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**CITY OF YACHATS**  
**PLANNING COMMISSION**  
April 16, 2013

Minutes

The April meeting of the Yachats Planning Commission was called to order by Chair Katherine Guenther at 3:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Guenther, Christine Orchard, Nan Scott, Ken Aebi, Lawrence Musial and Helen Anderson. Also present, City Planner Larry Lewis. Audience – 4.

**I. Announcements and Correspondence**

Christine Orchard will be leaving the Commission as she is moving from the City.

**II. Minutes**

- **Work Session – March 19, 2013**
- **Regular Meeting – March 19, 2013**

Motion to adopt the minutes, Aye – 6, No – 0.

**III. Citizen's Concerns - None.**

**IV. Public Hearings – Proposed Amendments to Title 9 Zoning & Land Use Code**

**A. Chapter 9.56 Partitions and Subdivisions – Proposed amendments to Performance Agreement provisions**

Lewis explained the changes the Planning Commission is proposing regarding performance agreements, which more clearly define requirement.

Guenther opened the public testimony portion of the hearing. There was no testimony. Guenther closed the public hearing.

Commissioners made two minor changes in the proposed wording:

- G. 2. Changing *subdivider* to *applicant*
- G. 6. Changing *When* developer fails to *If* developer fails

Motion to recommend the amending language to City Council for adoption, Aye – 6, No – 0.

**B. Chapter 9.60 Planned Unit Development (PUD) – Proposed amendments to uses permitted, minimum PUD size, density, exceptions, review procedures, preliminary approvals, and development requirements**

Lewis explained the changes the Planning Commission is proposing regarding planned unit developments.

Guenther opened the public testimony portion of the hearing. There was a question regarding the minimum lot size, however there was no testimony. Guenther closed the public hearing.

1 Musial said that if the Planning Commission requires parks and open spaces but does not  
2 accept responsibly or ownership of that park or open space after completion it leaves the  
3 Homeowners Association responsible for that space.

4  
5 Lewis said that the open space is typically for the benefit of the homeowners and it is stated so  
6 in the Findings and Conditions when the PUD is approved.

7  
8 The Commission Members agreed that if there is a condition placed on the development that  
9 the open space be dedicated public use, the responsible party should also be included in the  
10 Findings and Conclusions when the PUD is approved.

11  
12 The Commissioners made some minor changes.

13  
14 Motion to recommend the amending language to City Council for adoption, Aye – 6, No – 0.

15  
16 **C. Chapter 9.52.030.B – Proposed deletion of this section so as to not conflict with**  
17 **Section 9.68.060 Recreational Vehicles**

18  
19 Lewis explained the changes the Planning Commission is proposing regarding Recreational  
20 Vehicles.

21  
22 Guenther opened the public testimony portion of the hearing. There were some general  
23 questions about the notice that had been mailed to all property owners in town, and the reason  
24 for deleting the section that had been Guenther closed the public hearing.

25  
26 Motion to recommend the amending language of Sections 9.68.060 and 9.52.030, as discussed  
27 today, Aye – 6, No – 0.

28  
29 **D. Chapter 9.04 Definitions and 9.28 C-1 Retail Commercial Zone – mobile vending**  
30 **units provisions are proposed to be added.**

31  
32 Lewis explained the Planning Commission is proposing adding language regarding mobile  
33 vending units to the current City Code.

34  
35 Guenther opened the public testimony portion of the hearing. There was no testimony. Guenther  
36 closed the public hearing.

37  
38 Lewis explained that the Commissioners made several minor changes in the proposed wording  
39 at the last work session to further clarify the language.

40  
41 Motion to recommend the amending language to City Council for adoption, Aye – 6, No – 0.

42  
43 **V. Planner's Report – Larry Lewis – Attached.**  
44

1 **VI. New Business - None**

2

3 **VII. Other Business**

4 **A. From the Commission – None.**

5 **B. From Staff - None.**

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7 There being no further business before the Commission, the meeting was adjourned at 4:00  
8 p.m.

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12 \_\_\_\_\_  
Katherine Guenther, Chair

13

14

15 Attest

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19 \_\_\_\_\_  
Nancy Batchelder, City Recorder