

CITY OF YACHATS
PLANNING COMMISSION
Work Session
April 19, 2016
Minutes

The April 2016 work session was called to order at 2:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Ron Urban, Nan Scott, Ken Aebi, Shelly Shrock, Helen Anderson, and John Deriberprey. Absent: Christine Orchard.

I. Definition of Industrial Use

The Commission discussed the possible ways to define what type of business would be industrial and how to determine the difference between an industrial business and a commercial business.

The Commission reviewed the memo City Planner Larry Lewis prepared regarding Industrial Uses and how Waldport is dealing with this issue.

It was noted that the current Municipal Code allows for small scale, nonpolluting light industrial uses that are compatible with existing and anticipated land uses as a conditional use in a C-1 Zone, but there is no definition for light industrial use.

It was also noted that at some point according to their business plan the brewery might need to apply for a conditional use permit before they can increase their beer production based on that Code standard.

It was discussed that the effluent discharged into the sewer system may need to be included as part of the criteria for the definition.

Urban said that the main reason for discussing this is to control the atmosphere of the community, including protecting the water.

Aebi said that he thinks the City also needs to protect the businesses in town.

II. Formula Business Regulations – Continued to the May Work Session.

III. Building on Slopes - Continued to the May Work Session.

IV. Additional Code Amendment Items - Continued to the May Work Session.

The work session was adjourned at 2:55 p.m.

Ron Urban, Vice Chair

Attest:

Nancy Batchelder, City Recorder