



CITY OF YACHATS

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CITY OF YACHATS NOTICE OF PUBLIC HEARING

The City of Yachats is considering amendments to the Yachats Municipal Code regarding **Fences, Hedges and Walls, and Clear Vision regulations**. Because these amendments affect how land is developed, owners of property in Yachats will receive this notice. This notice is a requirement of Measure No. 56 (ORS 227.186), which was approved by Oregon voters in 1998. The following language is required by Measure 56: “The City of Yachats has determined that the adoption of this ordinance will affect the permissible uses of your property and may reduce the value of your property.” In fact, the proposed text amendments may or may not affect permissible uses on your property, and may increase or decrease property values, or have no effect, depending on a number of factors.

Notice is hereby given that the initial public hearing will be held by the Yachats Planning Commission as outlined below at the Yachats Commons, 441 N. Highway 101, Yachats, OR. The Planning Commission may take action at the hearing, or may continue the matter to a place, date and time announced at the hearing. The Planning Commission will ultimately make a recommendation to the City Council. The City Council will hold a public hearing to consider adoption of the proposed amendments. All persons submitting written testimony or who attend the Planning Commission hearing and sign in requesting notification will be notified of the date, time, and place of the City Council’s hearing.

Planning Commission Hearing Tuesday, October 16, 2018 at 3:00 p.m. Yachats Commons, 441 N. Highway 101, Yachats, OR

The proposed amendments are as follows:

Clear Vision Standards. This proposed amendment would add a clear vision standard at the intersection of a street and a driveway. Currently, the clear vision standards only apply to the intersection of two streets. The purpose of the clear vision standard is to maintain adequate sight distance so motorists are able to see oncoming vehicles, cyclists, and pedestrians.

Fence/Hedge/Wall Regulations. This proposed amendment removes fence/hedge/wall regulations from Section 9.52.030 General Provisions Regarding Accessory Uses and inserts the regulations into Section 9.64.010 Design Standards (under Street Construction and Design).

Be advised that the above description of the proposed zoning ordinance amendments and their effect on property may change prior to adoption as the Planning Commission and City Council take into account testimony from the public. You are encouraged to attend the public hearings because revisions to the proposed amendments are possible. The proposed amendments (as stated above) will be available for inspection 20 days prior to the first hearing on the City’s website at www.yachatsoregon.org and Monday-Friday, 8:30 a.m. - 4:30 p.m. at the Yachats Commons, 441



N. Highway 101, Yachats, OR. For additional information contact Yachats City Hall at 541-547-3565.

Applicable Criteria: This is a legislative matter and not a quasi-judicial one. The Planning Commission will evaluate the proposal in accordance with Yachats Zoning and Land Use Ordinance Title 9, Chapter 9.84 Amendments, and when applicable, ORS Chapters 197 and 227.

Testimony: Submit testimony in oral or written form; oral testimony will be taken during the course of the public hearings and time may be limited; written testimony may be submitted to the City of Yachats, P.O. Box 345, Yachats, OR 97498 or emailed to larry@yachatsmail.org by 2:00 p.m. of the date of the hearing.