

1. 2:00 P.M. Agenda

Documents:

[2021-07-20 Planning Commission Agenda.pdf](#)

2. Meeting Materials

Documents:

[Future Tasks.pdf](#)

[Fence.pdf](#)



CITY OF YACHATS
PLANNING COMMISSION MEETING
Yachats OR
Tuesday July 20, 2021, at 2:00 pm
Public Meeting via ZOOM Meeting

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Work Session

I. Future Tasks

Regular Meeting

- I. Call to Order
- II. Announcements and Correspondence:
- III. Citizen Concerns
- IV. New Business
 1. None
- V. Old Business
 1. Fence, Hedges and Walls
- 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 06/04/2021

Future Tasks for the Planning Commission

1. Parking Recommendations – Requested by the City Council, started with the inventory.
2. Fences, Hedges, and Walls – in progress
3. Comprehensive Plan Audit – Priority 2, due every two years
4. Wetlands Survey – Almost Complete, paused in 2011
5. Building Heights Review – later
6. Buildable Lots Inventory – later
7. Water Conservation Recommendations/ Incentives
8. Accessory Dwelling Units (ADU)
9. Architectural Standards
10. City Street Lights Plan – generated as followup to the Lighting Ordinance

CHANGES RECOMMENDED FOR FENCE, HEDGE, AND WALL HEIGHT
July 20th, 2021

Definitions from 9.04.030 (changes or additions required)

Required Yard: The area of a lot within the building setbacks. The size of the Required Yard varies with the zoning of the property.

Hedge: An evergreen planting which is grown as a Sight-Obscuring barrier between two properties.

Sight-Obscuring Fence (or: Sight-Obscuring Screen): 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.

Clear-Vision Area: The triangles at the junction of streets, alleys, and driveways as defined in YMC section 9.64.010

Definitions from 9.04.030 (do not need changes)

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

Changes required:

9.48.010G add "...or more than 8 feet"

9.68.030 C15 add "...or up to 8 feet maximum"

9.72.050 G3 add "...between 5 and 8 feet tall as needed for screening"

9.12.040 add B7

9.16.040 add B7

9.20.040 add B7

9.24.040 add B7

9.28.030 H does not require changes

B7 : Where a residential use abuts another residential zone a fence, wall, or sight-obscuring fence may be constructed/grown and maintained immediately adjacent to the abutting property line so long as it is not greater than 6 feet in height(except where clear vision would be impaired as defined in YMC section 9.64.010), or up to 8 feet in height with approval by the Planning Commission through a public hearing in accordance with Chapter 9.80. When such a fence is placed above a retaining wall at or near a property line, the top of the retaining wall is considered grade, and the measurement of the fence begins at that point.