

1. Agenda

Documents:

[2019-01-15 Planning Agenda.pdf](#)

2. Meeting Materials

Documents:

[2019-01-15 Travaglio Conditional Use 1-CU-PC-18.Pdf](#)

[2019-01-15 Building Permits Report.pdf](#)

[2018-12-18 Planning Work Session Minutes DRAFT.pdf](#)



CITY OF YACHATS

PLANNING COMMISSION MEETING

441 Hwy 101 N., Yachats Commons, Room 1

**TUESDAY, JANUARY 15, 2019: 2 PM WORK SESSION;
3 PM REGULAR MEETING**

WORK SESSION AGENDA

- A. Sign Amendments – League of Oregon Cities Model Sign Code

REGULAR MEETING AGENDA

- I. Call to Order
- II. Election of Officers and Appoint Finance Committee Representatives
- III. Announcements and Correspondence
- IV. Citizen's Concerns
- V. Minutes
 - A. Work Session and Regular Meeting –December 18, 2018
- VI. Planning Commissioner Interviews
- VI. Planner's Report
- V. Public Hearings
 - A. Case File #1-CU-PC-18 Conditional Use Application – Heidi Travaglio
 - B. Title 9 Zoning & Land Use Code Amendment – Chapters 9.52.030 and 9.64 Clear Vision Standards & Fences, Hedges and Walls (continued)
- VII. Unfinished Business
- VIII. Other Business
 - A. From the Commission
 - B. From Staff

Commission meets the third Tuesday of each month.

Next scheduled meeting: February 19, 2019 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: January 9, 2019



CASE FILE: #1-CU-PC-18
DATE FILED: Dec. 21, 2018
DATE APPLICATION DEEMED COMPLETE: Dec. 24, 2018
120-DAY COMPLETION DATE: Apr. 23, 2019
HEARING DATE: Jan. 15, 2019
PREVIOUS ACTION: None

STAFF REPORT

Conditional Use Application

APPLICANT: Heidi Travaglio

A. REPORT OF FACTS

1. Applicant's Request: The applicant is requesting a conditional use permit to operate a 3 bedroom Bed & Breakfast within a single family dwelling.
2. Property Location: The subject property is located at 23 E. 7th Street; at the northeast corner of Hwy 101 and E. 7th Street; and described on the Lincoln County Assessor's Map 14-12-27AD as Tax Lot 2103.



3. Zoning: Residential Zone R-3
4. Plan Designation: Residential

5. Lot Size and Dimensions: The subject property totals approximately 7,722 square feet with approximate dimensions of 99 x 78 feet.
6. Existing Structures: There is one single family dwelling on the property.
7. Topography and Vegetation: The subject site is generally flat with grass and shrubs on the perimeter of the property.
8. Surrounding Land Use: Surrounding land uses primarily consist of single family residential uses on the east side of Hwy 101. The Dublin Motel is located across Hwy 101 to the west.
9. Utilities:
Water & Sewer: City of Yachats
Electricity: Central Lincoln PUD
10. Development Constraints: None identified.

23 E. 7th Street



B. EVALUATION OF REQUEST

1. Applicant's Proposal: The applicant submitted the required application form and fee, aerial photograph, and met with the city planner to review bed and breakfast standards identified in the Yachats Zoning and Land Use Ordinance.

2. Relevant Yachats Municipal Code (YMC) Criteria:

YMC Chapter 9.04.030 Definitions

“Bed and breakfast facility” means a single-family dwelling containing rooms for rent in accordance with Section 9.72.050.

YMC Chapter 9.20 R-3 Residential Zone

9.20.030 Conditional Uses

- L. Bed and breakfast facility

YMC Chapter 9.48 Off-Street Parking and Loading

- D. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Parking spaces for non-residential uses shall be located not farther than five hundred (500) feet from the building or use they are required to serve, measured in a straight line from the building.
- E. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- F. Areas used for parking and maneuvering of vehicles shall have surfaces such as gravel, pavement, tile, brick or concrete material suitable for parking a vehicle, improved to minimum city road standards, maintained adequately for all-weather use, and be so drained as to avoid flow of water across public sidewalks.
- I. Any lights provided to illuminate any public or private parking area or sales area shall be arranged so as to reflect the light away from any abutting or adjacent residential zone.
- L. Off-street parking space requirements:
1. Residential dwellings: Residential dwellings shall provide the following off-street parking spaces:
One-family dwelling, two spaces.

YMC Chapter 9.72 Conditional Uses

Section 9.72.010 Authorization to grant or deny conditional use permits.

Conditional uses listed in this title may be permitted, enlarged, altered or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter.

- A. In taking action on a conditional use permit application, the Planning Commission may either permit or deny the application. The Planning Commission’s action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance, as addressed in Chapter 9.88.
- B. In permitting a conditional use or the modification of a conditional use, other than a manufactured dwelling, manufactured dwelling park or multifamily dwelling, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which are considered necessary to protect the best interests of the surrounding city as a whole. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimensions;
2. Limiting the height of buildings;
3. Controlling the location and number of vehicle access points;
4. Increasing the street width;
5. Increasing the number of required off-street parking spaces;
6. Limiting the number, size, location and lighting of signs;
7. Requiring fencing, screening, landscaping, walls, drainage or other facilities to protect adjacent or nearby property;
8. Designating sites for open space;
9. Setting a time limit for which the conditional use is approved;
10. Regulation of noise, vibration, odors and sightliness;
11. Requiring surfacing of parking areas;
12. Regulation of hours of operation and duration of use or operation;
13. Such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purpose of the Yachats comprehensive plan;
14. If at any time the standards or requirements for conditional use approval are not followed, a zoning violation will be considered to exist.

Section 9.72.040 Time limit on a conditional use permit.

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction pursuant thereto has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed six months on request.

Section 9.72.050 Standards and procedures governing conditional uses.

E. Standards for Bed and Breakfast Facilities.

1. A bed and breakfast facility must be in a one-family dwelling.
2. A maximum of five bedrooms may be rented.
3. The facility shall be the residence of the operator, who is the owner or lease holder of the building.
4. A resident, relief manager may be employed for no more than five months per year, unless approved by the Planning Commission.
5. Rooms may not be rented for more than seven consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.
6. The exterior of the building shall maintain a residential appearance.
7. A morning meal must be served on premises and included within the room charge for guests of the facility and shall be the only meal provided.

8. The facility must meet applicable county and state health, safety (including but not limited to the Uniform Building Code requirements concerning maximum occupancy) and liability requirements.
9. An externally illuminated sign will be permitted on premises with a maximum area of three square feet, subject to approval by the Planning Commission.
10. One off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.
11. A conditional use permit approved for a bed and breakfast facility will be reviewed by the city planner at the end of each calendar year and the permit renewed for an additional year if permit conditions have been met. The permit may be withdrawn by the Planning Commission if it is determined that the conditions of the permit have been violated after reviewing written complaints and the staff report. The operator of a facility will be notified by the city in writing prior to the Planning Commission determination to allow the operator to appear and show cause why the conditional use permit should not be withdrawn.
12. An increase in the number of rooms rented, over those previously permitted, will require a new conditional use permit with the conditional use fee as provided in Section 9.88.050 reduced to one-half.

3. **Public Testimony Received:** At the time this staff report was prepared the City had not received any written testimony.

C. STAFF ANALYSIS

1. The Request and the R-3 Residential Zone

The applicant is requesting a conditional use permit to operate a 3 bedroom Bed & Breakfast within a single family dwelling in an R-3 Residential Zone. Bed & breakfast facilities are allowed as a conditional use in the R-3 zone.

2. Conditional Use

In taking action on a conditional use permit application, the Planning Commission may either permit or deny the application. The Planning Commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance. In permitting a conditional use the Planning Commission may impose conditions which are considered necessary to protect the best interests of the surrounding city as a whole.

YMC Chapter 9.72.050.E describes standards for Bed & Breakfast facilities. The standards are identified below in *italics* and followed by a response from the applicant.

- a. *A bed and breakfast facility must be in a one-family dwelling.*

APPLICANT RESPONSE. 23 E. 7th Street is a one-family dwelling.

- b. *A maximum of five bedrooms may be rented.*

APPLICANT RESPONSE. The proposed B&B (bed and breakfast) will have 3 bedrooms available for rent.

- c. *The facility shall be the residence of the operator, who is the owner or lease holder of the building.*

APPLICANT RESPONSE. The property owner will reside in the facility.

- d. *A resident, relief manager may be employed for no more than five months per year, unless approved by the Planning Commission.*

APPLICANT RESPONSE. Owner plans to personally manage the B&B. A relief manager will be will be employed if the owner is out of town or not available (less than five months per year).

- e. *Rooms may not be rented for more than seven consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.*

APPLICANT RESPONSE. Owner will restrict guests to staying within the guidelines, i.e. no more than 7 consecutive days and no more than 15 days in any 30 day period.

- f. *The exterior of the building shall maintain a residential appearance.*

APPLICANT RESPONSE. Owner is not requesting any exterior changes to the building and will continue to maintain a residential appearance.

- g. *A morning meal must be served on premises and included within the room charge for guests of the facility and shall be the only meal provided.*

APPLICANT RESPONSE. Owner intends to serve breakfast on site. No other meals will be served. The cost of breakfast will be included in the room charge.

- h. *The facility must meet applicable county and state health, safety (including but not limited to the Uniform Building Code requirements concerning maximum occupancy) and liability requirements.*

APPLICANT RESPONSE. The existing dwelling meets Lincoln County Building Code requirements and applicable county, state health, safety and liability requirements.

- i. *An externally illuminated sign will be permitted on premises with a maximum area of three square feet, subject to approval by the Planning Commission.*

APPLICANT RESPONSE. Any externally illuminated sign shall be a maximum of three square feet and meet applicable standards of the Yachats Municipal Code.

- j. *One off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.*

APPLICANT RESPONSE. The proposed three bedroom B&B requires five parking spaces (1 for each rented bedroom and 2 for the dwelling unit). The existing site easily accommodates five parking spaces with the garage and driveway.

- k. *A conditional use permit approved for a bed and breakfast facility will be reviewed by the city planner at the end of each calendar year and the permit renewed for an additional year if permit conditions have been met. The permit may be withdrawn by the Planning Commission if it is determined that the conditions of the permit have been violated after reviewing written complaints and the staff report. The operator of a facility will be notified by the city in writing prior to the Planning Commission determination to allow the operator to appear and show cause why the conditional use permit should not be withdrawn.*

APPLICANT RESPONSE. Owner understands the permit for B&B is a conditional use permit and must be reviewed by the city planner each year.

- I. *An increase in the number of rooms rented, over those previously permitted, will require a new conditional use permit with the conditional use fee as provided in Section 9.88.050 reduced to one-half.*

STAFF ANALYSIS: The applicant acknowledges a new conditional use permit shall be required if more than three rooms are to be rented.

D. CONCLUSIONS

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 at the next meeting. 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:

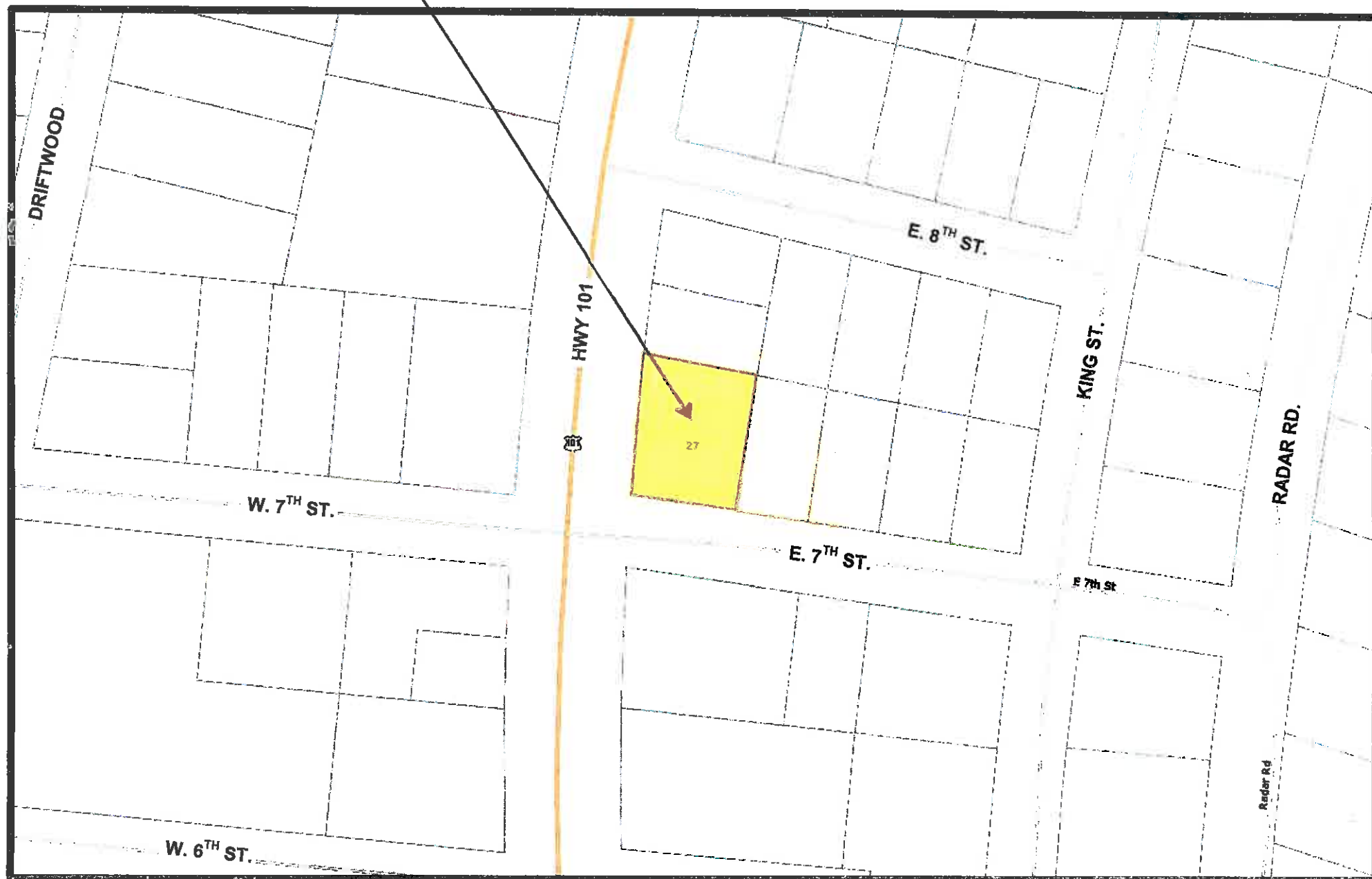
1. The B&B shall have a maximum of 3 rooms that can be rented.
2. The owner shall reside at the B&B.
3. The resident relief manager may be employed for no more than five months per year.
4. Rooms shall not be rented for more than seven consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.
5. The exterior of the building shall maintain a residential appearance.
6. A morning meal shall be served on premises and included within the room charge for guests of the facility.
7. The facility shall meet applicable county and state health, safety (including but not limited to Lincoln County Building Code requirements concerning maximum occupancy) and liability requirements.
8. Illuminated signs shall be in accordance with Yachats Municipal Code requirements.
9. Five on-site parking spaces shall be maintained.
10. An increase in the number of rooms rented, over those previously permitted, will require a new conditional use permit with the conditional use fee as provided in Section 9.88.050 reduced to one-half.

Submitted by,

Larry Lewis
City Planner

Enclosures: • Vicinity Map
 • Aerial Photograph

23 E. 7th Street



Printed 12/18/2018

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City of Yachats

2018 LAND USE / BUILDING PERMIT ACTIVITY

For the Period November 14, 2018 through December 31, 2018

Date	Application/ Activity	Owner/Applicant	Tax Map/Lot Location	Zoning	Description	Status
12/11/18	Building Permit	City of Yachats	14-12-27DA/4500 441 Hwy 101 The Commons	P-F	New roof	Approved 12/11/18
12/18/18	Conditional Use Permit	Heidi Travaglio	14-12-27AB/2103 23 E. 7 th St Northeast corner of Hwy 101 & E. 7 th St.	R-3	Conditional use permit for Bed & Breakfast	Pending 1/15/19 Planning Commission meeting
12/18/18	Building Permit	John Purcell & Jacqueline Danos	14-12-27AA/805 116 Spring Hills Rd	R-3	Addition to single family dwelling	Approved 12/18/18
12/18/18	Building Permit	Richard Henkins	14-12-34AC/4701 Yachats Ocean Rd Corner of Hwy 101 & Yachats Ocean Rd	R-4	New single family dwelling	Approved 12/22/18

YACHATS PLANNING COMMISSION
December 18, 2018

Work Session Draft Minutes

Vice-Chair Ron Urban called the December 18, 2018 meeting of the Yachats Planning Commission to order at 2:00 pm in the Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Ginny Hafner, James Kerti, Mary Ellen O'Shaughnessey, Shelly Shrock, and Lance Bloch. Absent: none. Staff Present: City Planner Larry Lewis. Audience: 5.

I. Sign Ordinance

Commissioner Urban suggested the Commission use their previous work on the sign ordinance to guide which sections of the model ordinance to incorporate into a new ordinance. Commissioner Anderson asked Commissioners if they wanted to begin with the existing draft and incorporate language from the model ordinance or to begin with the model ordinance and decide which sections to keep. Commissioners agreed to start with the existing draft ordinance and adjust that with language from the model ordinance.

Commissioner O'Shaughnessey suggested incorporating a Statement of Purpose. Commissioner Bloch observed both documents covered the same general topics and highlighted the need to refine the definition of a sign. Bloch also believed the incorporation of language around dynamic signs would be useful.

Commissioners reviewed the history of getting to this point with the draft, including starting with the recently revised Waldport sign code.

O'Shaughnessey suggested the Commission would need to assess the risk with particular items noting the legal distinction of strict scrutiny versus intermediate scrutiny. Anderson asserted the attorney had applied the strict scrutiny standard.

Anderson noted the difference between sign content and sign function, suggesting one has to read a sign to determine its function.

Planner Lewis recommended that the Commission keep the language "friendly" so that residents and staff can understand the requirements. Commissioner Kerti stated this argument would be a reason to work based on the Commission's draft.

Bloch read the definition of a sign from the model ordinance, "A Sign means a display, illustration, structure, or device that has a visual display, visible from a public right of way, and designed to identify, announce, direct, or inform. The scope of the term sign does not depend on the content of the message or image being conveyed.

Commissioners discussed the inclusion of the clause, "visible from a public right of way." Bloch suggested that this clause was superfluous, although signs inside a building would not be regulated and are not visible from the outside. Anderson clarified that a parking lot was not a public right of way. Anderson suggested that any regulations for residential signs would not apply to homes on the private streets in town. Lewis noted they City has historically treated these private streets as public. Lewis provided an example of a regulated sign for a bed and breakfast that would not be regulated if the "visible from a public right of way" clause was applied. Kerti asserted the concern of the Commission was to protect citizens and noted the limitations on flashing lights would also not apply. Lewis noted code around building was based on the lot and not the access street.

1
2 Commissioners agreed to use the definition from the model ordinance with the stipulation that they
3 re-examine the "visible from a public right of way" clause as it relates to private streets with input
4 from the attorney. Kerti added there could be situations where a home was on a private street had
5 a sign that was visible from a public right of way.
6

7 Urban noted there was a Statement of Purpose in the old Code, Section 9.44.010 Purpose, that
8 might have been inadvertently omitted in the draft language. Anderson read Section 9.44.010.
9

10 Lewis indicated he had not previously seen "findings" in the Code itself. He recalled findings are
11 usually presented as part of the staff report as part of a hearing. Anderson asked Lewis if having
12 findings as part of the code make a difference when the City Planner prepares a report. Lewis
13 stated it could but it would not change what he has to prepare. Urban recalled the Commission
14 added some finding when they reworked the code on shoreland setbacks. Lewis noted the
15 findings could be very important in the event of an appeal of a decision. Urban noted the findings
16 and purposes can get redundant. Bloch asserted that it could be helpful to people if the rationale
17 for the code was part of the code.
18

19 Anderson asked Commissioners to review the section on Findings (items a through i) in the model
20 ordinance and be prepared to decide which statements to include in the draft ordinance at the next
21 work session.
22

23 Commissioners compared the purposes in the draft sign code to those in the model ordinance.
24 Kerti suggested borrowing some language from the model ordinance "Item a." The Commission
25 agreed to replace the current draft ordinance Purpose C (9.44.010) with "Item a" from the model
26 ordinance.
27

28 Commissioners agree to have a special work session in January 2019 to focus on this ordinance.
29

30 Urban adjourned the work session at 2:57 pm.
31
32
33
34
35
36

37 _____
38 Ron Urban, Vice-Chair

Date

39 Minutes prepared by H H Anderson on January 5, 2019.
40

YACHATS PLANNING COMMISSION
December 18, 2018

Draft Minutes

Chair Helen Anderson called the December 18, 2018 meeting of the Yachats Planning Commission to order at 3:05 pm in the Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Ginny Hafner, Lance Bloch, Shelly Shrock, Mary Ellen O'Shaughnessey, and James Kerti. Absent: none. Staff present: City Planner Larry Lewis. Audience: 11.

I. Announcements and Correspondence – none

II. Citizen's Concerns

Nathan Barnard (Yachats Brewing and Farm Store) wanted to clarify with the Commission issues around building permits. Barnard referred to the September 18, 2018 Planning meeting where the Commission discussed the ordinance to not issue business licenses if there was no occupancy permit. Barnard believed the attorney had conveyed to the Commission that developing an ordinance based on the activity of one business was unconstitutional. He held the position that other businesses were not engaging in unpermitted work because of his business. Barnard stated he has had multiple inspections, including electrical, plumbing, boiler, Department of Agriculture and others. Barnard asserted he spending considerable money to hire an attorney an architect to meet the requirements of the City.

Barnard claimed his building had been certified as safe by an architect (reference letter December 10, 2018). He reported his licensed architect was certifying the building as "built to code." Barnard acknowledged there was a piece of the building permit that he has not completed. Anderson clarified that Barnard was stating he had electrical and building permits and inspections. Barnard stated he could show proof of those inspections.

Anderson told Barnard that the Planning Commission was only concerned with buildings being safe, and that standard was assessed by having been permitted and inspected. Barnard argued the permitting process for commercial permits, which he believed seriously obstructed his ability to get his business operational. He reported he took the risk to proceed and informed the County Building Inspector of that decision. Barnard indicated he has accepted the City's system for requiring permits.

Commissioner Bloch asked Barnard to briefly state where he stood in getting the permits. Barnard reported he met with attorneys and Building Inspector Ames where they agreed he would gather "as built" drawings of the building and have engineering done to confirm the building was built to spec. He also provided information a few issues that might need to be addressed. Barnard reported that it took his architect significantly more time than anticipated to get all of the drawings and certifications together. Barnard indicated they were on track to submit for building permits by the week of January 14, 2019. Bloch suggested Barnard keep the Commission apprised of the status of this step.

Barnard claimed the City Attorney had threatened to shut him down. Barnard reported he found it difficult to work with County Inspector Ames and felt targeted by Ames.

Barnard reported he recently had an issue with a sewer line damaged by contract workers when the highway improvements were made. He claimed the City told him that they were not going to help him with the repair. Anderson noted the City had arranged with the contractor to cover Barnard's costs.

1
2 Barnard asserted that he was asked by Inspector Ames to get a permit for re-roofing this building
3 and that no other business in the City has ever had to have a permit for re-roofing. Anderson
4 indicated the County has told the City that other businesses have obtained permits. Barnard
5 asserted he "pulled permits" with the County and there were no other roofing permits. He believed
6 he was singled-out by the City in obstructing his efforts to renovate this building.
7

8 Barnard asked if it was appropriate for a member of the Commission to individually investigate
9 code violations. Anderson explained any citizen can research public records about permits, and
10 enforcement issues were handled by the Code Enforcer and the City, not the Commission.
11

12 Craig Berdie (319 E 3rd Street) indicated he reviewed the Planning minutes and wanted to clarified
13 that he came to the Commission as a Council member. He believed the Council delegated to him
14 the authority to speak for the Council. Berdie suggested the Planning Commission and City
15 Council needed to work more closely together. He noted the Council did develop goals in October
16 2018, so the argument that the Commission had not been given clear goals was not correct. He
17 recommended that the Commission set their priorities based on the Council goals.
18

19 **III. Minutes**

20 **A. November 27, 2018 Work Session**

21 Page 1, Line 19: no apostrophe on "its"

22 Page 2, Line 1: "agreed to that seasonal" should be "agreed that seasonal"

23 Page 2, Line 13: "they Commission" should be "the Commission"

24 Page 2, Line 2: "that remainder" to "the remainder"
25

26 Commissioner Hafner moved to approve the November 27, 2018 work session minutes as
27 amended: Aye – 7; No – 0.
28

29 **B. November 27, 2018 Regular Meeting**

30 O'Shaughnessey was present; Lewis and Beaucaire were not present

31 Page 2, Line 7: unclear to which "she" – revise to "Anderson had not heard back"

32 Page 1, Line 23: "manger should be "manager"

33 Page 1, Line 45: "that she was aware" should be "than she was aware"

34 Page 1, line 43: "Danos she" should be "Danos stated she"
35

36 Urban moved to approve the November 27, 2018 Planning Commission meeting minutes as
37 amended: Aye - 7; No – 0.
38

39 **IV. Planning Commissioner Interviews**

40 **A. Doug Connor**

41 Connor stated he wanted to contribute to the City and believed the Planning Commission matches
42 his skill set. Kerti asked Connor how his appearances before the Commission have impacted his
43 decision. Connor reported he has become familiar with sections of code and had appreciation for
44 the complexity. Urban stated the Commission has a limited scope of work and asked if Connor
45 understood the limitations of what the Commission could do. Urban also noted Planning
46 Commissioners have to annually file with the Oregon Ethics Commission. Connor indicated he
47 was comfortable with the system and with the filing. Anderson asked Connor if he would be
48 amenable to recusing himself or be impartial should the Commission have a hearing on the topics
49 he has brought to the Commission.
50

51 **B. David Johnson**

Johnson asked to withdraw his application as he would like to get more experience in attending meetings before becoming a member. Commissioners suggested Johnson begin reviewing the Code.

Urban moved the recommend to the City Council that they appoint Doug Connor to the Planning Commission: Aye – 7; No – 0.

V. Public Hearing on Title 9 Zoning and Land Use – Section 9.52.030 and Chapter 9.64 Clear Vision Standards

Anderson reported they had not received information from the attorney regarding the amortization section. Anderson continued the public hearing to the January 15, 2019 at 3:00 pm.

V. Planner's Report

Lewis reported he received today three permit applications: a conditional use application for a Bed and Breakfast, an addition to a single family dwelling, and a new family dwelling.

VI. Other Business

A. From the Commission

Anderson thanked Lewis for his service to the Commission. She announced they City has contracted with a person to do temporary Planning and Code Enforcement. She indicated this person had been the Planner in Tillamook.

Anderson also thanked Shelly Shrock and Ron Urban for their service as they were not renewing their terms. Anderson also thanked Ginny Hafner, who will be resigning as of December 31, and James Kerti, who will be moving to the Council.

Anderson indicated she passed around a handout of a draft memo to Council on the Comp Plan update. Commissioners consented to sending the document.

Commissioners agreed to set the special work session date at the January 2019 meeting so the new Commissioners could vote.

B. From Staff - none

C. From the Floor - none

Anderson adjourned the meeting at 4:11 pm.

Helen Anderson, Chair

Date

Minutes prepared by H H Anderson on January 5, 2018.