

# **YACHATS PLANNING COMMISSION**

March 28, 2017

## **Regular Meeting Minutes**

Planning Commission Chair Helen Anderson called the March 28, 2017 regular meeting of the Yachats Planning Commission to order at 3:00 pm in Room 1 of the Yachats Commons.

Members present: Ron Urban, Helen Anderson, Christine Orchard, Shelly Shrock, JD Deriberprey, Ginny Hafner. Members absent: James Kerti. Staff present: City Planner Larry Lewis. Audience: 1.

### **I. Announcements and Correspondence**

1. Anderson asked commissioners to file their Oregon Government Ethics Commission document by April 15. Commissioners not in the OGEC system were instructed to see Manager Davies.
2. Lewis announced a land use planning training workshop in Sherwood in May 4, 2017. Anderson stated she had received email notification from the Oregon Chapter of the American Planning Association for a planning training in Eugene on May 20, 2017. Lewis stated the city would cover registration fees.

### **II. Minutes**

#### **A. Regular Meeting and Work Session of December 6, 2016**

Urban moved to approve the December 6, 2016 minutes of the regular meeting and work session of the Planning Commission: Aye - 4; No – 0; Abstain: 2 (Deriberprey: absent, Hafner: not yet appointed to commission)

#### **B. Regular Meeting and Work Session of January 17, 2017**

Orchard moved to approve the January 17, 2017 minutes of the regular meeting and work session of the Planning Commission: Aye - 4; No – 0; Abstain: 2 (Urban: absent, Hafner: not yet appointed to commission)

#### **C. Regular Meeting and Work Session of February 21, 2017**

Deriberprey moved to approve the December 6, 2017 minutes of the regular meeting and work session of the Planning Commission: Aye - 4; No – 0; Abstain: 2 (Shrock: absent, Urban: absent)

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

The commission had been notified a constituent would be present to discuss tiny homes, but that individual had left the meeting. Anderson asked Lewis what code sections would apply to tiny homes. Lewis stated the type of structure that comprises the tiny home would determine whether it is allowed, specifically:

1. A tiny home on wheels is considered an RV and is prohibited in the city.
2. A permanent dwelling requires a permanent foundation and connection to water and sewer.
3. A prefabricated structure or stick built home is allowed if above a minimum size. The minimum size is established by the county and concerns minimum areas for living and sleeping, for sanitation/bathroom, and for kitchen (estimated just above 300 square feet in total).
4. A manufactured home is subject to a minimum of 1000 square feet and multi-sectional construction according to the existing YMC.

Anderson asked about regulations around multiple units on a single property. Lewis indicated multiple units would not be allowed in an R-1 zone unless a PUD was formed. Lewis noted a PUD requires a minimum of two contiguous acres.

#### **IV. Public Hearings - none**

#### **V. New Business**

##### **A. Ex Parte Contact**

Deriberprey reported ex parte contact with Jim Adler regarding low-income housing. Adler suggested the city use proceeds from vacation rental taxes to purchase property for long-term, low-income rentals. Deriberprey encouraged Adler to discuss the issue with the Planning Commission.

#### **VI. Other Business**

##### **A. From the Commission - none**

##### **B. From Staff**

1. Lewis reported there had been 3 building permits applications since January 2017.
2. The Drift Inn owner is aware her conditional use permit needs to be revised to incorporate her purchase of another structure on 2<sup>nd</sup> Street and agreed to address the matter by the September 2017 deadline from the previous conditional use permit.
3. Lewis reported the engineers for the South Reservoir project did recalculate pipe size needs for the increased rain intensity the commission had asked them to examine during the public hearing. The project has been approved and is proceeding.

Hafner moved to adjourn the meeting at 3:41 pm: Aye – 6; No – 0.

Commission meets the third Tuesday of each month.

**Next Meeting: Tuesday, April 18 at 3:00 pm**

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Helen Anderson, Chair

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Date

Minutes prepared by H H Anderson on March 7, 2017