

YACHATS PLANNING COMMISSION

November 27, 2018

Draft Minutes

Chair Helen Anderson called the November 27, 2018 meeting of the Yachats Planning Commission to order at 3:07 pm in the Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Ginny Hafner, Lance Bloch, Shelly Shrock, and James Kerti. Absent: Mary Ellen O'Shaughnessey. Staff present: City Planner Larry Lewis, City Manager Beaucaire. Audience: 5.

I. Announcements and Correspondence - none

Commissioner Anderson announced the memo from Doug Connor would be addressed under New Business.

II. Minutes

A. October 16, 2018 Work Session Meeting

Page 1, Line 12: "County" should be "Councilor"

Page 1, Line 17: "statues" should be "statutes"

Page 1, Line 36: add period at end of sentence

Page 1, Line 47: "send" should be "sent"

Page 2, Line 18: "he asserted" should be "the attorney asserted"

Add Manger Beaucaire to staff present at meeting

Commissioner Urban moved to approve the September 18, 2018 work session minutes as amended: Aye – 7; No – 0.

B. August 21, 2018 Regular Meeting

Page 2, Line 14: "reported her" should be "reported he"

Page 2, Line 19: "twenty" should be "twenty feet"

Page 2, Line 49: "included" should be "include"

Page 3, Line 16: "comp plan" should be "Comprehensive Plan"

Urban moved to approve the August 21, 2018 Planning Commission meeting minutes as amended: Aye - 7; No – 0.

III. Planning Commissioner Interviews

A. Christine Orchard

Anderson stated Christine Orchard had reapplied to the Commission and the City policy was that a person rejoining a Commission need not re-interview.

B. Jacqueline Danos

Jacqueline Danos she loved Yachats and saw how important planning was for a city when she worked with the Green Builders Association in the past. Anderson asserted Danos knew more about planning that she was aware of. Danos noted the important upcoming issues such as climate change and the importance of working together. Commissioner Hafner added that Danos had expressed interest in establishing architectural standards.

Commissioner Shrock moved to recommend to the City Council the appointment of Jacqueline Danos to the Planning Commission: Aye - 7; No – 0.

1 Urban moved to recommend to the City Council the appointment of Christine Orchard to the
2 Planning Commission: Aye - 7; No – 0.

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4 **IV. Citizens Concerns**

5 Anderson invited Doug Connor to the front to discuss his memo on hedges and fences. She noted
6 she had asked the City Manager to ask the attorney if he had information on the distinction
7 between hedges and fences, and she had not heard back from Manager Beaucaire.

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9 Connor reviewed his attempts to address the hedge heights. Connor asked about the time being
10 allowed to get fences and hedges into compliance around the clear sight regulation. Anderson
11 stated the current ordinance was in the wrong place in the code, and work was ongoing with the
12 new ordinance for moving this section. Connor asked for clarification on how and when the
13 ordinance would take effect. Urban indicated residents would be given a period of time to get their
14 property into compliance.

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16 Connor argued that the current definition of fence included “unroofed barrier” and “any material
17 used as an unroofed barrier,” which would logically include a hedge. He noted the Code indicates
18 fences are limited to six feet unless a permit was obtained.

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20 Anderson tried to reason that this argument, if extended, could be used to make vegetation on the
21 interior of a yard subject to the same restrictions for fences, for example bushes or trees used to
22 shield a hot tub. Anderson suggested the intent of the vegetation was critical to Connor’s
23 argument. Commissioner Kerti suggested the definitions could be adjusted to make clearer
24 distinctions. Commissioner Bloch suggested that if they were to include growing materials to
25 unroofed barriers, there might be an unfortunate consequence of having the ordinance in progress
26 not approved. Bloch speculated that “structure” implicitly means built, and a hedge was not built,
27 as it grows. Connor noted the definition referred to “any other material used as a barrier.”
28 Commissioners and Connor discussed several interpretations.

29
30 Kerti noted the difference between a sight obscuring fence and general fences, where the definition
31 of sight obscuring fence included evergreen planting. Bloch noted there was an eight-foot height
32 limitation on sight obscuring fences. Urban suggested that regulations on fences be put on the list
33 of recommended issues for the Commission to address.

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35 **V. Public Hearing on Title 9 Zoning and Land Use – Section 9.52.030 and Chapter 9.64 Clear
36 Vision Standards**

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38 Anderson suggested in the absence of Planner Lewis, the hearing be continued to the December
39 2018 meeting. Kerti asked for clarification on who would be determining the length to come into
40 compliance. Anderson stated they were getting input from the attorney. Bloch noted “amortization”
41 was a financial term, and using this word suggested the length of time to get into compliance would
42 be based on cost. Bloch suggested this interpretation could mean that requiring a hedge to be cut
43 could happen sooner as it might be of lower cost.

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45 O’Shaughnessey clarified that a resident could ask for a variance to keep their fence as is.

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47 Anderson continued the public hearing to the November 27, 2018 at 3:00 pm.

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49 **V. Planner’s Report - none**

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VI. Other Business

A. From the Commission

O'Shaughnessey suggested the Commission have special meetings to get some of their current work completed. Anderson indicated she would have a list in January 2019 of items on the Commission's docket, and they could prioritize work at that time.

B. From Staff - none

C. From the Floor - none

Anderson adjourned the meeting at 4:00 pm.

Helen Anderson, Chair

Date

Minutes prepared by H H Anderson on December 15, 2018.

DRAFT