

1. Agenda

Documents:

[PC_AGENDA_05-17-16.PDF](#)

2. Meeting Materials

Documents:

[PC_WS_MINUTES-5-17-16.PDF](#)

[PC_MINUTES-5-17-16.PDF](#)

[PLANNERS_REPORT-5-16.PDF](#)



CITY OF YACHATS
Planning Commission
May 17, 2016
Civic Meeting Room - Yachats Commons

WORK SESSION – 2:00 P.M.

Definition of Industrial Use
Formula Business Regulations
Building on Slopes
Additional Code Amendment Items

REGULAR MEETING – 3:00 P.M.

- I. Announcements and Correspondence
- II. Minutes
 - Regular Meeting and Work Session – April 19, 2016
- III. Citizen's Concerns
- IV. Public Hearings
 - A. Case File #1-CU-PC-16 City of Yachats Conditional Use Application (continued)
(Note: This public hearing will be continued to a future date.)
- V. Planner's Report – Larry Lewis
- VI. New Business
- VII. Other Business
 - A. From the Commission
 - B. From Staff

Next Meeting Date: June 21, 2016

This meeting is open to the public and all interested citizens are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be given to the City Office one-week prior to the meeting. Minutes of all public meetings are available for review in the City Office. The facility is handicap-accessible; individuals needing assistance please contact the City Recorder at (541) 547-3565, or Oregon Relay 1-800-735-2900 (T.D.D.) two days in advance. The City of Yachats does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation, or any other legally protected status.

Posted on May 11, 2016

Nancy Batchelder, City Recorder

CITY OF YACHATS
PLANNING COMMISSION
Work Session
May 17, 2016
Minutes

Vice Chair Ron Urban called the May work session to order at 2:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Urban, Christine Orchard, Nan Scott, Ken Aebi, Shelly Shrock, Helen Anderson, John Deriberprey. Also present, City Planner Larry Lewis.

I. Definition of Industrial Use

When asked about the history of the definition for Industrial Use in Waldport, Lewis said that some small store owners had been making some products in their shops, but that was not allowed, so the City of Waldport changed their Code to allow that. They are now working on another amendment that would allow some more industrial use in the C-2 Zone.

Urban said that he found a definition for light industrial that he liked from Pacific City in Tillamook County. It states that "light industrial" use is allowed as long as the noise, smell, dust or traffic to the business are similar to other businesses in the general business area.

Anderson said that she thinks the definition should include wording to make it clear that light industrial means it is a business the manufactures, fabricates or assembles goods.

In the discussion, most of the Commissioners agreed that they did not want any business along the Hwy 101 corridor that was only industrial without a retail presence.

The Commissioners drafted the following definition:

"Light Industry" A business that manufactures, fabricates, or assembles goods. The distribution channel of the light industry business must include sales to the public on the premises in a dedicated retail area. These businesses must not exceed noise, light, odor, dust, traffic, and hazardous impacts of existing C1 businesses. Outdoor storage of materials must have sight-obscuring screening.

The work session was adjourned at 3:00 p.m.

Ron Urban, Vice Chair

Attest:

Nancy Batchelder, City Recorder

CITY OF YACHATS
PLANNING COMMISSION
May 17, 2016

Minutes

The May 2016 meeting of the Yachats Planning Commission was called to order by Chair Nan Scott at 3:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Scott, Ken Aebi, Ron Urban, Shelly Shrock, Christine Orchard, Helen Anderson, and John Deriberprey. Also present, City Planner Larry Lewis. Audience – 0.

I. Announcements and Correspondence

II. Minutes

Motion to adopt the Minutes, Aye – 6, No – 0, Abstain – 1 (Orchard).

III. Citizen's Concerns – None.

IV. Public Hearing

A. Case File #1-CU-Planning Commission-16 City of Yachats Conditional Use Application (continued)

Motion to continue the public hearing to the June 21, 2016 meeting, Aye – 7, No – 0.

V. Planner's Report - Attached in writing.

VI. New Business – None.

VII. Other Business

A. From the Commission

The Commission discussed the items that they would like to work on in the future:

- Building on Slopes
- Formula Businesses
- Vehicles stored/parked on 101
- Drones
- Definition of shed
- Definition of Light Industrial
- Vacation Rentals
- Dark Sky Designation
- Drainage Ways – setbacks
- Tsunami Evacuation Routes – Accessibility
- Exception to building height restrictions

At the special work session on May 24, 2016 the Commission will work on prioritizing the list.

B. From Staff – None.

The meeting was adjourned at 3:45 p.m.

Nan Scott, Chair

Nancy Batchelder, City Recorder

City of Yachats
2016 LAND USE / BUILDING PERMIT ACTIVITY

For the Period April 6, 2016 through May 10, 2016

Date	Application/ Activity	Owner/Applicant	Tax Map/Lot Location	Zoning	Description	Status
4/7/16	Building Permit	Dave Danielson	14-12-22DD/803 Lemwick Ln	R-2	New single family dwelling	Approved 4/26/16
5/5/16	Building Permit	Stewart Myers	14-12-34AC/4700 530 Yachats Ocean Rd	R-1	Addition to single family dwelling	Approved 5/10/16