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CITY OF YACHATS
PLANNING COMMISSION
July 26, 2010

Minutes

The July regular meeting of the Yachats Planning Commission was called to order by Chair Katherine Guenther at 3:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Guenther, Christine Orchard, Nan Scott, Ken Aebi, Lawrence Musial, Edward Meyrowitz and Phyllis Castenholz. Also present, City Planner Larry Lewis. Audience – 14.

I. Announcements and Correspondence – None.

II. Minutes

• **Work Session –June 15, 2010**

Motion to adopt the minutes, Aye 4, No – 0, Abstain – 3 (Scott, Orchard, Aebi).

III. Citizen’s Concerns – None.

IV. Public Meeting – Aqua Vista Square, LLC Consideration of Increased Density

Lewis explained that the Yachats Municipal Code specifically identifies the types of land use applications that require a public hearing. This application does not require a formal public hearing. In this situation, the Code simply states that the Planning Commission shall review the request for increased density.

If the Planning Commission approves the increased density, then the developer will submit a building permit. No further Planning Commission action would be required.

Lewis explained that based on the current Code the maximum density would be 5.4 residential units, rounded down to 5 units. The applicant is asking for 6 residential units. Lewis described the request for increased density, the relevant criteria from the Municipal Code and the proposed findings as outlined in his staff report.

Layne Morrill, representing the applicant said that the site plan as laid out shows 5 building footprints. The first floor is commercial space except for garages or common areas, with the exception of one downstairs unit. Without the increased density requested, that one unit would be combined with the unit above and be a larger, two story unit. However, to accomplish the goal of affordable housing the units should be kept small. If the request for increased density is denied, the appearance and footprint would not be significantly different. The only change would be that the external stairs would be internal if there was one two-story unit instead of two one-story units.

Guenther asked if there was anyone wishing to speak on this issue.

1 Gale Porter said that he has concerns that Aqua Vista is a narrow road and that only 1.5 parking
2 spaces are being required. There will be people parking on the road and it could become a
3 bottleneck making it difficult for people to get to their homes or emergency vehicles to respond.
4

5 Guenther explained that the proposed development is in a C-1 zone and the Planning
6 Commission can only consider how the application meets the standards in the current code for a
7 C-1 zone. The Planning Commission cannot change what is in existence at the time of the
8 application.
9

10 Elizabeth Welch said that she is concerned about privacy and the proposed barrier that will be
11 placed between her property and the project. She is requesting that it be a solid concrete barrier.
12

13 Frankie Petrick, Fire District Chief said that she is concerned about the type of vegetation that
14 will be planted between the project and the neighboring lots. She would like to suggest a non-
15 combustible barrier be placed in lieu of solid vegetation.
16

17 Petrick said that she is also concerned about access for emergency purposes on the narrow street.
18

19 Mark Loigman said that he is concerned that numerous retail units in this City are empty or
20 remain unfinished. He also questions why Yachats should be a leader in low-income housing on
21 the coast and why it appears that the City of Yachats has given its stamp of approval before the
22 project has been approved.
23

24 Jannah Loigman said that she loves the quaintness of the village and she wants to see responsible
25 development. Loigman said that she was surprised that no notice of this meeting was given to the
26 neighbors.
27

28 Tom Lauritzen said that his concern is about suspended and abandoned projects. When a
29 developer comes before the Planning Commission for a variance it is the perfect time to come up
30 with things that could help mitigate the results if that should happen.
31

32 There was no further public comment.
33

34 Musial expressed concerns about the parking as proposed partially within the right-of-way.
35 Although there may be parking within the rights-of-way in other areas of the City, that parking
36 pre-dates the current Code.
37

38 Lewis said that there are existing cases where the parking is partially within the right-of-way, but
39 he does not know who approved that parking in the first place.
40

41 Guenther said that the Code also requires that groups of more than four parking spaces be
42 serviced by a driveway, and this would not be the case with this plan.
43

44 Lewis said that when he reviewed the plan he noticed that there could be a way to move one of
45 the buildings back and eliminate the garden area to provide all of the parking spaces on-site, but
46 he questioned if that would be a better design.

1
2 Musial questioned if the Planning Commission can approve a project that allows parking within
3 the public right-of-way.

4
5 It was noted that the “guest” parking that is entirely within the public right-of-way was proposed
6 to achieve enough parking for retail space. If those spaces were eliminated that would limit the
7 type of uses permitted in the commercial units. If those units were used only for offices those
8 three parking spaces would not be required.

9
10 Orchard said that if the plan was revised to provide all required parking on-site, then the only
11 question would be the density, however at this time the density issue is tied to the parking issue.

12
13 Motion to approve the request for increased density of no less than 2,223 square feet of land per
14 dwelling, the plan shall meet all conditions outlined in the planner’s report except No. 5.
15 Lighting, and on the condition that all required parking spaces are provided for on-site; Findings
16 to be prepared for the Chair to sign, Aye – 7, No – 0.

17
18 **V. Planner’s Report** – Larry Lewis – In writing and attached.

19
20 **VI. New Business** – None.

21
22 **VII. Other Business**

23 **A. From the Commission**

24
25 The Commission indicated that they would like to discuss parking standards and limited land use
26 decisions similar to the one reviewed today at a future work session.

27
28 **B. From Staff** - None.

29
30 The meeting was adjourned at 4:45 p.m.

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34 Katherine Guenther, Chair

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38 Nancy Batchelder, City Recorder