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CITY OF YACHATS
PLANNING COMMISSION
August 18, 2015

Minutes

The August meeting of the Yachats Planning Commission was called to order by Chair Nan Scott at 3:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Scott, Katherine Guenther, Ken Aebi, Lawrence Musial, Ron Urban and Shelly Shrock. Absent: Christine Orchard. Also present, City Planner Larry Lewis.

I. Announcements and Correspondence

II. Minutes

• **Regular Meeting and Work Session – July 21, 2015**

Motion to adopt the Minutes of the Regular Meeting and the Work Session of July 21, 2015, Aye - 5, No – 0, Absent – 1 (Orchard), Abstain – 1 (Guenther).

III. Citizen’s Concerns – None.

IV. Public Hearing

A. Case File #2-CU-PC-15 Snively Conditional Use Application

Scott opened the public hearing and stated that the purpose of the hearing was to consider the application made by Callista Snively for a Bed and Breakfast.

Scott asked if anyone wished to object to the jurisdiction of the Commission to hear this matter.

There was none.

Scott asked if any Commissioner wished to make any disclosure, or abstain from participating or voting on this application because: of possible financial gain resulting from this application; because they owned property within the area entitled to receive notice of this hearing; because they had a direct private interest in the proposal; or because they had determined that they could not be impartial.

There was none.

Scott asked if any Commissioner needed to declare any contact, written, oral or otherwise, prior to the hearing, with the applicant, appellant, any other party involved in this hearing, or any other source of information (outside of staff) regarding the subject of this hearing; and if so, to please state with whom they had the contact and what was said.

Shrock said that she spoke with Snively but she stopped the conversation when she found out that it would be going to the Planning Commission for a Public Hearing.

1 Aebi said that he lives close to the Snively house and he has talked with another neighbor
2 about this. He also knows that it has been a transient rental in the past and that the garage
3 is not available for parking anymore.
4

5 Scott asked staff if the Commission has been given all testimony that has been received to
6 date.
7

8 Lewis said that there are 18 additional signers on the petition since the Commissioners
9 were given the original packet, for a total of 38 names.
10

11 Scott asked the staff to describe the public hearing process, the criteria that will be used by
12 the Planning Commission to evaluate the application and a description of the land use
13 application.
14

15 Lewis described the process that will be used in this public hearing and the criteria that will
16 be used in considering the application. Lewis then reviewed the staff report.
17

18 Lewis summarized the conditions that are recommended in the Staff Report if the
19 application is approved.
20

21 Lewis read a letter from Maxine Sheets-Johnstone and Bert Johnstone into the record. And,
22 explained that there seems to be some confusion about the number of rooms Snively is
23 asking to rent at any one time; however she is not asking for more than what is allowed by
24 the Code.
25

26 Lewis said that there are some homes on King Street that are non-conforming in that their
27 parking is actually in the public right-of-way and in the 20' front yard setback. So if the City
28 were to need to use the right-of-way in the future for any reason those homes would not be
29 able to use those parking spaces.
30

31 Scott opened the public testimony portion of the public hearing and asked anyone
32 addressing the Planning Commission to come forward, use the microphone, begin by giving
33 their full name and address and sign the sign-in sheet with their mailing address.
34

35 Scott said that the applicant was not able to attend the meeting today.
36

37 Proponents were asked to present evidence and testimony.
38

39 Jon Batchelor said that he is in support of the Bed and Breakfast.
40

41 Pam Staten said that she is in support of the Bed and Breakfast and that Snively has plenty
42 of parking. The garage can be used for parking since there is only a ping-pong table in
43 there that can be moved when needed.
44

45 Dave Rieseck: It would be helpful to know how many people were mailed the notice. If she
46 is not allowed to do a B&B she will be able to do a transient rental. But please do
47 something to limit the parking- it is a narrow street and it is already congested.
48

49 Robert Jackmen said that he is in support of the Bed and Breakfast.

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Krin Hunt said that the garage is still a garage

Drew Calde said that he is in support of the Bed and Breakfast.

Jirivil Wood said that she supports her application. She can fit five cars in her driveway.

Opponents were asked to present evidence and testimony.

Fred Jones said that the street is narrow and there is not room to pass so sometimes you have to back down to allow other cars or trucks to pass. Sometimes it has been difficult to pass her home because cars were parked in street even when there was room in her driveway. Would not be totally against it if she only rented to one family with one car and they parked in the driveway.

Ken Combs said that he does not like to see changes in the residential area and his primary concern is the issue of parking. Many times he has had problems getting past her home because of cars parked along the street instead of in her driveway. Those cars would also prevent safety vehicles access to the homes above hers.

Undecideds were asked to present evidence and testimony. There were none.

Jervil Wood suggested that wording requiring B & B guests to park on the concrete driveway be included in the Conditional Use Permit.

Scott asked if the Planning Commission believed all necessary evidence has been presented that they will need to make a decision.

Aebi said that he would like to continue the hearing until next month so that he could ask questions of the applicant.

Motion to continue the public hearing until September 15, 2015, Aye 6, No – 0.

V. Planner’s Report – Larry Lewis – Attached, in writing.

VI. Other Business

A. From the Commission – None.

B. From Staff – None.

The meeting was adjourned at 3:50 p.m.

Nan Scott, Chair

Nancy Batchelder, City Recorder