



CITY OF YACHATS
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memo

To: Yachats Planning Commission Members
From: Dave Mattison, City Planner *DRM*
Date: March 13, 2019
Re: Drift Inn Parking Update for Case File #1-CU-PC-17

In September of last year, a request was made to Linda Hetzler for an evaluation of the parking at Drift Inn. The request for the evaluation originated because outdoor seating was added to the restaurant, and new construction on the former laundromat site removed a parking space onsite.

City staff has estimates that outdoor seating at the Inn occupies approximately 600 square feet. According to City Codes, Chapter 9.48, Off-Street Parking and Loading, 'Eating and Drinking Establishments' are required to have one (1) space for each one hundred (100) square feet of total floor area. Therefore six (6) parking spaces are required for the new seating area. In addition, it appears that there are four (4) parking spaces available in front of the former laundromat, instead of the proposed five (5) parking spaces. Therefore one (1) additional space is required with the building remodel. A total of seven (7) spaces are needed.

The 2017 Conditional Use approval (*file #1-CU-PC-17*) identified that 27 parking spaces were both required and provided for the proposed use.

However, with the additional outdoor seating parking requirements and the loss of one (1) onsite parking space, the new total of required parking needs to be reviewed and evaluated.

Once this has been determined, direction can be provided to Ms. Hetzler for her next step.