



City of Yachats

YACHATS PLANNING COMMISSION

July 16, 2019

Work Session Approved Minutes

Vice-Chair Lance Bloch called the July 16, 2019 work session of the Yachats Planning Commission to order at 2:00 pm in the Room 1 of the Yachats Commons. Members present: Doug Conner, Helen Anderson, Lance Bloch, Jacqueline Danos, Mary Ellen O'Shaughnessey, Christine Orchard, and Loren Dickinson. Absent: none. Staff Present: City Planner Dave Mattison. Audience: 1.

I. FEMA Flood Map Updates

Bloch explained the Commission will need to review the new language for the code on floodplain zones. Commissioner Anderson stated that FEMA had updated its maps and the COG planners were updating the language in the City's code to meet the FEMA standards. She indicated the City has not yet received the draft language. Anderson explained the new language needed to be codified by October 15, 2019.

Planner Mattison explained Dana Nichols, COG Planner, is sending the 35-day notice to the Department of Land Conservation and Development (DLCD). He reported there have been staff changes which might impact the timing of completing the work. The Commission discussed the timing of work sessions and hearings. He explained that if the FEMA deadlines are met, impacted residents will see a decrease in their flood insurance; but if the deadline was missed, those residents would be penalized and see an increase in their insurance.

Anderson asked notifications to residents. Mattison and Commissioners discussed who would be sent a Measure 56 notice and the time required for sending those. Commissioner Danos suggested having special work sessions to review and prepare for the hearings. Danos asked how the Comp Plan would be used in this process. Danos asked for a current copy of the Comp Plan so she could determine the relevant sections.

Mattison explained the focus of the FEMA's current emphasis is on not allowing new developments to impact other homes in the flood zones. Danos asked if the modeling of flood zones factored in land use activities such as clear cutting. Mattison indicated they only look at the river flows.

Commissioners discussed dates for a special work session. Mattison stated Dana Nichols (COG Planner) suggested there be a work session with Planning and the Council to review the changes.

Commissioners agreed to have a special work session on July 30, 2019 at 2:00 pm. Mattison indicated he would see if Nichols was available for that meeting. Danos asked if Nichols could be at the work session to explain the changes.

Anderson explained that the City was now asking Chairs of meetings to complete a form to indicate actions taken and needed information from the City or Staff.

Mattison indicated he would talk to Nichols about who gets the Measure 56 notices. Mattison also noted that COG has a GIS system that can quickly identify impacted properties.

II. Informational Flyer on Lighting Code

Anderson noted that the City recently notified people of the changes in the accounting system and the interpretations of that notice were vast. She stressed they needed to be very clear of what the flyer was to convey. Danos noted that some people do not get the Newsletter as they get their water bills electronically. She stressed there should be a more comprehensive way to notify all people. Anderson indicated people could sign up to receive notice of the Newsletter posting on the new website.

Commissioners discussed ways of communicating information about Planning Committee activities and discussions. Bloch summarized that the Commission would work to get something in the Newsletter and on the new website.

Commissioners agreed to use just the first page of Danos' draft flyer. Bloch suggested that the language on the first page was judgmental, noting things like "Bad Lighting" and "Good Lighting." Commissioner O'Shaughnessey agreed that the Commission should remove all of the opinionated language. Bloch suggested sticking to factual information rather than any assessment of appropriateness. Commissioner Conner suggested being clear about what the Commission would be doing.

O'Shaughnessey and Anderson agreed to update the draft language.

Bloch adjourned the work session at 3:02 pm.

Lance Bloch, Vice-Chair

Date

Minutes prepared by H H Anderson on August 8, 2019.