

1. Agenda

Documents:

[PC_AGENDA_09-20-16.PDF](#)

2. Meeting Materials

Documents:

[MEMO_FORMULA_BUSINESS-9-16.PDF](#)
[PLANNERS_REPORT-9-16.PDF](#)



CITY OF YACHATS
Planning Commission
September 20, 2016
Civic Meeting Room - Yachats Commons

WORK SESSION – 2:00 P.M.

Formula Business Regulations
Dark Sky Regulations

REGULAR MEETING – 3:00 P.M.

- I. Announcements and Correspondence
- II. Minutes
 - Regular Meeting and Work Session – June 21, 2016
 - Work Session – July 19, 2016
 - Work Session – August 15, 2016
- III. Citizen's Concerns
- IV. Public Hearings
 - A. Case File 31-PD-PC-07 Fistera Planned Unit Development Modification #3 Application
- V. Planner's Report – Larry Lewis
- VI. New Business
- VII. Other Business
 - A. From the Commission
 - B. From Staff

Next Meeting Date: October 18, 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 September 14, 2016

Nancy Batchelder, City Recorder

September 6, 2016

To: Yachats Planning Commission

From: Larry Lewis, City Planner

**RE: Proposed Amendment to Yachats Zoning & Land Use Code
FORMULA BUSINESS REGULATIONS**

At the August 16, 2016 Planning Commission work session, the Commission:

- drafted a 'Formula Business' definition,
- reached consensus that formula businesses shall be prohibited with exceptions for specific uses that would require approval through the conditional use process and,
- discussed the need to develop standards in order to evaluate and make decisions on conditional use applications for formula businesses.

The following draft Yachats Zoning & Land Use Code amendments pertaining to formula businesses are for Planning Commission review and discussion at the September 20, 2016 work session.

Chapter 9.04 – General Provisions and Definitions

Section 9.04.030 Definitions

(new proposed 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.

Chapter 9.26 – C-1 Retail Commercial Zone

Section 9.28.020 Conditional uses

(new proposed conditional use)

V. Formula Business for motels/hotels, gas stations, health care providers, groceries, pharmacies, financial institutions, and real estate companies. All other formula businesses are prohibited.

Chapter 9.72 – Conditional Uses

Section 9.72.050 Standards and procedures governing conditional uses

(new subsection)

F. Standards for Formula Businesses

(Types of Businesses Allowed)

1. An approved formula business shall only be for motels/hotels, gas stations, health care providers, groceries, pharmacies, financial institutions, or real estate companies.

(Design/Appearance)

Option 2a. Buildings shall be designed so that facades, signs, and other appurtenances will have an integrated, harmonious and attractively arranged appearance, and in a size and manner which will not adversely affect the appearance of surrounding developments.

The Planning Commission may require adjustments to the extent, size or scale of the color scheme, trademark, service mark, signage and decor used throughout the interior or exterior of the establishment to mitigate contrasting color schemes and harmonize the color scheme, trademark, service mark, signage and decor with the surrounding neighborhood. *(Chesapeake City, MD)*

Option 2b. The formula business shall utilize a unique visual appearance that reflects or compliments the character of Yachats, and not project a visual appearance that is homogenous with its elements in other communities. *(paraphrased from Fredericksberg, TX)*

Option 2c. The proposed Formula Business has been designed to preserve and enhance the City's small town character and to integrate existing community architectural and design features which will preserve such character for the City's residents and visitors. *(Ojai, CA)*

Other types of standards for formula businesses are provided below. The Planning Commission can review and decide if additional standards are needed.

3. The size of any individual Formula Business shall not exceed *(ranges from 2,500 to 10,000)* square feet of gross floor area;
4. The street frontage of any individual Formula business shall not exceed *(ranges from 25 to 100)* feet in width;
5. The primary use of the formula business shall maintain a minimum XX% of the total floor area.
6. No drive thru windows shall be permitted;
7. The applicant shall submit a plan indicating the provision for rubbish removal, including the dumpster location with proper screening and buffering so that there are not any substantial impacts to abutting properties;
8. There shall not be substantial impact to the public safety from increased traffic;
9. There shall not be any impacts to the roadway or abutting properties from the loading area;
10. Advertising or anything with the corporate logo, may be forbidden to be displayed in the windows; and
11. No signs which are internally illuminated shall be allowed.

City of Yachats

2016 LAND USE / BUILDING PERMIT ACTIVITY

For the Period July 1, 2016 through September 13, 2016

Date	Application/ Activity	Owner/Applicant	Tax Map/Lot Location	Zoning	Description	Status
7/28/16	Building Permit	Dave & Nancy Haverstock	14-12-26CC/207 501 Bayview Terrace	R-1	Enclose deck on single family dwelling	Approved 8/2/16
8/9/16	Building Permit	Koho Oregon	14-12-27DD/5300 25 Catkin Lp Koho PUD	R-4	New single family dwelling	Approved 8/9/16
8/19/16	Planned Unit Development Modification	Elk Mountain Properties LLC/Fisterra 1A Devco, Inc.	14-12-23CC/ 3300-4900 SE of Hwy 101/Diversity Dr intersection	R-3	Modify 16 townhouse lots to 21 townhouses with increased common (open) area	Pending 9/20/16 Planning Commission meeting
8/23/16	Building Permit	Doug & Lynne Myers	14-12-27AD/14500 100 10 th St	R-1	New single family dwelling	Approved 8/23/16
9/1/16	Building Permit	Daniel Serbu	14-12-27AD/4100 251 W 7 th St Dublin Motel	C-1	Foundation repair/underpinning	Approved 9/6/16