1. Agenda

   Documents:

   PC_AGENDA_08-16-16.PDF

2. Meeting Materials

   Documents:

   PC_WS_MINUTES-8-16-16.PDF

CITY OF YACHATS
Planning Commission
August 16, 2016
Civic Meeting Room - Yachats Commons

WORK SESSION – 2:00 P.M.
Formula Business Regulations

REGULAR MEETING – 3:00 P.M.
Cancelled

Next Meeting Date: September 20, 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 August 10, 2016 Nancy Batchelder, City Recorder

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

Vice Chair Ron Urban called the July 2016 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, Shelly Shrock, Helen Anderson, John Deriberprey. Absent: Ken Aebi

I. Prioritize Potential Code Amendment Items and Other Issues to Address

The Commission prioritized issues to Address as follows:

1. Formula Businesses
2. Drainage Ways – Setbacks
3. Building on Slopes
4. Vacation Rentals
5. Definition of Shed
6. Exception to Building Height Restrictions
7. Tsunami Evacuation Routes – Accessibility
8. Drones
9. Vehicles Stored/Parked on Hwy 101
10. Dark Sky Designation
11. Affordable Housing/Density

2. Formula Business Regulations

The Commission reviewed the discussion from the June Work Session.

Urban said that he believes that there are items in the Comprehensive Plan that would support regulations on formula businesses.

It was mentioned that when there are fast food restaurants there is more trash along the roadside.

The Commission discussed the rational for regulating formula businesses.

Scott said that with local businesses, there is more of an incentive to remain and the profits stay in the community.

Scott said that one of the reasons to regulate formula businesses is to protect the local businesses.

Urban said that formula business could be considered a Conditional Use, which would give the Planning Commission some control.

Urban said that Cannon Beach has a pretty good formula business Ordinance.

Anderson said that the City could restrict the size of a building.

It was suggested that all businesses could be restricted to size, appearance, ownership, and local financial benefits.

Urban said that he is interested in prohibiting formula restaurants but not in placing any restrictions on other types of businesses.

Scott said that she thinks formula businesses should be restricted.

There was consensus that there should be restrictions and it should be in two parts – one for restaurants and another for businesses.

The Commission discussed the items to include in a definition, and what exceptions could be considered, such as gas stations, financial institutions or health care facilities.

Anderson said that she would be willing to go through the Comprehensive Plan to come up with the purpose and rational, and suggested that the rest of the Commission could start with the Calistoga Code example and mark any changes they would like.

The work session was adjourned at 3:30 p.m.

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Ron Urban, Vice Chair

Attest:

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Nancy Batchelder, City Recorder

CITY OF YACHATS
PLANNING COMMISSION
Work Session
August 16, 2016
Minutes

Vice Chair Ron Urban called the August 2016 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, Shelly Shrock, Helen Anderson, John Deriberprey, Ken Aebi

I. Formula Business Regulations

Urban suggested the Commission begin the work session by establishing a draft definition of Formula Business. The Commission reviewed and discussed the draft definition of "Formula Business" provided by Urban. Following lengthy discussion, the Commission reached consensus on the following definition:

> "Formula Business" shall mean a business that is required by license or corporate structure to maintain any of the following: standardized services, décor, uniforms, architecture, signs, or other similar features. This shall include but not be limited to restaurants, retail sales and services, wholesale distributors, and industrial operations.

A commissioner asked how the formula business subject originated and why the Commission is considering formula business regulations. A commissioner stated that the City Council has brought the subject up several times and the Council believes it is important to maintain the "village character".

The Commission then reviewed and discussed the draft C-1 Conditional Use language provided by Urban. The draft stated that exceptions to the formula businesses included motel/hotel, service (gas) stations, health care providers, grocery store, pharmacies, financial institutions (banks), and real estate companies. Following discussion, the Commission reached consensus that all formula businesses shall be prohibited except for the following uses that would require approval through the conditional use process: motel/hotel, gas stations, health care providers, groceries, pharmacies, financial institutions, and real estate companies.

The Commission discussed the need for standards in order to evaluate and make decisions on conditional use applications for formula businesses. Potential standards will be discussed at the September work session. City Planner Lewis will provide draft language for discussion.

A commissioner requested the Commission address potential "Dark Sky" regulations. The Commission moved the Dark Sky discussion up on the priority list and will begin discussion on this upon completion of the draft Formula Business regulations.

The work session was adjourned at 3:45 p.m.

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Ron Urban, Vice Chair

Attest:

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Nancy Batchelder, City Recorder