

# YACHATS PLANNING COMMISSION

September 19, 2017

## Regular Meeting Minutes

Chair Helen Anderson called the September 19, 2017 regular meeting of the Yachats Planning Commission to order at 3:00 pm in Room 1 of the Yachats Commons. Members present: Helen Anderson, James Kerti, Ron Urban, JD Deriberprey, Shelly Shrock. Absent: Ginny Hafner. Audience: 0.

### **I. Announcements and Correspondence - none**

The City Council has organized a training on November 13, 2017 at 10:00 am on Keesey's Rules of Parliamentary Procedure. All Commissioners are invited.

### **II. Minutes**

#### **A. Regular Meeting and Work Session of July 18, 2017**

Commissioner Deriberprey moved to approve the August 15, 2017 work session minutes and regular meeting minutes of the Planning Commission as amended by adding "The 1-CU-PC-14 Hetzler permit indicates removal of the building is required": Aye - 4; No - 0; Abstain - 2 (Orchard and Urban absent)

### **III. Citizen's Concerns - none**

### **IV. Public Hearing - none**

### **V. Planner's Report**

Planner Lewis summarized his report for August 9, 2017 to September 12, 2017. Commissioner Anderson asked for clarification on the issues around the sign for the Dollar General store. Lewis stated 75% of the lineal footage of the lot is allowed as total square footage for a signage. Commissioner Shrock asked for clarification on the permit for the walkway for the Drift Inn property.

### **VI. Other Business**

#### **A. From the Commission**

Lewis reported the Farm Store has submitted a building permit application to Lincoln County. The County forwarded the application to the non-residential building review group in Eugene. The Eugene group indicated additional information was needed. As of the previous week, Owner Nathan Bernard was planning to meet with the evaluator to go over requirements.

Commissioners gave consensus to have the definition of Light Industrial added to the General Definitions in 9.04.030. Lewis indicated he would see if there was another issue to bundle with this change.

Anderson reported an issue brought to her attention about the 30% lot coverage maximum lot coverage in R-1 zones. She asked whether paved driveways should be included as part of a maximum lot coverage if the intent of the maximum lot coverage is about controlling impervious surfaces. Lewis noted there could be an additional limitation for "other impervious surfaces" such as driveways. Anderson stated her concern was about water runoff. Commissioner Shrock noted as part of building their home, they were required to show how water would be drained from their property. Lewis noted there is a State law that stipulates building cannot increase

1 water runoff to a neighbor's property. He noted the City forwards building plans to Public Works  
2 who approved runoff is going to the appropriate location.  
3

4 Commissioner Deriberprey asked about his sister getting a conditional use permit to operate a  
5 school in an R-3 zone. Lewis noted schools are not specifically mentioned in the use categories  
6 so the general criteria for R-3 would apply for school use. Anderson stated the Commission  
7 cannot make promises about conditional use permits. Lewis noted his experience with State  
8 governance is that as long as the applicant is meeting all of the requirements, there is not a  
9 reason the Planning Commission could deny that use.

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11 **B. From Staff - none**  
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13 With no further business before the Commission, Anderson adjourned the meeting at 3:46 pm.  
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Helen Anderson, Chair

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Date

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21 Minutes prepared by H H Anderson on August 17, 2017.