

City Council Action Item Cover Sheet

DATE: October 3, 2018

Agenda Item:

Ordinance 354 Light Industrial Uses

Question Before Council:

Does the Council wish to pass the Planning Commission's proposed Code changes for Light Industrial usage?

Person/Group Initiating Request:

Planning Commission

Item Summary/Background:

The existing Code makes reference to "light industrial uses" but provides no definition or standards for light industrial use. The Commission is recommending including a definition for light industrial and adding four (4) standards specific to light industrial use (in addition to the standards that apply to all commercial use).

The Commission addressed all concerns raised by the City Attorney.

**CITY OF YACHATS
ORDINANCE NO. 354**

**AN ORDINANCE AMENDMENT THE YACHATS MUNICIPAL CODE TITLE 9
RELATING TO LIGHT INDUSTRIAL USES AND RELATED DEVELOPMENT
STANDARDS**

Whereas, the City provided notice of this proposed legislative land use Code amendment to the Oregon Department of Land Conservation and Development on May 29, 2018; and

Whereas, the City provided notice of this proposed legislative land use Code amendment to property owners with the City's Retail Commercial Zone on July 24, 2018; and

Whereas, the City Planning Commission held a public hearing on these proposed Code amendments on August 21, 2018 and the Planning Commission is recommending adoption of these amendments; and

Whereas, following the amendment procedures set out in YMC 9.84.020, City Council conducted a public hearing on October 3, 2018 and found the amendments are consistent with applicable criteria in Yachats Municipal Code and Yachats Comprehensive Plan; and

Whereas, the City wishes to clarify its land use regulations as they relate to small-scale industrial uses with such regulations intended to ensure that these uses meet the purpose of the City's Retail Commercial Zone,

NOW THEREFORE, the City of Yachats ordains as follows:

Section 1. Yachats Municipal Code Section 9.04.030.

Yachats Municipal Code Section 9.04.030 is amended to add the following definition, inserted in alphabetical order within the existing definitions:

"Light industrial" means a business that manufactures, fabricates, or assembles goods and that occupies less than 6,000 square feet.

Section 2. Yachats Municipal Code Section 9.48.010.

Yachats Municipal Code Section 9.48.010(L) is amended to add a new subparagraph within the existing Code subsection L, as follows:

14. Light industrial: one space for each six hundred (600) square feet of total floor area.

Section 3. Yachats Municipal Code Section 9.72.050.

Yachats Municipal Code Section 9.72.050 is amended to add a new subsection to the existing Code provision as follows:

G. Standards for Light industrial.

1. Manufacturing, fabricating, or assembling shall occur within an enclosed building.
2. Goods manufactured, fabricated, or assembled shall be offered for retail sale on the premises with dedicated retail space occupying a minimum 20% of the building.
3. Outdoor storage shall be on the side or rear of the building, and shall be screened with a sight-obscuring fence, hedge or wall.
4. Employee parking and loading area shall be located on the side or rear of the building.

Section 4. Effective date.

Pursuant to the Yachats Charter, this ordinance shall take effect 30 days after adoption.

Passed and adopted by the City Council of the City of Yachats on this ____ day of _____, 2018.

		Aye	No	Abstain
City Council vote:	Mayor Gerald Stanley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Craig Berdie	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barbara E Frye	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Max Glenn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	James Tooke	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gerald Stanley, Mayor

Attest: _____
Shannon Beaucaire, City Manager

Kimmie Jackson

From: Shannon Beaucaire
Sent: Wednesday, September 19, 2018 3:44 PM
To: Helen Anderson
Cc: Kimmie Jackson
Subject: Council Packets
Attachments: City Council Action Item Cover Sheet.docx; City Council Action Item Cover Sheet.pdf

Kimmie,

I have placed the current version of the agenda on your desk. The packet is thin because many of the items are for discussion and I don't have planning ordinances and cover sheets added yet. If the planning commission is ready, Helen needs to get you the Final Draft Ordinance for each item and a cover sheet introducing it to Council.

Helen, please format the Council action sheets for each of the ordinances and have Kimmie add them to the agenda and the packet. When you introduce these items to Council please walk them through the Attorney's concerns and how the Planning Commission responded to each of the concerns. Be as detailed as possible.

Kimmie, when you finalize the packet:

- 1) Email the Council and let them know it is up and online for review
- 2) Provide a color hard copy of the packet for each Councilor, a copy for Helen, and the original for me.
- 3) Make 20 Black and white copies of the agenda for the public.
- 4) Offer to walk Gerald and/or Max through the agenda if they wish

Text me with any questions.

Thank you,
S.

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