

1 YACHATS PLANNING COMMISSION  
2 June 19, 2018

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4 Work Session Draft Minutes  
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6 Vice-Chair Ron Urban called the June 19, 2018 meeting of the Yachats Planning Commission to  
7 order at 2:00 pm in the Room 1 of the Yachats Commons. Members present: Ron Urban, Helen  
8 Anderson, **Mary Ellen O'Shaughnessey**, Ginny Hafner, and James Kerti, Shelly Shrock. Absent:  
9 Christine Orchard. Staff present: City Planner Larry Lewis. Audience: 4.

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11 I. Comprehensive Plan Update

12 Goal J, Policy 6: Commissioner Urban suggested the first three paragraphs of Goal J, Policy 6  
13 **starting with, "Yachats only has..." be deleted leaving only, "The City strongly encourages**  
14 **developers to make government assisted housing units available to income eligible persons who**  
15 **are employed in the local area workforce on a preferential basis to the extent allowed by law"** for  
16 the policy statement. Commissioners pointed to other unreliable information in the first three  
17 paragraphs and agreed **with Urban's suggestion.**

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19 Goal I: Commissioner Hafner recalled Commissioner Orchard was going to correct the wording in  
20 **this goal. Planner Lewis indicated he had revised the wording to, "The City provides** efficient  
21 **essential public facilities and services to accommodate future growth, including water and sewer**  
22 **services, storm drainage, public safety, and emergency services."**

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24 Goal L: Commissioner Kerti noted this goal indicates "Policy" while other sections refer to  
25 "Policies." Commissioners agreed to use, "Policies."

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27 Goal B: Commissioner O'Shaughnessey noted the second line had extra spaces. Kerti noted the  
28 spacing might be due to the margins being set to justify both margins.

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30 Goal G, Policy 5: Commissioner Shrock noted "UGB" should be spelled out to, "Urban Growth  
31 **Boundary."**

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33 Goal K, Proposed Action: Hafner recalled Anderson was going to find out what the Public  
34 Involvement Plan referred to in this Action was. Anderson reported she could not find anyone who  
35 knew what this Public Involvement Plan was. She was advised that the Commission not remove  
36 this item as it was likely put there for some purpose.

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38 Lewis indicated the draft version was sent to OLCD for their review, so Commissioners should  
39 work from this draft version at the Public Hearing.

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41 II. Housing and Accessory Dwelling Units

42 Anderson reported the State passed HB1051 requiring the allowance of Accessory Dwelling Units  
43 (ADUs) with minimal exemptions. She noted the March 2018 Guide provided by Lewis indicated  
44 cities of less than a population of 2,500 were exempt. She was also informed that Lincoln County  
45 passed legislation requiring the allowance for all zones and areas regardless of size. Anderson  
46 spoke with the Lincoln County Planning Department and learned their regulation only applied to  
47 **areas under County jurisdiction, and as Yachats' urban growth boundary and city limits are the**  
48 **same, there is no area under County jurisdiction.** Anderson clarified the City does not have to  
49 allow ADUs, but they might want to.

50  
51 Anderson referred to the Newport Initiatives provided by Councilor Max Glenn for Commission  
52 review. Urban asserted the only topic that was relevant to the Planning Commission was the

1 implementation of SB1051. Lewis clarified residential space over retail businesses was currently  
2 allowed. Anderson noted Yachats has a cap on vacation rentals, so ADUs as vacation rentals  
3 would be limited. Lewis added that the Commission could allow or prohibit vacation rentals on the  
4 property with an ADU. Urban reported he found four places where ADUs are addressed in the City  
5 Code and suggested the Commission review these areas before writing new regulations. These  
6 sections were: 9.68.010 General Provisions, 9.68.040 Requirements for Manufactured Dwelling  
7 Subdivisions (Anderson noted this section only applies to manufactured dwellings, parks,  
8 subdivisions, and PUDs), 9.54.010 Definitions, and 9.04.030 Definitions.  
9

10 Anderson noted from the issues raised by Doug Connor on light of sight setbacks from a private  
11 road, the attorney asserted the 20 feet setback was in section 9.52 on Supplementary Use and  
12 Design Regulations and thus only applied to supplementary uses. Anderson indicated per her  
13 discussion with Lewis, they believed the appropriate place to have that language was in section  
14 9.64 pertaining to streets and street construction. She added they could also add the  
15 ingress/egress language so that the clear sight regulation would apply to driveways as well as  
16 street intersections. Anderson suggested that if the Commission wanted to allow ADUs in  
17 residential zones, they would need to put the allowance language in the residential zone sections.  
18

19 Commissioners discussed restrictions that could be placed on an ADU in R1 zones, such as an  
20 ADU being used for long-term rentals. Lewis noted lot coverage restrictions could be relaxed for  
21 ADUs as well. Shrock suggested parking requirements not be relaxed. Commissioners discussed  
22 differences between tiny homes, manufactured homes, and mobile homes. Lewis noted an ADU is  
23 accessory to a primary dwelling whereas a tiny home could be stand-alone.  
24

25 Rhonda Moran (Coolidge Lane) asked if ADUs were a way for developers to get around the  
26 vacation rental requirements. Anderson clarified the intent of the Commission is to prevent her  
27 concern from happening.  
28

29 Kerti suggested the goal to increase affordable housing is connected to increasing density of  
30 housing. Anderson suggested that lot coverage requirements would limit the amount of land that  
31 could be used for ADUs. Lewis noted Waldport has begun drafting an ordinance for incorporating  
32 ADUs into residential zones. Anderson asked about the application of current density  
33 requirements regarding dwellings per acre, such as R3 having a limit of 12 dwellings per acre.  
34 Lewis clarified the code does not address the neighborhood density, only the lot density, so a one  
35 quarter acre parcel would be limited to 3 dwellings, regardless of what other dwellings are on  
36 adjacent and nearby lots.  
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38 Kerti asked what the motivation of an owner would be to build an ADU on their property.  
39 Commissioners suggested rental income and space for family members.  
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41 Urban asked Lewis to provide the Commission with the code being drafted by the Waldport  
42 **Planning Commission. Hafner asked Lewis to indicated the areas of Yachats' code that would be**  
43 impacted by ADU legislation.  
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45 Lewis noted ADUs could be listed as a conditional use that could have its own standards.  
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47 Urban adjourned the work session at 2:56 pm.  
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Ron Urban, Vice-Chair

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Date

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Minutes prepared by H H Anderson on July 9, 2018.

DRAFT