

C I T Y   O F   Y A C H A T S

Planning Commission

Special Meeting

March 29, 1984 - Yachats Lions Club Hall

Minutes

A special meeting of the Planning Commission was held beginning at 7:30 PM on the above date for the purpose of holding a public hearing on a proposal to revise the plan of Quiet Water PUD. Present: Commission members Dolores Cavanaugh, Richard Kevern, Delbert Lobb, Richard Schultze, Stanley Thorn. Absent: Members Glenn Bacon, Kate Kelly Schwartz, David Turnbull. One position vacant.

In the absence of Chairman David Turnbull, the meeting was opened by Vice-Chairman Richard Kevern, who, with the Commission's consent, asked Stan Thorn to conduct the hearing.

The purpose of the hearing was announced. There were no abstentions from the Commission, and no objections from the audience to the Commission's jurisdiction.

Steve McGehey of L. G. Campbell Co., David Edrington, architect, and James Ingalls (sp?) representing the landscape architect, were present on behalf of the owners. The proponent's case was presented by David Edrington. Slides were shown showing the present condition of the site and work proposed to be done. Mr. Edrington stated that the applicants are requesting approval of a revised overall plan for the development and approval of a re-platting of nine lots which comprise the first cluster to be built. If approval is granted, construction drawings for houses to be built on those lots will be prepared and building permit applications will be submitted.

Mr. Edrington stated that the marketing strategy of the revised plan is to build and sell homes rather than vacant lots. The homes will be designed with two markets in mind--second, or vacation, homes, and retirement homes. The revised plan calls for repair of the site to correct problems identified in the development as it exists now. The first work to be done is reforestation, to correct the bare appearance of the site and to help correct problems of drainage and erosion. Storm drains and catchbasins will be altered to function correctly, existing natural drains will be repaired and will be incorporated into the layout of the subdivision by reforestation following the natural drainage pattern. Mr. Edrington noted that work has already started on removing blackberries and scotch broom. The original plat contained 86 lots; the revised plan has 80 lots. Carports, which will also have locked storage space, are planned for the river front units. For the first 9-lot cluster, there are 2 parking spaces for each dwelling unit, in accordance with city zoning ordinance standards. At the present time, the developer contemplates an allowance of 1½ parking spaces per dwelling unit for the remaining river front cabins in order to reduce the amount of asphalted area; however, this can be tested by observation of parking needs after the first cluster of homes are built and in use. Present plans for the first group of buildings call for elevating the structures 3 feet above grade.

A question was raised as to whether the drainage ditches will be an "attractive nuisance" and a hazard for small children; Mr. Edrington stated he believed the ditches are so small that they would not be a hazard. William Adams proposed that the low-lying land planned for community facilities be restored to its former condition as a marsh and that it be utilized as open space. he also suggested that the introduction of fill in that area may have been a violation of state regulations. The question may have been investigated and any necessary permits obtained during the original site preparation but there was not sufficient information at hand to resolve the issue at this meeting. Responding to another question from the audience, Mr. Edrington stated the development will not be a restricted access development.

In connection with accesses, Mr. Edrington stated that the east access, where Combs Circle joins Yachats River Road, will be discontinued as a regular roadway but it will continue to be available for use in emergencies. It was suggested that until the public becomes accustomed to the new arrangement a guardrail or some other eye-catching device may be advisable.

There were no individuals or groups present to speak in support of the application. There were no opponents.

The only public agency comment was from the City water and sewer departments. City Public Works Superintendent Milton Manke could not be present at the hearing but submitted a written statement that water and sewer service are available to all existing lots; he requested that updated maps be supplied to the City if any re-arrangement of services results from re-platting.

Speaking neither as proponent or opponent, Gerald Dotson stated that the County has indicated readiness to accept Lori Lane as a County road if the City will accept Ocean View and Marine Drives as City streets, which the City is reluctant to do. He also urged that the standard of 2 parking spaces per dwelling unit be maintained throughout the development.

Responding to questions from the audience, Mr. Edrington stated that the river front cabins will be about 800 square feet in area, the public will have access to the river, exteriors of the houses will be a neutral color with bright colored trim.

There being no further comment or questions, the hearing was closed.

In deliberations, the present request was re-stated: application is being made for approval of the overall plan as a concept for revising the PUD and for approval of the preliminary plan to re-plat the first section, i.e., the first 9-lot cluster of homes to be built. If the preliminary re-platting of the first section is approved, the lots will be surveyed accordingly and a final plat submitted for approval and subsequent recording.

It was agreed that the revisions proposed do not adversely affect prior findings--that the plan conforms to the City's comprehensive plan and zoning ordinance--which were made in approving the original PUD. On that basis, a motion was made by Del Lobb to approve the overall concept of the revision and the preliminary plan of the first 9-lot cluster. Dick Kevern seconded the motion, which was passed unanimously.

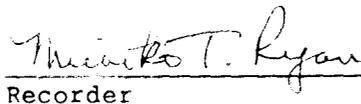
There being no further business before the Commission, the meeting was adjourned.



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Chairman

Attest:



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Recorder