

## Planning Commission Proposed Goals and Recommendations – February 21, 2023

Proposed Goals for 2023:

Several projects were started in 2022 which the Planning Commission will be continuing its work on. Those projects are:

- 1. Fences, Walls, and Hedges Amendment to Title 9, Yachats Municipal Code (YMC)**  
This work was forwarded to the City Council in January; estimated to come before Council for adoption in April, 2023.
- 2. Local Wetlands Inventory (LWI) Completion/Adoption**  
Consultant wrapping up final draft, then sending to DSL for certification.
- 3. City Center Parking Management Plan**  
Final report with recommendations received from the consultants, Studio Davis. Recommendations for action, with support of the Public Works and Street Commission, should be ready to be forwarded to City Council by May 2023.
- 4. Housing Studies**  
The first phase of the housing work that the Planning Commission has undertaken was finalized with the receipt from the consultants, Cascadia Partners, of the Housing Needs Analysis (HNA) Final Report. Phase Two of the process, the Housing Implementation Plan (HIP) has begun as of January. The timeline for completion of this second phase is June 2023, at which time recommendations will be forwarded to the City Council for consideration/adoption.  
Second phase to include:
  - a. Proposed amendments to the City’s Comprehensive Plan related to Housing goals, policies and actions;
  - b. Proposed amendments to City Zoning map and Title 9 of the Yachats Municipal Code (YMC) enhancing opportunities for development of a mix of housing options including but not limited to affordable housing;
  - c. Proposed non-regulatory tools and practices.
- 5. Minor Amendments to Title 9, YMC**  
New terms and definitions, and related zoning provisions, identified by the Planning Commission as “immediate priority” should be ready to be forwarded to the City Council by May-June 2023 for consideration/adoption.

**Upcoming work/projects that the Planning Commission recommends that the City Council consider are as follows:**

- 1. Comprehensive Plan Audit**  
The Planning Commission recommends a review of the sections in the Yachats Comprehensive Plan that have not had a review in the past several years.
  - a. Goals **A**-Protection of Natural Resources, **B**-Protection of Estuarine Resources, **C**-Protection of Shoreline Resources, **E**-Protection from Natural Hazards and Disasters, and **L**-Beaches have been updated but not incorporated into the Yachats Comprehensive Plan as of February 2023. The **DRAFT** language dated July 30, 2020 was adopted by the City Council in

February, 2021 (see Ord. 367). The official Yachats Comprehensive Plan on the City's website should incorporate these changes and reflect amendments through 2021. The Yachats Municipal Code has been updated to reflect the revised Comprehensive Plan for the Goals mentioned.

- b. In June 2023, with the completion of the work being conducted on housing, Cascadia Partners will submit for consideration and approval the language needed for the update to the **Goal J** – Meeting Housing Needs. The build-out analysis conducted for the HNA and all GIS mapping produced for the HNA and HIP should be made part of the Comprehensive Plan appendices.
- c. In June the Planning Commission will report to the City Council on needed updates to the Comprehensive Plan not already addressed. This recommendation will include possible funding opportunities for any needed technical planning assistance, depending on the extent of identified revisions.

## **2. Demolition and Grading Amendment to Title 9, YMC**

Consideration of amendments to Title 9 to address the demolition of structures and improve regulation of land disturbance for construction purposes. If the City Council deems it worthy of review, recommendations would be provided to City Council no later than December 2023.

## **3. Structure and Project Development:**

- a. Integration between the Planning Commission and the other commissions and committees.
  - Discuss the possibility of quarterly meetings.
  - Joint development of projects and submission of project application form
  - Monthly chair roundtable updates

- b. Citizen Involvement in Land Use Planning

Citizen involvement is part of the responsibility of the Planning Commission. Both the Parking and Housing Studies were good examples of better citizen participation. How can the Planning Commission grow that participation?

- City website use:
  - Planning Commission documents folder to the best advantage
  - Landing page
  - Citizen input page
- Facebook
- Surveys and casual meetings

## **4. Other Projects of Interest to Council**

### **Budgetary implications:**

1. GIS mapping software, hardware, and education of staff or outside consultant.
  - a. There are free courses online available such as through Coursera.
  - b. Software through QGIS, a free and open-source GIS online platform.
  - c. Software – ARCGIS Pro would be approx. \$765/year for the subscription service
  - d. ESRI Training -
2. Consultant fees and grant writing for specific projects

- a. It seems that as of February 2023 an outside consultant, Forage Design+Planning has been contracted for grant writing and public engagement.
3. Legal fees – in connection with ordinance and code review.
4. Conference and training attendance, including webinars, for Planning Commissioners and staff.