

1 City of Yachats
2 **Planning Commission Regular Meeting**
3 **Summary Minutes**
4 July 19, 2022
5

6 **(00:05)** Lance Bloch called the Planning Commission meeting to order July 19,
7 2022, at 3:00 PM.

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

11 Staff: Katherine Guenther, Planner

12 I. **(1:20) Announcements and Correspondence:** None

13
14 II. **(1:38) Citizen Concerns:** None

15
16 III. **(2:15) New Business** – Bloch stated he wanted to get a feeling for the interest in
17 the planning commissioners what type of meetings we all would like to have, the
18 city manager doesn't think we have the staff for hybrid meetings yet; what are the
19 preferences?; Dickinson stated that in person there is still some reluctant, and
20 likes the zoom meeting; Davies likes the zoom and pandemics are unpredictable
21 right now; Theilacker, in person as soon as we can, but right now we are still I
22 covid and zoom is fine until then; Danos thinks were in zoom for now, but hope
23 the city is moving forward in the hybrid meetings and getting that in place; Bailey
24 agrees with Danos; Orchard stated she likes the in person, but zoom is fine,
25 hybrid is not an option yet; Guenther stated that no other commission is meeting
26 in person only the chair meeting is in person, small group; Bloch stated the
27 budget committee that some of the people wanted in person meeting and
28 worked through some of the bugs and worked in hybrid status twice.

29
30 IV. **(15:01) City Planner Report** – Guenther stated building activity report is now in
31 the packet, things have let up, tons of inquiries, few bldg. permits, wanting to get
32 to the agate point conclusion; Danos mentioned she has sent out info to council.

33
34 **(17:17) Wetlands Report** – Guenther stated is meeting with Radomski, lack of
35 GIS base map is coming out of our housing needs assessment; will have a good
36 starting point; have not researched what it's going to take to do the layer and
37 combine an overlay map; Danos stated we have a base map from Cascadia, and
38 DLCD are looking at how we can make it our general mapping for the wetlands
39 inventory; council will give what is needs to get this accomplished.

40
41 **(25:17)** Guenther stated that we are in waiting mode and any of the text
42 amended, DLCD weighs in to make sure were not breaking any laws its in their
43 hands and will wait to hear back; I had to give them a projected hearing date
44 Sept, they have acknowledged receipt. Bloch stated that once the approval come

1 back, we have to have a public hearing and read through the document changes,
2 goes to the vote of the commission then to the council for approval.

3
4 **(29:15) The Agate Point conclusion-** Guenther stated that summary of what we
5 did last month, regarding the motion the chair would sign; summary of the points,
6 the codes that made your decision; document is in the packet, nature of the app,
7 basic facts, relevant fact in the staff report, held the public hearings, and criteria,
8 and the part that was everybody agreed that the ask was fine in R-4 zone and
9 didn't meet the criteria for a motel or hotel; summary of vehicular access issues,
10 setbacks were an issue. The conclusion is that it is not a hotel, not meet the
11 standard for vehicular, it is denied and presented here today. Chapter 4 was
12 cited but based on chapter 9 not 4 and it's included in the conclusion. Findings
13 and conclusion still need to be voted. Theilacker would like the commission the
14 conditional use comp plan amendment 20-21 goal #1 policy 14, streams creeks
15 and wetlands, the applicants didn't add the protection of the wetlands, Guenther
16 stated this was not one of the issues and nothing that could have been ruled on.

17 Bloch stated there were several other points considered, either issues were out
18 of our jurisdiction or details might have been corrected and decided the app was
19 incomplete; focus on items that were unacceptable and that is the conclusion.
20 Discussions continued what could have happened and what their opinion
21 regarding their decisions. Guenther asked that they all read the findings and
22 conclusions, if someone want to make a motion to sign as is:
23

24 **(59:56) Motion** to vote to accept the findings and conclusions as is regarding the
25 Agate Point Conclusion:
26

27 **Aye:**

28 Orchard
29 Bailey
30 Dickinson
31 Bloch

Nay:

Theilacker, because of licensing issue
Danos, because of the licensing issue

32 *Not voting is Davies who was not on the commission or part of the previous*
33 *business.*
34

35 V. **(1:01:48) Other Business** - Theilacker complement Dickinson and Orchard on
36 the parking meeting last night, it was well run meeting and informative over a
37 dozen people attended.
38

39 Guenther stated in the packet are two things for handouts in the packet from
40 Radomski
41

42 Confirmed next work session Aug. 9th at 10am.

43 Bloch adjourned the meeting adjourned at 4:09pm.
44

45 Prepared by Kimmie Jackson, Deputy Recorder