

CITY OF YACHATS
PLANNING COMMISSION
April 19, 2016
Minutes

The April 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, Ken Aebi, Ron Urban, Shelly Shrock, Helen Anderson, and John Deriberprey. Absent: Christine Orchard. Audience – 6.

I. Announcements and Correspondence – None.

II. Minutes

- **Regular Meeting and Work Session – February 16, 2016**
- **Work Session – March 15, 2016**

Motion to adopt, Aye – 6, No – 0, Absent – 1(Orchard).

III. Citizen's Concerns – None.

IV. Public Hearings

A. Case File #1-CU-PC-16 City of Yachats Conditional Use Application

Scott opened the Public Hearing for the Conditional Use Permit Application.

Scott explained that the purpose of the hearing is to consider the application made by the City of Yachats for a Conditional Use Permit for the South Reservoir Project. 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?

Shrock recused herself from the discussion and voting because her house is below the tank site.

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.

1 Scott asked if the Commission has been given all testimony that has been submitted to
2 date.

3
4 Batchelder said that they had everything that the City had received, which was one
5 letter that had been received by email just prior to the meeting.

6
7 Scott gave the Commissioners a few minutes to read that one letter.

8
9 Scott said that the public hearing process would be as follows:

- 10 a. Staff will identify the relevant criteria and summarize the staff report.
- 11 b. The applicant will have the opportunity to present the request and address
12 questions.
- 13 c. Proponent, then opponents, then people who are neutral will have
14 opportunity to speak.
- 15 d. The applicant will then have the opportunity to rebut any opponent
16 testimony.

17
18 In the absence of the City Planner, the City Recorder reviewed the relevant criteria that
19 would be used to consider the application and said that the staff report and the Seismic
20 report and the Geo-Tech report, which are in the Document Library will be what the
21 Planning Commission will rely on when making their decision.

22
23 Scott opened the public testimony portion of the hearing. Scott asked everyone
24 addressing the Planning Commission to come forward and complete the sign-in sheet.

25
26 Scott asked the applicant to provide any additional information.

27
28 Water Treatment Plant Operator and Public Works Department Lead, Rick McClung
29 said that the City of Yachats is building a 250,000 gallon treated water reservoir south of
30 the Yachats River Bridge, which will be beneficial to the community. It will offer more
31 storage during a drought and will provide water to the people living south of the bridge
32 should anything happen to the line crossing the bridge.

33
34 McClung said that a geo-tech study has been completed and the ground is suitable for
35 the tank and the tank is being designed to be seismically resistant.

36
37 McClung said that the drainage from the road would go down Crestview Drive, as well
38 as a waterline.

39
40 Scott asked if there were any proponents that wished to testify. There were none.

41
42 Scott asked if there were any opponents that wished to speak.

43
44 Dean Shrock said that he is not opposed, but he does have some questions.

45
46 Shrock asked if a fire truck will be able to get up to the tank site.

1
2 Shrock also wants to know if the City's insurance would cover the homes below the tank
3 if it should fail.
4

5 Larry Nixon said that he was on the City Council when the original water system was
6 built; and, in 1989, they wanted to build a reservoir south of the bridge, but there was no
7 money to do so.
8

9 Nixon said that he is the property owner adjacent to the tank site and the runoff and
10 drainage has been addressed by the engineers.
11

12 Nixon said that he has high confidence in the type of construction that will be used for
13 the tank. He has concerns about the site for the pump station, but not the site of the
14 reservoir.
15

16 Doug Rawson said that he is not opposed to the project but he does have concerns
17 about the drainage and the use of Crestview for heavy equipment. He is also
18 concerned about the noise from the pump station if is placed where planned in the
19 switchback. He just wants to know that people below the tank are safe.
20

21 Shrock asked how loud the pump station would be.
22

23 McClung said that the pump stations the City has now are not loud, in fact a person has
24 to walk right up to them before they can hear them.
25

26 Shrock said that currently the emergency supply container is blocking a private property
27 easement.
28

29 McClung said that it will actually be easier for the property owners to access their
30 property once the pump station is constructed.
31

32 Scott said that they have been asked to continue the hearing until the May 17 meeting.
33

34 Motion to continue the Hearing to May 17, 2016, Aye – 5, No – 0, Absent – 1 (Orchard),
35 Abstain – 1 (Shrock).
36

37 **V. Planner's Report** – Larry Lewis – Attached, in writing.
38

39 **VI. New Business** – None.
40

41 **VII. Other Business**

42 **A. From the Commission**
43

44 The Commission discussed having an extended work session or a special work session
45 until they get caught up on the items they need to work on.
46

1 There was consensus to have a special work session on May 24, 2016 at 9 a.m.

2
3 B. From Staff – None.

4
5 The meeting was adjourned at 3:57 p.m.

6
7
8
9 _____
Nan Scott, Chair

10
11
12 _____
13 Nancy Batchelder, City Recorder