



City of Yachats

YACHATS PLANNING COMMISSION

April 23, 2019

Work Session Approved Minutes

Vice-Chair Lance Bloch called the April 23, 2019 special work session of the Yachats Planning Commission to order at 2:00 pm in Room 1 of the Yachats Commons. Members present: Doug Conner, Helen Anderson, Lance Bloch, Christine Orchard, Loren Dickinson, and Mary Ellen O'Shaughnessey. Absent: Jacqueline Danos. Staff Present: City Planner Dave Mattison. Audience: 0.

I. Sign Ordinance

Bloch noted the discussion would focus on pages 8-11. Commissioner Anderson noted Commissioner Orchard had previously sent edits. Planner Mattison noted he and Anderson had discussed adding a table of sign types and the regulations for that sign.

Anderson explained the diagrams she added to the sign document. Commissioners discussed how to organize the proposed tables and suggested a column for R1, R2 and R3 and another for R4, C1, SP, and PF.

Commissioner Dickinson suggested that there be a diagram for showing how to calculate the area for signs that are composed of letters.

Commissioner Conner asked about the source for the height restrictions and what the density of signage could be in the center of town, noting the 8-foot height allowance could block scenic views. Commissioners discussed where and how such blockage could occur and whether the 32-square foot area or 8-foot height restrictions should be modified. Bloch noted businesses might object to lower signs as parked cars could block the sign's visibility from the street. Commissioner Orchard noted there were many businesses in the downtown area that could not erect a freestanding sign because there was no private land on which to build them. Commissioners discussed the minimum lot width for commercial lots and where the smaller lot width properties were located.

Planner Mattison asked if Yachats had a statement in the code about not erecting signs that block another sign. Anderson was not aware of such language.

Bloch noted the code addresses the limits on signs but the Commission has not discussed what is desired for signs.

Commissioners agreed there should be a table of regulations for the freestanding signs.

Commissioners discussed banners in residential zones and noted the distinction between yard art and a sign.

Commissioners noted there were different regulations for a flat versus a peaked roof.

Anderson suggested a diagram to indicate that the area of all window signs is summed to be part of the allowed wall sign area.

Bloch asked that the diagrams for height and clearance be clearer.

Commissioners discussed whether to include a drawing showing the height limitation relative to the street and whether the sign was below street grade.

Mattison suggested adding a diagram for the clearances in the clear vision areas.

Conner noted section 9.44.080.A.2 did not stipulate a height limit. Mattison noted 9.44.120.D states an allowance for a freestanding sign for a home business and asked if this would allow for an additional sign. Orchard suggested having the same area limitation in both areas.

Commissioners agreed to have the freestanding signs have a maximum of 3 square feet.

Commissioners agreed to combine 9.44.120.D and 9.44.120.E for home business and bed and breakfasts.

Anderson clarified with Mattison that the people who bought Heidi's and are opening a new restaurant would be grandfathered in on their parking. Mattison indicated that the use was continuing so the parking situation would not change.

The Commission discussed the situation where a business adds more space for retail or seating inside the building without doing any building modifications. Mattison stated that theoretically the business should have or add parking to accommodate the new area in use. Commissioners discussed nuances of parking issues in the downtown area. Mattison stated that some jurisdictions have created parking overlay zones where parking requirements were exempt and some have created a system of on-street credits.

Bloch adjourned the work session at 3:40.

Lance Bloch, Vice-Chair

Date

Minutes prepared by H H Anderson on June 6, 2019.