

1. Agenda

Planning Commission Meeting

Documents:

[2020-11-17 Planning Commission Agenda.pdf](#)

2. Meeting Materials

Documents:

[2020-10-20 And 28 Meeting Summarys.pdf](#)

[2020-11-17 La De Da Lane ROW.pdf](#)

[2020-11 Street Dedication Memos.pdf](#)

[2020-11 1750 Hwy 101 N Partition Approval.pdf](#)

[2020-11 1750 Hwy 101 N Partition Application.pdf](#)

[1750 Hwy 101 Partition Plat.pdf](#)

[2020-11 Planner Report.pdf](#)

[Suggested Ramp Change.pdf](#)

[1750 Distance Between Buildings.jpg](#)

[1750 Driveway Setback.jpg](#)



CITY OF YACHATS
PLANNING COMMISSION MEETING
441 Hwy 101 N., Yachats OR
Tuesday, November 17, 2020 at 2:00 pm
Public Meeting

Topic: Planning Commission Work Session & Regular Meetings

Time: Nov 17, 2020 02:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83497503951?pwd=Z0xLaC94S1ZGVUVlbi9hcHhqdklKZz09>

Meeting ID: 834 9750 3951

Passcode: 653649

One tap mobile

+12532158782,,83497503951#,,,,,0#,,653649# US (Tacoma)

+13462487799,,83497503951#,,,,,0#,,653649# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington D.C.)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 834 9750 3951

Passcode: 653649

Find your local number: <https://us02web.zoom.us/u/k0At9CX3N>

- I. Call to Order
- II. Announcements and Correspondence
- III. Minutes
 - A. October 20, 2020 Work Session and Regular Meetings
 - B. October 28, 2020 Special Meeting
- V. Citizen's Concerns
- VI. New Business
 - A. Dedication of La De Da Lane (Driftwood) Paving Project
- VII. Old Business

This meeting is open to the public and all interested persons are invited to attend via Zoom (see below). Minutes of all public meetings are available for review on the City website at www.yachatsoregon.org.

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. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD).

Posted: 11/10/20

- A. Final Approval 2-Lot Partition Plat Application Case #1-PAR-PC-20,
requested by Dale Erlewine and Aubry Connor.

VIII. Planner Report

IX. Other Business

- A. From the Commission
- B. From Staff

Commission meets the third Tuesday of each month.

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Posted: 11/10/20



CITY OF YACHATS
PLANNING COMMISSION MEETING

Date: October 20, 2020 at 2:00pm

Meeting Summary

Audio will be uploaded for review of entire meeting

Meeting Call to Order

Members Present or Absent

Mayor/Chair: Lance Bloch called the (date)October 20, 2020 (time)2:07pm

Council/Commission/Committee members present:

- | | |
|-----------------------------|-------------------|
| 1. <u>Bloch, Vice Chair</u> | 4. <u>Danos</u> |
| 2. <u>Anderson, Chair</u> | 5. <u>Carlson</u> |
| 3. <u>Dickinson</u> | 6. <u>Orchard</u> |

Absent:

- | | |
|----------|----------|
| 1. _____ | 3. _____ |
| 2. _____ | 4. _____ |

Staff present:

- | | |
|------------------------------------|----------|
| 1. <u>Planner Hamilton</u> | 4. _____ |
| 2. <u>Admin Sites</u> | 5. _____ |
| 3. <u>Jackson, Deputy Recorder</u> | 6. _____ |

Audience: 28

WORK SESSION

- I. **Business**
a. Cancelled
I.

1 **REGULAR MEETING**

2 **II. Announcements and Correspondence**

- 3 a. None

4 **II. Consent Agenda**

5 1. Minutes

- 6 a. Draft Summary Minutes of September 22, 2020, approved with the request of
7 additional information on the summary's going forward.

- 8 • Aye: Anderson, Dickinson, Danos and, Carlson, Bloch and Orchard
9 • Nay: None
10 • Absent: None
11

12 **Public Hearing**

13 Anderson, Chair called the Public Hearing to order at 2:30pm

14 **I. Public Comments – Lighting Ordinance**

- 15 a. Letters were submitted in writing are attached to this Summary
16 b. Public Comments can be reviewed on the audio.
17 c. Commission wants to bring back to a Work Session to address other issues and
18 possible changes and continue the public hearing. The feedback suggests the
19 community is concerned with is trespass lighting and how people will comply.
20

21 Close Public hearing.
22

23 **Public Hearing**

24 Anderson, Chair called the Public Hearing to order at 3:12pm
25

26 **II. Public Comments – Hazard Mitigation Update**

- 27 a. Public comments can be reviewed in the audio. Sections of the code need to be
28 updated, and the coastal resilience grant was received, and an audit was done
29 on the plan, and was provided an update and is online for review; no public
30 comments received; the hazard mitigation updates are being done to bring up to
31 date with the state code; 5 sections of the code were impacted; the document is
32 online for review in the document library.
33

34 Close Public Hearing.
35

36 **Motions:**

- 37 a. Commission moves to forward the Code and Comprehensive Plan changes to
38 the City Council for their hearing and adoption as presented:
39 • Aye: Anderson, Dickinson, Danos and, Carlson, Bloch and Orchard
40 • Nay: None
41 • Absent: None

- Planner Report for September presented by Holly Hamilton
- Wetlands report contracted with pacific habitat in the review stages.

Action Steps to be taken:

- Add lighting ordinance to discuss at next work session and to continue the hearing on October 28, 2020 at 4:00pm
- Planner will need to complete October planner report and forward to Deputy Recorder Jackson
- Next meeting changes the meeting time discussion

Helen Anderson adjourned the meeting at 4:15pm.

PREPARED BY:

Kimmie Jackson, Deputy Recorder

Date: _____



CITY OF YACHATS
PLANNING COMMISSION WORK SESSION MEETING

Date: October 28, 2020 at 4:00pm

Meeting Summary

Audio will be uploaded for review of entire meeting

Meeting Call to Order

Members Present or Absent

Mayor/Chair: Lance Bloch called the (date)October 28, 2020 (time)4:00pm

Council/Commission/Committee members present:

- | | |
|-----------------------------|-------------------|
| 1. <u>Bloch, Vice Chair</u> | 4. <u>Danos</u> |
| 2. <u>Anderson, Chair</u> | 5. <u>Carlson</u> |
| 3. <u>Dickinson</u> | 6. <u>Orchard</u> |

Absent:

- | | |
|----------|----------|
| 1. _____ | 3. _____ |
| 2. _____ | 4. _____ |

Staff present:

- | | |
|------------------------------------|-----------------------------------|
| 1. <u>Justin Peterson, Planner</u> | 4. <u>Beaucaire, City Manager</u> |
| 2. <u>Jackson, Deputy Recorder</u> | 5. _____ |
| 3. _____ | 6. _____ |

Audience: 11

1 **SPECIAL WORK SESSION & PUBLIC HEARING CONTINUATION MEETING**

2
3 **Public Hearing**

4 Anderson, Chair called the Public Hearing to order at 4:00pm

5 ***Items:***

- 6 • Correspondence regarding Lighting ordinance and can be found in the document
7 library on the City's website.
8 • Changes were previously submitted by Bloch, Dickinson, Vaaler and Danos and
9 are attached to this summary.

10
11 ***Action Steps to be taken:***

- 12 • Peterson, Planner will take notes and will present to the committee members
13 • Peterson, Planner will update the document to present to the Council
14

15
16 Motion to pass the Amended changes to the Lighting Ordinance recommended by
17 the commission after the Planner makes the final changes to the Ordinance to
18 submit to Council:

- 19
20 ➤ Aye: Anderson, Bloch, Dickinson, Carlson, Danos, Orchard
21 ➤ Nay: None
22 ➤ Absent: None
23

24 Helen Anderson adjourned the meeting at 5:25pm.

25 ATTEST:

26
27 _____
28 Kimmie Jackson, Deputy Recorder

Date: _____

John Purcell
116 Spring Hill Road
P.O.Box 161
Yachats, OR. 97498

October 20, 2020

To: Planning Commission, City of Yachats

Re: Public Comments, Proposed City of Yachats Lighting Ordinance

Dear Planning Commission,

First and foremost, thank you for addressing the lighting ordinance. Your time has been well spent and the draft, well crafted.

As a brief introduction, I was involved in electrical engineering, lighting design, and commercial electrical construction for twenty one years of my career. During that time I was able to gain an understanding of the often complicated and complex world of lighting. With that in mind, I would like to offer my limited experience to try and answer any questions that the Commission might have regarding exterior lighting.

With specific regard to the Draft, I'd like to offer the following comments:

9.04.030 Definitions

Item D: Even though we're all somewhat used to the term, the use of "watts" or "wattage" can be misleading especially with the advent of LED. To help I suggest that the last sentence of this section be reworded as follows:

"As an example, an 800 lumen lamp (equivalent to an old style 60 watt incandescent lamp) produces an illuminance of one-tenth (0.1) foot candle ('lumen') at a distance of about twenty-five (25) feet."

Item I: I suggest that you add the word "exterior" to better define the section.

9.42.50 Standards Based on Use

A. Residential Uses

Item 1: I recommend that you strike "b" & "c" - improvements to both fluorescent and LED lights continue to be able to provide more lumens per watt. The way its written, a homeowner could install more efficient 8 watt LED lamps claiming

conformance while in fact, the new LED lighting may be shedding more than 800 lumens.

B. Multi-family Uses

1. The Draft allows lamps up to two thousand four hundred lumens each. That's three times the allowable limit for a single family residence. That's a lot of light and I don't see a benefit.

3. Add or clarify that the owner/developer "shall provide" a to-scale Area of Illumination Plan.

4. Subsections "a" and "b" are both in conflict ("Twenty (16), and Fourteen (10)"

C. Commercial Uses

General Comment). As I understand it, Yachats allows residential home(s) to be built on commercially zoned properties and when that happens, at least one "commercial benefit" gets extended to the "residential" restrictions: the residence is allowed to exceed the percentage of property coverage (currently 40%) imposed on residential lots and instead use the coverages allowed for a commercial development. The way the Draft is written (Section 4.b and others), a single family dwelling built on a commercial lot could be allowed to use higher lumen fixtures and incorporate more lumens per property.

5. The Draft "encourages" the use of LPS (Low Pressure Sodium) lamps due to their reputation for benefiting dark sky's. While this was true years ago, the advent of LED lamps has made LPS lamps somewhat obsolete. More to the point, Emergency Service Providers disliked LPS because of the lamp's extremely limited color rendition - at an accident scene under LPS lamps, EMS, Police and Fire Crews could not differentiate between blood, water or gasoline. I recommend that the Draft cut the second and third sentences while retaining the first and the fourth.

6. Subsections "a" and "b" are both in conflict ("Twenty (16), and Fourteen (10)

Thank you for taking the time to review my comments. Again: good job.

John Purcell

Page 1 Item O: Delete) at end of line

Page 6 9.42.030 Item B: The second line of this item refers to "these requirements." There are no requirements in 9.42.030, and it is not clear what "these requirements" refers to. The phrase "including lighting installed by any third party" seems poorly placed and it is not clear why it is needed.

Page 6 9.42.030 Item C.7: "Temporary Seasonal lighting" has not been defined and some careful thought should be made to its definition.

Page 6 9.42.040 Item B: "trespass lighting " was not defined: "Light trespass" was defined on page 1, item J.

page 7 9.42.050 Item A. 2:

I realize this is an outdoor lighting ordinance but it might still be wise to insert "outdoor" prior to "all lighting sources."

In A.2.a, change "greater than" to "of area at least"

page 7 9.42.050 Item A.4: "stand-alone poles" has not been defined. Perhaps it should be.

page 7 9.42.050 Item B.3: "to scale" should be "to-scale" ; in B.3.a, I suggest "building-" be replaced by "building-mounted"

page 7 9.42.050 Item B.4: **These heights seem excessive for R2 and R3 housing**

page 8 9.42.050 Item C.4: "to scale" should be "to-scale"

page 9 9.42.050 Item C.5: on line 4, "when not required" should be "while not required"

page 9 9.42.050 Item D.2: "in place step or building mounted fixtures" should be "in-place step or building-mounted fixtures" and "insure" should be "ensure"

page 9 9.42.050 Items D.3.a and D.3.c: Should "finish grade" be "finished grade?"

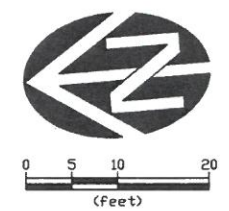
page 9 9.42.050 Item E.1: It is unclear at whose cost this shielding is available

page 9 9.42.070 Item A: My understanding is that this ordinance is for new or repaired lighting, so the one-year compliance period seems surprising

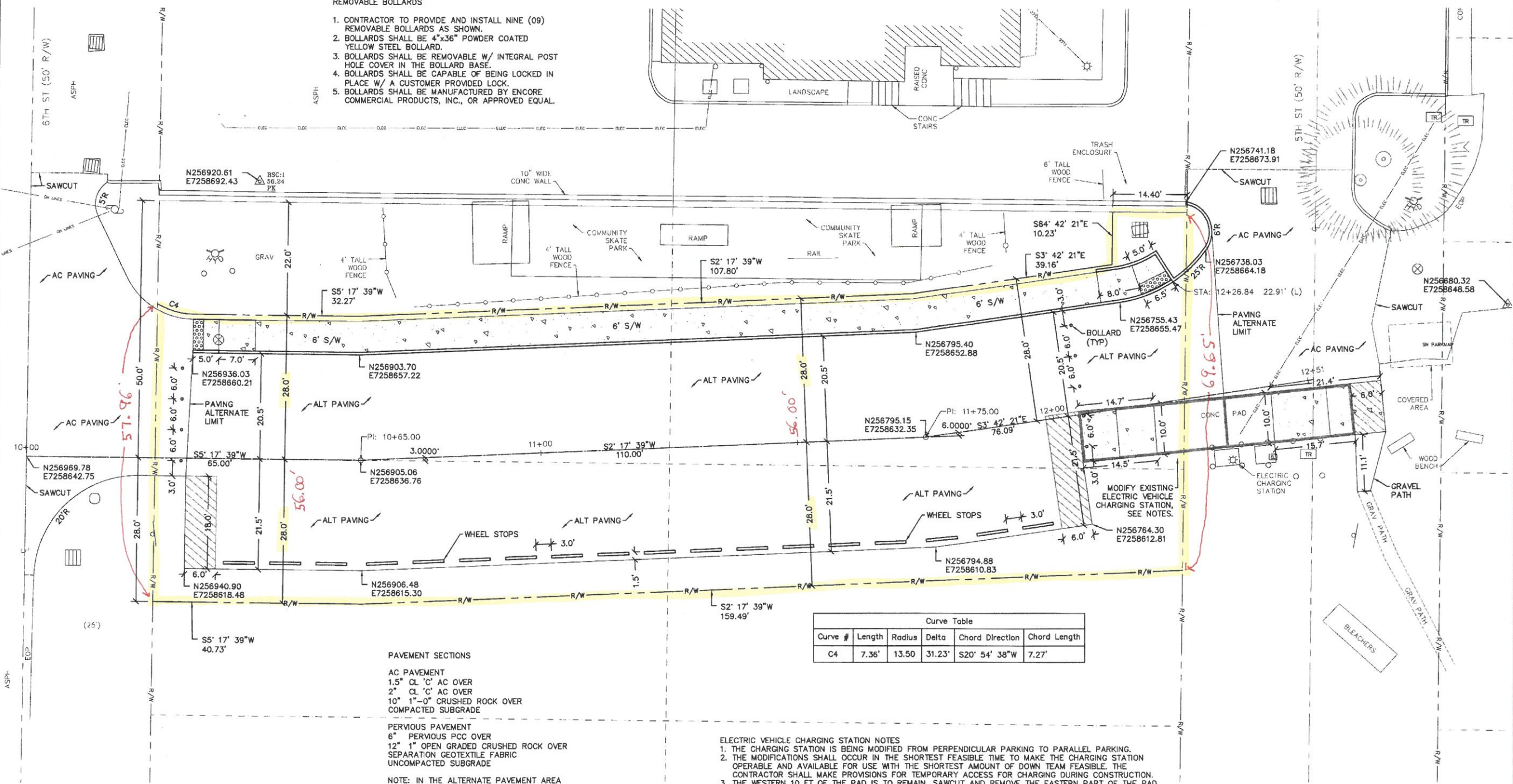
page 10: 9.42.070 Item C:

The term "considered abandoned" should be defined. I didn't see a definition.

The final sentence should be rewritten since street lights don't make requests. Again, it is unclear at whose cost the shielding is available.



- REMOVABLE BOLLARDS
1. CONTRACTOR TO PROVIDE AND INSTALL NINE (09) REMOVABLE BOLLARDS AS SHOWN.
 2. BOLLARDS SHALL BE 4"x36" POWDER COATED YELLOW STEEL BOLLARD.
 3. BOLLARDS SHALL BE REMOVABLE W/ INTEGRAL POST HOLE COVER IN THE BOLLARD BASE.
 4. BOLLARDS SHALL BE CAPABLE OF BEING LOCKED IN PLACE W/ A CUSTOMER PROVIDED LOCK.
 5. BOLLARDS SHALL BE MANUFACTURED BY ENCORE COMMERCIAL PRODUCTS, INC., OR APPROVED EQUAL.



PAVEMENT SECTIONS

- AC PAVEMENT
1.5" CL 'C' AC OVER
2" CL 'C' AC OVER
10" 1"-0" CRUSHED ROCK OVER
COMPACTED SUBGRADE
- PERVIOUS PAVEMENT
6" PERVIOUS PCC OVER
12" 1" OPEN GRADED CRUSHED ROCK OVER
SEPARATION GEOTEXTILE FABRIC
UNCOMPACTED SUBGRADE

NOTE: IN THE ALTERNATE PAVEMENT AREA
THE AC PAVEMENT IS THE BASE BID AND
THE PERVIOUS PAVEMENT IS THE ALTERNATE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	7.36'	13.50	31.23'	S20° 54' 38"W	7.27'

- ELECTRIC VEHICLE CHARGING STATION NOTES
1. THE CHARGING STATION IS BEING MODIFIED FROM PERPENDICULAR PARKING TO PARALLEL PARKING.
 2. THE MODIFICATIONS SHALL OCCUR IN THE SHORTEST FEASIBLE TIME TO MAKE THE CHARGING STATION OPERABLE AND AVAILABLE FOR USE WITH THE SHORTEST AMOUNT OF DOWN TEAM FEASIBLE. THE CONTRACTOR SHALL MAKE PROVISIONS FOR TEMPORARY ACCESS FOR CHARGING DURING CONSTRUCTION.
 3. THE WESTERN 10 FT OF THE PAD IS TO REMAIN. SAWCUT AND REMOVE THE EASTERN PART OF THE PAD.
 4. EXTEND THE 10 FT WIDE PAD NORTH AND SOUTH PER THE DIMENSIONS SHOWN. NEW PAD AREAS SHALL BE 6" MIN. THICK PCC OVER 4" MIN. 1"-0" CRUSHED ROCK.
 5. PROVIDE ONE CONTRACTION JOINT IN EACH SLAB AS SHOWN. NORTH SLAB PANELS TO BE ±7.3'x10'. SOUTH PANELS TO BE ±10.7'x10'.
 6. STRIP THE PERIMETER OF EACH PARKING SPACE. THE EDGE STRIPE TO BE 6" WIDE WHITE PAINT. THE STRIPE DIVIDING THE TWO SPACES SHALL BE 12" WIDE WHITE PAINT.
 7. PROVIDE & INSTALL TWO (02) "PARKING FOR EV CHARGING ONLY" SIGNS. SIGNS TO BE 12"(W)x18"(H) WITH WHITE BACKGROUND AND RED LETTERS.

VERIFIED SCALE
1" = 10'
DATE: DEC 2020

REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3886
E-mail: westtech@westtech-eng.com

City of Yachats, Oregon
Driftwood Lane Street Improvements

Driftwood Lane
Site Plan

DRAWING
6

JOB NUMBER
3096.2021.0

memo



To: Yachats Planning Commission Members
From: Justin Peterson, Contract Planner
Date: November 10, 2020
Re: Street Dedication (La De Da Lane)

Summary

Based on the Yachats Municipal Code the Planning Commission is required to review a dedication of a Public Street and determine whether or not the road conflicts with the City's Comprehensive Plan or any approved preliminary plans, plats, or maps. The Applicable code is below and Comprehensive Plan Goals and Policies that Staff found applicable.

The City Council reviewed the attached memo from Shannon Beaucaire at the November 5, 2020 meeting. Notes from the Council meeting are listed here:

1. The pervious paving as shown on the drawing is acceptable (with the separated quote for regular A/C and then for the option for pervious paving).
2. The alternate layout that Steve provided for the EV charging station is the one Council agreed upon.
3. Council wants the bollards to be bid at 6"x36" rather than 4"x36", and
4. With those changes they are ok to proceed with the development of bid documents.

The design showing the Right-of-Way is attached. The engineer provided the following notes. The drawing is rotated so that north is to the left. North End: 57.96' and South End: 69.65'. The ROW was made to be as narrow as possible to encroach into the park as little as possible. There was some balancing between simple straight lines and fitting the situation in a reasonable way.

Applicable Yachats Code

Section 9.64.040 Dedication of public street.

Any person wishing to create a public road or street which is not a part of a subdivision shall make written application to the City Council. The application shall consist of a letter addressed to the council requesting acceptance of the **dedication** and a deed with the exact description of the proposed **dedication** signed by all owners of the property intended to be served by the road. The City Council shall refer the application to the following:

- A. The public works department and/or public works and street commission, who shall check the proposal for grade and conformance to acceptable road standards;
- B. The county surveyor, who shall check the description for accuracy;
- C. The county assessor's office, which shall insure that the taxes are paid on the property being dedicated;

- D. The Planning Commission, which shall insure that the road is not in conflict with the City's comprehensive plan nor any adjacent approved preliminary plans, plats or maps. These reports shall be forwarded to the City Council. If the council approves the **dedication**, at least three (3) members of the council shall sign the deed as approved. The deed may then be recorded. A public road will not be maintained by the City unless that road is accepted by the City for maintenance.

Comprehensive Plan

Goal K. Public Involvement in Land Use Planning

The City encourages the public to participate in governmental decision-making processes by providing policies and procedures and access to public information.

Goal M. Transportation

The City shall ensure that automobiles, bicyclists and pedestrians can move safely and efficiently to destinations within and beyond Yachats.

Policies

1. The City shall ensure that designated parking areas are maintained in the downtown core.
2. The City shall maintain all City streets to ensure safe passage and emergency access.
7. The City shall explore options to increase public parking,
8. The City shall explore options to improve traffic flow.

Proposed Motion

After review and discussion, consider:

Based on the testimony received, the staff memo, and the evidence and arguments before the Planning Commission at the November 17th, 2020 meeting, the Planning Commission finds that the road is not in conflict with the City's comprehensive plan nor any adjacent preliminary, plats or maps and recommends approval of the proposal by the City Council.



DATE: November 5, 2020

TO: W. John Moore, Mayor
Yachats City Council

FROM: Shannon Beaucaire, City Manager

SUBJECT: La De Da Lane (Driftwood) Paving Project Update

Attached is a revised site plan for this paving project.

Pervious Paving

The paving area is divided into three sections, north, central and south. Pervious pavement (if chosen once the bids are complete) is not carried into the existing paved streets (5th and 6th).

Those areas are shown as standard paving material, and the central section is where there is a potential alternate for pervious pavement.

Charging Station Parking Layout

One change the engineer made was to change the parking for the EV station from perpendicular to parallel. The result is that the narrowest path between the curb on the east side and the EV station parking is now just under 20 feet ($\pm 19.8'$). That seems much better than the narrow path we had before with the perpendicular parking. This only changes the way the cars parked for charging. There would not be any changes to the charging equipment.

An alternative sketch is attached for another parking possibility. In this case the north car would park head in (facing west) on the north side of the charging station and the south car would park parallel (facing south). Or depending on the charging connection on the car, the north car might back in and face east and the south car back in and face north.

At this point the engineer sees four different options for the EV charging station:

- 1) The proposed layout with parallel parking on the east side of the charging station with cars facing north-south.
- 2) The alternate layout as shown in the attached sketch and described above.
- 3) The layout previously discussed where the EV parking does not change, and the street is narrowed to one lane (one way at a time) to get by the charging station if someone is there.
- 4) Move the charging station as shown in the old plans, or some other arrangement where the charging station is moved.

Bollards

There are a variety of factors to be considered with bollards: Appearance, Cost, Durability, Visibility, Safety, etc.

The yellow bollards noted on the plan have a high visibility and might be more likely to be noticed and possibly less likely to get hit, but they are not pretty. The link for that bollard is here:

<https://www.postguard.com/removable-bollards>

I have attached another possibility. The link for this is below.

https://hofequipment.com/Vestil-BOL-OR-40-BK-Removable-Ornamental-Bollard-p497.html?_vsrefdom=adwords&gclid=EAIaIQobChMli-be3_TK7AlVaz6tBh0rnAVjEAQYCSABEgKbaPD_BwE

Durability of ornamental bollards is a consideration. Bollard considerations required to move forward:

- Removable
- Lightweight
- 4" diameter
- Resists rust

Staff has researched and discovered there are hundreds of bollard covers. An example of one with solar lighting is pictured below.

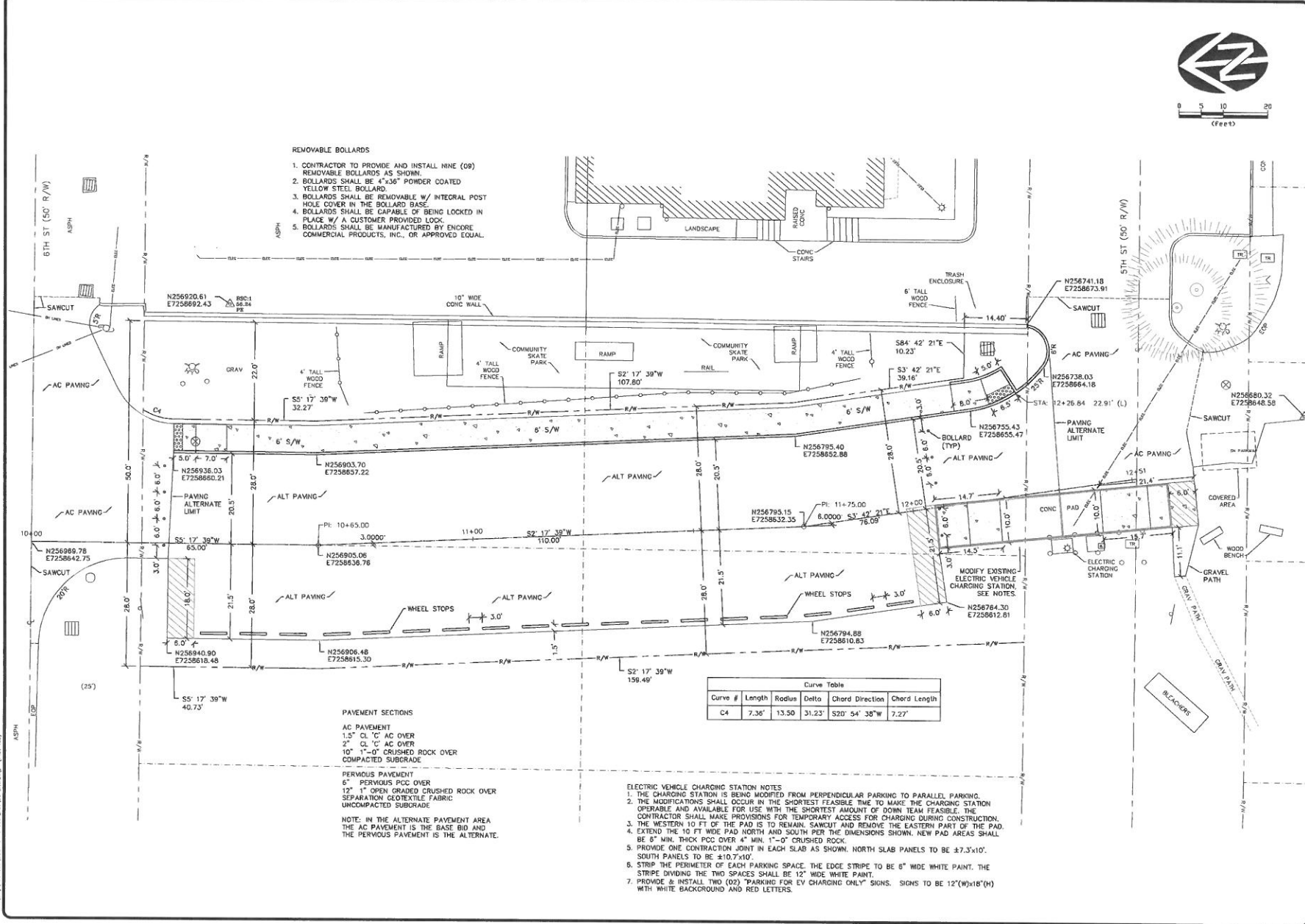


Council Action:

After review and discussion, consider:

1. Approval of option (upon bids received) of pervious pavement as drawn;
2. Approval of 1 of the 4 Electronic vehicle options;
3. Approval of bollards as stated on drawing with community input at a later time for decorative covers; and
4. Based upon the above 3 decisions, approval of moving forward with bid documents. Bidding would occur in Jan/Feb 2021 with a goal of spring paving which meets the grant deadline.

10/22/2020 12:13:54 PM
R:\Users\jason.a.2020\Drawings\Driftwood Lane Site Plan.dwg (Plot: 00)



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City of Yachats, Oregon

Driftwood Lane Street Improvements

Driftwood Lane

Site Plan

REVIEW

PROFESSIONAL ENGINEER

REGISTERED ENGINEER

3841 Spruce Industrial Dr., S.E., Suite 100, Salem, OR 97301

Phone: (503) 585-1100 Fax: (503) 585-1106

E-mail: info@wheeler-engineering.com

DATE: DEC 2020

BY: [Signature]

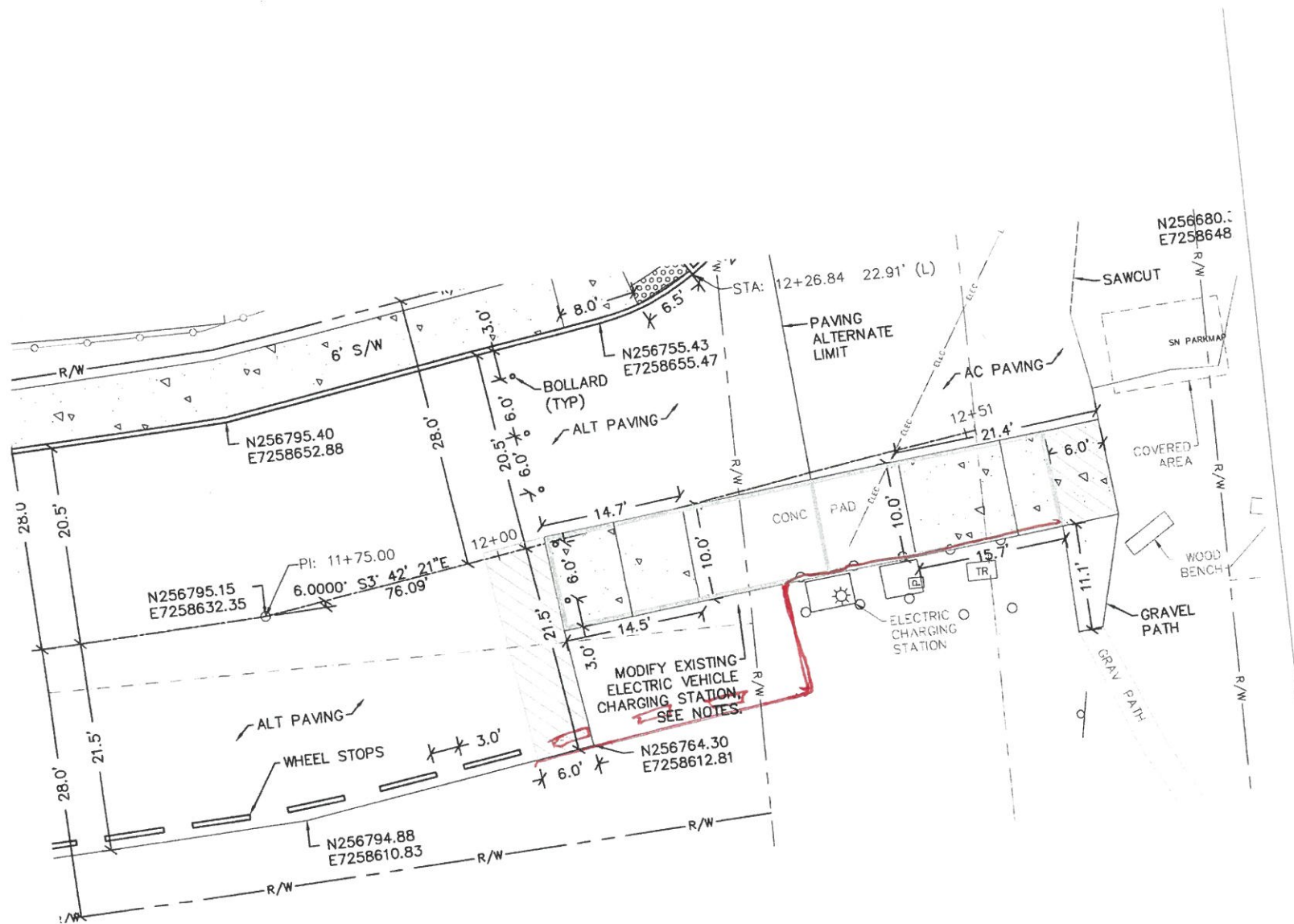
REVISIONS:

DRAWING

6

JOB NUMBER

3096.2021.0



**BEFORE THE PLANNING COMMISSION
OF
THE CITY OF YACHATS**

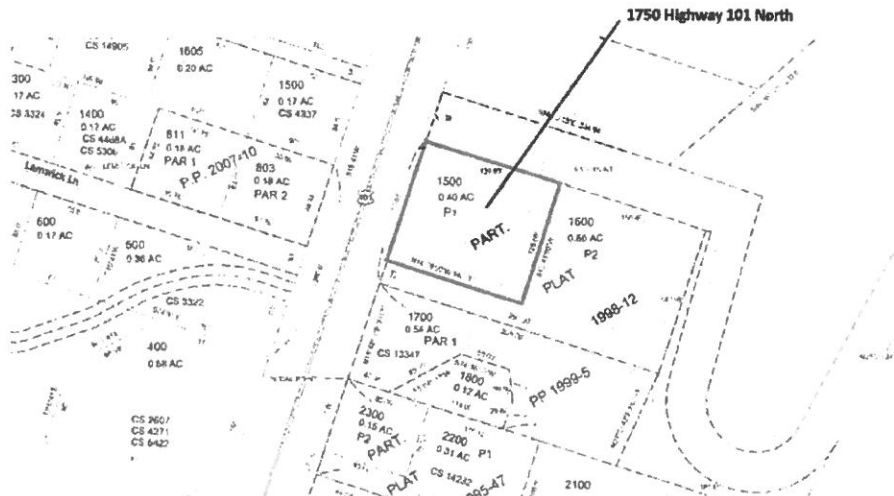
**Request for 2-Lot Partition Plat
Applicant: Dale A. Erlewine**

Case File: #1-PAR-PC-20

FINDINGS AND CONCLUSION

A. REPORT OF FACTS

1. Applicant's Request: The applicant is requesting to partition the approximately 17,500 square foot lot into two lots. The square footages of the two proposed lots will be approximately 10,000 square feet for the West Lot and approximately 7,500 square feet for the East Lot.
 - Date Filed: February 13, 2020
 - Date Application Deemed Complete: February 21, 2020
 - 120-Day Decision Deadline: June 20, 2020
 - Hearing Date: May 19, 2020
 - Previous Action: None
2. Property Location: The subject property is located at 1750 Hwy 101 North, and is further described on the Lincoln County Assessor's Map 14-12-23-CC-01500.



3. Zoning: Residential Zone R-3
4. Plan Designation: Residential.

**Case File #1-PAR-PC-20 Erlewine
Findings and Conclusion**

5. Lot Size and Dimensions: The subject property is approximately 17,500 square feet, 125 ft x 140 ft.
6. Existing Structures: A single-family home is located on the proposed East Lot and an accessory structure is located on the proposed West Lot.
7. Access: The subject property and both lots are accessed by means of a driveway on an access easement that ties onto Highway 101 North.
8. Surrounding Land Use: Commercial and undeveloped lots are located along the highway frontage. Surrounding land uses off of Hwy 101 are primarily single family residential.
9. Existing Utilities: Water and sewer are provided by City of Yachats, Electricity is provided by Central Lincoln PUD. New sewer and water hook-up and SDC fess will be required for a new dwelling on the proposed west parcel.
10. Development Constraints: No development constraints are identified with the partitioning of the subject property.
11. The applicant submitted the application form and fee, and a proposed partition plat that shows existing property lines, the proposed property line, existing house and deck, existing accessory structure, and existing access and utilities easements.
12. A public meeting was held before the Yachats Planning Commission on May 19, 2020 at 3:00 p.m. in order to consider the applicant's request. Due notice of the meeting was given and all interested parties were given an opportunity to present testimony.
13. Comments Received: No Written comments have been received.

B. RELEVANT STANDARDS/CRITERIA

Relevant Yachats Zoning & Land Use Code criteria are identified by title below and complete descriptions and are herein incorporated into the record.

- o **Yachats Municipal Code Chapter 9.20.040, R-3 Residential Zone Standards**
- o **Yachats Municipal Code Chapter Section 9.56.020 General Requirements and Minimum Standards of Design and Development for Partitions and Subdivisions**
- o **Yachats Municipal Code Chapter Section 9.56.040 Partition Procedure for Dividing Land.**
- o **Yachats Municipal Code Chapter 9.56.64 Street Construction and Design, Section 9.64.020 Private Streets**

C. FINDINGS

1. **The Request and the R-3 Residential Zone Standards.** The following table identifies the applicable R-3 standards and the proposed 2-lot partition.

**Case File #1-PAR-PC-20 Erlewine
Findings and Conclusion**

Standard	Minimum Requirement	Proposed West Lot (existing accessory structure)	Proposed East Lot (existing one-family dwelling)
Lot Size	6,000 sq. ft. (1 dwelling) 7,500 sq. ft. (2 dwellings)	10,000 sq. ft.	7,500 sq. ft.
Lot Width at front bldg. line	50 ft. for interior lot 55 ft. for corner lot	60 ft.	80 ft.
Avg. Lot Depth	80 ft.	125 ft.	125 ft.
Front Yard	Min. 20'	20 ft (from easement line)	50 ft (from access easement line)
Rear Yard	Min 10'	75 ft	22 ft
Side Yard	Min 5'	40 ft/10 ft	23 ft/10 ft
Building Height	Max 30'		
Lot Coverage	40%	10%	21%
Parking Spaces	2	2	2

The table demonstrates the two proposed parcels meet the minimum R-3 standards.

2. **Partitions.** In taking action on a partition application, the Planning Commission may either permit or deny the application. The Planning Commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance. In permitting a partition, the Planning Commission may impose conditions which are considered necessary to protect the best interests of the surrounding city as a whole. Below are the General Requirements and Minimum Standards of Design and Development for Partitions.

Yachats Municipal Code Chapter Section 9.56.020 General Requirements and Minimum Standards of Design and Development for Partitions and Subdivisions

a. ***Conforms with Comprehensive Plan.***

PLANNING COMMISSION FINDINGS: The two proposed lots conform to the goals and policies of the Comprehensive Plan.

b. ***Access.***

PLANNING COMMISSION FINDINGS: Both parcels are proposed to be accessed from the south side via an existing easement (private street). The existing easement is 25 feet wide on the southern side of the subject property. The easement will be required to be widened to 30 feet since the driveway/easement is utilized by three lots (Tax Lots 1500 (to be partitioned to two (2) lots and 1600). Both proposed lots shall have access and utility easements on the easement.

c. ***Relation to Adjoining Street System.***

PLANNING COMMISSION FINDINGS: The existing private street extends off of Highway 101 North.

d. ***Easements.***

PLANNING COMMISSION FINDINGS: As described in 'b. Access' above, there is an existing 25' wide access and utility easements. The easement will need to be widened for adequate width for legal access and utility connections to each lot. Access from the private street into each lot may be at the existing driveway locations. Assuming the existing driveway is maintained and used by both properties, easements will be required for each

lot.

e. *Public Access Ways.*

PLANNING COMMISSION FINDINGS: Public access ways are not necessary.

f. *Lots and Parcels.*

PLANNING COMMISSION FINDINGS: Both proposed lots exceed the minimum frontage required on a private street. The proposed property line is parallel to the private street and perpendicular to Highway 101 North. No double frontage lots are proposed. Lot sizes and dimensions conform to R-3 standards.

The proposed lots are less than 25,000 square feet and therefore must not exceed a 3.50:1 lot depth-to-width ratio. The proposed West Lot has an approximate lot depth-to-width ratio of 1.56:1. The proposed East Lot has an approximate lot depth-to-width ratio of 2.08:1.

g. *Performance Agreement, Bond Contract or Other Assurance of Improvements.*

PLANNING COMMISSION FINDINGS: No improvements (street or utility improvements) are proposed at this time therefore no performance agreement is necessary.

D. CONCLUSIONS AND FINAL ORDER

1. Based on the above facts and findings, the Yachats Planning Commission finds:
 - a. The site under consideration is suitable for the proposed two-lot partition considering the conceptual design and location.
 - b. The proposed use and site plan for the two-lot partition are compatible with existing and projected uses on surrounding lands.
 - c. The two-lot partition use does not create a public nuisance or an unreasonable hazard to health or property because of excessive noise, smoke, odor or dust, and does not constitute an unusual fire, explosion or other physical hazard.
 - d. This application and conceptual plan for a two-lot partition satisfy the provisions of the plan and is approved with conditions by the Planning Commission unless a substantial change to the proposed plan occurs.

ORDER

This ORDER was presented to and approved by the Yachats Planning Commission on May 19, 2020. It is ordered by the Yachats Planning Commission that the requested partition for Case File #1-PAR-PC-20 is hereby approved. Said approval is subject to the following conditions:

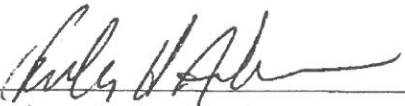
1. Within one year after the approval of this preliminary plan becomes effective, a partition plat shall be submitted to the City Planner for approval which is in substantial conformity to the approved proposed partition plat and conditions of approval. Any substantial change to the approved preliminary plan shall require a new application.

The partition plat shall be prepared by a professional land surveyor who is licensed in the state of Oregon, and shall conform to the surveying requirements in ORS 92.050 through 92.080 and the Lincoln County surveyor's plat standards.

**Case File #1-PAR-PC-20 Erlewine
Findings and Conclusion**

2. Both parcels shall have an access and utility easement recorded along the southerly boundary of the adjacent lot to the east. The recorded easement shall be a width of 30 feet as required by City code. The easements shall be shown on the partition plat.
3. An Additional five (5) feet of access easement shall be recorded so that the existing 25-foot access easement located on Tax Lot 1600 meets the required 30-foot access easement width as required in these findings.
4. If access into either parcel requires encroachment on the other parcel, an easement(s) shall be established and shown on the partition plat.
5. A copy of a filed survey of the Partition Plat in accordance with ORS 92.080 and the Lincoln County Surveyor's requirements which is in substantial conformance with the tentative approval shall be submitted to the City. The survey shall identify the any easements for access and utilities.
6. Copies of recorded conveyances conforming to the approved partition plat and containing the proper acknowledgment shall be submitted to the City.
7. This tentative approval is valid for a period of one (1) year. Time extensions are not allowed.

Presented to and approved by the Yachats Planning Commission on May19, 2020.



Helen Anderson, Yachats Planning Commission Chair

5/26/20
Date

CITY OF YACHATS

P.O. Box 345, Yachats, OR 97498 • (541) 547-3565 • FAX (541) 547-3063

Partition/Subdivision

Partitions \$200.00

Subdivision:

4-9 lots 250.00

10 or more lots 350.00

Date Received: 2-21-20

Fee Received:

Staff Initials: *DM*

(Actual expenses in excess of fee will be billed.)

☒ Partition

☐ Subdivision 4-9 lots

☐ Subdivision 10 or more lots

Address of Property: 1750 Hwy 101 North

Tax Lot No. 14-12-23-CC-01500

Property Owner: Erlewine, Dale A & Connor, Audrey L. Phone: (509) 690-7878

Mailing Address: PO Box 322, Yachats, OR 97498

Agent (if any): N/A Phone:

Address:

Surveyor: Gary Nyhus Phone: (541) 270-1391

Directions to property:

Current Zone: R-3 Lot Dimensions: 150X140 Area: 21,000 Sq Ft

Flood Zone: No Natural Hazard: No

Name of Subdivision: N/A

Water Source: City Sewage Disposal: City

Other Utilities:

The following information is required at the time of submittal.

An incomplete application will not be accepted.

A map of the property containing the following information:

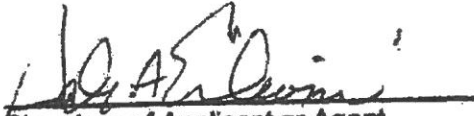
- Date, north point and scale of the drawing.
- A vicinity sketch showing the location of the partition/subdivision.
- The approximate location and dimensions of all proposed boundary/lot lines.
- Approximate area of the property being partitioned and each proposed parcel. For a subdivision - Gross acreage of the property being subdivided, number of lots within the plat, and size of the smallest lot in the plat.
- Name, location, and width of all existing and proposed roads, right-of-way, and easements.
- Existing and proposed uses of the property.
- Approximate location and use of all existing structures to remain on the site. Indicate those to be removed.
- Any limitations to development; i.e. topography, areas subject to flooding, geologic hazards, drainage channels on property, etc.
- A copy of the request to the County Health Department for site inspection.

For subdivision also include:

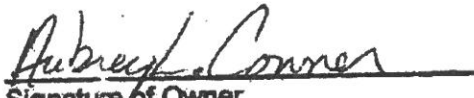
- Names, surfacing, direction of drainage, and approximate grade of all streets within and abutting the subdivision.
- Legal access to subdivision, if not abutting a public road. (If by easement, a copy of the deed giving easement.)
- Proposed lot and block numbers.
- Width, depth, and direction of flow of all drainage channels on the property.
- Contour lines with a ten (10) foot interval if slope exceeds 10%; five (5) foot intervals if less than 10%. State the source of the contour information.
- All existing and proposed easements crossing the property.
- Pedestrian walkways (if any).
- Areas other than streets to be offered for dedication to the public - example - parks.
- Heavily wooded areas.
- Adjacent land owned by the subdivider.
- The feasibility report.

Note: Some of the above items may not apply to the property being subdivided, however, as much information as possible must be shown. A preliminary plan may be returned until adequate information is given.

I certify that this application and its related documents are accurate to the best of my knowledge.


Signature of Applicant or Agent

2/13/20
Date


Signature of Owner
(If different than agent)

2/13/20
Date

Notes:

- Within 5 business days following the acceptance of an application by City Staff, copies of the preliminary plan shall be distributed to appropriate agencies and departments for review, comments, and recommendations.
- If approved, the preliminary approval is valid for one year for a partition, two years for a subdivision. During that time all conditions set out by the Planning Commission should be completed.
- Please review the current ordinance to ensure all requirements are met when submitting final plat.
- For a subdivision: At such time as a preliminary plan is proposed which includes private streets, all adjacent property owners will be notified of such proposal and the time and place of the Planning Commission meeting.

Lincoln County Property Report

Account # & Prop. Info		Account Details		Owner & Address	
Account #:	R509722	Neighborhood:		Owner and	ERLEWINE DALE A &
Map Taxlot:	14-12-23-CC-	YYNR		Mailing Address:	CONNER AUBREY L
01500-00		Property Class:	101		PO BOX 332
				Site Address(es):	YACHATS, OR 97498
Tax Map:	14s12w23CC				1750 HWY 101 N
Web Map:	View Map				
Info:	P.P. 1998-12, PARCEL 1, ACRES 0.40, UNTITLED MANUFACTURED STRUCTURE, DOC201901355				
Tax Code:	302				
Acres:	0.40				

Improvements							
Description	Area	Yr Built	Found	Heat	Plumb	SDMS	Value
MAIN AREA	1404 sq ft	2005	CB	FOR	B2	3	\$104,850
GEN PURPOSE BLDG	900 sq ft		P				\$20,370
MULTI-PURPOSE SHED	128 sq ft		FR				\$2,300
GEN PURPOSE BLDG	640 sq ft		CONC				\$3,390
ACCESSORY IMPROVEMENTS	1 sq ft						\$1,250
FOR MOBILE HOME SKETCHING PURPOSES ONLY	1404 sq ft						\$0

Foundation Code List Heating/AC Code List Plumbing Code List

Value History					
Year	Imp.	Land	Total Market	Total Assessed	Levied Tax
2019	132,180	83,120	215,280	198,400	2,599.89
2018	124,700	72,070	196,770	192,630	2,563.51
2017	99,760	71,070	170,850	170,850	2,250.49
2016	88,040	73,540	159,580	159,580	2,004.70
2015	87,600	83,390	170,990	170,990	1,995.66
2014	88,340	82,890	171,230	171,230	2,009.36
2013	73,190	87,120	160,310	160,310	1,872.45
2012	94,230	220,040	314,260	187,020	2,188.46

Sales History				
Sale Date	Price	Document	Type	Code
02/09/2019	\$234,000	201901355	33	WD

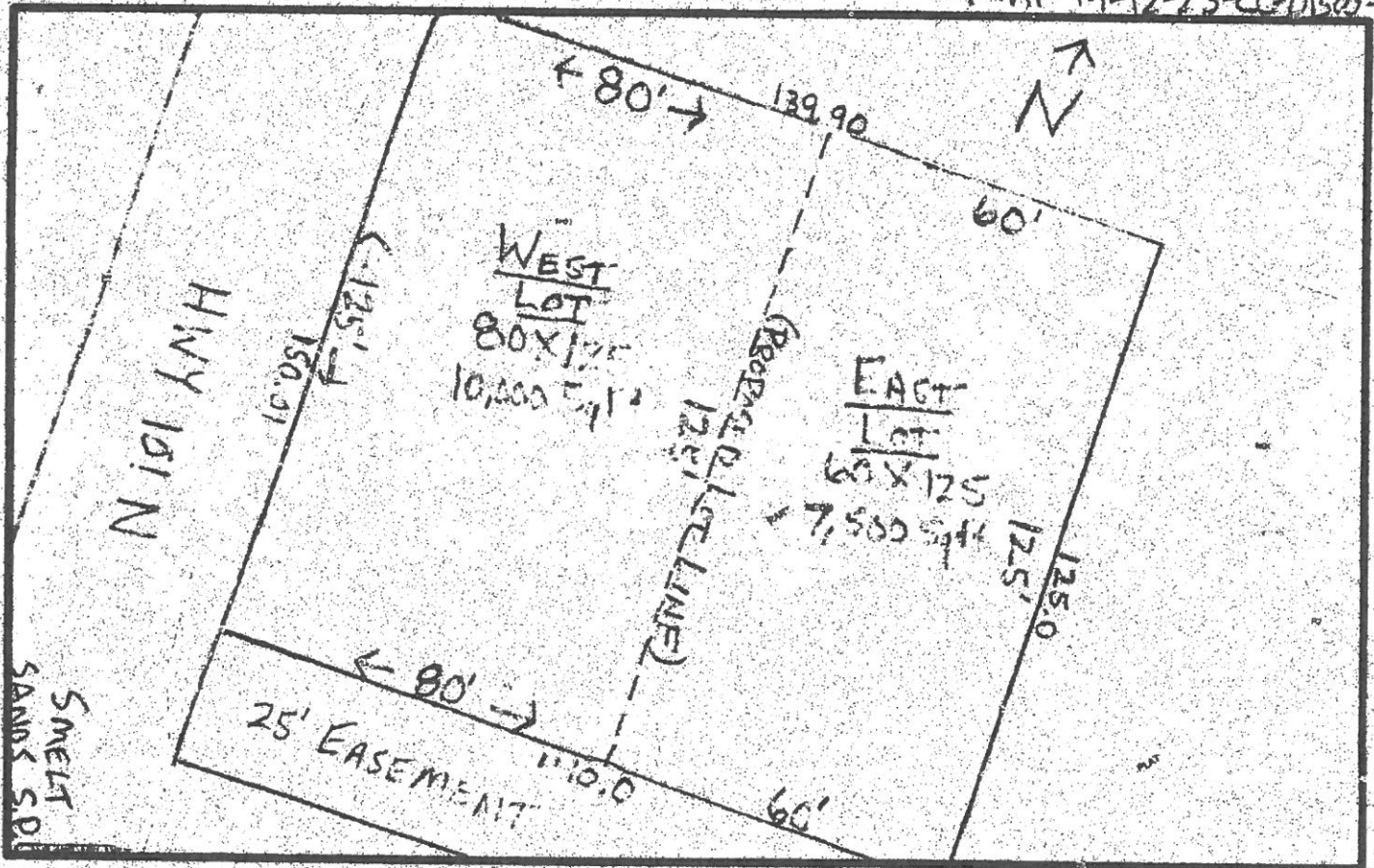
Land	Related Accounts	Disclaimer

Map

PROPOSED LOT LINE

1750 HWY 101 N
YACHTS OR

MAP 14-12-23-CG-0150-00



Printed 02/13/2020

Lincoln County government use only. Use for any other purpose is entirely at the risk of the user.

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability.



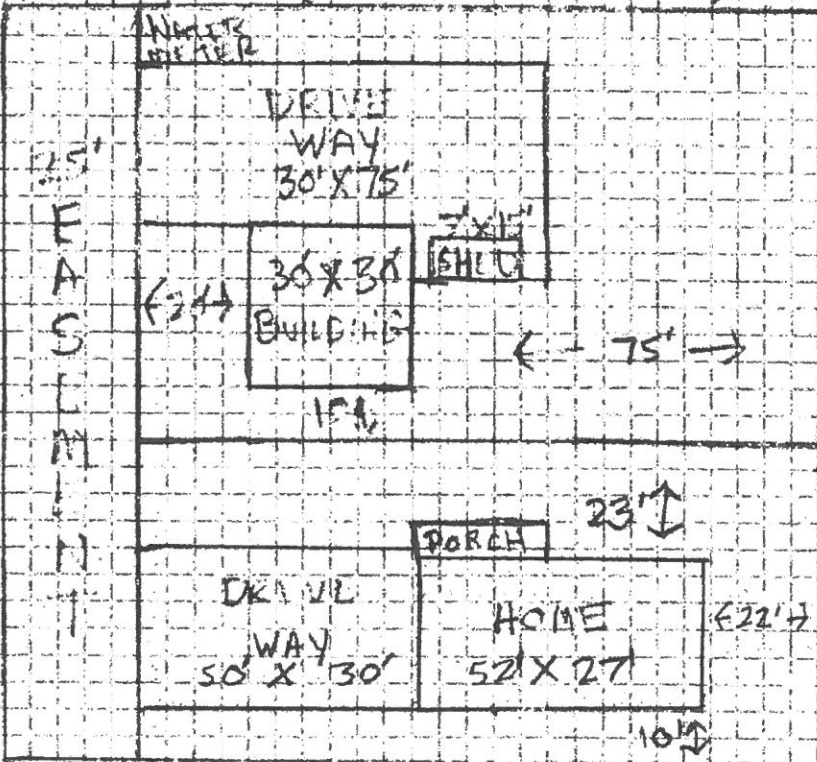
SINGLE
STATE

UPDATED
2-12-20
WEST LOT
80' X 125'
10,000 S.F.

HWY 101 NORTH

← 125' →

CULVERT
EXISTING



PROPOSED
LOT PARTITION
1750 HWY 101 N
YACHT CLUB
CITY 113

MARTAY LOT
14-12-73-CC-0150-00

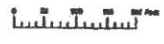
EXISTING
STRUCTURE
FEMIN
R-3
SINGLE
FAMILY

SCALE
ONE BLOCK =
5 FEET

← 125' →

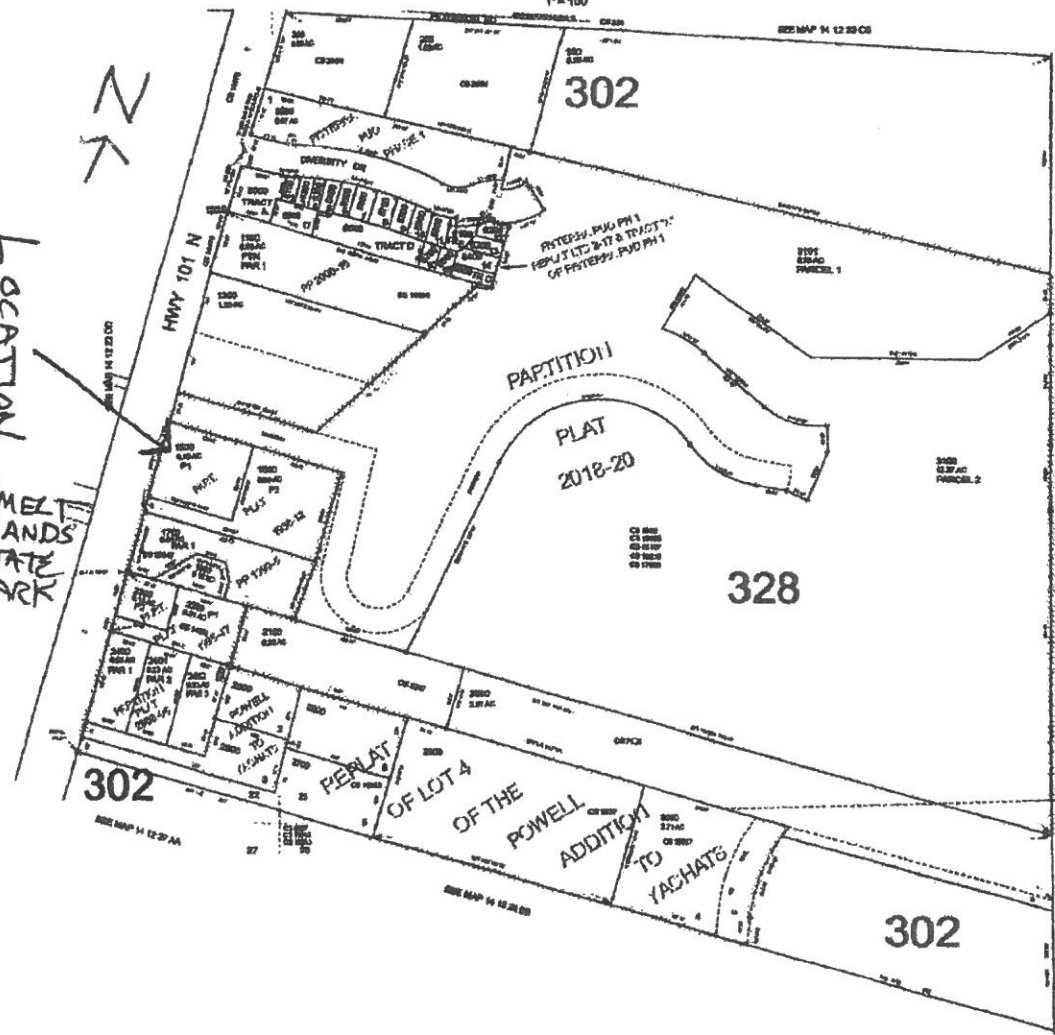
EAST LOT
60' X 125'
7,500 S.F.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.W.1/4 S.W.1/4 SEC.23 T.14S. R.12W. W.M.
LINCOLN COUNTY
1"=100'

14 12 23 CC
YACHATS



LOCATION
OF LOT TO
BE PARTITIONED
MELT STATE PARK
1750 HWY 101 NORTH
YACHATS, OR 97498
MAY 19 14-12-23-CC-01580-80

LOCATION
OF LOT

01/27/20

Revised GAO
01/28/2019

YACHATS
14 12 23 CC



CITY OF YACHATS

PO Box 345 (441 N. Highway 101), Yachats OR 97498

Phone (541) 547-3565

Fax (541) 547-3063

Relay Oregon 800-735-2900 (TDD)

March 3, 2020

NOTICE OF PUBLIC HEARING

#1-PAR-PC-20

Yachats Planning Commission

Applicant: Dale A Erlewine & Aubrey L Conner, PO Box 332, Yachats, OR 97498

Public Hearing Date and Location: A public hearing will be held before the Yachats Planning Commission, Tuesday, April 21, 2020, 3:00 p.m., at the Yachats Civic Meeting Room, Yachats Commons, 441 North Highway 101, Yachats, OR 97498.

Site Location: The subject property is located at 1750 101 North; and described on the Lincoln County Assessor's Map 14-12-23-CC, Tax Lot 1500.

Proposal: The applicant is requesting to partition the subject property into two (2) parcels.

Applicable Criteria: Yachats Municipal Code, Title 9 Zoning and Land Use

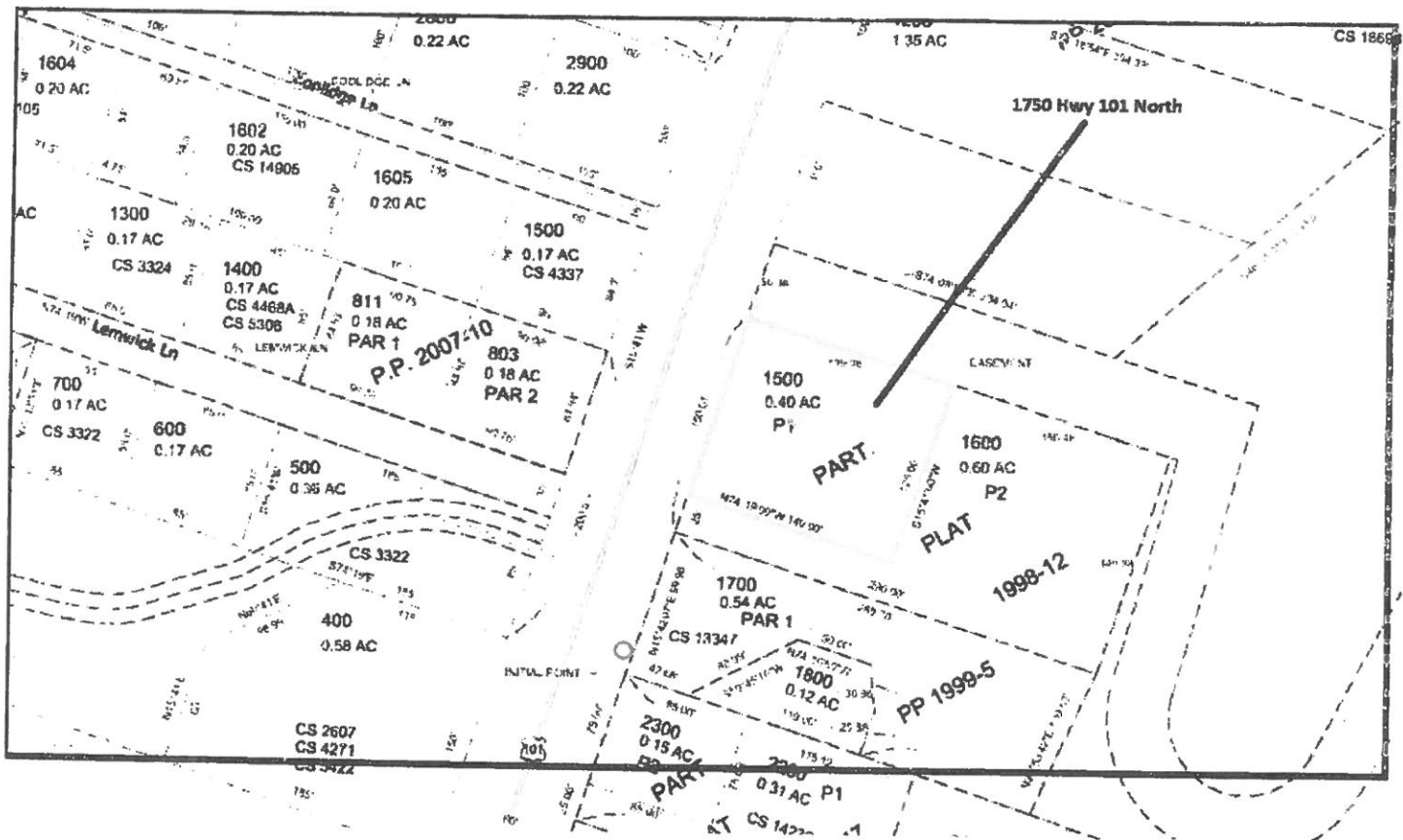
- Chapter 9.04 Definitions
- Chapter 9.20 R-3 Residential Zone
- Chapter 9.56 Approval of Partitions and Subdivisions.

Contact: David Mattison, City Planner (541) 547-3565, ext. 104

A copy of the application, all documentation and evidence submitted by or on behalf of the applicant, applicable criteria, and other relevant information are available for inspection at no cost, and copies can be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost seven (7) days prior to the hearing, and copies can be provided at a reasonable cost.

Written comments may be submitted to the City of Yachats, at 441 North Highway 101, Yachats, Oregon, mailed to PO Box 345, Yachats, OR 97498, or emailed to planner@yachatsmail.org. You are encouraged to submit written testimony to the City at least one (1) week in advance of the Tuesday, April 21, 2020, 3:00 pm hearing. Written testimony received prior to the meeting will be forwarded to the Planning Commission. The public may provide oral testimony at the public hearing.

Failure to raise an issue in person or by letter, or failure to provide statements or evidence sufficient to allow the decision-maker an opportunity to respond to the issue precludes appeal to the land use board of appeals (LUBA) based on that issue.



14-12-22-DD-03000/03101-00
GRAND PACIFIC LLC
FIRESIDE HOSPITALITY LLC
320 SW CENTURY DR, STE 405-401
BEND, OR 97702

14-12-22-DD-00803-00
DANIELSON DAVID O & DANIELSON
ROWENA D
12714 SE ANGUS ST
VANCOUVER, WA 98683

14-12-23-CC-02400/02401/02402-00
BEATTIE JAMES C TRUSTEE & BEATTIE
PAMELA O TRUSTEE
PO BOX 5280
STATELINE, NV 89449

14-12-22-DD-01600-00
LINCOLN COUNTY
ATTN LEGAL COUNSEL
225 W OLIVE ST, RM 110
NEWPORT, OR 97365

14-12-22-DD-00400-00
BOSTON OLEN SR TRUSTEE, ATTN
JENNIFER VANDRAISS
1679 HWY 101 N
YACHATS, OR 97498

14-12-23-CC-02500-00
DERIBERPREY JOHN & IFRAN CELIA I
PO BOX 724
YACHATS, OR 97498

14-12-22-DD-02800-00
RYAN ELIZABETH LILA TSTEE
PO BOX 423
YACHATS, OR 97498

14-12-23-CC-01200-00
FLAMING GORDON D & FLAMING
SHIRLEY I
PO BOX 978
WALDPORT, OR 97394

14-12-23-CC-03101-00
ELK MOUNTAIN PROPERTIES LLC
8857 N 63RD PL
PARADISE VALLEY, AZ 85253

14-12-22-DD-02900-00
GONZALEZ KADI LAFERIA & GONZALEZ
JUAN JOSE JR
6429 DENMEAD ST
LAKEWOOD, CA 90713

14-12-23-CC-01500-00
ERLEWINE DALE A & CONNER AUBREY L
PO BOX 332
YACHATS, OR 97498

14-12-22-DD-01201-00
CHAMBERS CARLA M TRUSTEE &
REYNOLDS CRAIG WESTON & SMITH
KATHLEEN ANN
PO BOX 284
YACHATS, OR 97498

14-12-23-CC-01600-00
RAZ ASSAF & RAZ ITAY
434 N VENICE BLVD
VENICE, CA 90291

14-12-22-DD-01605-00
HERRICK AVERY P & HERRICK LEIF P
1220 NE 11TH CT
HILLSBORO, OR 97124

14-12-23-CC-01700-00
BROWN MARY A
PO BOX 827
CARVER, MA 02330

14-12-22-DD-00401/00500-00
STATE OF OREGON, % OREGON PARKS
& REC DEPT
725 SUMMER ST NE, STE C
SALEM, OR 97301

14-12-23-CC-01800-00
AMES JAMES PHILLIP & AMES CONNIE
RENEE
299 APPLE BLOSSOM AVE N
KEIZER, OR 97303

14-12-22-DD-01500-00
MORAN MICHAEL G & MORAN RHONDA
S
PO BOX 741
YACHATS, OR 97498

14-12-23-CC-02300/02200-00
RAY DANNY & RAY LYSA
542 TRAVERSE DR
COSTA MESA, CA 92626

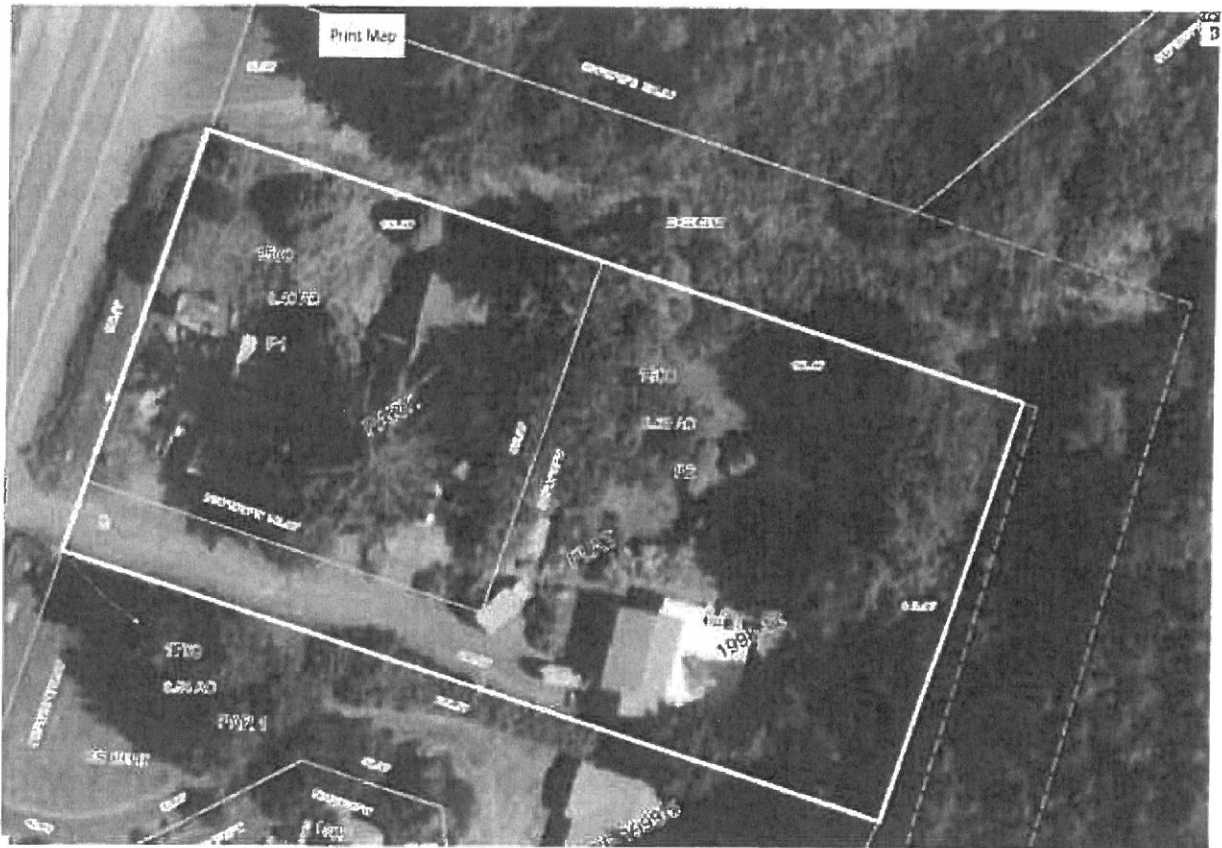
14-12-22-DD-00811-00
MCCOY RICHARD RAND & MCCOY
DENISE LOUISE
35659 SUMMERS LN
PHILOMATH, OR 97370

14-12-23-CC-02100-00
SCHROEDER WILLIAM P & SCHROEDER
SUSAN E
PO BOX 247
YACHATS, OR 97498

14-12-23-CC-01500 Aerial Site View



14-12-23-CC-01500 Aerial Site View



PARTITION PLAT PREPARED FOR
DALE A. ERLEWINE and AUBREY L. CONNER
A REPLAT OF PARCEL 1, PARTITION PLAT 1998-12
LOCATED IN THE SW 1/4 OF SECTION 23, T14S, R12W, W.M.
CITY OF YACHATS, LINCOLN COUNTY, OREGON
AUGUST 19, 2020

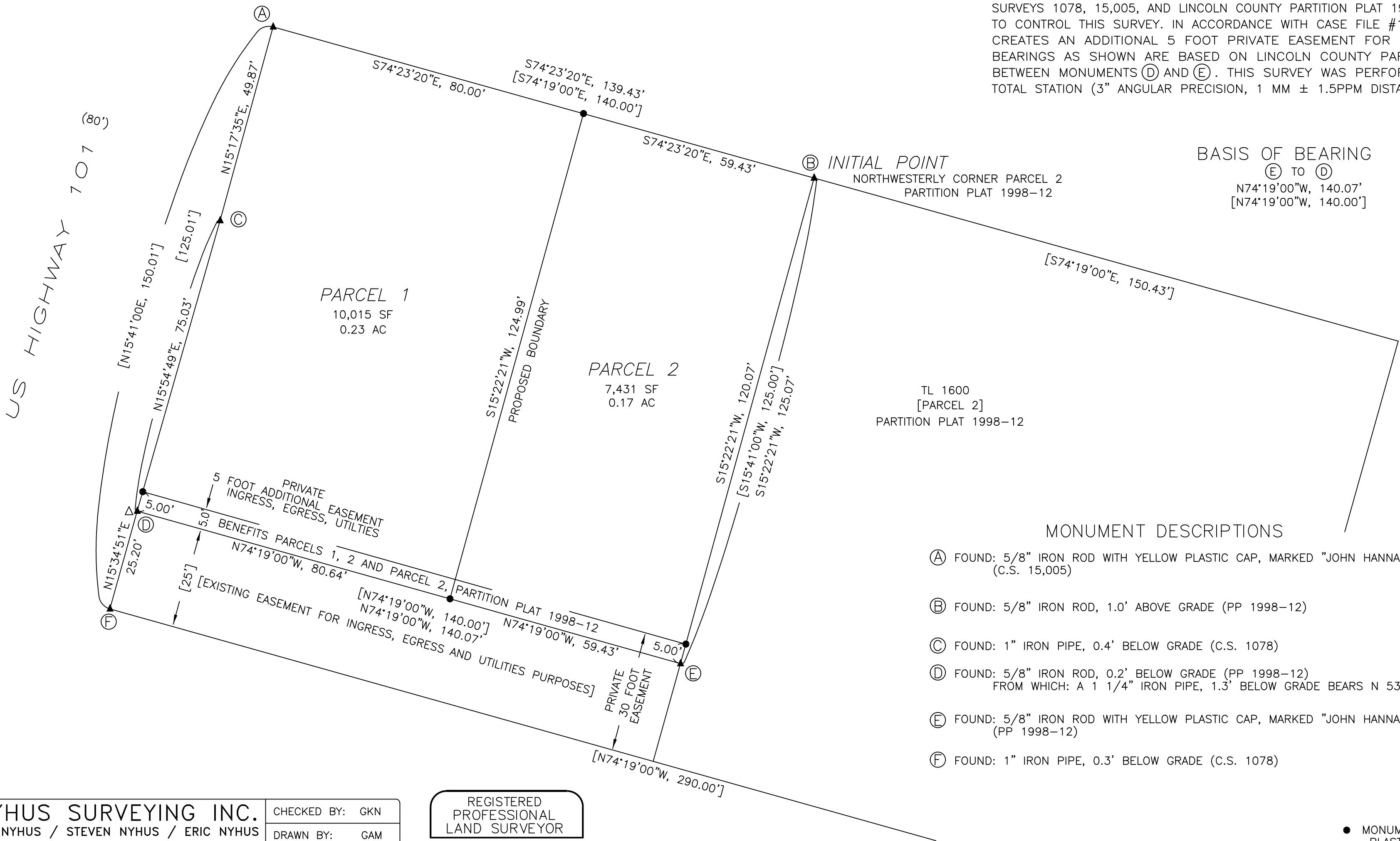
(14-12-23-CC TAX LOT 1500)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PARTITION PLAT AS PER CITY OF YACHATS PLANNING CASE FILE #1-PAR-PC-20. MONUMENTS SET IN LINCOLN COUNTY SURVEYS 1078, 15,005, AND LINCOLN COUNTY PARTITION PLAT 1998-12 WERE FOUND AND HELD TO CONTROL THIS SURVEY. IN ACCORDANCE WITH CASE FILE #1-PAR-PC-20 THIS PLAT ALSO CREATES AN ADDITIONAL 5 FOOT PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEARINGS AS SHOWN ARE BASED ON LINCOLN COUNTY PARTITION PLAT 1998-12 RECORD BETWEEN MONUMENTS (D) AND (E). THIS SURVEY WAS PERFORMED USING A LEICA TS11 TOTAL STATION (3" ANGULAR PRECISION, 1 MM ± 1.5PPM DISTANCE PRECISION).

BASIS OF BEARING

(E) TO (D)
N74°19'00"W, 140.07'
[N74°19'00"W, 140.00']



MONUMENT DESCRIPTIONS

- (A) FOUND: 5/8" IRON ROD WITH YELLOW PLASTIC CAP, MARKED "JOHN HANNA RLS 306", FLUSH (C.S. 15,005)
- (B) FOUND: 5/8" IRON ROD, 1.0' ABOVE GRADE (PP 1998-12)
- (C) FOUND: 1" IRON PIPE, 0.4' BELOW GRADE (C.S. 1078)
- (D) FOUND: 5/8" IRON ROD, 0.2' BELOW GRADE (PP 1998-12)
FROM WHICH: A 1 1/4" IRON PIPE, 1.3' BELOW GRADE BEARS N 53° 40' W, 3.71' (UNKNOWN)
- (E) FOUND: 5/8" IRON ROD WITH YELLOW PLASTIC CAP, MARKED "JOHN HANNA RLS 306", FLUSH (PP 1998-12)
- (F) FOUND: 1" IRON PIPE, 0.3' BELOW GRADE (C.S. 1078)

LEGEND

- MONUMENT SET: 5/8" X 30" RE-BAR WITH YELLOW PLASTIC CAP MARKED "NYHUS SURVEYING"
- ▲ MONUMENT FOUND: HELD FOR CONTROL, AS NOTED
- △ MONUMENT FOUND: AS NOTED
- () RECORD INFORMATION, AS NOTED
- [] RECORD: PARTITION PLAT 1998-12
- PP PARTITION PLAT

NYHUS SURVEYING INC.

GARY NYHUS / STEVEN NYHUS / ERIC NYHUS

PROFESSIONAL LAND SURVEYORS

P.O. BOX 206

740 E. THISSELL RD. TIDEWATER, ORE 97390

(541) 528-3234

DRAWN BY: GM MAPPING -GREG MURRY-

(541) 528-7062 / 30BBPP

CHECKED BY: GKN

DRAWN BY: GAM

DATE: 8-19-2020

SCALE: 1" = 20'

PROJECT: 20145

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1991
GARY KEITH NYHUS
2515

RENEWAL DATE:
DEC. 31, 2020

I, GARY KEITH NYHUS CERTIFY
THIS TO BE A TRUE AND EXACT
COPY OF THE ORIGINAL.

0 20 40 60
SCALE IN FEET

PARTITION PLAT PREPARED FOR
DALE A. ERLEWINE and AUBREY L. CONNER
A REPLAT OF PARCEL 1, PARTITION PLAT 1998-12
LOCATED IN THE SW 1/4 OF SECTION 23, T14S, R12W, W.M.
CITY OF YACHATS, LINCOLN COUNTY, OREGON
AUGUST 19, 2020
(14-12-23-CC TAX LOT 1500)

SURVEYOR'S CERTIFICATE

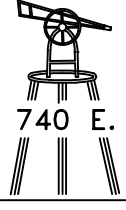
I, GARY KEITH NYHUS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS BEING DESCRIBED AS FOLLOWS:
BEGINING AT THE INITIAL POINT A 5/8 IRON ROD BEING THE NORTHWESTERLY CORNER OF PARCEL 2, PARTITION PLAT 1998-12; THENCE SOUTH 15°22'21" WEST, 125.07 FEET; THENCE NORTH 74°19'00" WEST, 140.07 FEET TO THE EASTERLY BOUNDARY OF US HIGHWAY 101; THENCE NORTH 15°54'49" EAST, 75.03 FEET; THENCE NORTH 15°17'35" EAST, 49.87 FEET; THENCE LEAVING SAID HIGHWAY 101 BOUNDARY SOUTH 74°23'20" EAST, 139.43 FEET TO THE INITIAL POINT.

RECORD EASEMENT

- BOOK 172, PAGE 272 RECORDED: JULY 15, 1955, EASEMENT FOR ROADWAY NOT LOCATED WITHIN THIS PLAT.
- BOOK 25, PAGE 837 RECORDED: MAY 11, 1971, EASEMENT FOR ROADWAY NOT LOCATED WITHIN THIS PLAT.
- PARTITION PLAT 1998-12 EASEMENT AS SHOWN ON THE ACCOMPANYING PLAT.

APPROVALS

CITY OF YACHATS PLANNING	DATE
LINCOLN COUNTY SURVEYOR/DEPUTY	DATE
LINCOLN COUNTY TAX COLLECTOR	DATE
LINCOLN COUNTY ASSESSOR	DATE



NYHUS SURVEYING INC.
GARY NYHUS / STEVEN NYHUS / ERIC NYHUS
PROFESSIONAL LAND SURVEYORS
P.O. BOX 206
740 E. THISSELL RD. TIDEWATER, ORE 97390
(541) 528-3234

CHECKED BY: GKN
DRAWN BY: GAM
DATE: 8-19-2020
SCALE: 1" = 20'
PROJECT: 20145

DRAWN BY: GM MAPPING -GREG MURRY- (541) 528-7062 / 30BBPP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1991
GARY KEITH NYHUS
2515

RENEWAL DATE:
DEC. 31, 2020

I, GARY KEITH NYHUS CERTIFY
THIS TO BE A TRUE AND EXACT
COPY OF THE ORIGINAL.

STATE OF OREGON
S.S.
COUNTY OF LINCOLN
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD
ON THIS _____DAY OF _____, 202__ AT _____O'CLOCK ____M.,
AND RECORDED AS PARTITION PLAT NUMBER _____
LINCOLN COUNTY RECORDS.

COUNTY CLERK / DEPUTY

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT DALE A. ERLEWINE IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND CREATED A PRIVATE EASEMENT AS SHOWN ON THE ACCOMPANYING PLAT.

DALE A. ERLEWINE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT AUBREY L. CONNER IS THE OWNER OF THE LAND REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND CREATED A PRIVATE EASEMENT AS SHOWN ON THE ACCOMPANYING PLAT.

AUBREY L. CONNER

ACKNOWLEDGEMENT

STATE OF OREGON
S.S.
COUNTY OF LINCOLN
ON THIS _____ DAY OF _____, IN THE YEAR 202__,
BEFORE ME _____

THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DALE A. ERLEWINE PERSONALLY KNOW TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT.

_____ NOTARY SIGNATURE	_____ NOTARY NUMBER
_____ NOTARY PUBLIC - OREGON	_____ MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF OREGON
S.S.
COUNTY OF LINCOLN
ON THIS _____ DAY OF _____, IN THE YEAR 202__,
BEFORE ME _____

THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AUBREY L. CONNER PERSONALLY KNOW TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED IT.

_____ NOTARY SIGNATURE	_____ NOTARY NUMBER
_____ NOTARY PUBLIC - OREGON	_____ MY COMMISSION EXPIRES:



1400 Queen Ave SE • Suite 201 • Albany, OR 97322
(541) 967-8720 • FAX (541) 967-6123

MEMORANDUM

DATE: November 5, 2020
TO: City of Yachats
FROM: Justin Peterson, Planner, OCWCOG
RE: **Planner's Report**

Summary

Justin Peterson was on-site on November 3, 2020 to take over planning tasks from Holly Hamilton. Justin started taking phone calls remotely the week prior and catching up on outstanding tasks. As of November 5, 2020 building permits were caught up.

Prior to Holly's departure she reported a high call and email volume. Since taking over the phone and email about a week ago I have received approximately 10 phone calls and emails from property owners, interested buyers, and other inquiries.

Moving forward, Justin will be on-site on Tuesday's. Oregon Cascades West Council of Governments (OCWCOG) is working with Shannon Beaucaire to identify next steps.

Building Permits

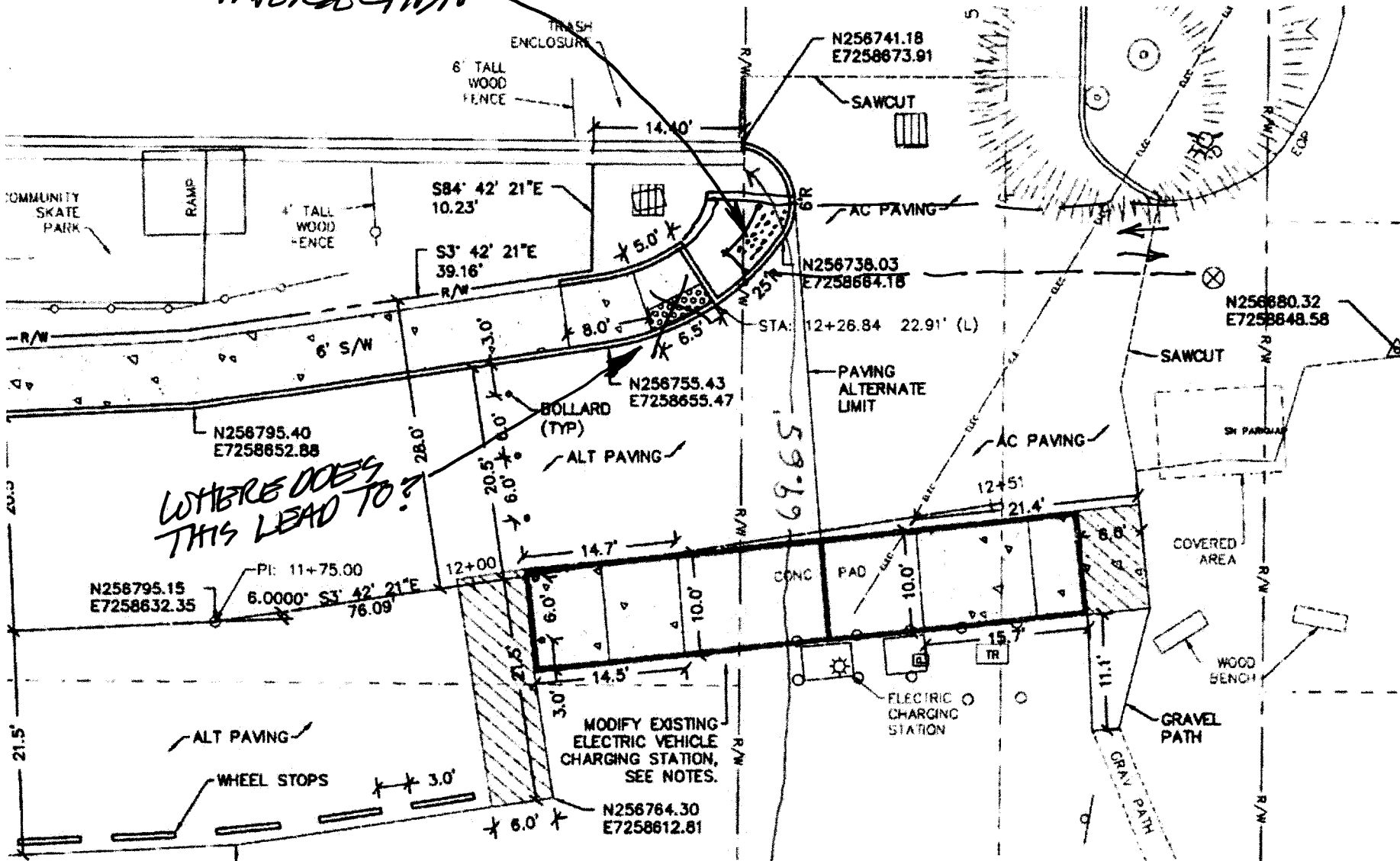
In October the City of Yachats has received one building permits.

Date Received	Type of Permit	Address	Status
10/14/20	Roof Permit	501 Highway 101 (14-12-27 AD TL12801)	Approved 10/26/2020

Projects

- Staff is working with the Planning Commission to invite DLCD's Laura Buhl to advise on Parking.
- Planning will support the Inventory work, and mapping by the Planning Commission of Parking locations within the central business district of Yachats.
- The City Manager and Planner plan to meet to review next steps forward for GIS Mapping – to more effectively map and track, Zoning and Lots within Yachats.
- Planning is finalizing the memos and ordinances for the Lighting and Hazard Ordinances.
- City Staff is working with YRFPD to correct some addressing issues as they are working on updating some fire plans.

MOVE ADA RAMP TO CORNER
SO CAN CROSS LIKE NORMAL
INTERSECTION



WE

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-7474 Fax: (503) 585-7086

LINCOLN



Jump To:

Simple Taxlot Search

Measure Length

Total: 20.164
Segment: -72.333
Bearing: N70-26-30W
Units:

Segment: Bearing:

-72.333 N70-26-30W

92.497 S85-48-54W

Jump To:

Simple Taxlot Search



Mea

Measure Length

Total: 41.860

Segment: -30.725

Bearing: N15-56-43E