



City of Yachats

YACHATS PLANNING COMMISSION

August 20, 2019

Work Session Approved Minutes

Vice-Chair Lance Bloch called the August 20, 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: 0.

I. FEMA Flood Map Updates

Commissioner Anderson explained FEMA has recently updated their flood plain maps and the City needed to update its code to be consistent with the new maps by October 18, 2019. She explained residents get insurance breaks through FEMA and they will be penalized if the City does not comply with their standards.

Planner Mattison explained the City was part of the National Flood Insurance Program and the City would lose its accreditations if it did not comply with the language FEMA provided. He reported Anderson went through the document to number it consistently with the Yachats Municipal Code numberings system. He noted Dana Nichols from COG and Celinda from DLCD went through the document to ensure it met all of the language requirements from FEMA.

Anderson reported that if the document were on file for review for 10 days and if Council voted unanimously, there would only need to be one vote. She explained the hearing on September 9, 2019 will allow Council to vote at its September 18, 2019 meeting to take effect on October 18, 2019.

Anderson noted that the City Code language for the definition of a recreational vehicle was more extensive than the one provided by FEMA. Anderson reported Nichols had indicated that there be definitions in this section of code, rather than only including them in the master definition list for Title 9. The Commission agreed to use the FEMA definition for recreational vehicle.

Mattison stated the date of the study was October 18, 2019.

1 Commissioner Dickinson noted a decision was needed about the designation of the Floodplain
2 Administrator. The Commission agreed to use, “the City Manager, or the City Manager’s
3 designee.”
4

5 Mattison explained that freeboard was the area between the base flood elevation and the level
6 where the floor would go. He noted other jurisdictions use between one and three feet of
7 freeboard. Dickenson explained most floor structures can be at least one foot or greater, and two
8 feet seemed reasonable. Danos suggested a 3-feet minimum in light of changes with climate
9 change. Commissioner Orchard noted the FEMA document uses Base Flood Elevation. Orchard
10 stated this additional food would detract of home height given the 30-foot building height
11 restriction. Dickenson asserted three feet might be excessive, especially given economic issues.
12 Commissioners agreed to use a standard of two feet.
13

14 Mattison showed the areas that are impacted by the changes. The Commission clarified that
15 people with mortgages are required to have flood insurance, but a cash buyer can choose not to
16 purchase the insurance with the risk of not being covered.
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18 **II. Sign Code Ordinance**

19 Anderson explained she met with Councilor Vaaler about edits on the sign ordinance.
20

21 **A. 9.44.020.D** states “string lights” are exempt from requirements, but 9.44.030.A
22 prohibits “devices such as strings of lights.” The Commission agreed to change the latter to,
23 “devices such as blinking strings of lights.”
24

25 **B. 9.44.020.T.2** prohibits signs with the exception of, “temporary signs specifically
26 allowed within the public right of way, but 9.44.050.B states, “temporary signs are not permitted
27 in the public right of way.” Commissioners agreed to add a clause to 9.44.050.B to read,
28 “temporary signs are not permitted in the public right of way, except as described in section
29 9.44.060.A.”
30

31 **C. 9.44.060** indicates a permit is not required for repairs “unless a substantial structural
32 alteration is made.” Councilor Vaaler suggested this was confusing and unclear. Mattison noted
33 there was no definition for “substantial structural alteration.” Anderson suggested 50% of a
34 structure did not make sense. Bloch suggested the language was only referring to the surface of
35 the sign. The Commission discussed the requirement related to requirements for nonconforming
36 signs. Orchard noted that structural changes are not maintenance. Commissioner
37 O’Shaughnessey suggested issues around structural changes should be in the section for signs
38 requiring permits. The Commission agreed to strike, “unless a substantial structural alteration is
39 made” from the sentence.
40

41 Bloch continued the work session at 3:04 pm to resume after the regular meeting.
42

43 Block reopened the work session 4:34 pm.
44

1 **D. 9.44.060.K** refers to “property where there is a danger to the public or to which public
2 access is prohibited.” Bloch noted these could include work zone, danger, building construction,
3 and the like. The Commission did not think this language needed to be changed.

4 5. 9.44.080.B.2.a.iv only refers to signs painted on a roof. Vaaler wanted to not have signs that
5 were placed in the plane of the roof. The Commission agree their intent was to prohibit this type
6 of sign as well.
7

8 **E. 9.44.120.A.2** allows 90 days for removal of an abandoned sign. Commissioners
9 recalled this number seemed reasonable and allowed for notification and responses.

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11 Bloch adjourned the work session at 4:41 pm.
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17 Lance Bloch, Vice-Chair

Date

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19 Minutes prepared by H H Anderson on September 10, 2019.
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