

YACHATS PLANNING COMMISSION

August 15, 2017

Regular Meeting Minutes

Chair Helen Anderson called the August 15, 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, JD Deriberprey, Ginny Hafner, Shelly Shrock. Absent: Ron Urban, Christine Orchard. Audience: 1.

I. Announcements and Correspondence - none

II. Minutes

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

Commissioner Hafner moved to approve the July 18, 2017 work session minutes and regular meeting minutes of the Planning Commission: Aye - 5; No - 0; Abstain - 1 (Shrock, absent)

III. Citizen's Concerns

Linda Hetzler reviewed her application for conditional use (1-CU-PC-14 Hetzler) to operate a hotel on part of the Drift Inn properties. One condition was to remove the manufactured home on Tax Lot 14-12-27-DA-03100 within 3 years. She reviewed the changes she had made regarding parking and property acquisition since that conditional use hearing. Planner Lewis and Hetzler noted the parking in Tax Lot 3100 was volunteered and not required by the conditions of the conditional use agreement.

Hetzler reported she is currently negotiating purchasing the old Laundromat building and the Landmark building to convert to hotel rooms, storage, and office space. Hetzler wanted to know if the parking in Tax Lot 3100 would be sufficient to cover parking requirements should she acquire these new properties, noting Tax Lot 3100 is within 500 feet of the buildings.

Recent changes included:

1. Adding additional off street spaces in Tax Lot 4000.
2. Converting 260 E 2nd St to three hotel rooms when there are 2 current off street spaces (net need of one additional space).

Potential changes included:

1. Adding at minimum 14 off street spaces in Tax Lot 3100 by removing the manufactured home (net addition of 14+ spaces).
2. Converting the old Laundromat with 3 off-street spaces to two hotel rooms, office space, and storage (1 space for office and 2 spaces for hotel results in no need for additional spaces).
3. Converting the Landmark building with 3 off street spaces to 10 hotel rooms (net need of 7 additional spaces).

After discussion, Anderson stated Tax Lot 3100 would be sufficient to address proposed additional off street parking needs.

Hetzler was informed:

1. The conditional use permit for the 260 E 2nd St property (Tax Lot 3700) could be addressed by modification of the existing conditional use application as the original application was for 15 total rooms and these three additional rooms do not exceed the total of 15 rooms across all involved lots.

1 2. A conditional use permit would be needed for acquiring new properties that are converted to
2 hotel rooms as these properties are less than 1 acre (Yachats Code 9.24.030.P).
3

4 **IV. Public Hearing – none**
5

6 **V. Planner's Report**

7 Lewis summarized his report for June 14, 2017 to August 8, 2017. Lewis noted the new Fire
8 Station building is not within the City limits and is not required to have public sewer.
9

10 **VI. Other Business**

11 **A. From the Commission**
12

13 **B. From Staff - none**
14

15 With no further business before the Commission, Anderson adjourned the meeting at 3:46 pm.
16
17
18
19

20 _____
21 Helen Anderson, Chair

_____ Date

22
23 Minutes prepared by H H Anderson on August 17, 2017.