

CITY OF YACHATS
PLANNING COMMISSION
December 6, 2016

Minutes

The December 6, 2016 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, Helen Anderson, Christine Orchard, Shelly Shrock, Ron Urban. Absent: John Deriberprey, Ken Aebi. Also present, City Planner Larry Lewis. Audience – 11.

I. Announcements and Correspondence – None.

II. Minutes

- **Work Session – November 15, 2016**
- **Regular Meeting – November 15, 2016**

Motion to adopt the November 15, 2016 work session and regular meeting minutes, Aye – 5, No – 0, Abstain – 0, Absent – 2

III. Citizen's Concerns – Max Glenn asked if the proposed formula business regulations would have any impact on the Dollar General building permit application. The Commission confirmed that the building permit application was submitted prior to adoption of the formula business regulations and therefore is regulated under Code provisions at the time the application was submitted.

IV. Public Hearings

- A. Case File #2-CU-PC-16 City of Yachats Conditional Use Application – South Water Reservoir** – This public hearing was continued from the November 15, 2016 meeting to the December 6, 2016 meeting.

Scott opened the Public Hearing for the Conditional Use Application.

Scott explained that the purpose of the hearing is to consider the application made by the City of Yachats for approval to construct a water reservoir. Scott asked if anyone wished to object to the jurisdiction of the Commission to hear this matter. There were 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 you own property within the area entitled to receive notice of this hearing; because you have a direct private interest in the proposal; or because you have determined that you cannot be impartial?

Scott asked if any Commissioner needs to declare any contact, written, oral or otherwise, prior this hearing, with the applicant, appellant, any other party involved in this, or any other source of information (outside of staff) regarding the subject of this hearing? If so, please state with whom you had contact and what was said. There were none.

Scott said that the public hearing process would be as follows:

- a. Staff will identify the relevant criteria and summarize the staff report.
- b. The applicant will have the opportunity to present the request and address questions.

- 1 c. Proponent, then opponents, then people who are neutral will have opportunity to speak.
2 d. The applicant will then have the opportunity to rebut any opponent testimony.
3

4 The City Planner summarized the staff report and written testimony received, i.e. notes from
5 Thomas and Rosalie Riverman, a letter from Roy Grinnell, and a copy of the Foundation
6 Engineering, Inc. Field Notes pertaining to the December 2015 Crestview Drive landslide.
7

8 Scott opened the public testimony portion of the hearing. Scott asked everyone addressing the
9 Planning Commission to come forward and state their name and mailing address.
10

11 Scott asked the applicant to provide any additional information.
12

13 Applicant Rick McClung, City of Yachats, introduced Matt Wadlington and Andrea Stancliff of
14 Civil West Engineering Services. Wadlington provided a slide presentation and in summary
15 described how the location of the proposed water tank is at a lower elevation than the original
16 location therefore a pump station is not required, described the site plan of the proposed tank
17 location, the 10' wide drive around the tank, retaining walls, access, and drainage on the site.
18 Wadlington described how drainage from the site would be routed to the City of Yachats lot on
19 the inside of the Crestview Drive curve, then be routed into a 24" drain pipe that would extend to
20 Hwy 101, and that any overflow would continue across Crestview Drive in its current routing
21 location.
22

23 Questions and concerns were voiced by Yachats Rural Fire Protection District Chief Frankie
24 Petrick, Dean Shrock, Betty Richard, Yvonne Wulff, and Gerald Stanley. Questions and
25 concerns were largely related to drainage but also addressed 1) assurance that the area
26 proposed for development was large enough to accommodate the tank, 10' wide road around
27 the perimeter of the tank, and the retaining walls; 2) methods for containing water in the event of
28 a water tank leak; 3) the width and surface material of Crestview Drive; 4) adherence to current
29 seismic standards; 5) preference for screening and non-reflective tank and roof color that blends
30 with surrounding natural features, and 6) preference to keep the existing creek 'open' on the
31 north side of Crestview Drive.
32

33 No other oral testimony was provided.
34

35 The Planning Commission conversed with the applicant and engineer regarding the need to
36 accommodate storm drainage. McClung described how the State funding awarded for the water
37 tank project enables the City to provide storm drainage improvements at the site and along
38 Crestview Drive. Without the State funding, drainage improvements along Crestview Drive
39 would not be feasible at this time. A Commissioner questioned the existing storm runoff that is
40 routed down the middle of the street. McClung described how Crestview Drive would be
41 improved including installation of the storm drainage pipe and the water line, which will result in
42 grading and surfacing improvements to Crestview Drive. Crestview Drive will be graveled with
43 the same width that currently exists. The Commission reached consensus that the engineer
44 needs to further investigate drainage and ensure that drainage will be accommodated based on
45 a high intensive, short duration rain event.
46

47 Scott asked the Planning Commission if they believe they have all the necessary evidence they
48 will need to make a decision. The majority of the Commission believed they did have all the
49 necessary evidence they needed to make a decision. Scott asked if there were any requests to
50 leave the record open for additional information. There were none.
51

1 Scott closed the public testimony portion of the public hearing and opened the deliberations.
2 The Commission discussed the need to accommodate drainage on the site and on Crestview
3 Drive. The Commission reached consensus to have the engineer investigate and ensure that
4 drainage on Crestview Drive will accommodate a high intensity, short duration rain event. The
5 Commission discussed the color of the tank and roof surface and reached consensus that the
6 tank and roof surface will be a non-reflective color that blends into the natural background. A
7 motion was made at the close of deliberations.

8
9 Motion to approve #2-CU-PC-16 City of Yachats South Water Reservoir Conditional Use
10 application with the conditions Lewis proposed in his staff report as amended by including
11 Commission recommendations regarding drainage and tank/roof color. Findings and Order to
12 be prepared for the Chair to sign, Aye – 5, No – 0.

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14 **VI. New Business – None.**

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16 **VII. Other Business**

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18 **A. From the Commission – None.**

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20 **B. From Staff – Lewis reviewed the Land Use & Building Permit Activity.**

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22 The meeting was adjourned at 5:10 p.m.
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26 _____
27 Nan Scott, Chair

28 Attest:
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30 _____
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