

1 City of Yachats  
2 **Planning Commission Work Session Meeting**  
3 **Summary Minutes**  
4 June 14, 2022  
5

6 **(00:20)** Theilacker called the Planning Commission Work Session meeting to  
7 order June 14, 2022, at 2:00 PM.

8  
9 Present: New commissioner today, Tod Davies, Loren Dickinson, Lance Bloch,  
10 Chair, Christine Orchard, Julie Bailey, Jacqueline Danos, John Theilacker, Co-  
11 Chair

12 Absent: None

13 Staff: Katherine Guenther, Planner and guest Hui Rodomsky  
14

- 15 I. **(3:37) DLCD Training – Hui Rodomsky** discussed her background, basic  
16 responsibilities around public hearings and the commission responsibilities; will  
17 discuss land use, support local planners and DLCD; handles the south coast  
18 region; shared presentation refer to the online document; training included five  
19 parts; planning responsibilities, decisions, quasi decisions, records, applications,  
20 and appeals. Discussed responsibilities as a planning commission, to make  
21 decisions based on relevant code; comp plan is the controlling document, have it  
22 have a comp plan, inventory includes housing, forest, ocean resources, etc. then  
23 come up with plans on what the community wants, when changing the code you  
24 have to consider the comp plan; change comp plan or code has to go to DLCD,  
25 the slide is from page 15 from the handbook; (23:00) discussion continued the  
26 table is on page 9, the quasi-judicial is where an appl apply for use on existing  
27 code, for a small number of properties, use the code to see if its consistent with  
28 he code, the approve or not; there are administrative options, but the city has not  
29 used that option; ascertain the facts, (28:40) the records are the transcript,  
30 application, evidence, staff report, public hearing and testimony, the record is not  
31 defined in the statutes; staff contact is not ex-parte; (1:19:24) Bloch want to have  
32 a vote on approved as specified on this one page: Aye: None Nay: Danos,  
33 Theilacker, Dickinson, Orchard, Davies, Bailey, Bloch.  
34 (1:22:21) Appeals – discussion continued, and they are allowed, on the record  
35 appeals, no testimony allowed only the documents to make sure they followed  
36 the process; two types, Danovo appeal (on the record appeal), no ex-parte  
37 contact; ask the council and or attorney to review.
- 38 II. **(1:28:55) Parking Workshop – Dickinson** stated the parking study is online and  
39 would like the commission to review and send emails if you have any questions.  
40 Five people may have some issues regarding the parking and will have a Public  
41 meeting on July 18 6p-8p, with zoom, information gathering meeting, no  
42 decisions.

- 1 III. **(1:40:45) Housing Needs Assessment Update** – Danos, state hat there s an  
2 overview on Facebook, didn't make the newsletter; next meeting in July with the  
3 consultants; just gathering information at this point.
- 4 IV. **(1:51:38): Transportation**– Danos stated she attended a meeting with DLCD  
5 and the is a program being developed in rural areas, has the first round of  
6 funding for the project; we can be in the second round of funding for 2023; safety  
7 sidewalks and bile lanes, will go to public woks & streets to see if they are  
8 interested in filing out the application.
- 9 **(2:02:40)** Theilacker stated that we will push off the Title 9 item to the next  
10 meeting, did create working document for the next meeting as well; Guenter  
11 stated that the staff report is up and contact with any questions; the letters are in  
12 the document center on the Agate Point tab, will upload as received.  
13
- 14 Theilacker adjourned the meeting adjourned at 4:14 PM.
- 15 Prepared by Kimmie Jackson, Deputy Recorder