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**CITY OF YACHATS**  
**PLANNING COMMISSION**  
January 17, 2012

Minutes

The January 2012 regular 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 and Lawrence Musial. Absent: Phyllis Castenholz. Also present, City Planner Larry Lewis. Audience – 2.

**I. Election of Chair and Vice Chair**

Motion to reelect Guenther as Chair and Orchard as Vice Chair with Scott as backup Vice Chair, Aye – 5, No -

**II. Announcements and Correspondence – None.**

**III. Minutes**

- **Work Session and Regular Meeting – November 15, 2011**
- **Work Session – December 13, 2011**

Motion to adopt the work session and regular meeting minutes for November 15, 2011, Aye – 5, No – 0.

Motion to adopt the work session minutes for December 13, 2011, Aye – 3, No – 0, Abstain – 2 (Aebi, Orchard).

**IV. Citizen’s Concerns – None.**

**V. Public Hearings – None.**

**VI. Public Meeting – Request for Final Approval of Case File #1-THPUD-PC-11 Aqua Vista Square Townhouse Planned Unit Development**

Lewis said that there has been a change made from the preliminary plan approval regarding the Public Right-of-Way Improvements, section 7. After the preliminary plan was approved the City had a meeting with ODOT to discuss the plan for the Hwy 101 corridor improvements ODOT requested a 6’ wide sidewalk rather than an 8’ wide sidewalk.

When asked why the size of the lots had been changed Morrill said that the building code requires the lot to extend beyond the building footprint because the doors must swing open onto the lot, so each lot was enlarged by 5’ to allow for that.

Musial asked a question about the size of the parking spaces because the wording referred to "11 spaces which satisfies the applicable regulation". Morrill stated that the spaces would be 9'x20'.

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2 Motion to approve the final plan for Aqua Vista Square Townhouse PUD, Aye – 5, No – 0.

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4 **VI. Planner’s Report – Larry Lewis – Attached in writing.**

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6 **VII. New Business**

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8 **NEW ITEM: A Recommendation for Change in Planning Commission Membership**  
9 **Number**

10  
11 Motion to recommend to City Council that the Planning Commission membership number be  
12 reduced from seven to five members, reduction to be achieved by attrition, Aye – 5, No – 0.

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14 **VIII. Other Business**

15 **A. From the Commission**

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17 Musial said that if someone is going to be absent from a meeting they need to contact the Chair  
18 so it can be determined if there will be a quorum for the meeting. Guenther will send out a  
19 reminder.

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21 Orchard will not be able to attend the next meeting.

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23 **B. From Staff – None.**

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26 The meeting was adjourned at 3:30 p.m.

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31 Katherine Guenther, Chair

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36 Nancy Batchelder, City Recorder