

1. Agenda

Documents:

[PLANNING_COMMISSION_AGENDA_-_JANUARY_17__2017.PDF](#)

2. Meeting Materials

Documents:

[PC_MINUTES-12-6-16.PDF](#)

[PC_LAND_USE_01-2017.PDF](#)

[CITY_PLANNER_S_REPORT_01-17-2017.PDF](#)

[PLANNING_COMMISSION_APPLICANTS_2017.PDF](#)

[PC_WS_MINUTES-12-6-16.PDF](#)

3. Work Session Minutes

Documents:

[2017-01-17 PLANNING WS MINUTES.PDF](#)



CITY OF YACHATS

PLANNING COMMISSION MEETING

441 Hwy 101 N., Yachats Commons, Room 1

Tuesday, January 17, 2017

2:00 pm Work Session 3:00pm Regular Meeting

WORK SESSION AGENDA

- A. Proposed Amendments to Yachats Municipal Code (YMC) 16.52.050 Hazard Areas
- B. Stream Setbacks

REGULAR MEETING AGENDA

- I. Elect Planning Commission Chair and Vice Chair
- II. Announcements and Correspondence
- II. Minutes
 - A. Regular Meeting and Work Session – Dec. 6, 2016
- III. Citizen's Concerns
- IV. Public Hearings
 - A. Case File #1-THPUD-PC-16 Townhouse Planned Unit Development Application – Better Trotter Koehler
- V. New Business
- VI. Other Business
 - A. From the Commission
 - B. From Staff

Commission meets the third Tuesday of each month.

Next scheduled meeting: February 21, 2017 at 2:00pm and 3:00pm.

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD).

Posted: Jan. 11, 2017



CITY OF YACHATS
PLANNING COMMISSION
December 6, 2016

Minutes

The December 6, 2016 meeting of the Yachats Planning Commission was called to order by Chair Nan Scott at 3:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Scott, Helen Anderson, Christine Orchard, Shelly Shrock, Ron Urban. Absent: John Deriberprey, Ken Aebi. Also present, City Planner Larry Lewis. Audience – 11.

I. Announcements and Correspondence – None.

II. Minutes

- **Work Session – November 15, 2016**
- **Regular Meeting – November 15, 2016**

Motion to adopt the November 15, 2016 work session and regular meeting minutes, Aye – 5, No – 0, Abstain – 0, Absent – 2

III. Citizen's Concerns – Max Glenn asked if the proposed formula business regulations would have any impact on the Dollar General building permit application. The Commission confirmed that the building permit application was submitted prior to adoption of the formula business regulations and therefore is regulated under Code provisions at the time the application was submitted.

IV. Public Hearings

A. Case File #2-CU-PC-16 City of Yachats Conditional Use Application – South Water Reservoir – This public hearing was continued from the November 15, 2016 meeting to the December 6, 2016 meeting.

Scott opened the Public Hearing for the Conditional Use Application.

Scott explained that the purpose of the hearing is to consider the application made by the City of Yachats for approval to construct a water reservoir. Scott asked if anyone wished to object to the jurisdiction of the Commission to hear this matter. There were none.

Scott asked if any Commissioner wished to make any disclosure, or abstain from participating or voting on this application because: of possible financial gain resulting from this application, because you own property within the area entitled to receive notice of this hearing; because you have a direct private interest in the proposal; or because you have determined that you cannot be impartial?

Scott asked if any Commissioner needs to declare any contact, written, oral or otherwise, prior this hearing, with the applicant, appellant, any other party involved in this, or any other source of information (outside of staff) regarding the subject of this

1 hearing? If so, please state with whom you had contact and what was said. There were
2 none.

3
4 Scott said that the public hearing process would be as follows:

- 5 a. Staff will identify the relevant criteria and summarize the staff report.
- 6 b. The applicant will have the opportunity to present the request and address
7 questions.
- 8 c. Proponent, then opponents, then people who are neutral will have opportunity to
9 speak.
- 10 d. The applicant will then have the opportunity to rebut any opponent testimony.

11
12 The City Planner summarized the staff report and written testimony received, i.e. notes
13 from Thomas and Rosalie Riverman, a letter from Roy Grinnell, and a copy of the
14 Foundation Engineering, Inc. Field Notes pertaining to the December 2015 Crestview
15 Drive landslide.

16
17 Scott opened the public testimony portion of the hearing. Scott asked everyone
18 addressing the Planning Commission to come forward and state their name and mailing
19 address.

20
21 Scott asked the applicant to provide any additional information.

22
23 Applicant Rick McClung, City of Yachats, introduced Matt Wadlington and Andrea
24 Standcliff of Civil West Engineering Services. Wadlington provided a slide presentation
25 and in summary described how the location of the proposed water tank is at a lower
26 elevation than the original location therefore a pump station is not required, described
27 the site plan of the proposed tank location, the 10' wide drive around the tank, retaining
28 walls, access, and drainage on the site. Wadlington described how drainage from the
29 site would be routed to the City of Yachats lot on the inside of the Crestview Drive
30 curve, than be routed into a 24" drain pipe that would extend to Hwy 101, and that any
31 overflow would continue across Crestview Drive in its current routing location.

32
33 Questions and concerns were voiced by Yachats Rural Fire Protection District Chief
34 Frankie Petrick, Dean Shrock, Betty Richard, Yvonne Wulff, and Gerald Stanley.
35 Questions and concerns were largely related to drainage but also addressed 1)
36 assurance that the area proposed for development was large enough to accommodate
37 the tank, 10' wide road around the perimeter of the tank, and the retaining walls; 2)
38 methods for containing water in the event of a water tank leak; 3) the width and surface
39 material of Crestview Drive; 4) adherence to current seismic standards; 5) preference
40 for screening and non-reflective tank and roof color that blends with surrounding natural
41 features, and 6) preference to keep the existing creek 'open' on the north side of
42 Crestview Drive.

43
44 No other oral testimony was provided.

1 The Planning Commission conversed with the applicant and engineer regarding the
2 need to accommodate storm drainage. McClung described how the State funding
3 awarded for the water tank project enables the City to provide storm drainage
4 improvements at the site and along Crestview Drive. Without the State funding,
5 drainage improvements along Crestview Drive would not be feasible at this time. A
6 Commissioner questioned the existing storm runoff that is routed down the middle of the
7 street. McClung described how Crestview Drive would be improved including
8 installation of the storm drainage pipe and the water line, which will result in grading and
9 surfacing improvements to Crestview Drive. Crestview Drive will be graveled with the
10 same width that currently exists. The Commission reached consensus that the
11 engineer needs to further investigate drainage and ensure that drainage will be
12 accommodated based on a high intensive, short duration rain event.

13
14 Scott asked the Planning Commission if they believe they have all the necessary evidence they
15 will need to make a decision. The majority of the Commission believed they did have all the
16 necessary evidence they needed to make a decision. Scott asked if there were any requests to
17 leave the record open for additional information. There were none.

18
19 Scott closed the public testimony portion of the public hearing and opened the deliberations.
20 The Commission discussed the need to accommodate drainage on the site and on Crestview
21 Drive. The Commission reached consensus to have the engineer investigate and ensure that
22 drainage on Crestview Drive will accommodate a high intensity, short duration rain event. The
23 Commission discussed the color of the tank and roof surface and reached consensus that the
24 tank and roof surface will be a non-reflective color that blends into the natural background. A
25 motion was made at the close of deliberations.

26
27 Motion to approve #2-CU-PC-16 City of Yachats South Water Reservoir Conditional Use
28 application with the conditions Lewis proposed in his staff report as amended by including
29 Commission recommendations regarding drainage and tank/roof color. Findings and Order to
30 be prepared for the Chair to sign, Aye – 5, No – 0.

31
32 **VI. New Business – None.**

33
34 **VII. Other Business**

35
36 **A. From the Commission – None.**

37
38 **B. From Staff – Lewis reviewed the Land Use & Building Permit Activity.**

39
40 The meeting was adjourned at 5:10 p.m.

41
42
43 _____
44 Nan Scott, Chair

45
46 Attest:

47
48 _____
49 Sheila Voge, City Clerk III

City of Yachats **2017 LAND USE / BUILDING PERMIT ACTIVITY**

For the Period November 30, 2016 through December 31, 2016

Date	Application/ Activity	Owner/Applicant	Tax Map/Lot Location	Zoning	Description	Status
12/6/16	Building Permit	Koho Oregon	14-12-27DD/5300 24 Catkin Lp Koho PUD	R-4(PD)	New single family dwelling	Approved 12/7/16
12/13/16	Townhouse PUD Application	Betty Trotter Koehler	14-12-22DD/1000 625 & 635 Lemwick Ln	R-2	2-unit townhouse planned unit development	Pending 1/17/17 Planning Commission meeting
12/13/16	Building Permit	Donna Bader	14-12-34AC/5500 45 Surfside Dr	R-1	New single family dwelling	Approved 12/13/16
12/15/16	Building Permit	Jeffrey Teeter & Marci Caldwell	14-12-26CB/9400 481 Horizon Hill Rd	R-1	Updated plans for new single family dwelling	Approved per #1-VAR- PC-15 conditions
12/29/16	Building Permit	Quinton & Kathleen Smith	14-12-22-DD/805 501 Lemwick Ln	R-2	New single family dwelling	Approved 1/3/17

January 10, 2017

To: Yachats Planning Commission

From: Larry Lewis, City Planner

Re: Draft Amendments to Yachats Zoning & Land Use Code Section 9.52.050 Hazard Areas

At the December 6, 2016 Planning Commission work session, the Commission reviewed and made recommended revisions to draft amendments to Section 9.52.050 Hazard Areas. The recommended revisions are included in the draft amendment below.

The existing code language is provided in plain text below, with suggested deletions in ~~strike through text~~ and proposed new language in **blue text**.

Section 9.52.050 Hazard areas.

- A. Responsibility shall fall on the developer to ensure proper safeguards are taken when developing in any hazard zone whether earthquake, fault lines, landslide, erosion or flood hazard areas. The City accepts no liability. Prior to development the following, ~~but not limited to minimum,~~ shall be required (in flood hazard zones, see Chapter 9.54, Flood Damage Prevention Regulations):
1. On slopes of ~~zero to eleven (11)~~ **less than twelve (12)** percent: development is allowed without special review.
 2. ~~Prior to any development of areas identified on the natural hazards map as having slopes of twelve (12) percent to thirty (30) percent, or thirty (30) percent and over the planning commission or its designated representative shall be provided an affidavit from a State of Oregon registered land surveyor showing the site specific slope conditions on the property prior to any excavation, grading or other changes in site topography. If the affidavit indicates that the slopes on the property are zero to eleven (11) percent, development may be allowed without special review.~~
 3. On slopes of twelve (12) percent and greater **a site analysis report shall be completed in accordance with Section D for the following development activities:**
 - a. gross excavation or fill of greater than forty (40) cubic yards,
 - b. removal of more than two thousand five hundred (2,500) square feet of vegetative cover (as measured along the slope),
 - c. road construction and/or
 - d. building which entails any fill or excavation
- Development** on a site shall be subject to conditions, restrictions and recommendations outlined by the site analysis report. This report shall be completed within the past five (5) years by a State of Oregon certified engineering geologist.

In addition, the Planning Commission or its designee may also require that the development adhere to additional standards as provided in writing by the Yachats Department of Public Works. At the completion of the project, the developer shall provide certification from the geological consultant and the Yachats Department of Public Works, stating that the conditions and recommendations of the report and the Yachats Department of Public Works have been met.

3. Definition of Slope

- a. A property has a twelve (12) percent slope or greater if:
 - 1) The average slope from the highest to lowest point of the property has a slope of twelve (12) percent or greater or;
 - 2) The average slope of the building footprint or area to be disturbed is twelve (12) percent or greater.
- b. Development guidelines shall not apply to a building footprint that is over 100 feet from a twelve (12) percent slope.

4. Slopes twelve (12) percent and greater are identified on the natural hazards map. The City's designated representative may determine that the average slope on a property is less than twelve (12), and therefore allow development without a certified engineering geologist report. If the applicant disagrees with the City's decision, the applicant shall provide an affidavit from a State of Oregon registered land surveyor showing the site specific slope conditions on the property prior to any excavation, grading or other changes in site topography. If the affidavit indicates that the slopes on the property are less than twelve (12) percent, development may be allowed without special review.

- B. Developers of property having a slope of twelve (12) percent or greater, or within five hundred (500) feet of a landslide or fault area shall also be subject to the following requirements:

~~1. — A performance bond or other type of acceptable financial instrument shall be posted with the City to ensure short and long term maintenance of site stability and prevention of landslides as a result of the development. The performance bond shall be an amount sufficient to secure completion of site preparation, excavation, fill, grading, drainage, planting, revegetation or site stabilization plans. The amount of such security will be determined after receipt of all information pertinent to the development and prior to final approval of project.~~

(The Planning Commission's review stopped here at the December 6, 2016 work session.)

21. The site must be replanted and stabilized in accordance with the recommendations outlined in the geotechnical report. This vegetation must be maintained to ensure the continuous stability of the area.
32. All construction materials shall be stored in such a manner as recommended by the geotechnical report.
43. The geotech geologist shall must be certified that all work has been completed as stated in the report.

- C. Exceptions to the hazard area requirements shall be allowed under the following circumstances:
1. Improvements to existing roads or drainage ditches or utilities, where excavation or fill does not exceed ten (10) cubic feet per one linear foot of roadway/ditch;
 2. Gravesites dug in Yachats cemeteries;
 3. Emergency excavation of landslide materials, or emergency utility repairs.
- D. Content Standards for Geo-Technical Reports. All geo-technical reports required by this section shall provide at a minimum, the following information, where applicable, prior to review by planning staff or the Planning Commission:
1. General Information.
 - a. Name and C.E.G. stamp of Oregon certified engineering geologist preparing the report;
 - b. Scope and purpose of the report;
 - c. General site description;
 - d. Drainage patterns;
 - e. Existing structures, if any;
 - f. Proposed development plan, including roads and driveways.
 2. Geologic Description.
 - a. Lithology;
 - b. Structural features (stratifications, orientation of bedding planes, faults, etc.);
 - c. Surficial or unconsolidated deposits;
 - d. Seismic considerations as they pertain to proximity of faults.
 3. Assessment of geologic factors.
 - a. General suitability of proposed land use to geologic conditions:
 - i. Areas to be avoided, if any,
 - ii. Topography and slope,
 - iii. Stability of geologic units,
 - iv. Problems caused by geologic features or conditions in adjacent properties,
 - v. Other general problems;
 - b. Recommendations for site grading/filling:
 - i. Prediction of stability based on geologic factors; recommended avoidance or engineering to cope with existing or potential landslide masses,
 - ii. Excavation considerations,
 - iii. General considerations of proposed fill masses in canyons or on hillsides,
 - iv. Load capabilities of soils;
 - c. Drainage considerations and recommendations;

- d. Setback recommendations;
- e. Footing, foundation and backfilling recommendations;
- f. Recommendations on vegetation preservation, removal and re-vegetation as it relates to slope stability and erosion potential;
- g. Recommended methods for protecting the surrounding area from any adverse effects of the proposed development.

STAFF REPORT

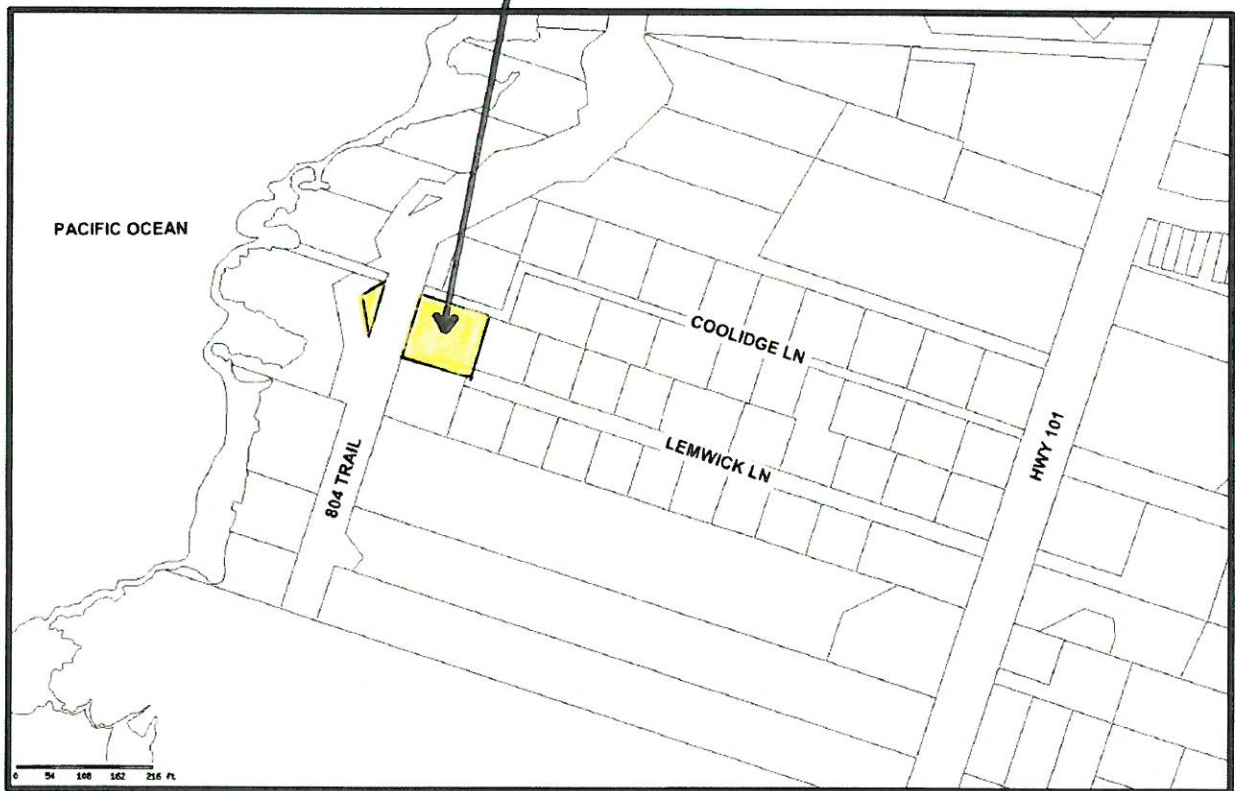
Townhouse Planned Unit Development Application

APPLICANT: Betty Trotter Koehler

A. REPORT OF FACTS

1. Applicant's Request: The applicant proposes a Townhouse Planned Unit Development. The property has a duplex that was constructed in 1997. The request is to divide the property into two parcels with one residential dwelling on each parcel. The property line is proposed to be through the common wall between the two existing residential dwellings.
2. Property Location: The property is located at 625 and 635 Lemwick Lane and further identified on Lincoln County Assessors Map #14-12-22DD as tax lot 1000.

625 & 635 Lemwick Ln.

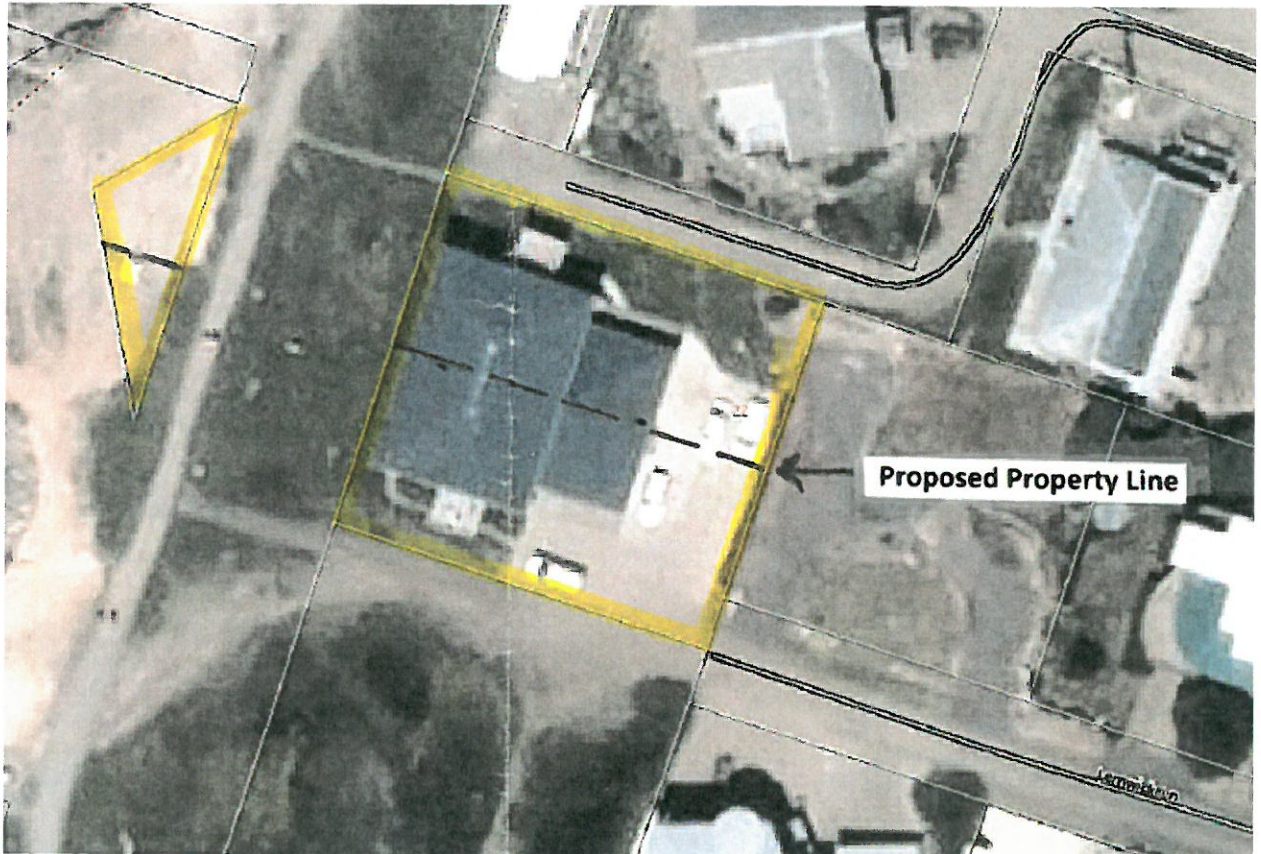


3. Zoning: Residential Zone R-2
4. Plan Designation: Residential
5. Property Size: The existing parcel totals 0.28 acres (approximately 12,110 square feet).

6. Existing Structures: One structure with two residential dwellings (duplex).
7. Surrounding Land Use: Lemwick Lane and Coolidge Lane are primarily developed with single family dwellings. The 804 Trail and Pacific Ocean are west of the property.
8. Access: Existing access to the property is at the west end of Lemwick Lane. The property also fronts Coolidge Lane on the north side however no access is provided to the property.
9. Existing Utilities:
Sanitary Sewer Services: City of Yachats
Water Services: City of Yachats
Electric Services: Central Lincoln PUD
10. Development Constraints: A minimum five foot building setback from the 804 Trail right-of-way is required.

B. EVALUATION OF REQUEST

1. Applicant's Proposal: The applicant submitted the application form, fee, and description of the application.



2. Relevant Yachats Municipal Code Standards:
(See Attachment A for complete descriptions of relevant criteria.)
Yachats Municipal Code, Title 9 Zoning and Land Use
 - Chapter 9.16 R-2 Residential Zone
 - Chapter 9.48 Off-Street Parking and Loading

- Chapter 9.52 Supplementary Use and Design Regulations
- Chapter 9.56 Subdivisions and Partitions
- Chapter 9.62 Townhouse Planned Unit Development

3. **Public Agency Comments** None.

4. **Public Testimony**

At the time this staff report was prepared, the City had not received any written testimony.

C. STAFF ANALYSIS

1. **The Purpose of a Townhouse Planned Unit Development**

Per Yachats Municipal Code (YMC) Section 9.62.010, the purpose of the Townhouse P.U.D. is to permit the application of new technology and greater freedom in design in land development than may be possible under a strict interpretation of the provisions of this title to allow for different ownership patterns by allowing townhouses in certain zones subject to specific development standards, to regulate the development of townhouses, and to outline specific development criteria and design parameters to protect public health, safety, and welfare. The use of these provisions is dependent upon the submission of an acceptable plan and satisfactory assurance it will be carried out. Such plan should accomplish substantially the same objectives as are proposed by the comprehensive plan for the area.

2. **Townhouse PUD Allowed in the R-2 Zone**

Per YMC Section 9.16.020, a Townhouse PUD may be established in the R-2 Residential Zone.

3. **Density**

The maximum number of townhouse dwelling units shall not exceed that allowed by the underlying zone. Per YMC R-2 Residential Section 9.16.040.A(1), the minimum lot area shall be six thousand (6,000) square feet for a one-family dwelling and seven thousand five hundred (7,500) square feet for a two-family dwelling when a lot is served by both a public water supply and public sewage disposal systems.

The subject lot totals approximately 12,110 square feet therefore a maximum of two residential dwellings is permitted. Two dwellings exist. This application requests that two dwellings be maintained, i.e. no request for additional dwellings.

4. **R-2 Residential Standards and Requested Modifications to Regulations**

In a Townhouse PUD the regulations may be modified as they apply to streets, blocks and lots, lot area, lot width, lot depth, lot coverage, and building setbacks when adequate access to major thoroughfares, adequate light and air circulation, recreational areas, and open space are provided.

The following table identifies the R-2 standards and the proposed two-unit townhouse PUD.

	R-2 Standard	Proposed Townhouse PUD North Lot/Dwelling	Proposed Townhouse PUD South Lot/Dwelling
Lot Area	Min. 6,000 sq. ft. per one-family dwelling; Min 7,500 sq. ft. per two-family dwelling	6,126 sq. ft.	5,984 sq. ft.
Lot Width	Min. 50 ft.	48.75 ft.	51.20 ft.
Lot Depth	Min. 80 ft.	108 ft.	108 ft.
Lot Coverage	Max. 35%	30.7%	31.4%
Front Bldg. Setback	Min. 20 ft.	33 ft.	33 ft.
Rear Bldg. Setback	10 ft.	10 ft.	10 ft.
Side Bldg. Setbacks	Min. 8' w/ 24' bldg. ht.	House: $\pm 20'$, Deck: $\pm 8'$ South Side: 0'	House: $\pm 20'$, Deck: $\pm 8'$ North Side: 0'
Building Height	Max. 30 ft.	± 24 ft.	± 24 ft.
Parking	Min. 2 spaces per one-family dwelling; Min. 4 spaces per two-family dwelling	2 garage spaces 1-2 driveway spaces	2 garage spaces 1-2 driveway spaces

The proposed Townhouse PUD requests the following modifications:

Lot Area: The South Lot is proposed to have approximately 5,984 sq. ft. versus the standard minimum lot area of 6,000 sq. ft.

Lot Width: The North Lot is proposed to have a width of 48.75 foot width versus the standard minimum lot width of 50 feet.

Side Yard Building Setback: The south side yard of the North Lot and north side yard of the South lot are proposed to have a 0 foot setback versus the minimum 8 foot setback required for a 24 foot tall house. This proposed property line is the location of the common wall between the two residential units.

5. Vehicular Access

Each lot is required to have legal access by means of a public or private street. The existing property/duplex has legal access at the western end of Lemwick Lane. Lemwick Lane is a private street. Although the proposed North Lot fronts Coolidge Lane, no access is provided to the North Lot from Coolidge Lane.

Upon a Townhouse PUD approval, the North Lot must have legal access. If the existing access from the west end of Lemwick Lane is proposed, an access easement will be required through the South Lot. There is 33 feet between the east property line and the front of the garages. A minimum 16 foot wide easement from the east property line would provide adequate ingress and egress for the North Lot.

6. 804 Trail Setback

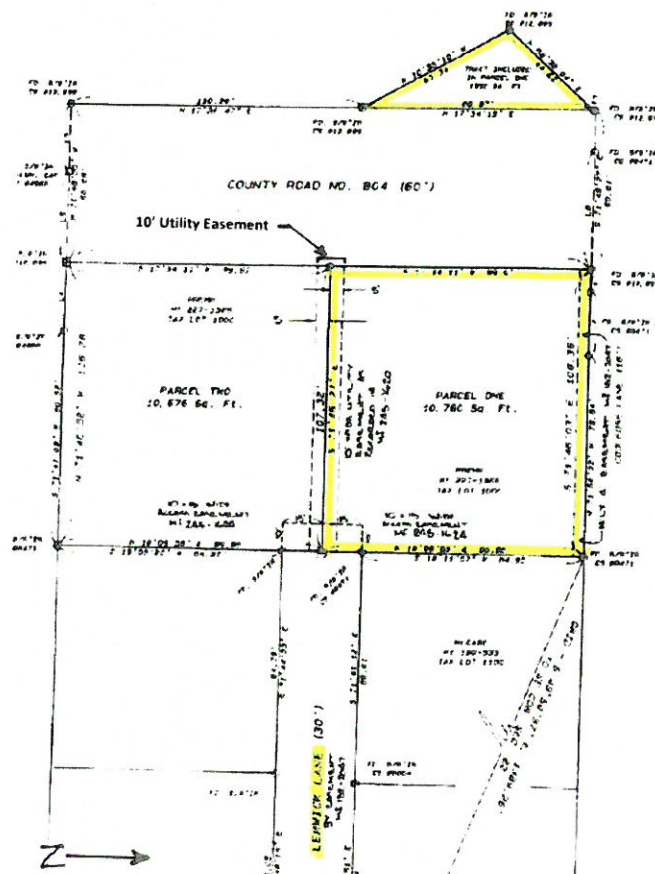
Per YMC 9.52.060.B(4), a minimum five foot setback from the County "Road No. 804 right-of-way shall be required. The existing building is setback a minimum five feet from the 804 right-of-way. No changes to the building footprint are proposed.

7. Public Accessway

YMC Section 9.56.020.E states that when necessary for public convenience and safety, the Planning Commission may require the land divider to dedicate to the public access ways ten to twenty (20) feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for a network of public paths according to adopted plans or to provide access to schools, parks, beaches or other public areas, of such design and location as reasonably required to facilitate public use.

An unimproved pedestrian pathway exists from the westerly end of Lemwick Avenue to the 804 Trail (County Road 804 right-of-way). This pathway has evidently been in existence and used for many years. A portion or all of this pathway is located along the southerly edge of the subject property. A 1992 survey identifies a 10' wide utility easement of which 5' is located along the southerly property line of the subject property and 5' is located along the northerly property line of the adjacent lot. The Planning Commission should consider whether this utility easement should also be dedicated as a public pedestrian easement because it is necessary for public convenience and safety to provide access to the 804 trail and other public areas.

1992 Survey



8. Final Approval of a Townhouse PUD

If the preliminary plan is approved, YMC Section 9.62.030.D requires that the final Townhouse PUD Map be reviewed and approved by the Planning Commission. The final map shall be prepared by a Professional Land Surveyor and, upon approval by the Planning Commission, recorded in the office of the Lincoln County Clerk. The final Townhouse PUD Map shall identify the access easement that provides access to the North Lot.

D. CONCLUSIONS

The Planning Commission has the discretion to 1) to continue the public hearing and request additional or revised information, 2) to deny the request, 3) or approve the request with conditions.

If the request is continued, the Planning Commission should state additional and/or revised information that is needed in order for the Commission to make an informed decision.

If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption.

If the request is approved, staff offers the following recommended conditions of approval, which may be added to or amended at the Commission's discretion:

1. Preliminary Plan Approval

Preliminary plan approval is granted for a two-parcel Townhouse Planned Unit Development. The property line between the two parcels shall be located through the common wall of the two existing residential dwellings. This preliminary approval includes the following modifications to the R-2 Residential Zone standards:

Lot Area: The South Lot is proposed to have approximately 5,984 sq. ft. versus the standard minimum lot area of 6,000 sq. ft.

Lot Width: The North Lot is proposed to have a width of 48.75 foot width versus the standard minimum lot width of 50 feet.

Side Yard Building Setback: The south side yard of the North Lot and north side yard of the South lot are proposed to have a 0 foot setback versus the minimum 8 foot setback required for a 24 foot tall house. This proposed property line is the location of the common wall between the two residential units.

2. Vehicular Access

An access easement shall be provided for the North lot through the easterly portion of the South Lot. The access easement shall be a minimum 16 foot wide from the east property line. The access easement shall be identified on the Townhouse PUD Map to be recorded with Lincoln County.

3. 804 Trail Setback

No construction is proposed with this application. Any future construction of either parcel shall adhere to YMC 9.52.060.B(4), i.e. a minimum five foot setback from the County "Road No. 804 right-of-way shall be required.

4. Public Accessway

A 1992 survey identifies a 10' wide utility easement of which 5' is located along the southerly property line of the subject property and 5' is located along the northerly property line of the

adjacent lot. The 5' width that is located along the southerly edge of the South Lot shall also be dedicated as a public pedestrian easement. The public pedestrian easement shall be identified on the Townhouse PUD Map to be recorded with Lincoln County.

5. Final Approval of a Townhouse PUD

YMC Section 9.62.030.D requires that the final Townhouse PUD Map be reviewed and approved by the Planning Commission. The final map shall be prepared by a Professional Land Surveyor and, upon approval by the Planning Commission, recorded in the office of the Lincoln County Clerk. The final Townhouse PUD Map shall identify 1) the access easement that provides access to the North Lot, and 2) the pedestrian access easement from the westerly end of Lemwick Lane to the County Road 804 right-of-way that is located along the southerly edge of the South Lot.

The Townhouse PUD Map shall be submitted to the Planning Commission within one year after the approval of the preliminary plan. The Planning Commission may approve or disapprove a request for a one-year extension if the preliminary plan is substantially unchanged from the plan previously approved.

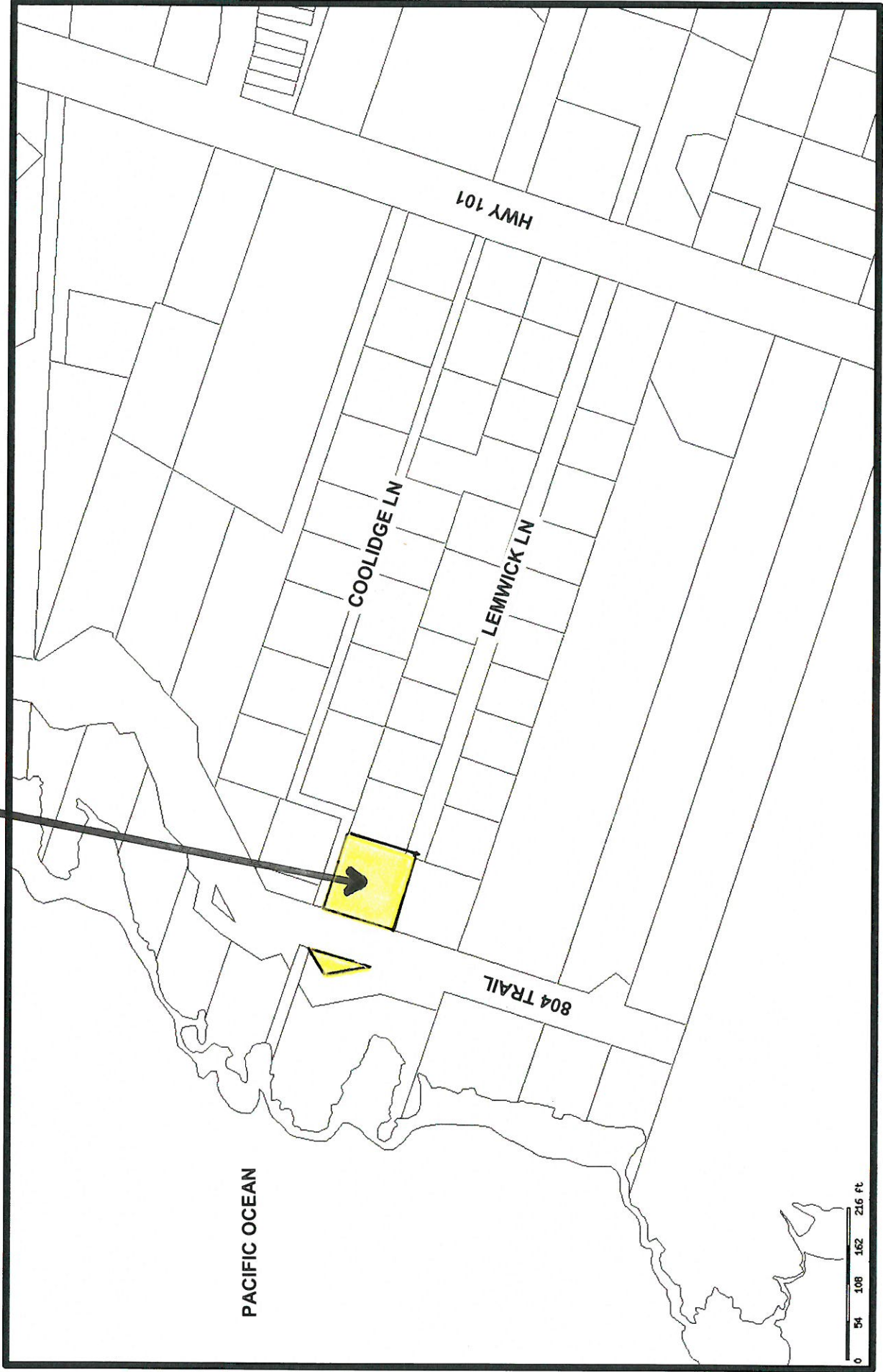
Submitted by,

Larry Lewis
City Planner

Enclosures:

- Vicinity Map
- Tax Map showing proposed property line
- Aerial Photograph showing proposed property line
- 1992 Survey (partial) showing Utility Easement
- Attachment A. Yachats Municipal Code, Title 9 Zoning and Land Use: Trotter Koehler Townhouse PUD Relevant Criteria

625 & 635 Lemwick Ln.



Printed 12/27/2016

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The map displays a complex land survey with the following details:

- Central Parcel:** A yellow-shaded area labeled "Proposed Property Line" with an arrow. It contains a smaller yellow-shaded area labeled "INITIAL POINT". The central parcel is labeled "1000 0.28 AC".
- Surrounding Parcels:**
 - Top left: "2100 0.42 AC", "2001 0.37 AC", "003 0.61 AC".
 - Top right: "3000 1.33 AC", "2200 0.22 AC", "1601 0.21 AC", "1900 0.24 AC", "1801 0.1 AC".
 - Bottom left: "401 3.22 AC", "1001 0.25 AC".
 - Bottom right: "1201 0.61 AC", "900 0.17 AC", "801 0.15 AC", "806 0.15 AC", "804 0.15 AC".
- Roads and Paths:**
 - "CO RD 804" (County Road 804) runs diagonally across the upper right.
 - "LEMWICK" and "GRISWOLD" are labeled at the bottom right.
 - "PART. PLAT 14-1992" is labeled in the lower center.
- Other Features:**
 - "EASEMENT" and "PREScriptive" are labeled on the left side.
 - "WATER" and "HIGH MEAN" are labeled near the top left.
 - "CONTOUR" lines are shown near the top.
 - "ORTHO PHOTO" points are marked along the top edge.
 - "CS 11905" is labeled multiple times, likely referring to a specific survey or case.
 - "CS 8471", "CS 4122", "CS 15060", "CS 4968", "CS 12699", "CS 1444", "CS 8054", "CS 8667" are various case numbers.
 - "MF 213-1893" is labeled near the top right.
 - "DEED" is labeled near the center right.

625 & 635 Lemwick Ln



Printed 12/20/2016

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Attachment A. Yachats Municipal Code, Title 9 Zoning and Land Use
TROTTER KOEHLER TOWNHOUSE PUD RELEVANT CRITERIA

CHAPTER 9.16 R-2 RESIDENTIAL ZONE

Section 9.16.020 Permitted uses.

In an R-2 zone the following uses and their accessory uses are permitted subject to the provisions of Chapters 9.44, 9.48 and 9.52 where applicable:

F. Townhouse planned unit development (P.U.D.). See Chapter 9.62;

Section 9.16.040 Standards.

Except as provided in Chapters 9.44, 9.48, 9.52 and 9.72, in an R-2 zone the following standards shall apply:

- A. Lot Size and Dimensions. The minimum lot size and dimensions in an R-2 zone shall be as follows:
1. The minimum lot area shall be six thousand (6,000) square feet for a one-family dwelling and seven thousand five hundred (7,500) square feet for a two-family dwelling, and when a lot is served by both a public water supply and public sewage disposal systems.
 2. The minimum lot area shall be seven thousand five hundred (7,500) square feet for a one-family dwelling and fifteen thousand (15,000) square feet for a two-family dwelling, when lot is served by a public water supply system, but cannot practically be served by a public sewage disposal system.
 3. The minimum lot width at the front building line shall be fifty (50) feet for an interior lot and fifty-five (55) feet for a corner lot when a lot is served by both a public water supply and sewage disposal system.
 4. The minimum lot width at the front building line shall be seventy (70) feet for an interior lot and seventy-five (75) feet for a corner lot when a lot is served by a public water supply system but not a public sewage disposal system.
 5. The minimum lot depth shall be eighty (80) feet.
 6. Landfill of dirt and rock only.
 7. Hazard areas:
 - a. Hill-side building sites, see Chapters 9.44 through 9.52;
 - b. Flood prone areas, see Chapter 9.54.
 8. Undersize lots, see Chapter 9.76.
- B. Yards. The minimum yard requirements in the R-2 zone shall be as follows:
1. Front yard shall be a minimum of twenty (20) feet.
 2. Each side yard shall be a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater. Corner side yards shall not be used for clothes lines, incinerators, permanent storage of trailers, boats and recreational vehicles nor shall said yard be used for the regular or constant parking of automobiles or other vehicles.
 3. The street side yard shall be a minimum of twenty (20) feet.
 4. The rear yard shall be a minimum of ten feet, except that on a corner lot it shall be a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater.

5. All patio structures and swimming pools shall be a minimum of five feet from any side or rear property line.
6. No structure shall be located closer than sixty (60) feet from the center line of any state highway, nor forty-five (45) feet from the center line of any collector or arterial street.
- C. Building Height. No building in the R-2 zone shall exceed a height of thirty (30) feet from finished grade or from natural grade see Chapter 9.52.180.
- D. Lot Coverage. Structures, including, but not limited to buildings, porches and decks shall not occupy more than thirty-five (35) percent of the total lot area.
- E. Off-Street Parking. Refer to Chapter 9.48 - Off-Street Parking and Loading for parking requirements.
- F. General Criteria. The vehicle and pedestrian access to the site can be safely and efficiently provided and the necessary utility systems and public facilities are available with sufficient supply and distribution capacity. If not provided by the city, it shall be the responsibility of the developer to insure these standards are met.

CHAPTER 9.48 OFF-STREET PARKING AND LOADING

Section 9.48.010 General requirements.

At the time a structure is erected or enlarged or the use of an existing structure is changed, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless: (1) greater requirements are otherwise established; or (2) the approved covenants, conditions and restrictions (CC and Rs) of approved planned unit developments (PUDs) provide other parameters. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this title.

- L. Off-street parking space requirements:
 1. Residential dwellings: Residential dwellings shall provide the following off-street parking spaces:
 - One-family dwelling, two spaces;
 - Two-family dwelling, four spaces;

CHAPTER 9.52 - SUPPLEMENTARY USE AND DESIGN REGULATIONS

Section 9.52.060 County Road No. 804 right-of-way.

- B. The City shall review all building permits, conditional use permits, zone changes and other land use decisions for properties within the County Road No. 804 right-of-way and prescriptive easements to assure that they are consistent with the following requirements:
 4. A minimum five (5) foot setback from the County Road No. 804 right-of-way shall be required.

CHAPTER 9.56 SUBDIVISIONS AND PARTITIONS

Section 9.56.020 General requirements and minimum standards of design and development for partitions and subdivisions.

The following are the minimum requirements and standards to which partitions and subdivisions must conform before approval:

- A. Conformity to the Comprehensive Plan. All partitions and subdivisions shall conform with all adopted portions of the comprehensive plan, zoning ordinance and all other adopted plans. Major streets, parkways, parks and recreation areas, community and neighborhood facilities should be placed in approximately the same locations designated by the comprehensive plan.

- B. Access. The partitioning and subdividing of land shall provide each lot or parcel, by means of a public or private road or street, satisfactory vehicular access to an existing street.
- D. Easements.
1. Where alleys are not provided, easements of not less than five feet in width shall be provided on each side of the rear line or side line for necessary utility lines, wires, conduits, storm and sanitary sewers, gas and water. Easements of the same or greater widths may be required along boundary lines or across lots or parcels where necessary for the extension of utility lines, waterways and walkways, and to provide necessary drainage ways or channels.
 2. A private easement established without full compliance with these regulations may be approved by the planning commission provided it is the only reasonable method by which the rear portion of an unusually deep lot or parcel may be provided vehicular access.
- E. Public Access Ways. When necessary for public convenience and safety, the planning commission may require the land divider to dedicate to the public access ways ten to twenty (20) feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for a network of public paths according to adopted plans or to provide access to schools, parks, beaches or other public areas, of such design and location as reasonably required to facilitate public use.
- F. Lots and Parcels.
1. Every lot and parcel shall abut on a street and the frontage of each shall not be less than twenty-five (25) feet, unless the planning commission grants otherwise.
 2. Each side line shall be as close to perpendicular to the adjacent street line or radial to a curved street line as possible.
 3. Lots or parcels with double frontage shall not be permitted unless, in the opinion of the planning commission, an odd shaped tract or existing topography makes such lot or parcel unavoidable.
 4. Lot and parcel sizes and dimensions shall conform to the requirements for lot size and area of the zoning classification in which the partition or subdivision is located.
 5. Lots and parcels under twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of two and one-half to one. Lots and parcels over twenty-five thousand (25,000) square feet in area must not exceed a depth to width ratio of three and one-half to one.

CHAPTER 9.62 TOWNHOUSE PLANNED UNIT DEVELOPMENT

Section 9.62.010 Purpose.

The purpose of the Townhouse P.U.D. is to permit the application of new technology and greater freedom in design in land development than may be possible under a strict interpretation of the provisions of this title to allow for different ownership patterns by allowing townhouses in certain zones subject to specific development standards, to regulate the development of townhouses, and to outline specific development criteria and design parameters to protect public health, safety, and welfare. The use of these provisions is dependent upon the submission of an acceptable plan and satisfactory assurance it will be carried out. Such plan should accomplish substantially the same objectives as are proposed by the comprehensive plan for the area.

Section 9.62.010 Definitions.

Parent Lot. The legal lot or lots in existence prior to the townhouse planned unit development.

Townhouse. A residential building having a minimum of two accesses to the outside, which is detached from any other building or separated from any other building by one or more common walls, and which

has its own underlying townhouse lot. A building may contain not more than two residential units in the form of stacked flats provided that the upper residential unit shall at all times be owned by the same owner as both the lower residential unit and the townhouse lot on which it is situated.

Townhouse Lot. The underlying real estate associated with a townhouse.

Section 9.62.020 General requirements.

- A. In the case of a townhouse planned unit development the regulations contained in this chapter and the underlying zoning district may, if necessary, be modified as they apply to streets, blocks and lots, lot area, lot width, lot depth, lot coverage, and building setbacks when adequate access to major thoroughfares, adequate light and air circulation, recreational areas, and open space are provided.
- B. A townhouse planned unit development may be established in the R-2, R-3, and R-4 residential zones and the C-1 Retail Commercial zone.
- C. A townhouse planned unit development may include any uses permitted outright or conditionally in the zone in which it occurs.
- D. Requirements pertaining to density and parking shall be guided by the standards of the zone in which the townhouse planned unit development is proposed, i.e. the maximum number of townhouse dwelling units shall not exceed that allowed by the underlying zone.
- E. No building shall exceed a height of thirty (30) feet except:
 - 1. That the height increase can be justified on the basis of unique lot characteristics, topographical conditions or other natural features; and/or
 - 2. That the height increase can be justified on the basis of amenities provided or concessions made by the developer for which some bonus incentive is warranted.
- F. The lot coverage for individual lots may exceed the maximum lot coverage of the underlying zone. The maximum lot coverage of the parent lot may not exceed the maximum lot coverage allowed in the underlying zone.
- G. All electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits and similar facilities shall be placed underground by the developer unless waived by the planning commission.
- H. The planning commission or city council may require easements necessary for orderly extension of public utilities to future adjacent developments.
- I. If there are lands and structures not dedicated to the public but reserved for use by owners or tenants and their guests those lands and/or structures must be subject to an association of owners or tenants created to form a nonprofit corporation under the laws of the state of Oregon. The association shall be formed and continued for the purpose of maintaining such common areas and structures.
- J. Developments shall provide for safe, well-marked pedestrian ways that do not conflict with vehicular traffic. (Ord. 73E § 7.020, 1992)

Section 9.62.030 Procedure for proposing Townhouse P.U.D.

- A. Preliminary Plan Application. An applicant shall submit at least five copies of a preliminary plan of a townhouse planned unit development to the planning commission for study at least thirty (30) days prior to the planning commission meeting at which it will be discussed. The preliminary plan shall include the following data:
 - 1. The name, address and phone number of the land owner, partitioner and engineer or surveyor;
 - 2. The tax lot number and the section, township and range in which the property is located;
 - 3. The date, north point and scale of the drawing;
 - 4. A vicinity sketch showing the location of the Townhouse P.U.D. in relation to known landmarks in the city;

5. The approximate location and dimensions of all proposed boundary lines;
 6. Approximate area of the property being subdivided and each parcel;
 7. Name, location and width of all existing and proposed roads, rights-of-way and easements;
 8. Existing zoning of the property;
 9. Existing and proposed uses of the property;
 10. Approximate location and use of all existing structures to remain on site. Indicate those to be removed;
 11. Any limitations to development; e.g. topography, areas subject to flooding, geologic hazards, drainage channels on property, etc. In areas of twelve (12) percent or greater slope, a geological report shall be submitted, in accordance with provisions of Section 9.52.050;
 12. Proposed use, location, dimensions, height and type of construction of all buildings. Proposed number of dwelling units, if any, to be located in each building;
 13. Proposed circulation pattern including the location, width and surfacing of streets, private drives, and sidewalks; the location of any curbs; the status of street ownership; and the location of parking areas and the number of spaces therein;
 14. Proposed use of all open spaces including a plan for landscaping;
 15. Proposed grading and drainage pattern;
 16. Proposed method and plan for provision of water supply, sewage disposal, and electrical facilities;
 17. Relationship of the proposed development to the surrounding area and to the comprehensive plan.
- B. Review of Preliminary Plan by Other Departments. Within five days after the Townhouse P.U.D. application is submitted and prior to consideration of the preliminary plan by the planning commission, the city recorder shall distribute copies of the preliminary plan to the Yachats Public Works Department; Yachats Rural Fire Protection District; Oregon Department of Transportation, if the proposed development is within one thousand (1,000) feet of a state highway; and to any other appropriate federal, state or local agencies. Officials of these agencies shall be given at least ten days to review the plan, suggest revisions, and return the plans to the planning commission.
- C. Approval of Preliminary Plan.
1. When all comments and recommendations from appropriate agencies or departments have been received or within forty-five (45) days after receiving the application as provided for in this title, whichever date shall occur first, the city staff shall place the preliminary plan on the agenda of the next scheduled meeting of the planning commission and notify the applicant of the meeting date and time. Following consideration of the preliminary plan, the replies from the other agencies and departments and such other testimony offered, the planning commission shall schedule a hearing within forty-five (45) days. At the conclusion of the hearing, the planning commission shall approve, conditionally approve, disapprove for cause or, when further information is required, postpone a decision on the preliminary plan. Unless appealed, the decision of the planning commission shall become effective on the fifteenth day after rendered. The approval or conditional approval is valid for two years from the effective date of that approval.
 2. If the preliminary plan for the townhouse planned unit development is approved, the planning commission (or city council in the case of appeal) may attach conditions it finds necessary to carry out the purpose of this title. These conditions may include, but are not limited to, the following:
 - a. Increasing the required setbacks;
 - b. Limiting the height of buildings;

- c. Controlling the location and number of vehicular access points;
- d. Establishing new streets, increasing the right-of-way or roadway width of existing streets, requiring curbs and sidewalks, and, in general, improving the traffic circulation, in accordance with recommendations given by the Yachats department of public works and/or the public works and streets commission, and the Yachats Rural Fire Protection District;
- e. Increasing the number of parking spaces and improving design standards for parking areas;
- f. Limiting the number, size, location and lighting of signs;
- g. Designating sites for open space and recreational development, and, in general, improving landscaping requirements;
- h. Requiring additional view-obscuring screening or fencing;

D. Approval of Final Plan.

1. Within three years after the approval of the preliminary plan, a map of the Townhouse P.U.D. may be submitted to the planning commission for approval. The map shall be a survey of the P.U.D. or a photographic copy thereof. Maps shall be in substantial conformity to the approved preliminary plan and conditions of approval.
2. In addition to the information as required on the preliminary plan the following information shall be provided:
 - a. Accurate legal description of all parcels and roads;
 - b. The deed dedicating to the public all common improvements, including but not limited to streets and roads, the donation of which was made a condition of approval of the preliminary plan for the Townhouse P.U.D.;
 - c. A copy of all protective deed restrictions;
 - d. Street and drainage construction plans;
 - e. The certification regarding the availability of water and sewerage services as provided in Section 9.60.040;
 - f. The location of the approved site for the septic system if applicable.
- g. Within thirty days of the receipt of a Townhouse P.U.D. map as provided in this title, the city staff shall refer the map to the planning commission for a decision. The applicant shall be notified in writing of the time and place of the planning commission meeting. Unless appealed, the decision shall become effective on the fifteenth day after rendered. When the approval becomes effective, the city recorder shall endorse his or her approval on the map. The map shall then be recorded in the offices of the county clerk, with a copy of the certified map retained by the city. Approval of the submitted map shall be considered as final when properly endorsed and recorded. (Ord. 175 (part), 1995; Ord. 73E § 7.030, 1992)

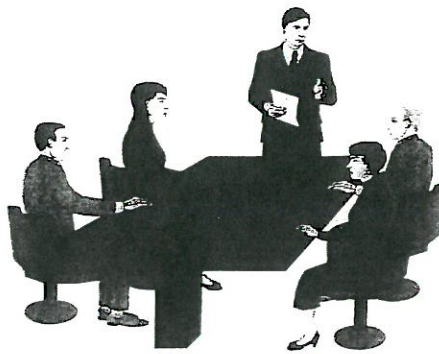
Section 9.62.040 Development of a Townhouse P.U.D.

A. Building Permits.

1. Building permits for all or any portion of a Townhouse P.U.D. shall be issued on the basis of the approved plan. An application for a building permit shall be preceded or accompanied by submission of any required bonds or deeds for public dedication or contractual agreements for development of public facilities.
2. If no building permits have been issued within two years of the date of final approval of the Townhouse, the Townhouse P.U.D. shall be terminated automatically unless a request to extend the time limit is approved by the city council.

B. Abandonment. Upon abandonment of a particular development authorized under this section, or if the development has not been substantially completed within five years from the date of its final approval, the city council may determine that the granting of approval shall be nullified.

- C. Parks and Open Spaces. The planning commission may require the developer to provide up to five percent of the Townhouse P.U.D. area for park and recreation purposes. These areas shall be of a design and location acceptable to the planning commission, based on the suitability of the area for park and recreation purposes.
- D. Partial Development. If a proposed Townhouse P.U.D. area includes only part of a tract owned by the subdivider, the planning commission may require a sketch of the tentative layout of streets in the remainder of that tract.
- E. Duplication of Names. The name of a tentative plan must not duplicate the name used in any other legally recorded P.U.D. in Lincoln County, except for the words "town," "city," "place," "court," "addition" or similar words, unless the land platted is contiguous to and platted by the same party that platted the P.U.D. bearing that name, or unless the party files and records the consent of the party that platted the P.U.D. bearing that name. All plats must continue the block numbers of the plat of the same name last filed.
- F. Water. All lots in the Townhouse P.U.D. shall be served by a public water system. No plat or map of a Townhouse P.U.D. shall be approved unless the city has received and accepted a certification by the city water superintendent that water will be available from the nearest point of supply
- G. Sewer. No plat or map of a Townhouse P.U.D. shall be approved unless the city has received and accepted:
 - 1. A certification by the city sewer superintendent that sewage service will be available at the nearest point of collection; or
 - 2. Where sewerage service is not available, the Department of Environmental Quality or county health department shall approve the proposed use of the land for the Townhouse P.U.D. A statement that public sewerage service is not available and that the proposed method of sewage disposal has been approved will be provided to the purchaser of each lot or parcel in the proposed Townhouse P.U.D. A copy of any such statement signed by the developer and endorsed by the planning commission chair shall be filed by the developer with the real estate commissioner.
- H. Power. All lots in a Townhouse P.U.D. shall be served by power (electricity). No plat of a Townhouse P.U.D. shall be approved unless the city has received and accepted a certification by the Central Lincoln PUD that power will be available from the nearest point of supply to every lot or parcel depicted in the proposed Townhouse P.U.D.
- I. Appeals. See Section 9.88.120.



COMMUNITY SERVICE REGISTRATION

Date

12/5/2016

Name

MARC COURTENAY

Home Address

900 HANLEY DRIVE

Mailing Address

P.O. Box 721

Home Phone

(805) 448-5864

Work Phone

Email address:

macourtney@gmail.com

I am interested in volunteering my time and talents to the City of Yachats. I am most interested in serving in the following capacity:

☐ Parks & Commons Commission

☐ Public Works & Streets Commission

☐ Budget Committee

☐ Other Ad Hoc Committee: _____

☐ Library Commission

☒ Planning Commission

Please tell us about yourself:

How long have you lived in Yachats full-time:

1 year, 4 months

Background:

community development, church administration, clinical counseling, financial management and patient advocate

Skills:

leadership, power of attorney, finances, fiduciary services, personal and group consulting, advocacy

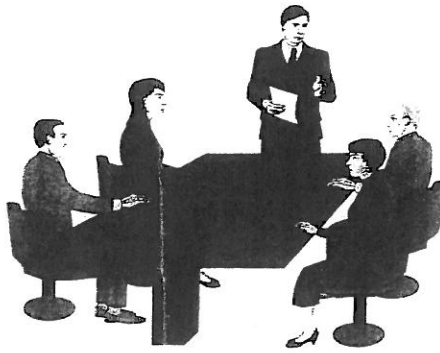
Why you want to serve on a particular Commission or Committee:

Recommended by NAW Scott, dedicated to service in Yachats and community well-being, democracy and desire to be a contributing citizen.

As pertinent training opportunities occur, are you willing to attend recommended sessions? (Generally the City would cover the costs.) Yes ☒ No ☐

Marc Courtney

* Note: For Planning Commission you must have been a resident for six months. All applicants must live inside the city limits. (Exception: there may be one member on the Parks and Commons Commission and one member on the Library Commission that live in the greater Yachats area.)



COMMUNITY SERVICE REGISTRATION

Date 1/5/2017

Name James Kerti

Home Address 252 Highway 101 S, Yachats

Mailing Address _____

Home Phone 541-653-6122 Work Phone _____

Email address: james@jameskerti.com

I am interested in volunteering my time and talents to the City of Yachats. I am most interested in serving in the following capacity:

☐ Parks & Commons Commission

☐ Library Commission

☐ Public Works & Streets Commission

☒ Planning Commission

☐ Budget Committee

☐ Other Ad Hoc Committee: _____

Please tell us about yourself:

How long have you lived in Yachats full-time: 15 months

Background: Freelance website designer and basketball scout, originally from Philadelphia area, lived in Las Vegas and Beaverton in recent years, working on a Master's degree

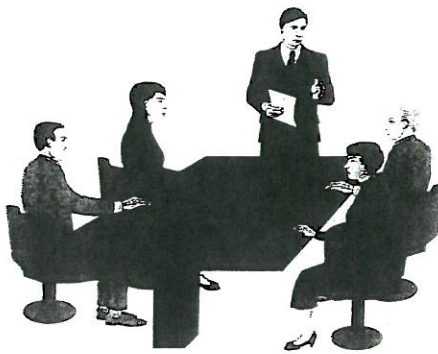
Skills: Computers, technology, problem solving, marketing, business strategy

Why you want to serve on a particular Commission or Committee: I'd like to contribute to and better understand plans for Yachats's present and future.

As pertinent training opportunities occur, are you willing to attend recommended sessions? (Generally the City would cover the costs.) Yes ☒ No ☐

James Kerti

Note: For Planning Commission you must have been a resident for six months. All applicants must live inside the city limits. (Exception: there may be one member on the Parks and Commons Commission and one member on the Library Commission that live in the greater Yachats area.)



COMMUNITY SERVICE REGISTRATION

Date 12/12/2016
Name VIRGINIA (GINNY) HAFNER
Home Address 168 JENNIFER DR
Mailing Address P.O. B. 127 YACHATS
Home Phone 541-547-4376 Work Phone —
Email address: ginnymay@peak.org

I am interested in volunteering my time and talents to the City of Yachats. I am most interested in serving in the following capacity:

- | | |
|--|---|
| ☐ Parks & Commons Commission | ☐ Library Commission |
| ☐ Public Works & Streets Commission | ☒ Planning Commission |
| ☐ Budget Committee | |
| ☐ Other Ad Hoc Committee: _____ | |

Please tell us about yourself:

How long have you lived in Yachats full-time: 1 YEAR (IN AREA FOR 25 YEARS)

Background: EDUCATION - B.A. FROM WYU, M.A. ED - OSU. SECONDARY TEACHER THEN COUNSELOR IN WASHINGTON FOR 28 YEARS. VOLUNTEERED - HOSPICE, THERAPY JOBS, GRIEF COUNSELING, ETC
Skills: PEOPLE SKILLS - LISTENING, COUNSELING, COMMUNICATION - ORGANIZATIONAL SKILLS, ATTENTION TO DETAIL - ENJOY LEARNING

Why you want to serve on a particular Commission or Committee: I WANT TO BE A PART OF THE VILLAGE OF YACHATS. I WAS ON PLANNING COMMISSION IN WALDPOR FOR 4 YEARS (UNTIL 2016) - ENJOYED THE PROCESS

As pertinent training opportunities occur, are you willing to attend recommended sessions? (Generally the City would cover the costs.) Yes ☒ No ☐

¹ Note: For Planning Commission you must have been a resident for six months. All applicants must live inside the city limits. (Exception: there may be one member on the Parks and Commons Commission and one member on the Library Commission that live in the greater Yachats area.)

CITY OF YACHATS
PLANNING COMMISSION
Work Session
December 6, 2016
Minutes

Vice Chair Ron Urban called the December 6, 2016 work session to order at 2:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Urban, Helen Anderson, Christine Orchard, Shelly Shrock, Nan Scott. Absent: John Deriberprey, Ken Aebi

Vice Chair Urban briefly reviewed the 'prioritized code amendment list' with the Planning Commission. The Commission determined that the next subject to review will be the stream/drainage way setbacks.

I. Steep Slopes (Hazard Areas)

The Commission reviewed the memorandum provided by city planner Lewis including the recommended revisions to Yachats Zoning & Land Use Code Section 9.52.050 Hazard Areas. The Commission also reviewed written testimony provided by Ron Grinnell. The Commission requested the following revisions to the draft amendment:

Section A. Eliminate "but not limited to minimum" from the fourth and fifth line.

Section A.1. Per recommendation from public input, change "zero to eleven (11)" to "less than twelve (12)".

Section A.2 Reformat with bullets to better identify the four types of development that require a geotechnical report on slopes of 12 percent or greater. Separate the last sentence regarding requirements at the completion of a project with a new paragraph.

Section A.3 Add "twelve" prior to 12% to be consistent with other parts of this Section.

Section A.3 Maintain "or", not "and" at the end of subsection 1) pertaining to definition of slope and requirements for having a geotechnical report.

Section A.4 Editorial changes and change "zero to eleven (11)" to "less than twelve (12)".

Section B. Add "or greater" after 12 percent.

The Planning Commission will continue discussion on the Hazard Area amendments at the January 2017 work session. The work session was adjourned at 3:00 p.m.

Ron Urban, Vice Chair

Attest:

Sheila Voge, Clerk III

CITY OF YACHATS
PLANNING COMMISSION
Work Session
January 17, 2017
Minutes

City Planner Larry Lewis called the January 17, 2017 work session to order at 2:00 p.m. in the Civic Meeting room of the Yachats Commons. Planning Commission members present: Helen Anderson, Christine Orchard, Shelly Shrock, John Deriberprey. Absent: Ron Urban

I. Steep Slopes (Hazard Areas)

The Commission continued review of recommended revisions to Yachats Zoning & Land Use Code Section 9.52.050 Hazard Areas. The Commission reviewed a January 10, 2017 memorandum from Lewis that identified requested Planning Commission revisions from the December 6, 2016 work session. The Commission requested the following revisions to the draft amendment:

Section A.2 Delete the entire existing Section A.2 (the memorandum did not include ~~striketrough~~ text for the entire paragraph.

Revisions were proposed throughout Section 9.52.050 to correct grammatical errors and provide consistency, e.g. commas were removed and added, section headings need to be consistent, and "geotech" was changed to "geologist".

Section D.1.a requires the geotechnical report include the C.E.G. stamp of an Oregon certified engineering geologist.

Section D A new subsection was proposed, i.e. "Provide a checklist of geological requirements during construction, for example, geologist review of erosion protection prior to construction, geological certification prior to pouring foundation footings and slabs, revegetation requirements, etc."

The Planning Commission spent the last part of the work session reviewing written testimony for the upcoming public hearing for Case File #1-THPUD-PC-16.

The work session was adjourned at 3:00 p.m.

Ron Urban, Vice Chair

Attest:
