

1. 2:00 P.M. Agenda

Documents:

[2021-03-16 Planning Commission Agenda.pdf](#)

2. Meeting Materials

Documents:

[Yachats_PC_Mar2021.Pdf](#)

[2021-03-16Fence Questions.pdf](#)

[Dark-Sky-Friendly-Home-Lighting-Program-Guide_Print.pdf](#)

[Light-Pollution-Wastes-Energy-And-Money-English.pdf](#)

[Light-To-Protect-The-Night-Five-Principles-For-Responsible-Outdoor-Lighting-](#)

[IDAIES-01-2048x1485.Pdf](#)

[Outdoor-Lighting-Crime-And-Safety-English.pdf](#)

[2021-03 Planners Report.pdf](#)



CITY OF YACHATS
PLANNING COMMISSION MEETING
Yachats OR
Tuesday, March 16, 2021, 2020 at 2:00 pm
Public Meeting via ZOOM Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83497503951?pwd=Z0xLaC94S1ZGVUVlbi9hcHhqdklkZz09>

Meeting ID: 834 9750 3951

Passcode: 653649

One tap mobile

+12532158782,,83497503951#,,,,*653649# US (Tacoma)

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Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 834 9750 3951

Passcode: 653649

Find your local number: <https://us02web.zoom.us/j/83497503951?pwd=Z0xLaC94S1ZGVUVlbi9hcHhqdklkZz09>

Work Session

I. DLCD Land Use training instead of Parking Workshop

III. Other Business

A. The Commission

B. The Staff

Regular Meeting

I. Call to Order

II. Announcements and Correspondence

III. Citizen Concerns

IV. New Business

1. None

V. Old Business

1. Fences, hedges & walls Public Hearing Planning

2. Parking Recommendation

3. Comprehensive Plan Audit

4. Lighting Educational materials

VI. Planner Report

VII. Other Business

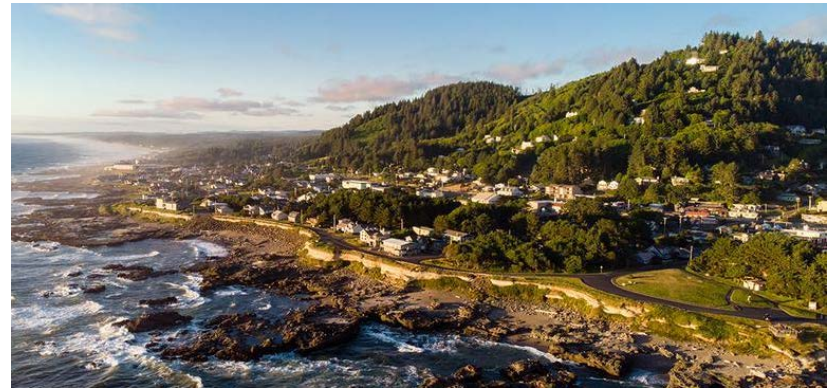
1. From the Commission

2. From Staff

This meeting is open to the public and all interested persons are invited to attend the ZOOM Meetings. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. The minutes of this meeting is the Audio Tape which will added to the packet after the meeting within 24 hours. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. Posted 03/05/2021



DLCD



Land Use Planning Part 1

City of Yachats

March 16, 2021

Hui Rodomsky

DLCD South Coast Regional Representative

hui.rodomsky@state.or.us

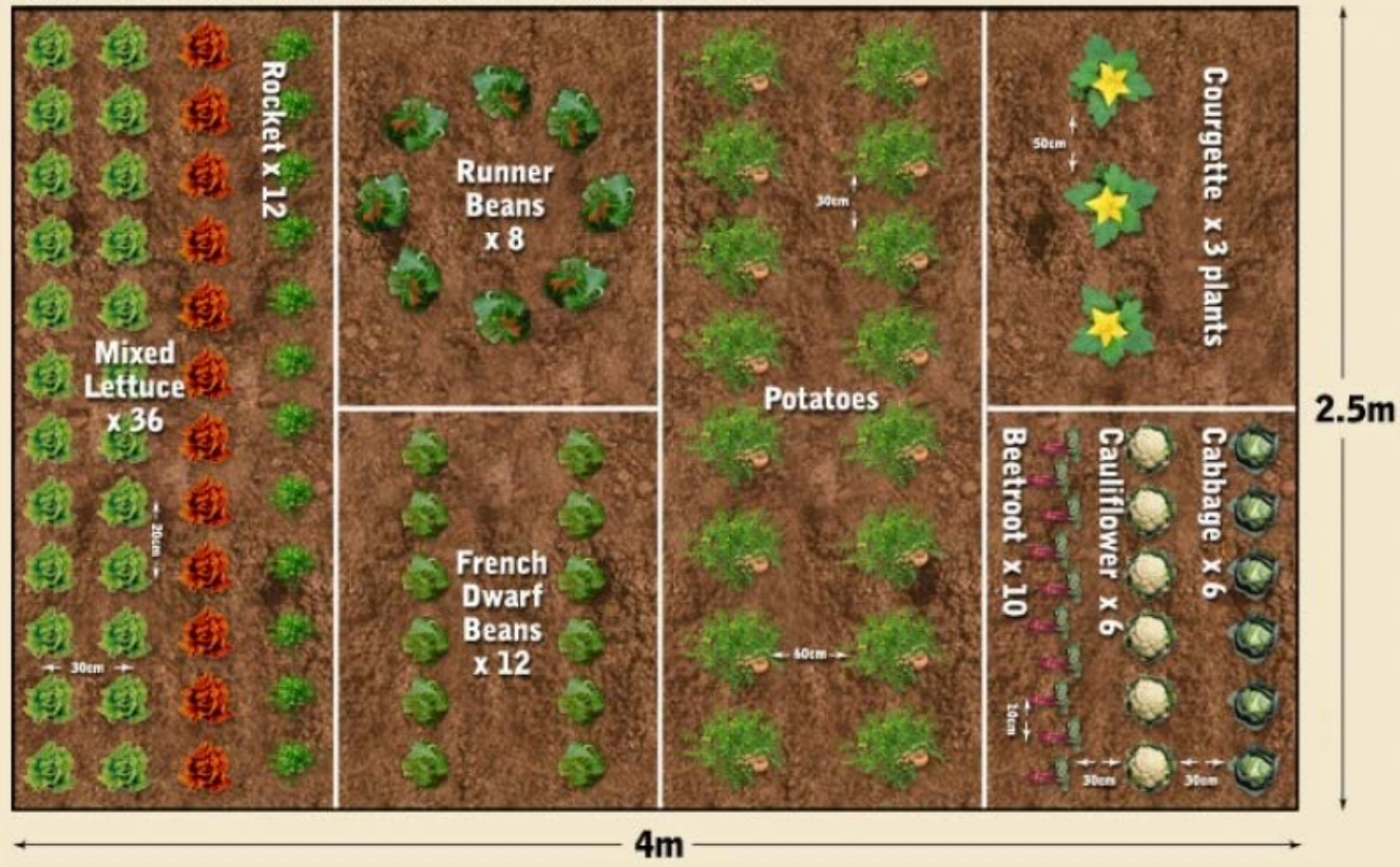
541-270-3279

What is Land Use Planning?

ROCKETGARDENS.CO.UK

SMALL VEGETABLE PACK SUITABLE FOR AREA APPROXIMATELY 10M²

Content of the vegetable garden growing pack may vary depending upon the season





Why Land Use Planning?

Many benefits:

- Environmental protection
- Avoidance of urban sprawl
- Promotion of compatible uses
- Increase certainty for developers/buyers
- Public health and safety



A Little History

- 1919 – Oregon legislature permits cities to zone private land
- 1947 – Oregon legislature permits counties to zone private land
- 1963 – Oregon legislature establishes the Exclusive Farm Use (EFU) zone and the uses it allows



History of Modern Planning in Oregon

- 1973 – Senate Bill 100 creates the Land Conservation and Development Commission (LCDC) charging it with adopting Statewide Planning Goals
- 1975 – First 14 goals adopted
- 1975 – Goal 15 adopted
- 1976 – Goals 16-19 adopted (coastal resource goals)
- 1976-86 – LCDC acknowledges all city and county comprehensive plans
 - 1980 – Yachats Comprehensive Plan was acknowledged



Land Conservation and Development Commission

- Seven volunteer-members
 - representative of regions of the State
 - appointed by Governor and confirmed by Senate
- provides policy direction for the land use planning program
- oversees DLCD operations.



Department of Land Conservation and Development

➤ Staff to LCDC

➤ charged by the Legislature with:

- o managing urban growth;
- o protecting farm and forest lands,
- o coastal areas, natural resource lands; and
- o providing for safe, livable communities in concert with the vision of the local communities.



State Responsibilities

- Set land use policy (goals and rules)
- Acknowledge city and county plans
- Enforce goals
- Review plan amendments
- Administer periodic review requirements
 - No longer a requirement for Cities <10,000 in population (including the UGB)
- Provide technical assistance to cities and counties
 - South Coast Regional Representative
 - Grants
 - Technical support



Local Responsibilities

➤ Cities and Counties

- o Adopt plans and codes in compliance with statewide goals
- o Address local vision and needs
- o Make land use decisions
- o Enforce codes and ordinances
- o Provide assistance to the public



Statewide Planning Goals

- Goal 1 – Citizen Involvement
- Goal 2 – Land Use Planning

- Goal 3 – Agricultural Lands
- Goal 4 – Forest Lands
- Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 6 – Air, Water, and Land Resources Quality
- Goal 7 - Areas Subject to Natural Hazards
- Goal 8 - Recreation Needs
- Goal 13 – Energy Conservation
- Goal 15 - Willamette River Greenway

- Goal 9 – Economic Development
- Goal 10 - Housing
- Goal 11 - Public Facilities and Services
- Goal 12 - Transportation
- Goal 14 – Urbanization

- Goal 16 – Estuarine Resources
- Goal 17 – Coastal Shorelands
- Goal 18 – Beaches and Dunes
- Goal 19 – Ocean Resources



Goal 1

Citizen Involvement

**Cities and Counties are to develop
a citizen involvement program
that insures the opportunity for citizens
to be involved in all phases
of the planning process.**



Diversity, Equity, and Inclusion

- Diversity is
the presence of difference within a given setting.
- Equity is
an approach that ensures everyone access to the same opportunities.
- Inclusion is
about folks with different identities feeling and/or being valued, leveraged, and welcomed within a given setting.



Goal 2

What does it do?

- Requires local governments to have comprehensive land use plans and implementing ordinances that comply with the applicable Statewide Planning Goals.



Goal 2

How to meet requirement?

- Comprehensive plans must:
 - o have a factual base.
 - o comply with the requirements of each applicable Statewide Planning Goal.
- City follows the comprehensive plan when making decisions on appropriate zoning.
- City and county plans must be consistent with one another.
- Special district and state agency plans and programs must be coordinated with comprehensive plans.



Comprehensive Plan

- Establishes a “vision”
- Controlling land use policy for the city
- Comprehensive document that guides land use, infrastructure, development, conservation of natural resources, economic development, etc.



Comprehensive Plan

A comp plan includes the following components:

- o Factual base – natural, social, and economic information
- o Goals and policies – statements of intent used to guide implementing measures
- o Implementing measures – zoning and development codes, land division ordinances, etc.
- o Maps – future land use and zoning



Yachats's Comp Plan

- Comprehensive Plan, 2019 (last amendment)
- Yachats Village Circulation Plan, 1997
- Lincoln County NHMP, 2015
- Wetland Restoration Plan, 2006
- Maps: zoning, wetlands, natural hazards



Goal 2

What is a PAPA?

Comp plans can be updated through the Post-Acknowledgement Plan Amendment process

- o to comply with current state law; or,
- o the community has had enough change that the Comprehensive Plan no longer reflects the community's vision; or,
- o the piecemeal approach makes it difficult to interpret...

[OAR 660-018](#) – *Post-Acknowledgement Plan Amendments*



Goal 2

What is an “Exception”?

➤ An “Exception”

- o Sometimes, local governments can take an exception to one of the land use goals when unique circumstances warrant a local override of the statewide goal to create a better outcome.

[OAR 660-004](#) – *Interpretation of Goal 2 Exception Process*



Zoning & Development Code

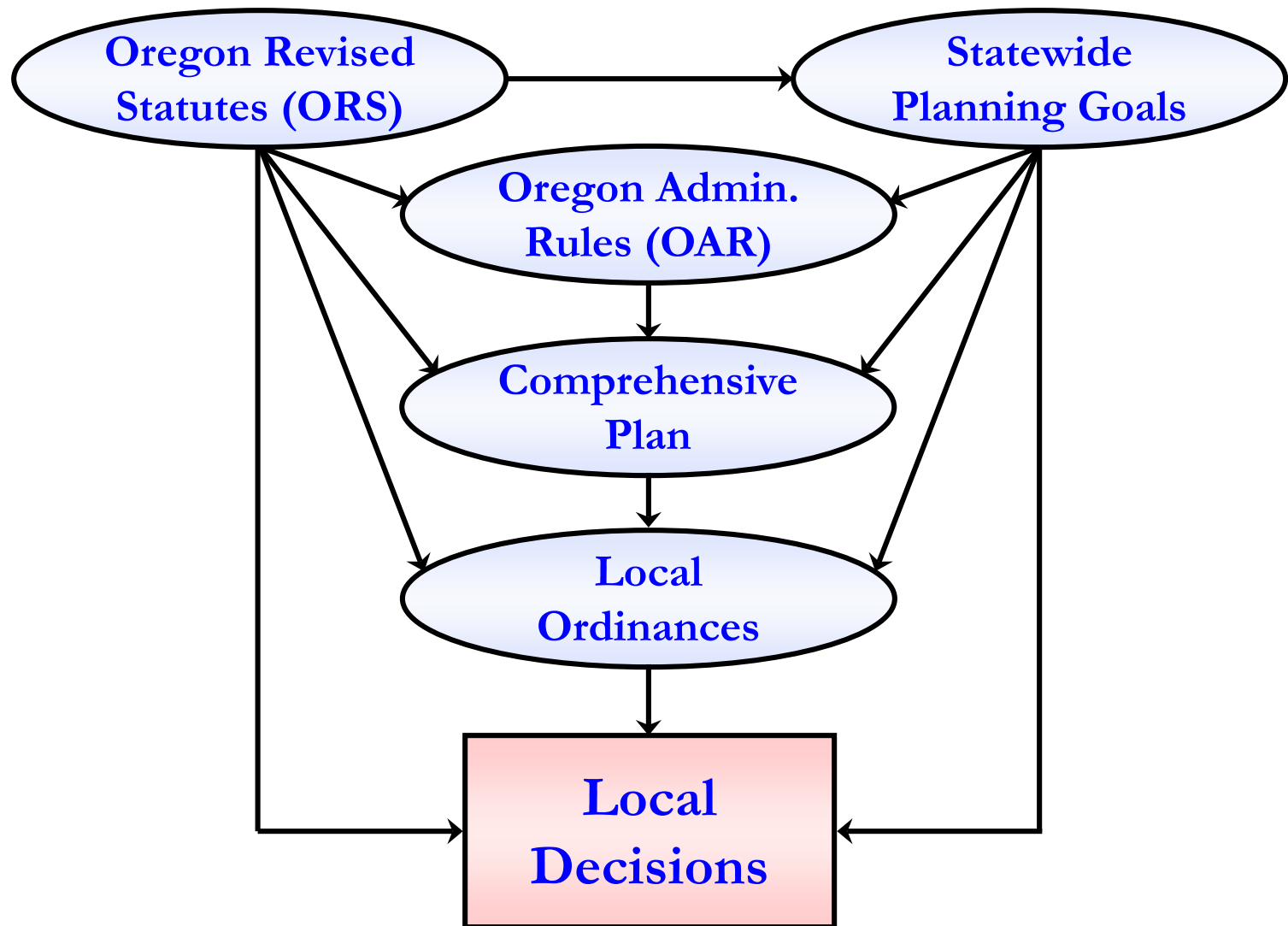
- Specific regulations designed to implement comprehensive plan policies
- Includes zoning, permitting procedures, development standards, and subdivision and partition standards
- Regulates uses, location, density, height, setbacks, etc.
- Sets forth the criteria or standards that each application must meet in order to be approved



Yachats Municipal Code

- Title 9: Zoning and Land Use
- Zoning Map





Other OARs linked to Goal 2

[OAR 660-025](#) – *Periodic Review*

No longer a requirement that affects Bandon

[OAR 660-030](#) – *Review and Approval of State Agency Coordination Programs*

Twenty-six state agencies besides DLCD have programs that affect land use and they must be coordinated.

In other words, they must be consistent with the Statewide Planning Goals and compatible with local comprehensive plans.

[OAR 660-031](#) – *State Permit Compliance and Compatibility*



Other Helpful Resources

- Oregon Land Use Planning Online Training
 - <https://www.oregonlandusetraining.info/>
- Putting People in Planning (June 2019)
 - https://www.oregon.gov/lcd/Publications/PPIP-Final_2019-06-30.pdf
- Oregon Planning Commissioner Handbook (April 2015)
 - [https://www.oregon.gov/lcd/Publications/OR Planning Com
m Handbook April 2015.pdf](https://www.oregon.gov/lcd/Publications/OR_Planning_Com_m_Handbook_April_2015.pdf)
- People and the Land: An Oral History of...
 - https://pdxscholar.library.pdx.edu/planoregon_interviews/



Should the Planning Commission encourage or discourage fences, hedges and walls?
(In the Comprehensive Plan the city encourages tree planting on ridgelines to protect the view.)
(5.08.090A minimum heights)
(9.28.030 view screening required)
(9.64.010 maximum heights in required yard)
(9.68.030 minimum heights)
(9.68.040 maximum heights)

Do we need a general ordinance regulating the heights of fences, hedges and walls?

Do we need an ordinance regulating the maintenance of hedges between properties?

If the Planning Commission regulates the height of fences and walls, should solid hedges get the same height limits? What about partially solid hedges which partially block a view?

If you feel a limit on the height of fences, hedges, and walls is needed, what height should that be?

Between residential properties?

Between residential and commercial properties?

Do you agree that good fences make good neighbors?

Do you feel that fences are ugly?

Do you feel that walls are ugly?

Do you feel that hedges are ugly?

Do you feel that fences, hedges and walls block the view, or enhance the view?

DARK SKY FRIENDLY HOME LIGHTING PROGRAM



INTERNATIONAL DARK-SKY ASSOCIATION

www.darksky.org

April 2020 V. 1

About IDA

The International Dark-Sky Association has worked to protect the night from light pollution since 1988. Our impact now reaches 51 countries, with members, advocates, and dark sky places in North America, East Asia, Europe, Latin America and the Caribbean, the Middle East, Africa, Oceania, and South Asia.

IDA works with lighting manufacturers and home retail stores so that you can easily source IDA approved Dark Sky Friendly lighting.

IDA's Dark Sky Friendly Home Lighting program is based on the newly announced International Dark-Sky Association (IDA) and Illumination Engineering Society (IES) joint "Five Principles to Protect the Night From Light Pollution." By applying these principles, properly designed electric lighting at night can be beautiful, healthy, and functional. Projects that incorporate these principles, whether a residential home, a development, community, or region, will save energy and money, reduce light pollution, and minimize wildlife disruption.

Visit www.darksky.org/homelighting to learn more.

LIGHT TO PROTECT THE NIGHT
Five Principles for Responsible Outdoor Lighting

**Illuminating**
ENGINEERING SOCIETY



USEFUL



ALL LIGHT SHOULD HAVE A CLEAR PURPOSE
Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting.

TARGETED



LIGHT SHOULD BE DIRECTED ONLY TO WHERE NEEDED
Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

LOW LIGHT LEVELS



LIGHT SHOULD BE NO BRIGHTER THAN NECESSARY
Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.

CONTROLLED



LIGHT SHOULD BE USED ONLY WHEN IT IS USEFUL
Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

COLOR



USE WARMER COLOR LIGHTS WHERE POSSIBLE
Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

Is your home nature, neighbor, and night sky friendly? Follow the steps below to find out. Most people will find that a few simple changes can lead to home lighting that is both beautiful and functional, without contributing excessive light pollution. After you've completed the steps below, download a free Dark Sky Friendly Home certificate!



FOUR STEPS TO DARK SKY FRIENDLY HOME CERTIFICATION

After you've completed the steps below, and taken any action needed to improve your outdoor lighting, download and display a free Dark Sky Friendly Home (DSFH) certificate!

1. Using the five lighting principles below, evaluate each outdoor light on your property and complete the evaluation portion of the Home Lighting Inventory Form.
2. Follow the recommendations given for each step and take action to improve any of your luminaires that do not check all five boxes on the Dark Sky Friendly Home Inventory form.
3. Confirm that your luminaires are now dark sky friendly by recording the date that you took any necessary action.
4. Go to darksky.org/DSFHL-certification to submit your results. Then download and display a free Dark Sky Friendly Home certificate!

Dark Sky Friendly Lighting - At Home



1 – DOES THE LIGHT SERVE A CLEAR AND NECESSARY PURPOSE?

Light is useful for safe wayfinding and to help perform specific tasks. In the example below, the light illuminates only the entryway and stairs, where it is needed.

If you find that lights on your property are not necessary or useful, remove or disable them so that they are not accidentally turned on.



2 – DOES THE LIGHT FALL ONLY WHERE IT IS NEEDED?

Direct the light down, not up into the sky, and target your fixtures so that light does not spill beyond where it is needed. The light source should not be visible from beyond your property.

If the light spills beyond where it is needed, install proper shielding and/or re-orient the light so that it does not extend beyond where it is needed. Be especially mindful of light that spills up into the sky, or onto other people's property.



3 – IS THE AMOUNT OF LIGHT APPROPRIATE FOR THE INTENDED TASK?

Use the lowest lighting level needed to perform the task. Light levels are measured in lumens, so check your light source and use the lowest lumens possible.

Excessive light can contribute to glare, actually making it harder to see things well. If you find that the lighting level around your home is too bright for the task it is intended for, consider changing the fixture's bulb or installing a new fixture with a lower lumens value.



4 – IS THE LIGHT CONNECTED TO ACTIVE CONTROLS?

All outdoor lighting should be connected to a light switch, timer, and/or motion sensor so that they are used only when they are needed.

Outdoor lights that cannot be easily controlled with an on/off switch should be connected to a timer or motion sensor. Motion sensors should be set to times of 5 minutes or less. Dusk-to-dawn sensors are strongly discouraged as they release light when it is not needed.

*Make sure sensor triggers are set appropriately so that they light the area only when people are present.



5 – IS THE LIGHT SOURCE WARM IN COLOR?

Most lightbulbs manufactured today have a Kelvin rating printed on the bulb. Low Kelvin ratings (3000 Kelvin or less) are considered warm and generally emit less harmful blue light than high Kelvin. For home lighting, there are good options at 2700 Kelvin or less.



DEFINITIONS



Fixture: An electrical device used to create artificial light through the use of an electric lamp. A fixture may house one or more lamps which can be either built-in or manually replaceable (i.e. bulbs).



Lamp: The bulb or other light-emitting portion of a fixture. This may include light-emitting elements built into a fixture (i.e. built-in LEDs) but is not inclusive of any reflective materials used to direct light.



Shielding: The portion of lighting fixture which covers the fixture's lamp(s). A fully-shielded fixture is a fixture constructed so that in its installed position, all of the light emitted is projected below the horizontal (90-degree) plane passing through the lowest light-emitting part of the fixture. Essentially, the shield is built so the fixture's lamp is not visible at all below the shield.



CCT: A measure of the color properties of light emitted by lamps, being equal to the temperature, expressed in kelvins (K), of a blackbody whose spectrum best approximates the spectrum of the light source in question. The higher the temperature in Kelvins, the “cooler” (bluer) the light is. CCT values are typically provided in lighting manufacturer data sheets or are printed onto LED light sources.



Lumens: The SI unit of luminous flux, equal to the amount of light emitted per second into a unit solid angle of one steradian from a uniform source of one candela. The higher the number of lumens emitted, the brighter a source will appear.



Active Controls: Any electronic or mechanical device that is attached to a fixture which is meant to dynamically control the duration, intensity, spectrum, or area illuminated by the lighting fixture. These can include timers, motion sensors, dimmers,

IF YOU'D LIKE TO DO MORE

After completing your inventory, are you wondering what further action you can take in your home or within your community to protect and preserve the natural nighttime environment? Please see the following suggestions:

- Download the free “Lux Light Meter Pro/Free” smartphone apps for iPhone or Android. Use these apps to determine the illuminance (foot-candles or lux) emitted by a light.
- Complete before and after inventories of your home and submit them to IDA in order to receive an award.
- Provide this guide to and speak with your neighbors, friends, and family about their outdoor lighting and how they can reduce their impact on the natural nighttime environment.
- Support IDA’s global mission by becoming a member. Please see information about IDA membership on this page.

Dark Sky Friendly Home Lighting Inventory Form

Inventory Date: _____
Property Location: _____



Fixture Description example Front Porch	Principle					Notes	Action Needed	Date Action Completed
	1	2	3	4	5			
1	☒	☐	☒	☒	☒	Spills into neighbors yard	Need to re-aim light to fall only on stairs	
2	☐	☐	☐	☐	☐			
3	☐	☐	☐	☐	☐			
4	☐	☐	☐	☐	☐			
5	☐	☐	☐	☐	☐			
6	☐	☐	☐	☐	☐			
7	☐	☐	☐	☐	☐			
8	☐	☐	☐	☐	☐			
9	☐	☐	☐	☐	☐			
10	☐	☐	☐	☐	☐			

PRINCIPLES: 1. Does the light serve a clear purpose? 2. Does the light fall only where it is needed? 3. Is the amount of light appropriate for the intended task? 4. Is the light connected to active controls? 5. Is the light source warm in color?

Produced by The International Dark-Sky Association. April 2020. www.DarkSky.org

LIGHT POLLUTION COSTS MONEY AND WASTES RESOURCES

HOW DOES ENERGY WASTE HARM THE ENVIRONMENT?

Excess lighting pumps millions of tons of carbon into our atmosphere every year, and also causes light pollution.

Light pollution:

- Increases greenhouse gas emissions
- Contributes to climate change
- Increases our energy dependence

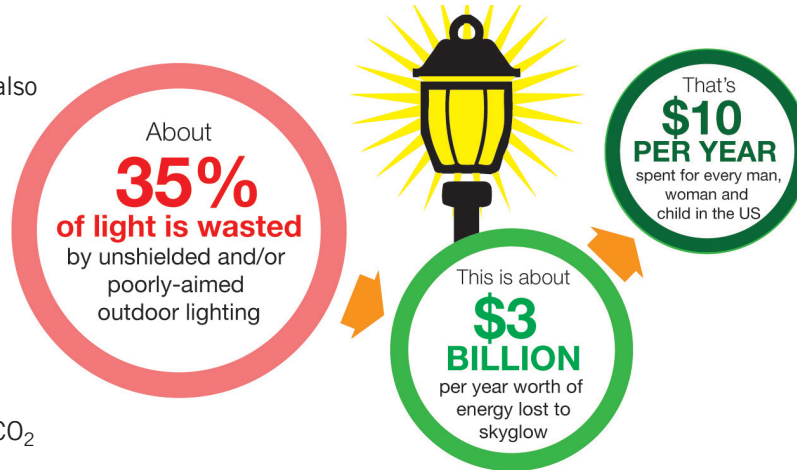
WHAT ABOUT OUR CARBON FOOTPRINT?

In the U.S. alone, about 15 million tons of CO₂ are emitted each year to power residential outdoor lighting. That equals the emissions of about 3 million passenger cars and adds up to 40,000 tons per day. To offset all that carbon dioxide, we'd need to plant about 600 million trees annually!



WHAT DOES LIGHT POLLUTION COST?

About \$3 billion dollars per year of energy is lost to bad lighting. This is about \$10 a year for every man, woman, and child in the U.S.



HOW MUCH ENERGY AM I WASTING?

The average house with poorly designed outdoor lighting wastes 0.5 kilowatt-hours (kWh) per night. A kilowatt-hour is a unit of energy equivalent to one kilowatt of power for an hour. It's enough energy to power a 50-inch plasma TV for one hour or run one load in your dishwasher!



It just takes small changes to save energy, money and our night skies. You can make a difference today.

Keep light
on the
ground



ENERGY EFFICIENCY SOLUTIONS

Shielding outdoor lighting saves energy and money, reduces our carbon footprint and helps protect the natural nighttime environment. The solutions are easy. Work with your neighbors and local government to keep the light on the ground and the skies natural. It's a win-win for everyone. You save money while preserving a valuable natural resource.

Tips to help you conserve energy and use light efficiently:

- Install quality outdoor lighting to cut energy use by 60-70%, save money and cut carbon emissions.
- Fully shield all outdoor lighting — light should go down on the ground where it's needed, not up into the sky.
- Be aware that fully shielded fixtures can provide the same level of illumination as unshielded fixtures, but with lower cost and less energy waste.
- Turn off indoor lights in office buildings or homes when not in use to save money and energy.

Good vs. Bad Lighting

This photo (right) shows examples of good and poor lighting design. The unshielded light fixture on the left throws light into the sky and creates glare, impairing visibility. The shielded light fixture on the right directs light to the ground where it is needed and does not create lighting pollution. To learn about light fixtures that are environmentally friendly, energy efficient and certified with the IDA Fixture Seal of Approval, visit darksky.org.



Visit darksky.org for more information.

Energy use and its impact on our environment has become one of the top concerns facing humanity.



Poorly designed outdoor lighting wastes energy by not being shielded, emitting more light than necessary or shining when and where it's not needed. Wasting energy in this way has huge economic and environmental consequences.

Leaving lights on overnight – such as those in office buildings – wastes energy and contributes to the general skyglow of the city. Dark sky friendly lighting does not mean “no light.” It means using the light that you need for a specific task in the most efficient manner possible.

“We can create a more sustainable, cleaner and safer world by making wiser energy choices.”

— Robert Alan Silverstein,
children's science book author

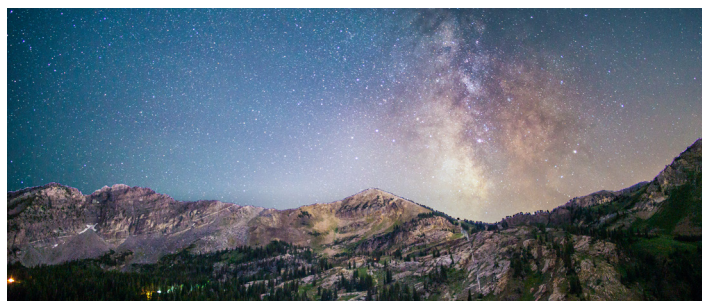


WHY DARK SKIES?

The need to protect and restore the natural nighttime environment is more urgent than ever. Light pollution, defined as light where it is not wanted or needed, affects our health, the environment, wildlife, and our ability to find awe in the natural night. Research indicates that light pollution is increasing at a global average rate of two percent per year.

ABOUT IDA

The International Dark-Sky Association, a 501(c)(3) nonprofit organization based in Tucson, Arizona, is dedicated to preserving and protecting the natural nighttime environment.



HELP US PROTECT THE NIGHT

Our work is made possible by support from IDA members. Become a member and support our work in protecting the natural nighttime environment. Please join us today!

**DARK
SKY.
ORG**

International Dark-Sky Association
3223 N. First Avenue
Tucson, AZ 85719 USA
+1-520-293-3198

Light Pollution Wastes Energy and Money



INTERNATIONAL DARK-SKY ASSOCIATION

LIGHT TO PROTECT THE NIGHT

Five Principles for Responsible Outdoor Lighting



Illuminating
ENGINEERING SOCIETY



USEFUL



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COLOR



USE WARMER COLOR LIGHTS WHERE POSSIBLE

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

**Bright outdoor lights
are not as safe as they
appear.**



A U.S. National Institute of Justice study concluded: “We can have very little confidence that improved lighting prevents crime.” In fact, poor or too much lighting can actually have the opposite effect.

Real security depends on the wise use of lighting. Visibility should always be the goal. Instead of more and brighter lights, we need smart lighting that directs light down where it is most useful. It is possible to protect the natural nighttime environment without compromising safety.

“[W]hen risks are carefully considered, local authorities can safely reduce street lighting saving both costs and energy ... without necessarily impacting negatively upon road traffic collisions and crime.”

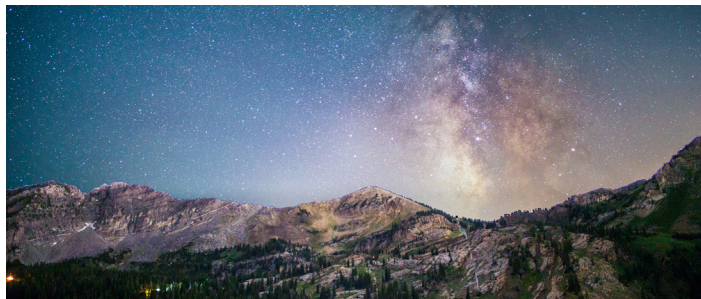
— 2015 study published in the *Journal of Epidemiology and Community Health*

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Outdoor Lighting, Crime, and Safety



INTERNATIONAL DARK-SKY ASSOCIATION

BRIGHTER DOES NOT MEAN SAFER

Lighting up the nighttime environment does not necessarily improve safety or security. This may seem contradictory, but there is no clear scientific evidence that increased outdoor lighting deters crime and increases safety.

AT HOME: POOR LIGHTING CREATES A FALSE SENSE OF SECURITY



Keeping yourself and your property safe from theft and vandalism is a major priority. However, badly designed outdoor lighting can actually make you less safe because bright and poorly aimed lights can hide danger. Bad lighting creates deep shadows where criminals can hide.

Some crimes like vandalism and graffiti actually thrive on night lighting. For example, bright dusk-to-dawn lights allow criminals to see the contents of parked cars.

AROUND TOWN: LIGHT FOR LIGHT'S SAKE DOES NOT EQUAL SAFETY

Towns, cities, and businesses often install lighting in parks, shopping areas, parking lots, and other public places to improve safety.

Improperly aimed and poorly shielded lights can actually attract criminals and allow them to see what they're doing. Property damage may be exacerbated by too many lights, particularly dawn-to-dusk lighting. A study by the city of Chicago actually found a correlation between increased crime and brightly lit alleyways.



ON THE ROAD: BAD LIGHTING CREATES UNSAFE DRIVING CONDITIONS

Poorly designed lighting on roadways and highways contributes to tragic accidents. Motorists and pedestrians can be temporarily blinded by glare from unshielded streetlights and electronic signs. The problem is more acute for older individuals.



A 2015 study published in the *Journal of Epidemiology and Community Health* found that streetlights don't prevent accidents or crime, but do cost a lot of money.

Poor Lighting Reduces Safety and Security

Glare from bright, unshielded lights actually decreases safety. See how glare in the closest photo makes it hard to see the man at the gate? Glare creates deep shadows, making it more difficult to see. The bright light shines into your eyes, constricting your pupils. This diminishes your eyes' ability to adapt to low-light conditions. So, is that bright light really making this area safer?



SAFE LIGHTING SOLUTIONS

Effective lighting that helps people be safe – not just feel safe – is a win-win situation for everyone. You can create a safer environment while preserving the natural night. Here are some simple rules to follow:

- Use fully shielded, dark-sky friendly fixtures. That means lights shine down, not up, and don't create glare and contrasts.
- Only use lights when and where needed. Install timers and dimmer switches, and turn off lights when not in use. If you must have security lighting, use motion sensors.
- Use the right amount of light. Too much light is wasteful and impairs vision.
- Use long-wavelength lights with a red or yellow tint to minimize negative health effects.
- Good lighting design can mitigate glare. Cities and towns can restrict the use of bright signs and flashing lights near roadways.

Visit darksky.org for more information.



1400 Queen Ave SE • Suite 201 • Albany, OR 97322
(541) 967-8720 • FAX (541) 967-6123

MEMORANDUM

DATE: March 4, 2021
TO: City of Yachats
FROM: Justin Peterson, Planner, OCWCOG
RE: **Planner's Report**

Summary

The planner continued to receive a high number calls and emails from property owners, interested buyers, and other inquires in February. I traveled to Yachats most weeks and worked remotely if I had a schedule conflict. I traveled to Yachats February 9th, 16th, and 23rd.

I am available to serve in a limited role as the City searches for a City Planner. The last several months other projects have been put on hold and I need to transition my time. The City is in the process of hiring a new planner. I will be able to spend around 8 hours a week on Yachats Projects depending on my other work projects. Inquiries will be answered in the order received.

Building Permits

In February the City received two building permits. In addition, two permits were received so far in March.

Date Received	Type of Permit	Zoning	Address	Status
2/19/2021	Foundation Repair, New Beam	R-1	223 Lincoln Street (14-12-26 CB TL 4100)	Pending
2/23/2021	Garage Addition	R-4	470 Yachats Ocean Road (14-12-34 AA TL 2000)	Pending
3/2/2021	Garage	C-1	375 W 3rd Street (14-12-27 DA TL 7400)	Pending
3/3/2021	Foundation Repair	R-1	192 Reeves Circle (14-12-34 AA TL 809)	Pending

2020 New Single-Family and Manufactured Homes

Date Received	Zoning	Address	Type of Permit
1/7/2020	R-4	14-12-27-DD/7300 22 Basalt Loop	Single-family Dwelling
1/8/2020	R-1	14-12-27-DD/14400 102 10 th Street	Single-family Dwelling

2/25/2020	R-1	14-12-27-AD/ 14800 105 10 th Street	Single-family Dwelling
3/3/2020	R-1	14-12-26-BB/2100 1120 Saki Lane	Single-family Dwelling
3/3/2020	R-1	14-12-26-BB/3800 1285 Elk Mountain Road	Single-family Dwelling
3/10/2020	C-1	14-12-27-AD/2000 40 E 7th	Manufactured Dwelling
3/10/2020	R-2	14-12-27-AA/1317 469 Aqua Vista Loop	Single-family Dwelling
3/10/2020	C-1	14-12-27-DA/7400 375 W 3 rd	Manufactured Dwelling
3/17/2020	R-1	14-12-27-AC/4600 773 Ocean View Drive	Single-family Dwelling
3/27/2020	R-1	14-12-34-AC/ 7100 33 Gender Drive	Single-family Dwelling
3/17/2020	R-1	14-12-26-BC/2300 968 Horizon Hill Road	Single-family Dwelling (Modular Home)
4/20/2020	R-4	14-12-27-DD/6800 10 Basalt Loop	Single-family Dwelling
5/4/2020	R-1	14-12-26-BC/2101 943 Horizon Hill Road	Single-family Dwelling
6/2/2020	R-3	14-12-27-AD/2102 48 E 8 th	Manufactured Dwelling
8/14/2020	R-2	14-12-27-AC/5400 622 Ocean View Drive	Single-family Dwelling (Old Dwelling Demo)
11/5/2020	C-1	14-12-27-DA/6100 312 W. 4 th Street	Single-Family Home (Modular Home)
Total	Single Family Homes: 13 Manufactured Homes: 3		

Projects

- Staff had a meeting with DLCD's Laura Buhl in December discuss Parking. DLCD Staff put together a memo about potential options. Planning Commission reviewed the Memo at the January Planning Commission meeting. A formal recommendation was made at the February meeting to move forward with Option 2 identified in the memo. Staff reached out to Laura and she asked for a letter and City Council Resolution.

- The Hazard Ordinance was approved by City Council and was by title at the February meeting. This Ordinance is applicable starting March 17th, 2021.
- Planning continues to work with Planning Commission and City Council on the Lighting Ordinance.