

CITY OF YACHATS  
PLANNING COMMISSION  
Work Session  
December 6, 2016  
Minutes

Vice Chair Ron Urban called the December 6, 2016 work session to order at 2:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Urban, Helen Anderson, Christine Orchard, Shelly Shrock, Nan Scott. Absent: John Deriberprey, Ken Aebi

Vice Chair Urban briefly reviewed the 'prioritized code amendment list' with the Planning Commission. The Commission determined that the next subject to review will be the stream/drainage way setbacks.

**I. Steep Slopes (Hazard Areas)**

The Commission reviewed the memorandum provided by city planner Lewis including the recommended revisions to Yachats Zoning & Land Use Code Section 9.52.050 Hazard Areas. The Commission also reviewed written testimony provided by Ron Grinnell. The Commission requested the following revisions to the draft amendment:

Section A. Eliminate "but not limited to minimum" from the fourth and fifth line.

Section A.1 Per recommendation from public input, change "Zero to eleven (11)" to "less than twelve (12)".

Section A.2 Reformat with bullets to better identify the four types of development that require a geotechnical report on slopes of 12 percent or greater. Separate the last sentence regarding requirements at the completion of a project with a new paragraph.

Section A.3 Add "twelve" prior to 12% to be consistent with the other parts of this Section.

Section A.3 Maintain "or", not "and" at the end of subsection 1) pertaining to definition of slope and requirements for having a geotechnical report.

Section A.4 Editorial changes and change "zero to eleven (11)" to "less then twelve (12).

Section B. Add "or greater" after 12 percent.

The Planning Commission will continue discussion on the Hazard Area amendments at the January 2017 work session. The work session was adjourned at 3:00 p.m.

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Ron Urban, Vice Chair

Attest:

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