



CITY OF YACHATS
PLANNING COMMISSION REGULAR MEETING
December 20, 2022
Zoom Meeting Summary

Public Guests: 8

1. (01:15) Call meeting to order at 3:00pm: Attendance: Lance Bloch, Chair, John Theilacker, Co-Chair, Jacqueline Danos, Julie Bailey, Loren Dickinson, and Tod Davies. Absent: Christine Orchard. STAFF: Katherine Guenther, Assistant City Manager & Planner
2. (02:38) Announcements and Correspondence: None
3. (02:53) Citizens Comments/Concerns: None
4. (03:49) Written Reports are attached to the online packet for review. Today December 20th is the last day for the City to receive written response for Mr. Roslund regarding the Park Model Homes and none were received. The Sunset Terrace on Hwy 101 N has building activity now that it is under new ownership. The two lots on 9th St & Hwy 101 N., there are no official plans on one of the lots, just lot clearing and the other is still waiting on the manufactured home to be delivered it has been on back order. The Commission discussed King Street removal of trees on the wright of way by a homeowner and did seek approval from the City. The Commission discussed putting an article in the newsletter addressing landowners checking with the city before removing any trees that might be in the right of way before cutting trees down.
5. (0:13:52) Meeting Summary's are attached to the packet for November 8th, November 15th, and December 13th.

ONGOING BUSINES

6. (0:16:20) Housing Needs Assessment update: Final report is attached to the packet. The CC&Rs are going to be added as a layer to the GIS Maps. The Housing Advisory Committee announced they have added Drew Roslund, Bob Barrett, and Lane Morrell to join the meetings for their input. It was also stated that the study include information such as there are 468 people that commute into the city for work out of 500 jobs, and 148 commute out of Yachats to work.



1 7. (0:26:15) Parking Review: The report is included in the packet for review.
2 The Commission will review report at a later date and go through the
3 recommendations and then present to City Council. The Planning
4 Commission will review and come up with their own recommendations,
5 priorities, and any additional comments to emailed to the Recorder and
6 Planner for the Work Session on January 3rd, 2023.
7

8 8. (00:39:20) Local Wetlands Inventory Update: The proposal from Pacific
9 Habitat Services was received, and the City has authorized the consultant to
10 proceed with the completion efforts and sign the agreements. The discussion
11 was presented to the City Manager to advise how the \$10,000 will be paid
12 from since Planning does not have its own budget.
13

14 9. (42:15) Fences, Hedges & Walls: City Council remanded the code back to
15 the Planning Commission for changes mostly to do with Hedges and their
16 questions evolved around regulating the height. The hedges grow, change
17 shape and the need to be precise on how they are defining the visibility and
18 who has the right to complain about the visibility. The Commission will come
19 up with clarifying language for the January 3rd Work Session Meeting.
20

21 10.(0:57:55) Title 9 Definitions (possible vote): The Commission discussed the
22 height of buildings and proposed a new section 9.52.171 Height of Buildings.
23 Commissioners Dickinson and Theilacker will work on verbiage and bring
24 back to the January Work Session Meeting for further discussion. The
25 average finish grade definition is being reworded for further clarification.
26

27 (1:15:30) Commissioner Danos made a Motion to approve within the
28 Planning Commission to accept the Title 9 new code changes, definitions for
29 building height, and that the commission can move forward to the next
30 phase. Commissioner Bailey 2nd the motion:
31

32 Aye: Dickinson, Bailey, Danos, Theilacker, Davies, and Bloch

33 Nay: None
34

35 Bloch and Theilacker will review the changes and search the code to make
36 sure the changes do not affect other codes and if they do, bring back for
37 discussion January 3rd Work Session Meeting.
38
39



1 NEW BUSINESS

2 11.(1:16:57) Commission reappointments: Lance Bloch, Jacqueline Danos and
3 Christine Orchard: Ms. Orchard will not be continuing on the Commission:

4
5 A Motion was approved to reappointment Commissioner Lance Bloch and
6 Jacqueline Danos to the Planning Commission:

7
8 Aye: Bailey, Dickinson, Davies, Danos, Theilacker, and Bloch

9 Nay: None

10
11 (1:19:50) To constitute a quorum is 4 members are required to be present. If
12 there is a split vote the measure would not pass.

13
14 (1:23:08) Other business: Danos stated the wetland and parking, steps to get
15 those to incorporate into the comp plan. The reports can be added as
16 appendices and incorporated into the code by reference.

17
18 (1:30:25: Under New Business - Elect Officers is moved to the first meeting of
19 the calendar year January and then vote to move forward to Council.

20
21 Chair Bloch adjourned the Regular Commission meeting adjourned at 4:31pm.

22
23 Prepared by Kimmie Jackson December 20, 2022