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**CITY OF YACHATS  
PLANNING COMMISSION**

July 18, 2017

**Work Session Minutes**

Vice-Chair Ron Urban called the July 18, 2017 work session of the Yachats Planning Commission to order at 2:00 pm in Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Christine Orchard, JD Deriberprey, Ginny Hafner, James Kerti. Absent: Shelly Shrock. Audience: 4.

**I. Discussion Topics**

**A. Comprehensive Plan Goal C – Protection of Shoreland Resources**

Follow up from last session on 25 foot setback: Commissioners readdressed the meaning of Section D1 stating, "Setbacks shall be a minimum of 25 feet from the top of the bank or greater if recommended by an Oregon certified geologist." Commissioner Orchard suggested a change to, "Setbacks shall be a minimum of 25 feet from the top of the bank. A greater setback shall be required if recommended by an Oregon certified geologist."

Native Vegetation: Planner Lewis noted the language for the shoreland section does not include protection of native vegetation. Lewis reported Depoe Bay states there can be no removal of vegetation as well as no change in the grade. These specifics would be stated in the Municipal Code, not the Comp Plan. Anderson asked Lewis to draft language to be added to the Code, which will be discussed at the next meeting.

Goal C, [Draft Revised] Policy 3: Commissioners agreed the draft language is appropriate.

Goal C, [Draft Revised] Policy 4: Commissioners agreed the draft language is appropriate.

Goal C, Policy 5: Commissioners discussed whether Policy 5 could be deleted. Orchard noted riprap, bulkhead, and seawalls are not covered in Policy 4. Urban simplified language of, "The City shall provide code to protect, maintain, and stabilize the shoreline. Stabilization and erosion control methods shall be included in the code."

After lengthy discussion, Commissioners concluded Policy 4 refers to the area from the top of the bluff or bank inland, while Policy 5 refers to the area from the top of the bluff or bank toward the ocean, and both are necessary. Orchard suggested being clearer in the distinction of Policies 4 and 5.

Commissioners looked at sections of the Code that address buffers and stabilization. Chapter 9.52.070 addresses shoreland setbacks.

Commissioners requested to get several hard copies of the Comprehensive Plan and the Municipal Code – Chapter 9 and to keep those copies by Lewis' desk for reference during meetings. Commissioners were not able to access online documents in a timely manner.

Goal C, Policy 6: Commissioners agreed the draft language is appropriate.

Goal C, Policy 7: Commissioners agreed to delete this policy.

Goal C, Policy 8: Commissioners agreed the draft language is appropriate.

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Goal C, Policy 9: Commissioners agreed to delete this policy as it is covered at the State level.

Goal C, Policy 10: Commissioners agreed the draft language is appropriate.

Lewis suggested reviewing at the “cleaned” versions of Goals A, B, and C at the next work session.

**B. Preparation for Variance Hearing**

Anderson asked Lewis if the Commission needed to look at all five criteria for a variance once one criterion had been rejected. It was agreed the commission should review all criteria as a matter of due diligence.

Urban adjourned the work session at 2:55 pm.

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Ron Urban, Vice-Chair	Date

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Minutes prepared by H H Anderson on July 27, 2017