

YACHATS PLANNING COMMISSION

April 17, 2018

Approved Minutes

Chair Helen Anderson called the April 17, 2018 meeting of the Yachats Planning Commission to order at 3:06 pm in the Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Ginny Hafner, Mary Ellen O'Shaughnessey, and James Kerti. Absent: Shelly Shrock and Christine Orchard. Staff present: City Planner Larry Lewis. Audience: 0.

I. Announcements and Correspondence - none

II. Minutes

A. March 20, 2018 Work Session Meeting

Page 1, Line 26: "Several Commissioners thought the language about having window signs on the interior building included as part of the maximum allowable façade" should read "Several Commissioners thought the language about window signs on the interior being part of the maximum allowable façade was unclear."

Page 2, Lines 29-30: delete the clause, "equivalent to a sheet of plywood."

Page 2, Line 46: "into high winds" should be "in high winds."

Page 2, Lines 45-47: delete the sentence, "Commissioners did not believe a criterion for removing banners during high winds as an owner would be motivated to not have their sign damaged in high winds and the regulation would be hard to enforce."

Page 2, Lines 39-40: delete "Commissioners could not find a reference on this issue in the minutes."

Page 1, Line 50: "a the roof" should be "the roof"

Commissioner O'Shaughnessey moved to approve the March 20, 2018 Planning Commission work session minutes as amended: Aye - 5; No - 0.

March 20, 2018 Work Session

Page 1, Line 47: "criteria are very hard to me" should read, "criteria are very hard to meet"

Hafner moved to approve the March 20, 2018 Planning Commission work session minutes as amended: Aye 5; No - 0.

Hafner asked that meeting minutes be included with the meeting packet when it gets distributed.

III. Citizen's Concerns - none

IV. Planner's Report

Lewis noted there were requests for two new family dwellings, one on E 3rd St and one on Ocean View Dr, and for building the South Tank. Commissioners questioned why the building permit was just being issued when building had begun on the South Tank site. Lewis noted the contractor had confusion about whether he needed a conditional use permit versus a building permit from the County. O'Shaughnessey asked about the consequences of not following the code.

Lewis reported the last information he had regarding permits for the Farm Store was that the owner was consulting an architect about assessing the situation in order to submit proper building permits.

V. Other Business

1 **A. From the Commission**

2 Anderson noted the last statement in Title 9 is that any violation of Title was a Class A Civil
3 Infraction. She noted YMC 1.12 describes Civil Infractions and how the citation and adjudication is
4 carried out. Lewis asked if the \$1,000 maximum fine in section 1.12.070.A was per day. Anderson
5 believed the amount was a one-time fine. Anderson noted the Commission could assign differing
6 fine amounts to different parts of the code.

7
8 Urban noted the entire code needed to be updated. He referenced a notice from former Manager
9 Davies that started the process.

10
11 Commissioners discussed whether fines should be assessed on a per day criteria. Lewis noted a
12 situation in Depoe Bay where a person was willing to pay a one-time fine and not remedy the
13 violation. Commissioners agreed they should consider changing to a per day fine structure.
14 Anderson indicated she would investigate the matter.

15
16 Anderson stated Julie Rosenfeld is the new Code Enforcement Officer and has office hours on
17 Wednesday, Thursday, and Friday afternoons.

18
19 Urban reported he noted in 2.04.030 of the Yachats Code that the term of a Planning
20 Commissioner is four years, not three as has been practiced in recent years. Anderson indicated
21 she would discuss the issue with Manager Beaucaire.

22
23 Hafner clarified the best practices for managing situations where people ask her about potential
24 issues that might be addressed at the Planning Commission meeting.

25
26 **B. From Staff**

27 Lewis noted that other jurisdictions have been allowing accessory dwelling units, and this issue will
28 likely come before the Commission to address.

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30 Anderson adjourned the meeting at 3:42 pm.

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35 _____
36 Helen Anderson, Chair

_____ Date

37 Minutes prepared by H H Anderson on May 8, 2018.
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