

1. 2:00 P.M. Agenda

Documents:

[2021-03-16 Planning Commission Agenda.pdf](#)

2. Meeting Materials

Documents:

[2021-03 Planners Report.pdf](#)

[2021-03-16 Fence Questions.pdf](#)



CITY OF YACHATS
PLANNING COMMISSION MEETING
Yachats OR
Tuesday, March 16, 2021, 2020 at 2:00 pm
Public Meeting via ZOOM Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83497503951?pwd=Z0xLaC94S1ZGVUVlbi9hcHhqdkIKZz09>

Meeting ID: 834 9750 3951

Passcode: 653649

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Work Session

- I. Fences and Hedges
- II. Planning Commission Goals
- III. Other Business
 - A. The Commission
 - B. The Staff

Regular Meeting

- I. Call to Order
- II. Announcements and Correspondence
- III. Citizen Concerns
- IV. New Business
 1. Fences and Hedges
 2. DLCD Land Use Training Date
- V. Old Business
 1. Parking Discussion - RECOMMENDATION
 2. Lighting Ordinance (Place Holder if needed)
- VI. Planner Report
- VII. Other Business
 1. From the Commission
 2. From Staff

This meeting is open to the public and all interested persons are invited to attend the ZOOM Meetings. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. The minutes of this meeting is the Audio Tape which will added to the packet after the meeting within 24 hours. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. Posted 03/05/2021



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MEMORANDUM

DATE: March 4, 2021
TO: City of Yachats
FROM: Justin Peterson, Planner, OCWCOG
RE: **Planner's Report**

Summary

The planner continued to receive a high number calls and emails from property owners, interested buyers, and other inquires in February. I traveled to Yachats most weeks and worked remotely if I had a schedule conflict. I traveled to Yachats February 9th, 16th, and 23rd.

I am available to serve in a limited role as the City searches for a City Planner. The last several months other projects have been put on hold and I need to transition my time. The City is in the process of hiring a new planner. I will be able to spend around 8 hours a week on Yachats Projects depending on my other work projects. Inquiries will be answered in the order received.

Building Permits

In February the City received two building permits. In addition, two permits were received so far in March.

Date Received	Type of Permit	Zoning	Address	Status
2/19/2021	Foundation Repair, New Beam	R-1	223 Lincoln Street (14-12-26 CB TL 4100)	Pending
2/23/2021	Garage Addition	R-4	470 Yachats Ocean Road (14-12-34 AA TL 2000)	Pending
3/2/2021	Garage	C-1	375 W 7 th Street (14-12-27 DA TL 7400)	Pending
3/3/2021	Foundation Repair	R-1	192 Reeves Circle (14-12-34 AA TL 809)	Pending

2020 New Single-Family and Manufactured Homes

Date Received	Zoning	Address	Type of Permit
1/7/2020	R-4	14-12-27-DD/7300 22 Basalt Loop	Single-family Dwelling
1/8/2020	R-1	14-12-27-DD/14400 102 10 th Street	Single-family Dwelling

2/25/2020	R-1	14-12-27-AD/ 14800 105 10 th Street	Single-family Dwelling
3/3/2020	R-1	14-12-26-BB/2100 1120 Saki Lane	Single-family Dwelling
3/3/2020	R-1	14-12-26-BB/3800 1285 Elk Mountain Road	Single-family Dwelling
3/10/2020	C-1	14-12-27-AD/2000 40 E 7th	Manufactured Dwelling
3/10/2020	R-2	14-12-27-AA/1317 469 Aqua Vista Loop	Single-family Dwelling
3/10/2020	C-1	14-12-27-DA/7400 375 W 3 rd	Manufactured Dwelling
3/17/2020	R-1	14-12-27-AC/4600 773 Ocean View Drive	Single-family Dwelling
3/27/2020	R-1	14-12-34-AC/ 7100 33 Gender Drive	Single-family Dwelling
3/17/2020	R-1	14-12-26-BC/2300 968 Horizon Hill Road	Single-family Dwelling (Modular Home)
4/20/2020	R-4	14-12-27-DD/6800 10 Basalt Loop	Single-family Dwelling
5/4/2020	R-1	14-12-26-BC/2101 943 Horizon Hill Road	Single-family Dwelling
6/2/2020	R-3	14-12-27-AD/2102 48 E 8 th	Manufactured Dwelling
8/14/2020	R-2	14-12-27-AC/5400 622 Ocean View Drive	Single-family Dwelling (Old Dwelling Demo)
11/5/2020	C-1	14-12-27-DA/6100 312 W. 4 th Street	Single-Family Home (Modular Home)
Total	Single Family Homes: 13 Manufactured Homes: 3		

Projects

- Staff had a meeting with DLCD's Laura Buhl in December discuss Parking. DLCD Staff put together a memo about potential options. Planning Commission reviewed the Memo at the January Planning Commission meeting. A formal recommendation was made at the February meeting to move forward with Option 2 identified in the memo. Staff reached out to Laura and she asked for a letter and City Council Resolution.

- The Hazard Ordinance was approved by City Council and was by title at the February meeting. This Ordinance is applicable starting March 17th, 2021.
- Planning continues to work with Planning Commission and City Council on the Lighting Ordinance.

Should the Planning Commission encourage or discourage fences, hedges and walls?
(In the Comprehensive Plan the city encourages tree planting on ridgelines to protect the view.)
(5.08.090A minimum heights)
(9.28.030 view screening required)
(9.64.010 maximum heights in required yard)
(9.68.030 minimum heights)
(9.68.040 maximum heights)

Do we need a general ordinance regulating the heights of fences, hedges and walls?

Do we need an ordinance regulating the maintenance of hedges between properties?

If the Planning Commission regulates the height of fences and walls, should solid hedges get the same height limits? What about partially solid hedges which partially block a view?

If you feel a limit on the height of fences, hedges, and walls is needed, what height should that be?

Between residential properties?

Between residential and commercial properties?

Do you agree that good fences make good neighbors?

Do you feel that fences are ugly?

Do you feel that walls are ugly?

Do you feel that hedges are ugly?

Do you feel that fences, hedges and walls block the view, or enhance the view?