

1 City of Yachats
2 **Planning Commission Work Session Meeting**
3 **Summary Minutes**
4 July 12, 2022
5

6 **(00:55)** Theilacker called the Planning Commission Work Session meeting to
7 order July 12, 2022, at 2:00 PM.

8
9 Present: Loren Dickinson, Lance Bloch, Chair, Christine Orchard, Julie Bailey,
10 John Theilacker, Co- Chair and Tod Davies

11 Absent: Jacqueline Danos

12 Staff: Katherine Guenther, Planner

13
14 I. **(3:43) Parking Workshop Report** – Dickenson stated that the 4 parking public
15 meeting date at is set for the 18th 6p-8p in person, the consultants wanted to do,
16 has a questionnaire is being given so folks will fill out and bring or send it in;
17 there is an article put in the Yachats news outlining the parking study; meeting
18 will be conducted by DCLD.

19
20 II. **(8:19) Housing Needs Assessment** – Danos is absent, Theilacker stated they
21 are on this steering committee with O’Shaughnessy and DLCD, hired consultant
22 Cascadia and helping the city conduct the housing needs, two stages, the
23 second is the implementation stage as an update to the city comp plan, parking
24 study is behind this one in progress, schedule a joint public meeting with council
25 July 25 at 3p, no details at this time, would like to do hybrid meeting, buildable
26 land, developing a needs report to present to the public; need to hear from
27 public, businesses, employees regarding housing issues; steering committee
28 tomorrow at 4p to prepare for the public meeting; there is a desire to get this info
29 on the website, Guenther is working with city staff to get that done, get a planning
30 commission page on the website, Neal is going to be taking care of that to get it
31 on the home page, to get feedback; can put something in the newsletter; Bloch
32 wanted to know if there were any grants for the study, the only grant is to pay
33 DLCD; no money for housing assistance and no city dollars, out contribution is
34 staff time; selling point will allow us to talk about our urban growth boundary;
35 conversation to the north may need to be had; there were posting on Facebook
36 pages Yachats residents and Yachats friends; will put parking study on Facebook
37 as well.
38

39 **(23:18) Code clarifying changes to Title 9** – Theilkacker stated that the
40 planning review work plan for the year and has some time to work on immediate
41 items to the YMC, Title 9 Zoning and Land Use, several members reviewed and
42 presented some ideas to recommend to city council; Yachats draft code

1 amendment, a compilations of input for this document, it's only a portion, the
 2 purpose of the document, and some changes to some terms to be added,
 3 standards, regulations as well; discussion continued amongst the items and will
 4 start with the Purpose statement; Water section 4 discussion #9; city is to provide
 5 water, but is faced with conserving/water shortages; Theilacker will take the
 6 notes and provide them to Guenther

7 **(39:06) Section 9.04.030 Definitions** - Theilacker stated that we can run
 8 through the entire list of definitions today and decide if comfortable or improved;
 9 grouping definitions is a good idea and would like to see the old word left in for a
 10 reference and refer to this line or phrase.

11 -Ideally, the word "Means" should be removed from the start of each term
 12 definition, with new wording proposed at the beginning of this section as follows:
 13 "As used in this Title, the following terms shall have the meanings indicated:"
 14 However, because we're limiting our current scope to more immediate fixes, the
 15 term "Means" should be retained until a more comprehensive update of Title 9 is
 16 undertaken. (Christine). Also, some definitions could be grouped, rather than
 17 spread out, in alphabetical order. Lincoln County generally organizes their zoning
 18 ordinance definitions in this manner. If generalized in Title 9, it could require
 19 substantial revision of the Definitions section, but may be of some clarifying
 20 benefit and should be considered. Among the definitions that could be grouped:
 21 Boundary Line, Dwelling (already partially grouped), Grade, Lot, Lot Line (already
 22 partially grouped), Parking, Yard (ex. add Yard, Street Side). (Loren)

23 **(44:00) "Accessory Dwelling"** - discussion on the three Means and decided
 24 on #3 with some changes Sample alternatives: "Means an accessory building
 25 specifically designed and permitted as an additional dwelling, which is incidental,
 26 appropriate, and subordinate to a primary dwelling on a property. Accessory
 27 dwelling units or ADUs may be part of the same structure as the primary dwelling
 28 as an interior dwelling unit, attached dwelling unit, or a detached dwelling unit on
 29 the same lot. Also known as secondary dwelling unit, granny-flat, or in-law suite."
 30 (City of Florence)

31 **(59:27) "Apartment"** – Discussion continued and decided on coming back to
 32 this one:

33 "Means a dwelling unit, which includes at least a sleeping area, full bath and
 34 kitchen rented, leased, let, or hired out for a fixed amount and time." (Jac.,
 35 edited)

36 "Means a residential structure having multiple residential living units where more
 37 than fifty (50) percent are rented for not less than thirty (30) days at a time." (City
 38 of Newport) (*More appropriate for "apartment building" rather than "apartment".*)

1 Under Dwelling, Multifamily, “Means a building designed for use and occupancy
2 of five (5) or more families on a single lot, all living independent of each other and
3 having certain separate facilities for each family as defined under “Dwelling”
4 above and certain shared facilities such as laundry, open space, and other
5 amenities.” (City of Florence) (*Could also serve for “apartment building”.*)

6 **(1:04:50) “Awning”** - Sample definition: “Means any stationary structure,
7 permanent or demountable, other than a window awning, for the purpose of
8 providing shelter from the sun and rain and having a roof with supports and not
9 more than one wall or storage cabinet substituting for a wall.” (City of Florence)

10 **(1:11:19A) “Bed and Breakfast Facility”** - Existing: Means any single-family
11 dwelling containing rooms for rent in accordance with Section 9.72.050.

12 Suggested modification: “Means any single-family dwelling containing rooms for
13 rent in accordance with Section 9.72.050, excluding any dwelling that meets the
14 definition of Vacation Rental.

15 **(1:11:55) “Building Code”** - Existing: (Not defined) - Sample definition: “Means
16 building, fire, safety, and other codes adopted by state, county and municipal
17 agencies.” (Loren, edited)

18 **(1:12:10) “Building Coverage”** - Existing: (Not currently defined) - Sample
19 definitions: “Means the portion of the lot area that is covered by buildings. The
20 area of the buildings shall be measured at their exterior perimeter. Buildings
21 include dwellings, accessory structures, garages and carports.” (City of Cannon
22 Beach);

23 **(1:18:36) “Clear Vision Area”** - Existing: (Defined as vision clearance, and
24 further defined in Section 9.64.010) Sample alternatives: “Means the triangles at
25 the junction of streets, alleys, and driveways as defined in YMC Section
26 9.64.010.” (proposed P.C. Fence, Hedge, and Wall Height amendments)

27 “Means a triangular area within a lot immediately adjacent to the intersection of
28 streets to provide a clear area for viewing approaching traffic for public safety
29 purposes. See Section 9.64.010.A of this Code.” (City of Eugene, edited)

30 **(1:23:08) “Deck/Porch and Patio”** - Existing: Means an outside walking area,
31 the floor of which is elevated more than eight (8) inches from grade. Sample
32 alternatives: “Deck – Means a flat surface capable of supporting weight, similar to
33 a floor, but typically constructed outdoors, often elevated from the ground, and
34 usually connected to a building.” (Jac.) “Deck – Means an unenclosed amenity
35 area or platform that may be attached to a dwelling and is intended for the
36 purpose of outdoor dining, lounging, and other similar accessory residential use.”
37 (Jac.)

38 **(1:32:27)** Guenther stated that she received letter regarding the agate point and
39 sent out to the commission members there will be copies at the front desk at city
40

1 hall, there were three meetings last month and need to make sure we are
2 scheduling for city staff schedule; Kimmie Jackson Recorder is back; will start
3 holding the work sessions on the 2nd Tuesday to 10am for the work sessions;
4 forward document to Jackson for packet items to be posted.
5

6 Theilacker adjourned the meeting adjourned at 3:43pm.

7 Prepared by Kimmie Jackson, Deputy Recorder