



City of Yachats
P.O. Box 67
Yachats, Oregon 97498

June 18, 1979

Mr. George B. Heilig, Attorney at Law
578 NW Van Buren
P.O. Box 546
Corvallis, Oregon 97330

RECEIVED JUN 19 1979

Dear Mr. Heilig:

Reference is made to your letter of June 12, 1979, postmarked June 14, 1979, and received on June 16, 1979. In order to give you a timely answer this reply has been made without coordination with members of the Planning Commission.

In the first paragraph of your letter you inquire as to what our understanding is of what can be accomplished at the June 21, 1979 meeting. We have no understanding of what can be accomplished. Your clients messrs. Montgomery and Combs requested to be on the agenda, and any accomplishments will depend upon what they are seeking.

In the third paragraph of your letter you express the possibility that the Planning Commission and the applicants might reach a concensus concerning the development of the property. In my opinion, a concensus after the June 21 meeting may not be possible in the near future. This observation is based upon the fact that our Comprehensive Land Use Plan has not been acknowledged by the LCDC. We point out that the Montgomery and Combs property is situated in a 100-year flood plain, borders the estuary, and according to the State Forester, may be affected by the Forestry Goal of LCDC. The property of your clients is also affected by State and County road systems. All issues regarding the above must be resolved before any specific decisions can be made.

I hope this will give some idea as to what may be accomplished at the June 21 meeting.

Yours very truly,

Pamela Wise
Pamela Wise, Chairman
Planning Commission

Copies to:

- ✓ Mr. Yeck
- Mr. Montgomery
- Mr. Combs