



City of Yachats

PLANNING COMMISSION

April 16, 2019

Draft Minutes

I. Call to Order

Chair Helen Anderson called the April 16, 2019 meeting of the Yachats Planning Commission to order at 3:00 pm in the Room 1 of the Yachats Commons. Members present: Helen Anderson, Christine Orchard, Lance Bloch, Mary Ellen O'Shaughnessey, Doug Conner, and Jacqueline Danos. Absent: none. Staff present: City Planner Dave Mattison. Audience: 3.

II. Announcements and Correspondence – none

III. Minutes

A. February 5, 2019 Special Work Session

B. February 19, 2019 Work Session

C. February 19, 2019 Regular Meeting

Commissioner Danos moved to approve the February 5 and 19, 2019 minutes as amended: Aye – 7; No – 0.

IV. Citizen's Concerns - none

V. Public Hearings - none

VI. Business

A. Update on Case #1-CU-PC-17 Conditional Use Drift Inn

Anderson summarized that in 2014, Linda Hetzler purchased the old clinic building and received a conditional use for the hotel rooms. At that time, Hetzler also added the parking lot on the northwest corner on E 2nd and Prospect Streets. Additionally, the proposal indicated the manufactured home would be torn down within three years and replaced with parking. In 2017, Hetzler purchased the old laundromat building to add more hotel rooms. Planner Lewis calculated the required spaces in 2017 to be 27 off-street parking spaces. Hetzler asked that she not be required to remove the manufactured home, and the Planning Commission agreed to that stipulation given that she was meeting the 27 off-street parking requirement with the building standing as is.

Anderson stated that since the last hearing, refurbishment of the laundromat building has resulted in a decrease from 5 to 4 parking spaces. Additionally, outdoor seating has been added behind the Mercantile and requires 6 additional spaces, for a total of 7 off-street parking spaces needed.

Hetzler proposed that the City buy the Alder building and she would help organize a business district where the businesses would cover the mortgage. She suggested tearing the building down except for one small section to house the Chamber of Commerce. She emphasized the parking problems in the downtown area. She speculated that other businesses have been getting parking variances, noting these businesses use the

1 parking she has paid to develop. Hetzler provided numerical figures on the cost to businesses if the City
2 made the down payment for the property.

3
4 Anderson noted the Council would be the one to consider the option to buy the property and noted there are
5 other property purchase considerations before the Council. Commissioner O'Shaughnessey asked if Hetzler
6 had talked to the other business owners. Hetzler stated she had talked to the big businesses. Commissioner
7 Orchard asked how much parking the property could provide and how was she proposing that work for other
8 businesses. Anderson stated these matters were beyond the scope of the Commission.

9
10 Anderson stated that Hetzler has previously agreed to remove the manufactured home and let that area be
11 parking. Hetzler indicated she did not want to remove the home as it was workforce housing. Hetzler added
12 that she has provided parking for other businesses. Anderson clarified that the parking Hetzler was
13 referencing beyond the manufactured home lot was on-street parking along E 2nd Street at the blue house.
14 Anderson emphasized this discussion was about off-street parking.

15
16 Danos asked if Hetzler could provide a site plan. Hetzler indicated she had drawings.

17
18 Hetzler asserted that she has been provided off-street parking as required but other businesses have not been
19 and have been getting variances. Anderson noted Hetzler had been grandfathered in for much of its required
20 off-street parking. Hetzler stated she has added more parking than any business other than the Adobe.

21
22 Commissioner Dickinson suggested there might be more room for parking if the home was moved to the east
23 edge. Planner Mattison suggested Hetzler could add angled parking along the north edge of the property and
24 speculated there could be additional parking along the west side of the manufactured home. Commissioners
25 also suggested removing the garage could make room for the required parking needs. Commissioner Bloch
26 asked about how parking could be indicated on gravel. Hetzler noted she had a method of burying pipe in
27 the ground to establish the parking lines.

28
29 Hetzler suggested she was being held to a different standard than other businesses. Orchard noted Luna Sea
30 was granted a variance for the parking lost during the 101 Project. Hetzler suggested Heidi's and Ona were
31 not required to add parking for their expansions. Orchard clarified that Hetzler had been adding additional
32 spaces which would be held to the current parking requirements. Orchard noted Hetzler could apply for a
33 variance. Dickinson suggested if Hetzler could add some additional parking, that might help her with her
34 variance request. Bloch noted that while the idea of parking at the Alder was a good vision, the reality was
35 that it could take several years to happen.

36
37 Commissioners were uncertain of the variance requests for other businesses.

38
39 Danos again asked for a drawing of existing parking to identify potential areas for additional parking.

40
41 Anderson and Orchard suggested that Hetzler explain what she saw as unequal treatment as part of her
42 variance request.

43
44 Anderson stated that the Commission was very appreciative of the work Hetzler did but it needed to stay
45 focused on what they had jurisdiction over.

46 47 **VII. Planner's Report**

48 Mattison reported there were around 6 building permit requests. Orchard suggested Mattison follow Lewis'
49 report. Mattison indicated he was setting up a spreadsheet to track applications and give the requests an
50 internal tracking number.

51 52 **VIII. Other Business - none**

1 **A. From the Commission**

2 Danos asked if the Commission could discuss RV parking. Anderson noted the City was currently
3 addressing issues around living in RVs and changing laws around banning camping. Anderson noted there
4 were some rules about parking RVs and constraints on how often one could camp in one. Danos noted they
5 were not requirements around the size of RVs. Orchard suggested Danos could present her suggestions for
6 modifying the existing code. Orchard recalled the situation with the RV parking on Lemwick Lane where
7 the Planning Commission and Council turned down a request for living in the RV and the State overturned
8 that decision. Orchard noted the code was updates after that.
9

10 O'Shaughnessey asked if the Planner position was going to be converted to a full-time position.
11 Commissioners were not certain of the City plans for the code enforcement/planner position. Mattison
12 indicated he was contracted through December 2019.
13

14 Shelly Shrock (Greenhill) asked if parking would be required for the new restaurant in the Beach Street
15 building that was Heidi's. Anderson stated while the business was changing, the use was not changing so
16 parking would be grandfathered in.
17

18 Shrock also noted the additional area behind Luna Sea was not required to have additional parking. Orchard
19 suggested there might have been two expansions of that back area at Luna Sea. She noted that the building
20 was not modified but areas inside were converted to seating.
21

22 Commissioners discussed how the parking requirements for areas already in use are treated when a
23 grandfather status is in effect.
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25 **B. From Staff - none**

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27 Anderson adjourned the meeting at 3:52 pm.
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32 _____
33 Helen Anderson, Chair

_____ Date

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35 Minutes prepared by H H Anderson on April 6, 2019.
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