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**City of Yachats  
Planning Commission  
Summary Minutes  
September 20, 2022**

Attendance 17

I. (1:47) John Theilacker called the Planning Commission Regular meeting to order September 20, 2022, at 3:01 PM.

Present: Loren Dickinson, Jacqueline Danos, Julie Bailey, John Theilacker, Co- Chair and Tod Davies

Absent: Lance Bloch, Chair and Christine Orchard

Staff: Deputy Recorder, Kimmie Jackson, Katherine Guenther, Planner

II. (4:03) Announcements and Correspondence - We received the Housing Needs Assessment consultants' survey, and they received 102 responses. The housing presentation at the joint meeting of City Council and Planning Commission was very well done. The parking study - not much progress, unable to set a date. Will try to get a date from council at tomorrow's meeting.

III. (07:50) - Citizen Concerns - None

IV. (08:15) Call Public Hearing

a. Proposed Yachats Municipal Code Amendments – Titles 5 and 9, Fences, Walls, and Hedges

b. Theilacker gave general procedures for the advertised public hearing and noted that these proposed changes to the YMC will not take effect until adopted by City Council. Changes to the Code are considered a Legislative action.

c. Planner Guenther explained that these proposed changes originated from a resident complaint received regarding hedges, and then the PC recognized there needed to be further updates. The underlined text in the document is new language.

d. Dickenson stated that the proposed text needs to incorporate the word "means" throughout the document.

e. The only public hearing testimony questioned how this change affects the Agate Point development. Theilacker stated that the change would not impact the Agate Point project, it was denied.

(24:25) - Close the public comment

(25:00) Discussion from commission and insert the corrections on grammatical errors and insert the work "Means" throughout the document; and received a public testimony via email.

(27:15) Motion to move proposed YMC amendments Title 5 and 9 to city council with suggested modifications and changes:

Dickenson, 2<sup>nd</sup> the motion; All in favor:

Aye: Loren Dickinson, Jacqueline Danos, Julie Bailey, John Theilacker, Co- Chair and Tod Davies

Nay: None

Absent: Lance Bloch, Chair and Christine Orchard

1 Council will need to hold two public hearings, read & vote at both meetings before ordinance  
2 changes can be passed.

3 (30:24) Close public hearing.

4 **Open Regular Meeting**

5 V. (30:36) Call to Order

6 VI. New Business - None

7 VII. Old Business

8 a. (30:44) Wetlands inventory status – Theilacker/Guenther – Contacted Pacific Habitat  
9 Services, the City’s consultant from 2011, and they will work with the city; contacted  
10 Dept. State Lands, who sent official comments to the city in 2015, and they will work with  
11 the city to seek completion of the LWI. Next steps – Theilacker/Guenther to speak with  
12 City’s consultants to seek draft document completion.

13 (34:58) b. Code Enforcement hiring update – memo was sent to city manager & council  
14 for urgent hiring; need to continue to monitor this; article in the Yachats News regarding  
15 to code enforcement.

16 VIII. (39:49) City Planner

17 a. Planners Monthly Report – Guenther spoke with Roslund regarding a part 2 at the  
18 fireside no formal application received yet. Theilacker attended the water  
19 conservation meeting on ordinances for outdoor activity like landscaping, irrigation.  
20 May need to take another look at our drought verbiage. Need to gather better info  
21 on usage and show people what we are doing, and info on permeable paving and  
22 the benefit of trees.

23 (47:10) – Danos said the one lot that was split, remembered asking them to come  
24 back to show everything; the survey was completed by  
25 Gary Nyus Aug 2020, two conditions, widen the existing easement for ingress and  
26 egress by 5 feet, the setbacks were met based on the staff report.

27 IX. (55:20) Other Business

28 a. From the Commission - None

29 b. From staff – None

30 (55:50) Definition Code Changes – discussion of possible code amendments for Title 9- Zoning  
31 and Land Use; the definition on hotel, motel, resort, and hostel make synonymous may not  
32 work; take a 2<sup>nd</sup> look at definition & define accessory uses; the coastal communities do have  
33 different definitions for each; the consensus is to define each separately; if there are different  
34 requirements then it’s appropriate to define. For hostel, need definition and parking  
35 requirements; write new sections at a later time; move to next session and provide new  
36 definitions. Look into the building height, look at a couple examples of the definition for the next  
37 work session; keep in mind based on finished grade will be the building height.

38 Theilacker adjourned the regular Commission meeting adjourned at 4:32pm. Oct. 11<sup>th</sup> is the  
39 next PC work session.

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41 Prepared by Kimmie Jackson