

Kimmmie Jackson

From: Layne Morrill <klaynemorrill@gmail.com>
Sent: Tuesday, June 15, 2021 1:08 PM
To: Kimmmie Jackson
Subject: Fwd: Fireside-Overleaf Conditional Use Permit Application

Kimmmie:

Please make sure the planning commission members and Katherine receive this asap.

Thanks.

Layne

----- Forwarded message -----

From: Layne Morrill <klaynemorrill@gmail.com>
Date: Tue, Jun 15, 2021 at 1:07 PM
Subject: Fireside-Overleaf Conditional Use Permit Application
To: <lancebloch1@gmail.com>, LOREN DICKINSON <lorendickinson@gmail.com>, <corchard@peak.org>, Helen Anderson <happydogs27@gmail.com>, <jac.danos@gmail.com>, Yachats Yardscapes <office@yachatsyardscapes.com>, Shannon Beaucaire <citymanager@yachatsmail.org>

Dear Planning Commission Chair and Members:

We have reviewed the Conditional Use Permit Application. We understand the need and do not oppose the request in general. We want Drew to be able to tap this source of labor if it can work for him.

Our focus is on the necessary and proper conditions for the Conditional Use Permit. The Code gives the Planning Commission complete discretion to impose conditions on such a permit for the protection of surrounding property uses.

We make the following points on necessary and appropriate conditions:

First, the code expressly limits the duration of a conditional use permit to one year. YCC 9.72.040. Any decision by the Planning Commission must specify an ending date. YCC.9.72.010B9. We have no problem with a one-year ending date, as that accommodates Drew's several statements that this is a "temporary" solution. But Drew's request that the CUP continue until the City solves the workforce housing problem is totally inappropriate. Drew has first responsibility for housing for his employees; and the best solution is for Drew to build an attractive, permanent dormitory in which seasonally needed workers can reside.

Second, one of the conditions the Planning Commissions can impose is appropriate screening or fencing to keep the temporary "RV Park" from ruining the views of uphill properties. YCC 9.72.101B7. Fisterra Gardens Townhomes has several units with second story windows providing our residents with nice views. The Planning Commission should require appropriate screening fences so those views are not spoiled by the temporary "RV Park".

Finally, we have worked hard the last 15 years and have brought a total of 53 units of affordable housing to Yachats -- of which we actually built 28 affordable workforce rental housing. 21 of our units and the 25 units built by others are directly across the street from the Overleaf and the Fireside. Workforce housing becomes affordable only through huge subsidies of the high cost of developing it -- by charitable organizations like ours, by Oregon Housing and Community Services subsidy programs, by the federal low income housing tax credit subsidy program, or by employers. Any thought that affordable housing can be built without substantial economic subsidies is simply a pipe dream.

How many units of affordable housing have employers constructed in the last 15 years? With the very notable exception of Linda Hetzler and the Drift Inn, who have successfully addressed the issue, I am not aware of any.

Thanks for your attention to this matter.

Layne Morrill
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