

YACHATS PLANNING COMMISSION

November 14, 2017

Special Work Session Minutes

Vice-Chair Ron Urban called the November 14, 2017 special work session of the Yachats Planning Commission to order at 2:00 pm in Room 3 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, James Kerti, Shelly Shrock, Ginny Hafner. Absent: JD Deriberprey, Christine Orchard. Audience: 0.

I. Review of Comprehensive Plan

Changes to and comments on the Comprehensive Plan made during the work session are summarized below.

Goal D

Policy 4 - habitable building should be plural (*i.e.*, habitable buildings)

Goal E

Policy 1 – delete the policy. Planer Lewis explained the RKNR Associates group performed assessments in the 1970s, and this work has since been incorporated into the Yachats Municipal Code.

Policy 2 – Commissioner Hafner asked who would determine the “effective mitigation strategies.” Lewis believed the certified geologist would make that determination. Commissioner Kerti asked about when a certified geologist is required, such as for what is identified in Policy 7.

Commissioner Anderson noted matters on stream turbidity and seasonal flow would be the purview of an hydrologist. Lewis indicated there are restrictions on the buffer around streams and rivers, and building plans require a plan for storm water runoff.

Policy 4 – Anderson asked Lewis about the definition of “low density.” Commissioners noted lot size is governed by zoning. Lewis later noted the definition on page 22: Residential units at a concentration of less than one unit per two acres. Commissioners indicated mild interest in re-examining the steep slope requirements.

Policy 5 - Hafner asked who would determine what are safe accommodations. Anderson stated section 9.52.050 in the Code addresses steep slopes. Lewis noted zoning addresses density and the certified geologist would specify factors specific to the site.

Policy 6 – delete. Commissioner Urban asked Lewis about performance bonds. Lewis summarized how performance bonds were previously required and more recently removed. He indicated performance bonds are addressed in the building permitting process.

Policy 8 - change wording to: The City shall convey concerns regarding adverse forest activities to the Oregon Department of Forestry.

Policy 11 - end sentence after “efforts” and delete “both short and long term.”

Policy 12 - end sentence after “(CWWP)” and delete “when it is completed and approved.” Kerti asked if the CWWP had been completed.

Proposed Action (b) - add “vacation rentals” after “accommodations”

Proposed Action (d) - change to: Applications for subdivisions, Planned Unit Developments, and building permits shall include plans for storm water management.

Proposed Action (f) - delete

Proposed Action (g) – move to Policies and change to: The City shall follow recommendations in the Lincoln County Natural Hazards Mitigation Plan. Lewis explained the County updates this plan every five years.

Goal F

1 Policy 3 – change to: The City shall encourage the Oregon Department of Transportation to
2 improve Highway 101 for pedestrian and bicycle use.

3
4 **Goal G**

5 Change “urban growth boundary” to “Urban Growth Boundary (UGB)”

6 Policy 5 – spell out UGB

7 Policy 7 – Anderson noted the Commission might want to address creating standards for the
8 “community’s visual character.” Hafner reported she had talked to the City Planner at Cannon
9 Beach, who indicated they address design in their code.

10
11 Commissioners discussed the proper location for the instruction to review the sign ordinance and
12 concluded it was appropriate where it is in Goal G, Policy (a), as signage is part of being orderly
13 and efficient in growth.

14
15 **Goal H**

16 Policy 7 – Shrock asked why Dollar General did not have to put parking behind the building. Lewis
17 noted this recommendation is not part of the Code. Commissioners agreed this issue should be
18 addressed when developing standards for commercial building.

19
20 **Goal I**

21 Commissioners agreed to have Commissioner Orchard draft clearer language for the description.

22
23 Policy 9 – add period to end of sentence. Commissioners discussed the responsibility implied in
24 this policy. Lewis explained his experience is that legal matters have more weight when in the
25 Code rather than the Comprehensive Plan.

26 Policy 13 – change “places” to “shall place”

27 Policy 14 – change to: The City shall require emergency access routes in the approval of
28 developments and subdivisions. Commissioners discussed what is required in subdivisions and
29 PUDs regarding private roads. Urban suggested rechecking the requirements for PUDs to ensure
30 there is language regarding access. Lewis noted the Fire Chief has to approve plans for PUDs.
31 Lewis noted the Blackstone Development has a private road that is too steep and is thus blocked
32 to through traffic.

33
34 **Goal J**

35 Commissioners discussed whether there could be code requiring a specific amount of affordable
36 housing. Lewis noted this topic currently being addressed at the state and national levels.
37 Commissioners noted that given the price of vacant lots, it is unlikely that a new home could sell or
38 rent for a more affordable price. Urban noted that the City can work with developers on SDC
39 charges as a way of given cost incentives. Lewis noted other cities will have SDCs based on
40 home size to give incentive to build smaller homes. Anderson noted Councilor Glenn was the
41 Council Shepherd for affordable housing.

42
43 **Goal K**

44 Policy 3 – change “City Office and the City Library” to “City Hall, the online document library, and
45 the Yachats Public Library.”

46 Proposed Action – Commissioners were not aware of a “public involvement plan.” Anderson
47 indicated she would check with City staff.

48
49 **Goal L**

50 Policy 3 – change “accept” to “consider”

51
52 **Section IV - Plan Maps**

1 Hafner noted there were no attached maps as indicated in the text. Urban stated there is a section
2 for maps on the website. Shrock noted they are available at City Hall. Commissioners discussed
3 making Code and map information more available to the Public. They decided to send a memo to
4 the Library Commission asking that they establish a small space in the new Library for government
5 documents. Anderson indicated she would draft the proposal.

6
7 Commissioners discussed the need to ensure meetings are posted. There was significant interest
8 in having meetings posted online, in addition to being posting at the Post Office and on the
9 Commons bulletin board.

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11 Urban adjourned the work session at 4:26 pm.
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18 _____
19 Ron Urban, Vice-Chair

Date

20 Minutes prepared by H H Anderson on November 19, 2017.