

1. 2:00 P.M. Agenda

Documents:

[2021-05-18 Planning Commission Agenda.pdf](#)

2. Meeting Materials

Documents:

[2021-05 Fence.pdf](#)
[Building Activity 5-16-21.Pdf](#)



CITY OF YACHATS
PLANNING COMMISSION MEETING
Yachats OR
Tuesday May 18, 2021, 2020 at 2:00 pm
Public Meeting via ZOOM Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83635844124>

Meeting ID: 836 3584 4124

One tap mobile

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Work Session

- I. **No Work Session**
- II. 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. None
- V. Old Business
 1. Discussion of Fences, Hedges & Walls survey questions
- 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 05/17/2021

Thank you for taking our survey. Your input will help the Planning Commission develop a proposal for the City Code on fences, hedges, and walls.

For purposes of answering these questions, please use the following definitions:

A **fence** or **wall** is a man-made unroofed barrier to light, sight, air, or passage constructed of masonry, rock, ornamental iron, welded/woven wire, solid wood, wood pickets/boards or other material.

A **hedge** is a line of vegetation greater than three feet in height, extending parallel to the property line for more than ten feet, rooted in the outer five feet of a property that partially or fully blocks light, sight, air, or passage.

A **sight obscuring** fence, wall, or hedge is a fence, wall, or hedge that blocks more than 50% of light, sight, air, or passage.

1. Yachats needs a general ordinance regulating the heights and types of fences, hedges, and walls. *Circle one (2 votes)*

STRONGLY DISAGREE DISAGREE NEITHER AGREE NOR DISAGREE AGREE STRONGLY AGREE

2. Fences and walls should have a maximum height limit. *Circle one (3 votes)*

STRONGLY DISAGREE DISAGREE NEITHER AGREE NOR DISAGREE AGREE STRONGLY AGREE

3. Hedges should have a maximum height limit. *Circle one (3 votes)*

STRONGLY DISAGREE DISAGREE NEITHER AGREE NOR DISAGREE AGREE STRONGLY AGREE

4. The City should have standards for maintaining hedges between properties. *Circle one (3 votes)*

STRONGLY DISAGREE DISAGREE NEITHER AGREE NOR DISAGREE AGREE STRONGLY AGREE

5. If a fence or wall blocks **less than 50%** of the view through it by having spaces between boards or using wire/metal construction that is not solid (e.g., field fencing, chain link fencing, etc.), should that fence or wall be restricted to the same height limitations as for more solid fences and walls or be allowed to be higher? *Circle one (1 vote)*

SAME HEIGHT RESTRICTIONS ALLOWED TO BE A LITTLE HIGHER ALLOWED TO BE A LOT HIGHER

6. What should be the maximum height of a **sight-obscuring** fence or wall along a property edge? *Circle one (3 votes)*

a. Between two residences: 3 ft 4 ft 5 ft 6 ft 7 ft 8 ft 9 ft 10+ ft

b. Between a residence and commercial property: 3 ft 4 ft 5 ft 6 ft 7 ft 8 ft 9 ft 10+ ft

7. What should be the maximum height of a **NON-sight-obscuring** fence or wall along a property edge? *Circle one (3 votes)*

a. Between two residences: 3 ft 4 ft 5 ft 6 ft 7 ft 8 ft 9 ft 10+ ft

b. Between a residence and commercial property: 3 ft 4 ft 5 ft 6 ft 7 ft 8 ft 9 ft 10+ ft

8. Please indicate your preferred maximum height (in feet) for each of the following fence types: **(1 vote)**



For example, if your preferred maximum height is 6 feet, place a "6" in the blank beneath the photo

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|

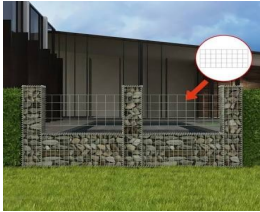
Max Height ____ ft



Max Height ____ ft

Max Height ____ ft

Max Height ____ ft



Max Height ____ ft



Max Height ____ ft



Max Height ____ ft



Max Height ____ ft



Max Height ____ ft



Max Height ____ ft

Max Height ____ ft

Max Height ____ ft

Max Height ____ ft

Yachats ordinances currently regulating the height of fence 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)

Definitions from 9.04.030

Fence: An unroofed barrier or an unroofed enclosing structure such as masonry, ornamental iron, woven wire, wood pickets of solid wood or any other material used as an unroofed barrier to light, sight, air or passage.

Sight-Obscuring Fence : Consists of either a continuous fence, wall, evergreen planting, or combination thereof, constructed and/or planted so as to effectively screen the particular use from view.

9. Do we need a general ordinance regulating the heights of fences, hedges and walls?
(circle one)

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

10. Do we need a general ordinance regulating the height of fences ONLY?
(circle one) **(1 vote)**

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

11. Do we need a general ordinance regulating the height of hedges ONLY?
(circle one) **(1 vote)**

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

12. Do we need a general ordinance regulating the height of walls ONLY?
(circle one) **(1 vote)**

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

13. Do we need an ordinance regulating the maintenance of hedges between properties?
(circle one) **(3 votes)**

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

14. If the Planning Commission regulates the height of fences and walls, should solid hedges get the same height limits?
Yes or No (circle one) **(1 vote)**

15. If a fence is not sight-obscuring, the height should still be regulated. (circle one)

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

16. If a fence is not sight-obscuring should the height limit be increased?
(circle one)

- a) Strongly agree
- b) Agree
- c) Neither agree or disagree
- d) Disagree
- e) Strongly disagree

17. If you feel a limit on the height of fences, hedges, and walls is needed, what height should that be for sight-obscuring unroofed barriers?

Between residential properties? 1-2-3-4-5-6-7-8-no limit in feet (circle one)

Between residential and commercial properties? 1-2-3-4-5-6-7-8-no limit (circle one)

(2 votes)

18. If a fence is NOT sight-obscuring the height should be limited to ...

Between residential properties? 1-2-3-4-5-6-7-8-no limit in feet (circle one)

Between residential and commercial properties? 1-2-3-4-5-6-7-8-no limit (circle one)

(2 votes)

19. Do you feel that having clear direction outlined in the building process is helpful for experienced developers as well as homeowners?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

20. Many people move to Yachats for the natural beauty surrounding the city. Do you feel that limiting the height of property enclosing structures such as fences, walls and hedges aids in keeping views accessible to everyone? **(1 vote)**

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

21. One reason for the enclosing of yards is to keep dogs within the owner's property. Many dog rescue organizations require enclosed yards before allowing dogs to be adopted by families. Do you feel that guidelines around fences, hedges and walls can still allow for people to adopt and safely contain their dogs?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

22. Currently in Yachats Municipal Code height restrictions for fences, hedges and walls are in place regarding the safety of a clear-vision around the intersection of roads, alleys, streets and driveways. Do you feel that this kind of safety related height restriction is enough?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

23. Height restrictions around fences, hedges and walls can be developed for safety reasons but they can also be developed based on view sheds and aesthetics. Do you feel that view sheds and aesthetics warrant height regulations?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

24. Do you feel that fences, walls and vegetative barriers should all be subject to the same height limitations?

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

City of Yachats
 Building Permit Activity
 January 1, 2021 through May 16, 2021

| Project Name | Description | Parcel # | Address | Zone | Opened | Status |
|--------------|-----------------------------------|-------------------|------------------------|------|---------|-----------------|
| | | | | | | |
| O'CONNOR | New SFR. Demolish existing SFR. | 14-12-34-AC-07600 | 79 Gender Drive | R1 | 4/23/21 | In Review (LC) |
| BALKEMA | New SFR | 14-12-26-BB-02900 | 227 Windsong Street | R1 | 4/23/21 | Ready to Issue |
| SHADLE | New SFR | 14-12-27-AD-13903 | 235 Radar Road | R1 | 4/22/21 | In Review (LC) |
| GRAY | New SFR | 14-12-26-CB-06900 | 280 Spruce Ave | R1 | 1/28/21 | Permit Issued |
| EDDY | New SFR | 14-12-34-AC-02100 | 561 Overlook Drive | R1 | 1/5/21 | Permit Issued |
| | | | | | | |
| | | | | | | |
| REILLY | New accessory building - shed | 14-12-27-AD-02102 | 48 E. 8th Street | R3 | 5/13/21 | In Review (LC) |
| TOOKE | Add solar system to existing SFR | 14-12-27-AA-01313 | 327 Aqua Vista Loop | R2 | 5/13/21 | In Review (CoY) |
| McCARTHY | Replace rotten beams on deck | 14-12-26-CB-01601 | 400 E. 3rd Street | R1 | 4/15/21 | Permit Issued |
| ARNDT | Add solar system to existing SFR | 14-12-27-AC-02500 | 880 Ocean View Drive | R1 | 4/2/21 | Permit Issued |
| CONWAY | Electrical, insulation, sheetrock | 14-12-27-DA-90004 | 502 Highway 101 N | C1 | 3/25/21 | In Review LC) |
| BLOCH | Add solar system to existing SFR | 14-12-27-AA-01319 | 549 Aqua Vista Loop | R2 | 3/22/21 | Permit Issued |
| GILLENWATER | Repair foundation underpinning | 14-12-34-AA-00809 | 192 Reeves Circle | R1 | 3/1/21 | Permit Issued |
| LEWEY | New 2-story garage | 14-12-27-DA-07400 | 375 W. 3rd Street | C1 | 2/28/21 | Permit Issued |
| MILLS | New detached garage | 14-12-27-AA-07700 | 1076 King Street | R1 | 2/19/21 | Permit Issued |
| CRAWFORD | Extend existing garage | 14-12-34-AA-02000 | 470 Yachats Ocean Road | R4 | 2/19/21 | Permit Issued |
| HOUT | Foundation work and new beam | 14-12-26-CB-04100 | 223 Lincoln Ave | R1 | 2/9/21 | Permit Issued |