



City of Yachats
Planning Commission Work Session
November 8, 2022
Zoom Meeting Summary

Public Guests: 8

1. (00:23) Meeting Call to Order by John Theilacker, Co-Chair. Members present: Lance Bloch, Chair, Jacqueline Danos, Loren Dickinson, Tod Davies, and Christine Orchard. Absent: Julie Bailey. Staff: Kimmie Jackson, Deputy City Recorder and Katherine Guenther, Planner/Asst. City Manager
2. (01:08) Announcement and Correspondence: The New Code Enforcement Officer Jyl Fueling is not in attendance but will be working on Tuesdays & Thursdays part-time. The introduction has been moved to the November 15th meeting.
3. (03:03) Housing Needs Analysis will be forward to the Planner for posting to be accessible from the City website for public viewing. Yachatsnews.com will do an article on this information. Commissioner Danos and Co-Chair Theilacker will put together a PowerPoint Presentation for the community before the next phase (date to be determined). The consultant is willing to assist the City incorporate the Housing portion into the Comprehensive Plan.
4. (13:50) Title 9 Definition Update reflect the changes from the October meeting. Discussion continued regarding the changes and consensus of the Commission for revising the definitions for Hotel, Motel, Inn, Resort, Dwellings, Vacation Rentals, including limiting the number of vacation units that could occur on a single lot based on zoning (i.e., R-1, R-2, etc.). The Planner had previously stated a concern that this limitation may be overreaching the Commission's authority with respect to Title 4 and will discuss concerns with Hui Redomski of (DLCD) the Department of Land Conservation and Development.
5. (47:05) The Commission discussed the height of Buildings and how to verify the original grade or built-up grade. The concern is it could encourage a developer to add dirt to build up the grade before they start to build. The City of Bend sample definition is close to what addresses all concerns and if replicated for Yachats, it will need to include the illustrations. The definition states natural (existing) grade instead of finished grade. Commissioner Dickinson and Commission Co-Chair Theilacker will revise, provide graphics and references for the next Work Session.



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2 6. (1:07:28) The Commission discussed Impervious Surface Definition and
3 Impervious Surface Ratio to prevent a site from being fully covered with
4 impervious surfaces. The ideal is to encourage infiltration of stormwater and
5 green space on the property. Discussion continued on what impervious surface
6 means. Commissioner Danos will bring back suggested definitions and
7 meanings to the next meeting on this topic.

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9 The Housing Implementation Plan process might also include consideration of
10 flexibility with lot size, open space, and other standards when affordable housing
11 is proposed.

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13 The Commission reached consensus with the proposed definition of “Lot Line,
14 Street Side”; and also add a definition for “Patio”; and possibly changing the
15 wording to “House” to “Structure”.

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17 The “parking space, Off Street” definition was discussed, and concerns are with
18 including a single set of parking space dimensions when it may vary depending
19 on parking lot design. The Commission Work Session discussion will continue to
20 the December Work Session Meeting.
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22 Theilacker adjourned the meeting adjourned at 11:50am.

23 Prepared by Kimmie Jackson, Deputy City Recorder November 9, 202