banners and additional  
6 regulations around those types at the next work session.

7  
8 Commissioner Shrock reported she will not be at the April meeting.

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10 Urban adjourned the meeting at 3:50 pm.  
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17 Ron Urban, Vice-Chair

\_\_\_\_\_ Date

18 Minutes prepared by H H Anderson on April 12, 2018.  
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