



CITY OF YACHATS
PLANNING COMMISSION REGULAR MEETING
November 15, 2022
Zoom Meeting Summary

Public Guests: 21

1. (0:11) Call meeting to order at 3:00pm: Attendance: John Theilacker, Co-Chair Jacqueline Danos, Julie Bailey, Loren Dickinson, Tod Davies, and Christine Orchard. Absent: Lance Bloch, Chair. STAFF: Kimmie Jackson, Deputy City Recorder and Katherine Guenther, Assistant City Manager/Planner.

2. (0:49) Announcements and Correspondence: Fences Walls & Hedges Amendment to Title 9 and 5 was remanded back to Planning Commission. Council would like the Commission to address questions regarding text. There was discussion among the Council and Mayor as to how requirements would be enforced with the new code enforcement, proactive or complaint driven basis. City Manager said she would forward the draft ordinance to the municipal judge for advisement. Commissioner Danos questioned whether it would be more appropriate to send the draft ordinance to the City's attorney. Planner Guenther stated she would ask Heide that question. Fences, Walls & Hedges will be on the December Planning Agenda for discussion and changes.

3. (9:07) Citizens Concern: Chat Forbes at 267 Coolidge Lane, Yachats, has questions regarding the conditional use permit on today's agenda and will be addressed.

(12:59) Shelly Cimon, 1208 1st St, La Grande, Oregon, & 503 Coolidge Lane, Yachats, wanted to know when a decision will be made on today's Conditional use hearing. The Planner stated that the City has 120 days from the date of completed application acceptance to end of the appeal period.

NEW BUSINESS

4. (17:26) Public Hearing – Conditional Use Permit Application Case File 1-CU-PC-22 – Drew Roslund, representative for Grand Pacific, LLC, applicant:

(19:16) John Theilacker, Co-Chair stated he is on the Board of View the Future, and VTF is recipients of funds from Fireside Hotel and Overleaf Lodge collected from guests on a voluntary basis for the purpose of the 804 trails improvements.



1 (21:08) No written testimony

2
3 (22:15) Planner give a synopsis of the report and the process for this
4 hearing, the applicant can speak, proponents and opponents. Application is
5 for up to four Park Model Homes on 1.89 acres for workforce housing for
6 employees for the Overleaf Lodge & Fireside Hotel. The Staff Report
7 addresses both the standards and criteria for approval of a manufactured
8 dwelling park. The access approved with the previous Conditional use for
9 this property has changed from the main access of the Fireside to Highway
10 101 with an Oregon Department of Transportation (ODOT) approved permit.
11 The Planner addressed the lot coverage, setbacks, and density. Mr.
12 Roslund's related Property Line Adjustment Application is being
13 administered by the City planner as provided for by YMC, Title 9. Discussion
14 continued on the proposed codes and addresses the structures and
15 conditions that have been met.

16
17 (41:41) Open Public Testimony: Drew Roslund presented his application and
18 attached documentation. This 1.89-acre property has received Conditional
19 Use approval for five RV spots in 2021; that project is behind 6 months due
20 to weather, was able to complete two spots; landscaping is in progress; the
21 requirements are to shield the RVs from the Highway as much as possible;
22 removed eleven trees and donated them to the Mid Coast Water Shed.
23 Access was moved to Highway 101; the driveway entrance will be paved.
24 The Property Line Adjustment is to get more flexibility for the park models, if
25 approved. It has been surveyed and will allow preserving trees. The Site
26 Plans are at City Hall. This project is strictly for employees and will handle
27 any issues that may arise as they have done with the other property guests
28 and employees.

29
30 (53:10) Commissioner Julie Bailey wanted to know what shielding will be
31 used between the property site and Coolidge Lane. Mr. Roslund has a
32 contractor replacing of the existing fence, five-six feet high and extending for
33 the full length of the property to the east.

34
35 (55:00) Commissioner Loren Dickinson questioned the temporary housing
36 meaning; Mr. Roslund stated things change and not sure of future needs for
37 housing. Did not want to build a permanent apartment/6 to 8 Plex.

38
39 (57:09) Commissioner Jacqueline Danos asked if there will be another
40 phase. Mr. Roslund stated this is it right now.



1
2 (58:02) Co-Chair Theilacker, asked about parking for the units, including the
3 possibility of trailer and camper parking; Mr. Roslund responded that eight
4 spaces will be available for residents of these four units, and may permit the
5 parking of small boat trailers or campers. Discussion continued on the
6 positioning of the homes, foundation plantings, looking for way to not remove
7 more trees; walkways through the facilities will be gravel similar to the
8 Overleaf Lodge. Commissioner Theilacker asked the applicant if it would be
9 possible to relocate one of the three park models closer to the proposed RV
10 spaces in order to avoid the backs of three units facing Highway 101. Mr.
11 Roslund said he would consider that, provided that such didn't require
12 removing significant trees in this location.
13

14 (1:05:17) Avery Herrick, 280 Coolidge Lane, 1220 NW 11 Court,
15 Hillsborough Oregon, built his house in 1993, and stated no one in Oregon
16 wants a mobile park next to their home and is concerned that more
17 structures will be built in the future.
18

19 (1:15:35) Norm Cimon, 503 Coolidge Lane, Yachats, is concerned with the
20 flow of water to the 804 Trail and that it may be an issue with the removal of
21 the trees.
22

23 (1:19:40) Tracy Crews, 921 River Road, Yachats is in favor of the application
24 and stated this is the first time there been a solution to address the lack of
25 housing.
26

27 (1:21:10) Shelley Cimon, 1208 1st St, La Grande, Oregon, & 503 Coolidge
28 Lane, has infrastructure concerns and believes this is a piece meal
29 approach; believes project will need policing and not in favor. Believes this
30 will not be short-term, instead a long-term issue. Drainage is a concern and
31 should take a look at the wetlands. Is in opposition.
32

33 (1:29:25) Chet Forbes, 267 Coolidge, Box 607, Yachats, like the proposals
34 ascetically and wants to know the setup of RVs and homes. Mr. Roslund
35 researched the workcamper.com, the website has sample contracts, review
36 of workers, and will have a process in place; employees will be able to stay
37 as long as there are an employee.
38



1 (1:34:26) Shelly Cimon, not clear on the conditions that were approved on
2 the RV permit and this Phase II permit. Co-Chair John Theilacker stated the
3 standards are close to the same but can impose some restrictions.

4
5 (1:40:01) Norm Cimon, believes the Planning Commission and Council
6 should visit the site; is concerned for the stabilization of that area and
7 absorption of the water.

8
9 1:42:33) For his summary and response to testimony, Mr. Roslund stated
10 five RV spots were already approved in June of 2021 and the current
11 application does not request any additional RVs; the eight parking spots are
12 for automobile parking only.

13
14 Commissioners: no additional comment or questions of the applicant.

15
16 (1:44:48) Close public testimony hearing

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18 (1:45:10) Discussion amongst Commissioners on the testimony heard today.
19 The Commissioners agreed they were glad to see the other structures in the
20 packet, the trees, landscaping plans and if the property lines adjustment is
21 changed, the less trees will have to be remove. The original 2021 approval
22 put in stipulation that this shall be only for employees and would like to see
23 some of the stipulations in the second phase. Commissioner Danos stated a
24 concern with the homes possibly sitting empty and Parks & Commons should
25 be thinking about alternatives to keep them occupied. Commissioner
26 Christine Orchard and Julie Davies are in favor of allowing them to be
27 occupied by renters other than employees of Fireside or Overleaf. The
28 Property has a tremendous amount of water and sewer capacity and Public
29 Works have reviewed the water and sewer utility.

30
31 Motion to approve the Land Use Application Conditional Use Permit
32 #1-CU-PC-22, with the following conditions:

- 33 1. Any increase in the number of park model homes rented or occupied,
34 over those previously permitted, will require a new conditional use
35 permit application.
- 36 2. The private access road connecting the homesites to Highway 101 shall be
37 a minimum of 20' in width.



- 1 3. Where the proposed conditional use abuts a residential zone, a fence,
2 evergreen hedge, wall, or landscaping shall be constructed and
3 maintained immediately adjacent to the abutting property line. Such a
4 buffer shall screen at least seventy (70) percent of the view between the
5 zones. The buffer shall not be less than five (5) or more than eight (8)
6 feet in height, except where vision clearance would be interrupted.
- 7 4. The homes shall be for the exclusive use of employees of the
8 Overleaf Lodge and Fireside Motel.
- 9 5. The conditional use permit shall be valid for a period of two years with the
10 possibility of up to three one-year extensions thereafter.
- 11 6. Landscaping shall include foundation plantings at each park model site.

12
13 Aye: John Theilacker, Co-Chair, Jacqueline Danos, Julie Bailey, Loren
14 Dickinson, Tod Davies, and Christine Orchard

15 Nay:

16 Absent: Lance Bloch

17
18 The Commission has authorized the Chair to sign the Findings and
19 Conclusions instead of bringing it back to another meeting.

20
21 (2:22:05) Close Hearing

22
23
24 OLD BUSINESS

- 25 5. (2:22:36) Parking Report – Next Steps: Parks & Commons will be looking at
26 the draft final report, once released to the public, and making some
27 recommendations on content and pass on to City Council, time frame
28 unknown at this time.
- 29
30 6. (2:26:00) Local Wetlands Inventory Update: The list of properties with DSL
31 correspondence since the 2011 LWI was drafted was sent off to the
32 consultants for revising the 2011 draft; staff is awaiting a revised consultant
33 proposal to help the City complete this effort; once final LWI draft is
34 completed, a public informational meeting will be held and facilitated by the
35 consultant, prior to seeking City Council adoption.

36 REPORTS



1 7. (2:29:00) Planner Report building activity report included

2
3 8. Other Business:. The Planner will follow up in the morning with the Mayor
4 regarding the letter for City to sign for seeking grant money for housing.
5 Commissioner Danos expressed concern with the current mess left by the
6 demolition and grading of two Lots on 9th & 101. According to Katherine, the
7 no permit was needed from the city. Commissioners Danos and Dickinson
8 stated there are trees being cut on King Street that may have been in the
9 street right of way (City property), and the Planner will check with Public
10 Works and advise the Commission. The Commissioners have concerns that
11 the City does not have demolition permits, and with related site clearing as
12 part of the demolition work, soil erosion and off-site drainage may become a
13 problem. The Planner stated that Council had determined in the past when
14 considering a proposed demolition ordinance that such was not necessary.
15 Dahl Disposal has a permit with respect to the disposal of hazardous
16 materials from demolished structures and they track what is being taken
17 away, so its safe to transport.

18
19 Theilacker adjourned the Regular Commission meeting adjourned at 5:34pm.

20
21 Prepared by Kimmie Jackson November 15, 2021