



City of Yachats

PLANNING COMMISSION

September 9, 2019

Special Hearing Approved Minutes

I. Call to Order

Chair Helen Anderson called the September 9, 2019 meeting of the Yachats Planning Commission to order at 2:00 pm in Room 1 of the Yachats Commons. Members present: Helen Anderson, Mary Ellen O'Shaughnessey, Jacqueline Danos, Loren Dickinson, Lance Bloch, Christine Orchard, and Doug Conner. Absent: none. Staff present: Planner Dave Mattison. Audience: 3.

II. Introduction

Anderson introduced Justin Peterson, a planner from the Council of Governments (COG) who will be assisting in planning work. Peterson stated he had a Master in Community and Regional Planning from the University of Oregon and was previously working as a planner in Polk County. He reported he will be the contact person for the City of Yachats and Dana Nichols would be focusing more on transportation projects.

III. Public Hearing

A. Ordinance 361 Amending Chapter 9.54 on Floodplain Regulations

Anderson opened the Public Hearing on Ordinance 361 amending the Yachats Municipal Code Section 9.54 on Flood Damage Prevention regulations at 2:05 pm

Mattison explained this was a legislative hearing. He reported that, as part of the National Flood Insurance Program (NFIP), the City was required to update its code based on new floodplain maps and FEMA regulations. He reported residents get discounted flood insurance rates by being part of this program, and these residents would be penalized if the City was not part of the NFIP. He indicated the revised code needed to go into effect by October 18.

Anderson noted two changes in the draft document posted online:

1. 9.54.040 (page 8 handout) "City Manager, or their designee" should be "City Manager, or the City Manager's designee"
2. 9.54.050.B.3.b.1 (page 16 handout) "one (1) foot" should be "two (2) feet"

An audience member pointed out that there was a date on the first page indicating that an action had been taken at a future date. Anderson explained that was the date of the scheduled hearing.

There was no public testimony.

1 Mattison suggested including language for adopting the Flood Insurance Study and the Flood Maps.
2 He suggested the Commission could include a statement of this adoption when it made the motion
3 to recommend the ordinance to the Council.
4

5 Commissioner Danos moved to recommend to the City Council to adopt the FEMA Flood insurance
6 Rate Maps and the Flood Insurance Study: Aye – 7; No – 0.
7

8 Commissioner Conner moved to recommend to the City Council to adopt Ordinance 361 amending
9 the Yachats Municipal Code Chapter 9.54 – Flood Damage Prevention Regulations: Aye – 7; No –
10 0.
11

12 Anderson closed the Public Hearing at 2:32 pm.
13

14 **IV. Other Business**

15 **A. From the Commission**

16 Anderson stated the Commission would be resuming their discussion on lighting at the Tuesday
17 work session. Mattison indicated the Conditional Use update for Hetzler would be done at the
18 October meeting.
19

20 Anderson stated she spoke with Linda Hetzler on what the Commission was trying to achieve with
21 record keeping and what they wanted from her. Commissioner Dickinson asked for more detailed
22 information as the current satellite imagery did not reflect the new curbs. Mattison reported he sent
23 Hetzler an email outlining what was required.
24

25 Commissioner Orchard noted the four spaces on the southeast end of the Commons property
26 required backing into the street. Mattison suggested these spaces were likely pre-existing non-
27 conforming spaces.
28

29 Commissioners asked if they could get the parking drawings from Hetzler prior to the Commission
30 meeting so they could walk the property. Mattison indicated he would find out when Hetzler
31 anticipated getting the information to him.
32

33 Commissioners discussed the need for a parking survey for the City. Peterson understood that there
34 had been conversations between Nichols and the City about conducting a parking audit. Peterson
35 explained what information could be included in a parking plan and whether this work could be part
36 of a larger transportation study. Anderson noted the Commission would like some indication of a
37 parking count prior to getting the results of a transportation study, which could take up to two years.
38 Peterson provided an overview of how COG could assist in developing a community vision to be
39 used with a parking plan or transportation study.
40

41 Anderson adjourned the meeting at 2:33 pm.
42
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46 _____
Helen Anderson, Chair

Date

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