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CITY OF YACHATS
PLANNING COMMISSION HEARING & REGULAR MEETING
Meeting Summary
May 16, 2023

1. Chair John Theilacker called the meeting to order at 2:06pm. In attendance is Lance Bloch, Jacqueline Danos, Marc Sakamoto, Loren Dickinson, Tod Davies, and Staff: Katherine Guenther, Planner.
2. (0:09:27) No announcements or correspondence.
3. (0:09:42) No citizens' concerns.
4. (0:10:15) Public Hearing – Henkens Variance Case File #1-VAR-PC-23 requesting a variance to reduce the R-4 District's required front yard setback from 20 feet to 10 feet in order to construct an accessory structure. The hearing rules are read into the record. The City Planner gave the Staff Report. In addition, Chair Theilacker identified Section 9.52.030 General provisions regarding accessory uses, specifically prohibiting accessory structures in a front yard, as also being applicable, and requiring the issuance of a second variance.

Public Testimony

5. Received a letter not in favor of the variance dated April 11, 2023, by Bonnie Marienau.

(0:51:04) Mr. Henkens Jr. presented his application to build a small structure for exercise equipment, since the house footprint was too small to accommodate his desired gym. The lot is unusual due to the property shape and setbacks. Mr. Henkens is asking for Variance approval.

(1:07:45) Heidi Marie Rich, at 525 Yachats Ocean Road PO Box 1015 – is not in favor of the variance.

(1:11:40) John Marienau, 540 Ocean Road – is not in favor of the variance.

(1:19:27) Testimony portion of the meeting is closed and the Commission is in deliberations. Commissioner Davies felt visibility at the intersection of Hwy 101 and Yachats Ocean Road was a major concern and agreed with the neighbors who testified with the same concerns. Several of the other Commissioners felt that the applicant's hardship was self-imposed and did not meet the circumstances for granting a variance. Discussion continued until the Commission reached a consensus.

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2 (1:37:15) The motion was stated to deny the Variance requests based on the
3 applicant's failure to prove that his requests satisfied Section 9.80.020 of YMC,
4 particularly subsections A, B & D.

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6 Aye: Bloch, Danos, Sakamoto, Dickinson, Davies and Theilacker
7 Nay: None

8 Chair Theilacker will sign the Findings & Conclusions.

9 6. (1:39:31) Public Hearing is closed.

10 7.

11 8. (1:39:47) Open regular meeting, no old business to discuss.

12
13 9. (1:39:51) Parking Meeting Discussion – discussed the presentation the Planning
14 Commission wants to make to Council at their June Meeting. Will need to
15 summarize the plan, walk through the matrix and the implementation
16 recommendations with the assistance of Public Works Streets. Commissioner
17 Dickinson has met with Chair West of Public Works & Streets.

18
19 10.(2:05:40) Proposed Municipal Masterplan CIP – moved this item to the June
20 meeting.

21
22 11.(2:06:24) Local Wetlands Inventory - no update on its completion status from City
23 Planner at this point, but the City is starting to be billed by the consultant.

24
25 12.(2:08:02) Planners Report, not much to report this month. The 9th Street property
26 at Hwy 101 was just sold and the new owners just purchased the adjacent lot and
27 plan to combine the lots. They would like to build a four-unit ADU and townhouse
28 project with the combined lots.

29
30 13.(2:16:42) Other Business – Commissioner Bloch expressed concern that too much
31 time was slipping between the Commission's completion of work products and their
32 presentation to City Council for approval. He hoped that the Commission would
33 move fairly quickly in presenting the Housing Implementation Plan, once
34 completed by the consultant, to the City Council for action.

35
36 Chairman Theilacker adjourned the Regular Commission meeting at 4:25pm.

37
38 Prepared by Kimmie Jackson May 24, 2023