

1. 10:00 A.M. Agenda

Documents:

[2022-11-08 Planning Commission Work Session Agenda.pdf](#)

2. Meeting Materials

Documents:

[Yachats Housing Needs Survey Results.pdf](#)

[HNA_Report_Template_DRAFT.pdf](#)

[Yachats Draft Code Amendments.11.04.22.Pdf](#)



CITY OF YACHATS
PLANNING COMMISSION WORK SESSION
Yachats OR
Tuesday, November 8, 2022, at 10:00 am
Held via ZOOM Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/85827094803>

Meeting ID: 858 2709 4803

One tap mobile

+12532158782,,85827094803# US (Tacoma)

+13462487799,,85827094803# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

Meeting ID: 858 2709 4803

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

Work Session

- I. Announcement: Introduce the New Code Enforcement Officer
- II. Housing Needs Analysis – Danos
- III. Title 9 Definitions Update - Theilacker

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 are the Audio Tape which will be 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 11/01/22

Yachats Housing Needs Survey 2022

142 responses



What do you think are the most important housing-related issues for current residents in Yachats?

142 out of 142 answered

Affordability of housing 99 resp. 69.7%



Competing pressures of second homes and short-term rentals 70 resp. 49.3%



Lack of choices of housing types (single-family, duplex, townhome, apartment, accessory dwelling) 62 resp. 43.7%



Lack of options for first time homebuyers 30 resp. 21.1%



Lack of options for "aging in place" 19 resp. 13.4%



Quality of housing 11 resp. 7.7%



Other 8 resp. 5.6%





Long-range population forecasts show that the city will add roughly 200 new residents over the next 20 years. **How concerned are you about the community being able to meet the housing needs of new residents in the future?**

140 out of 142 answered

I have many concerns

79 resp. 56.4%



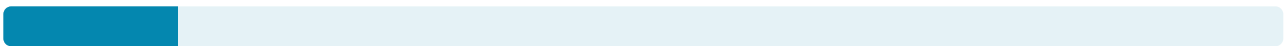
Slightly concerned

35 resp. 25%



Not concerned

19 resp. 13.6%



I'm not sure

7 resp. 5%



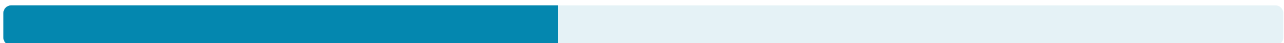
What are your concerns related to meeting future housing needs **in regard to homeownership?**

141 out of 142 answered

Lack of affordable ownership options 75 resp. 53.2%



Competing pressures of short-term rentals 61 resp. 43.3%



Lack of different types of housing options to purchase (such as homes on smaller lots, townhomes, etc.) 43 resp. 30.5%



Lack of homes on the market 15 resp. 10.6%



Lack of land available for housing development 13 resp. 9.2%



I have no concerns 8 resp. 5.7%

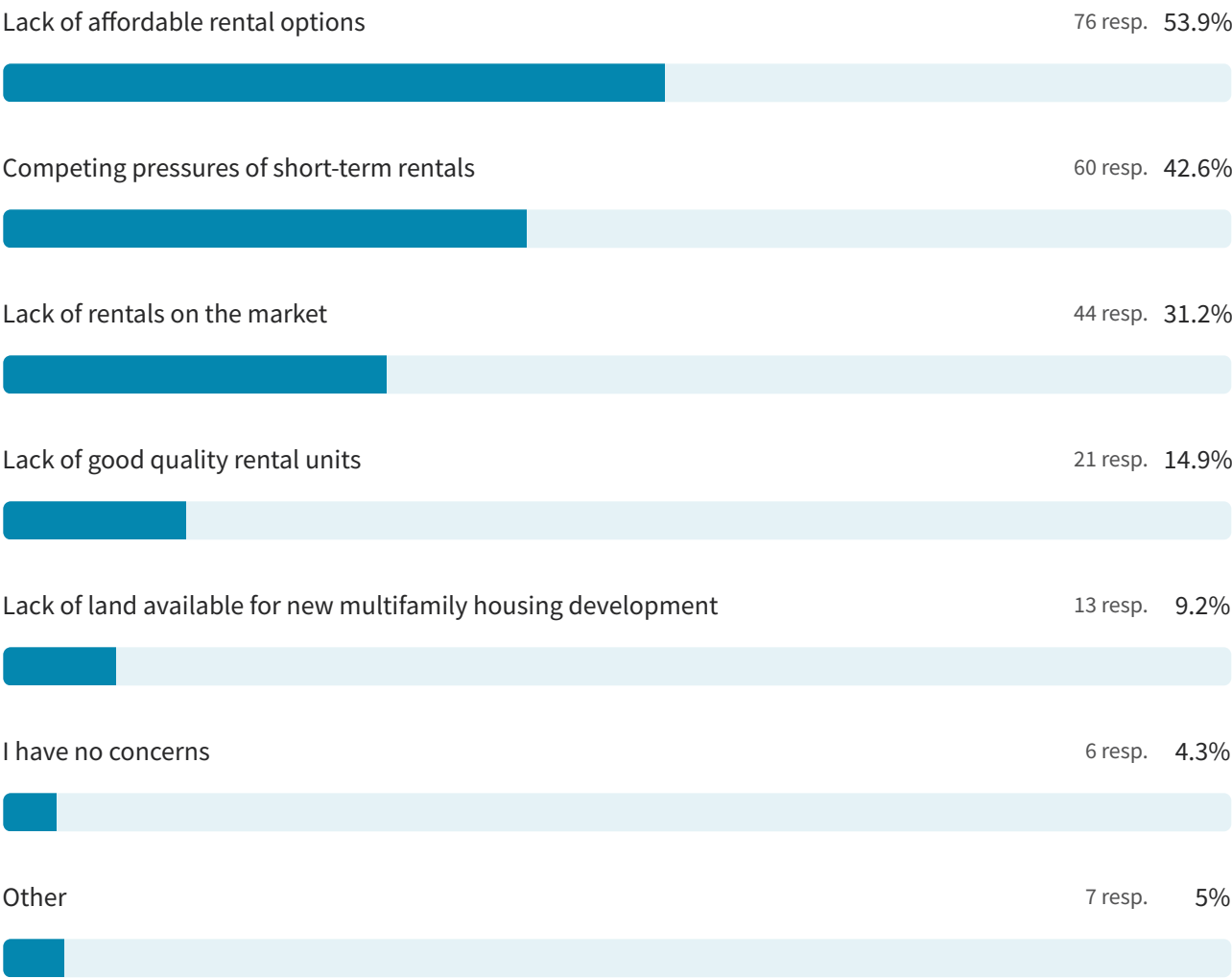


Other 10 resp. 7.1%



What are your concerns related to meeting future housing needs **in regard to rentals?**

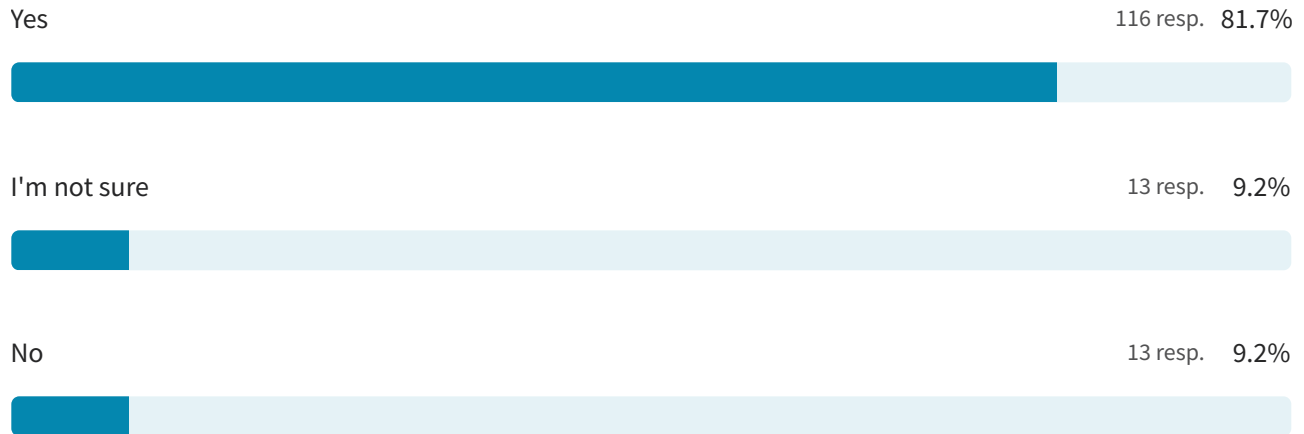
141 out of 142 answered





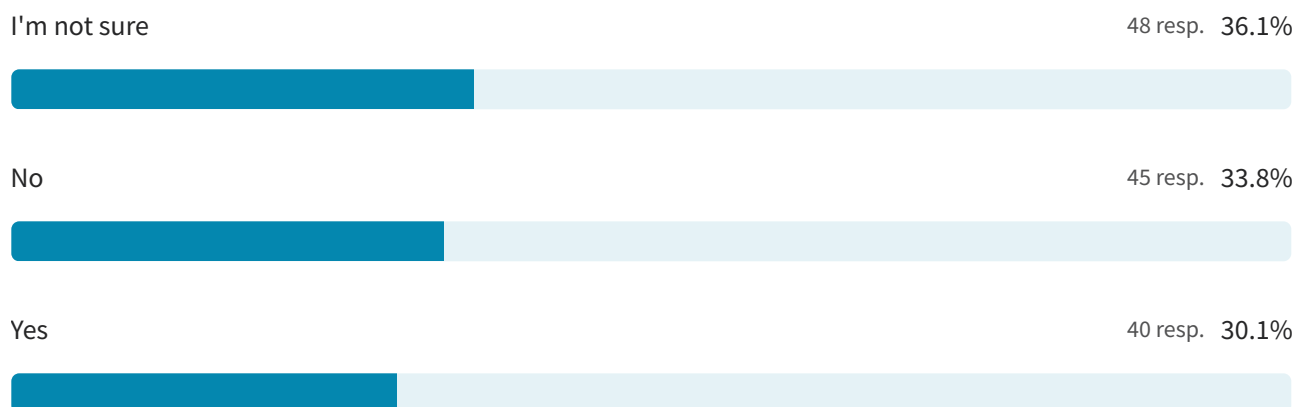
Do you believe there is a housing shortage in Yachats?

142 out of 142 answered



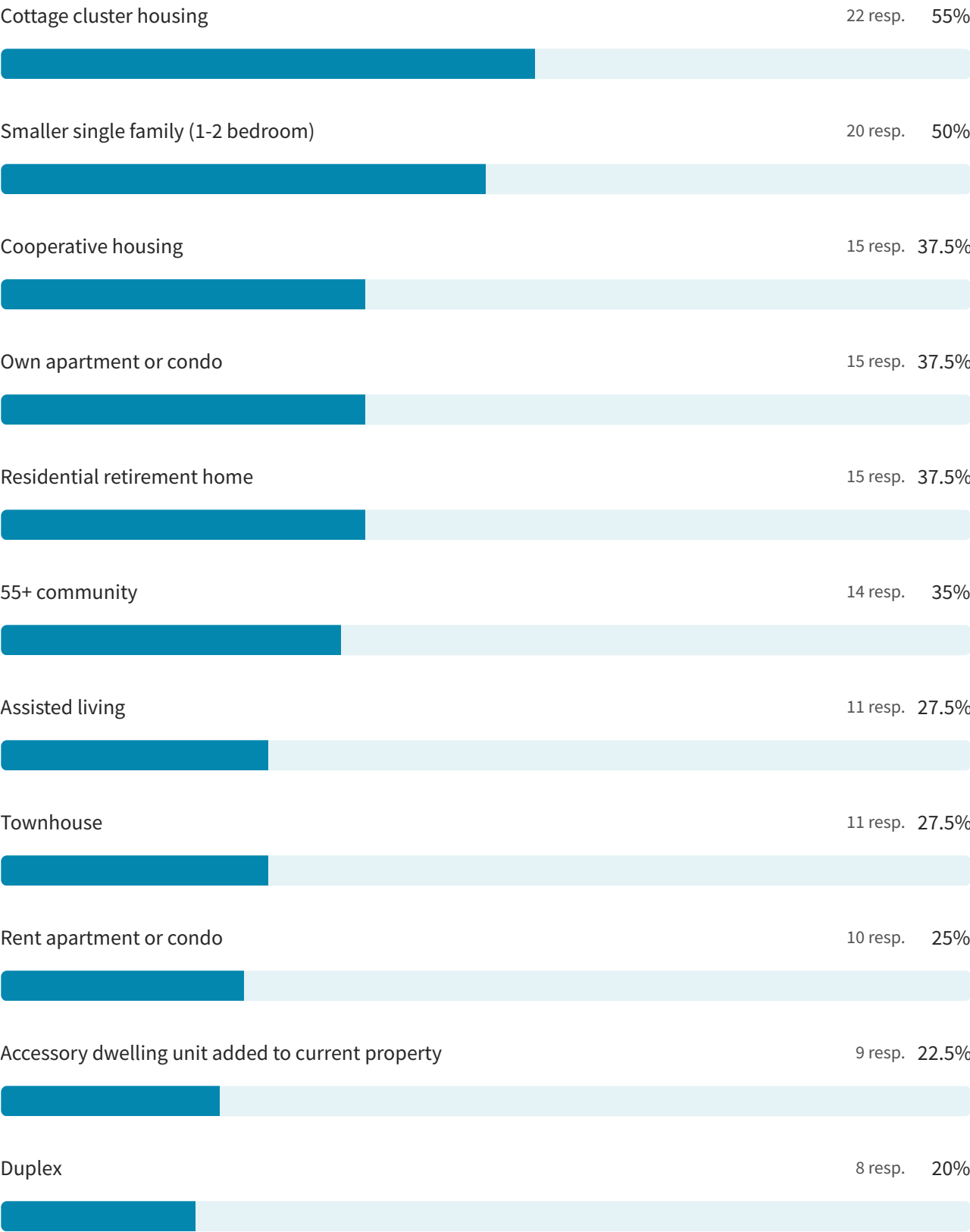
If you are age 60 or older, would you be interested in finding another type of housing in order to “age in place” and remain in Yachats?

133 out of 142 answered



If yes, what type of housing would you be interested in?

40 out of 142 answered



Rent accessory dwelling unit 5 resp. 12.5%



Larger single family (3+ bedroom) 2 resp. 5%

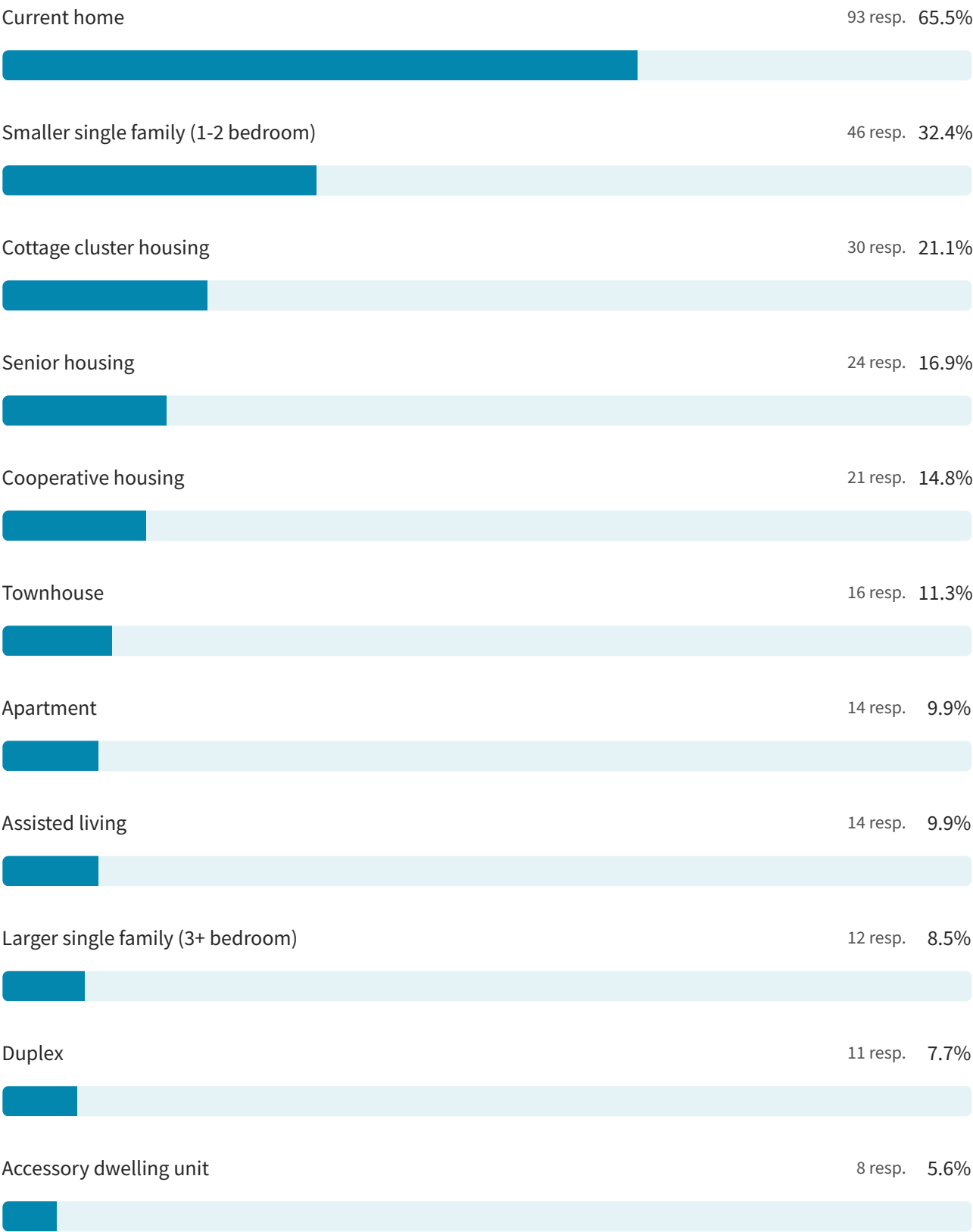


Other 2 resp. 5%



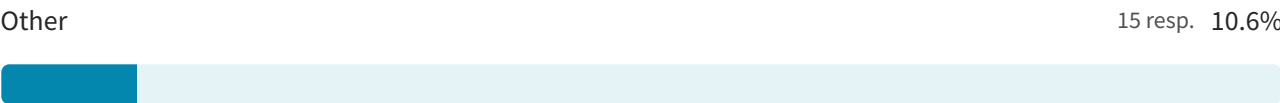
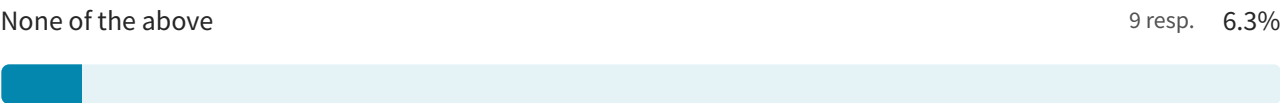
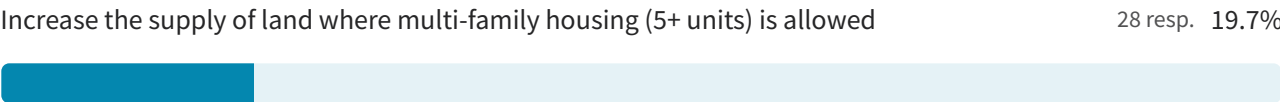
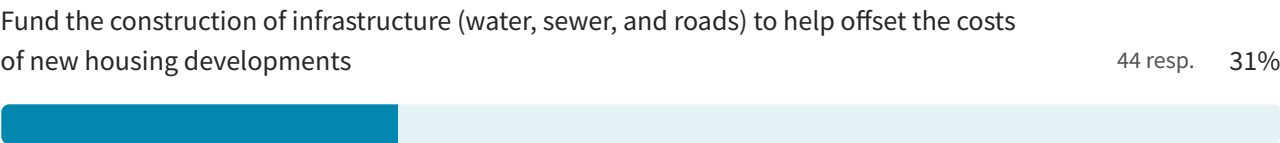
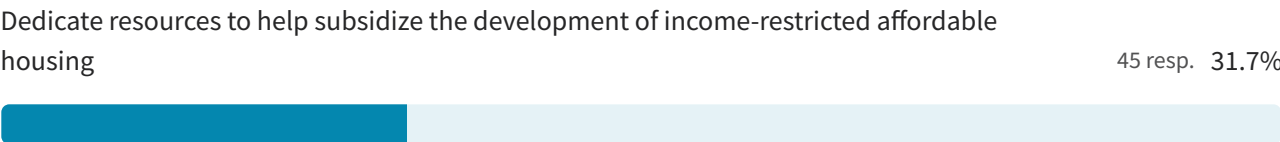
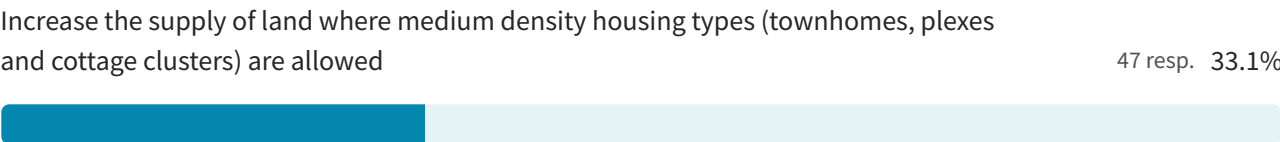
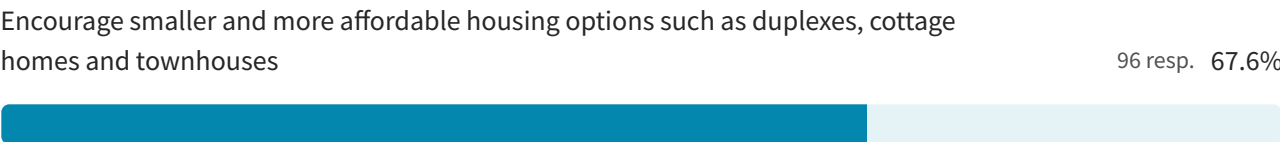
Within the next ten years, what type of housing do you think will best suit your needs?

142 out of 142 answered



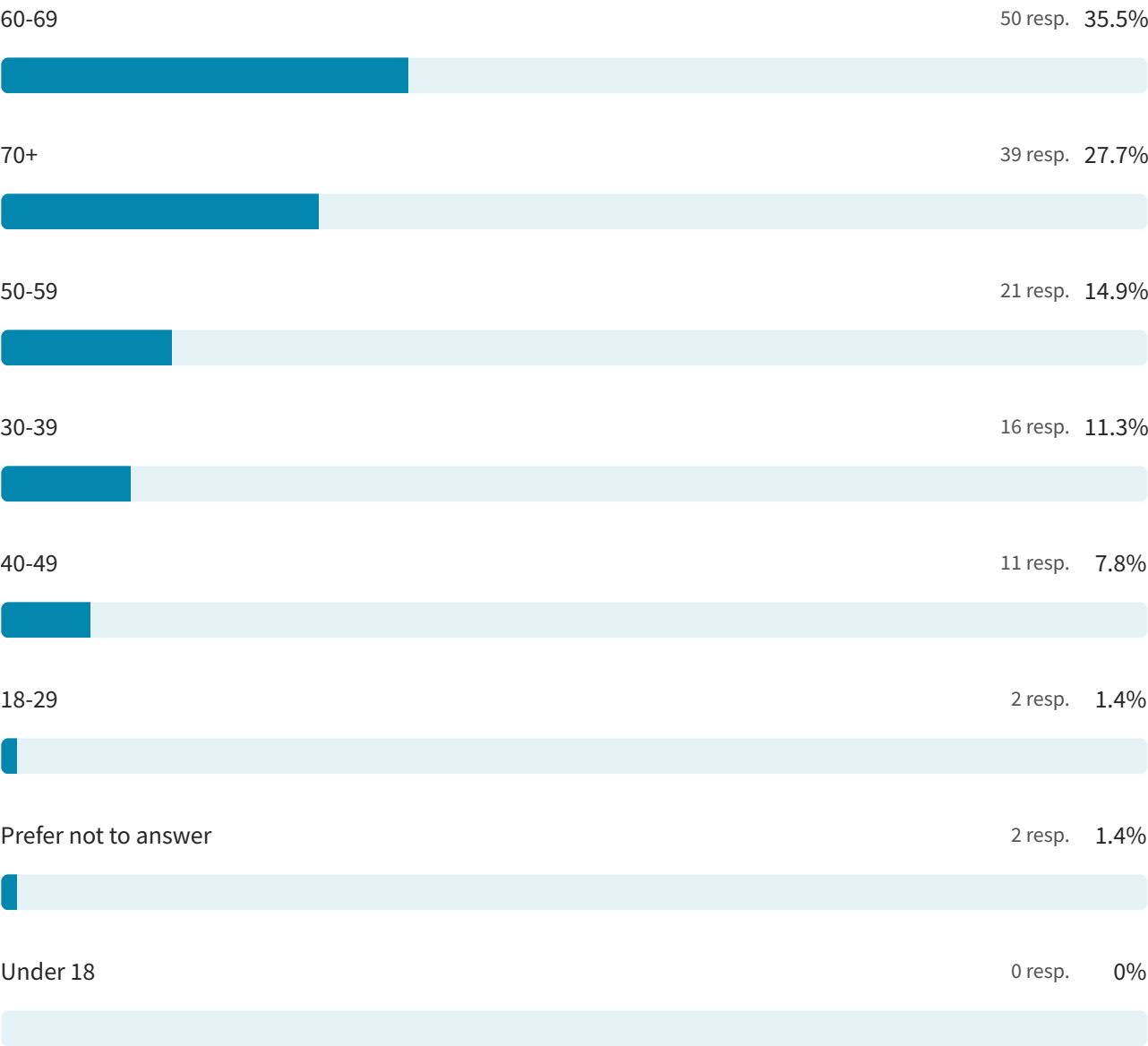


What are some things the City can do to help meet housing needs?
142 out of 142 answered



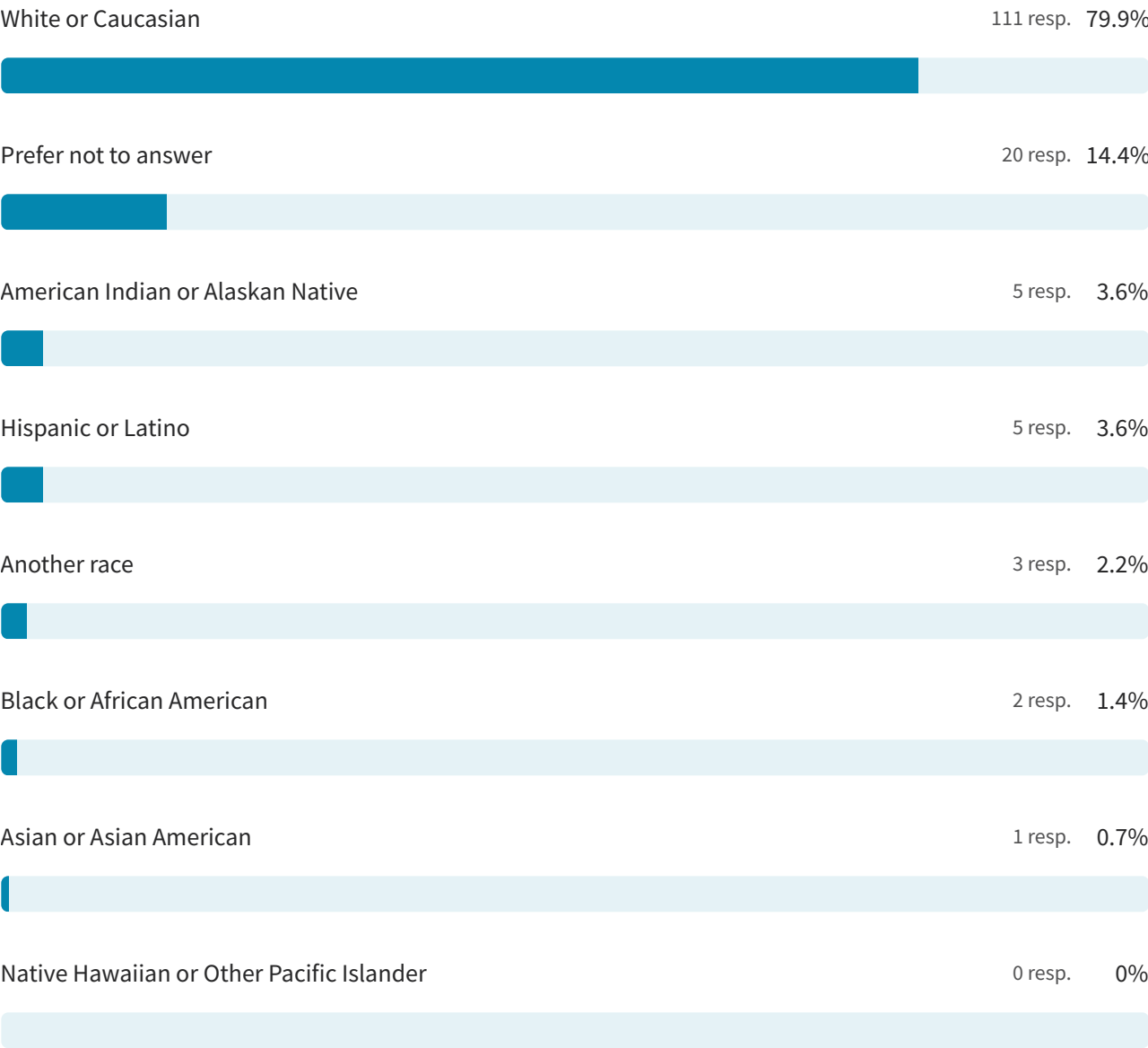
How old are you?

141 out of 142 answered



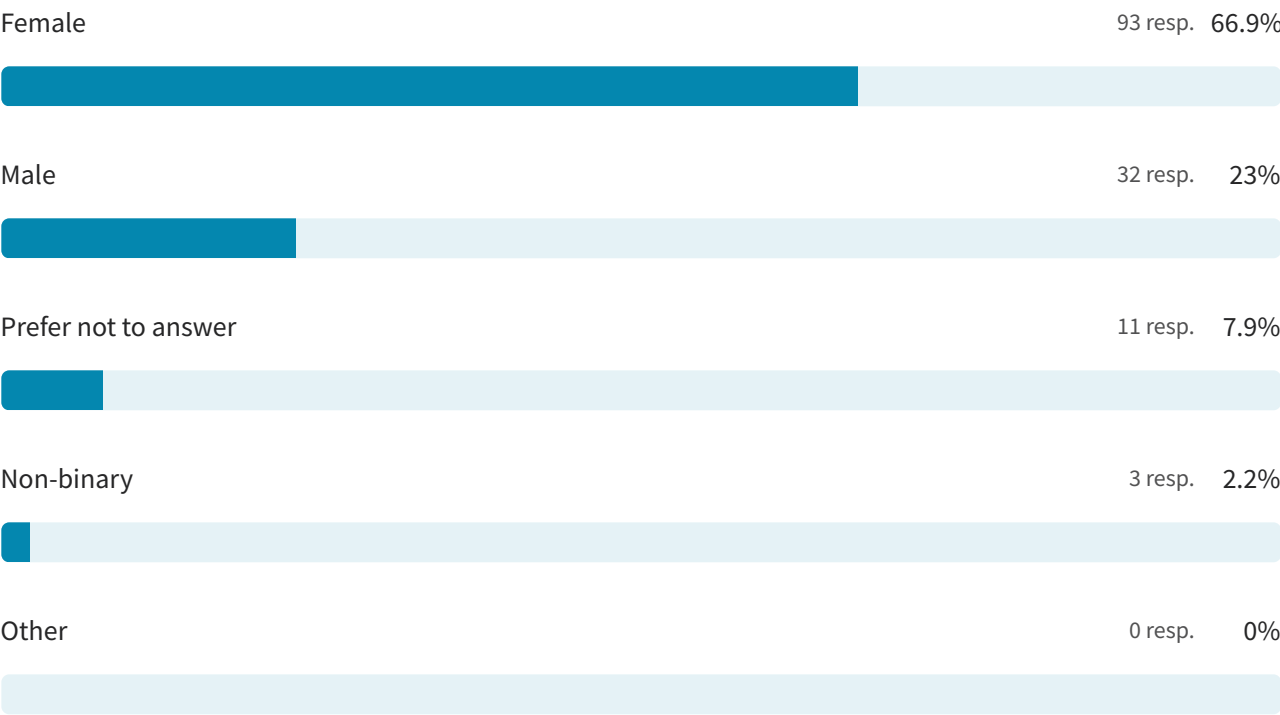
How would you describe your race and ethnicity?

139 out of 142 answered



How do you identify?

139 out of 142 answered



Do you rent or own the house you're currently living in?

141 out of 142 answered



CITY OF YACHATS HOUSING NEEDS ANALYSIS

Summary Report | October 2022



ACKNOWLEDGMENTS

STAFF

Katherine Guenther, City Planner, City of Yachats

CITY COUNCIL MEMBERS

Mary Ellen O'Shaughnessey , City Councilor, City of Yachats

PLANNING COMMISSION MEMBERS

Jacqueline Danos , Planning Commissioner, City of Yachats

John Theilacker , Planning Commissioner, City of Yachats

CONSULTANTS

Jamin Kimmell, Partner, Cascadia Partners

Rachel Cotton, Senior Associate, Cascadia Partners

Tara Sorrels, Associate, Cascadia Partners

TABLE OF CONTENTS

Introduction	4
Housing Needs Projection	5
Buildable Land Inventory	10
Residential Land Needs Analysis	12
Housing Strategies & Tools	14
Appendices	18
A: Buildable Land Inventory Memo	
B: Housing Needs Projection Memo	
C: Residential Land Needs Analysis Memo	

INTRODUCTION

Whether you rent or look to purchase a home, housing is becoming increasingly expensive for many Oregonians. As housing demand outpaces supply and home prices and rents continue to increase, housing options become limited, especially for low-income households that are most vulnerable to rising costs.

The City of Yachats is no exception to these trends. Yachats is the southernmost city in Lincoln County, bounded by the Central Oregon Coast Range to the east and the Pacific Ocean to the west. Currently, there are limited housing options to meet the needs for both existing and future residents of Yachats, and there is no established roadmap for understanding and determining the types of housing that are most needed, and to what degree.

Median home values in Yachats are increasing rapidly and are higher than state and county averages. In 2021, 58 percent of housing (453 units) in the city was seasonal, vacant or for-sale. The city's existing housing stock is largely not affordable to local renters and workers, and competing pressures of seasonal housing and short-term rentals are a concern for many residents.

This report will help Yachats understand its housing demand and state of housing supply, determine the types of housing that are most needed and provide recommendations for how the city can adopt strategies that will help produce needed housing.



HOUSING NEEDS PROJECTION

How much housing does Yachats need?

Yachats needs 271 housing units to accommodate the city’s growth of 209 new residents in the next 20 years.

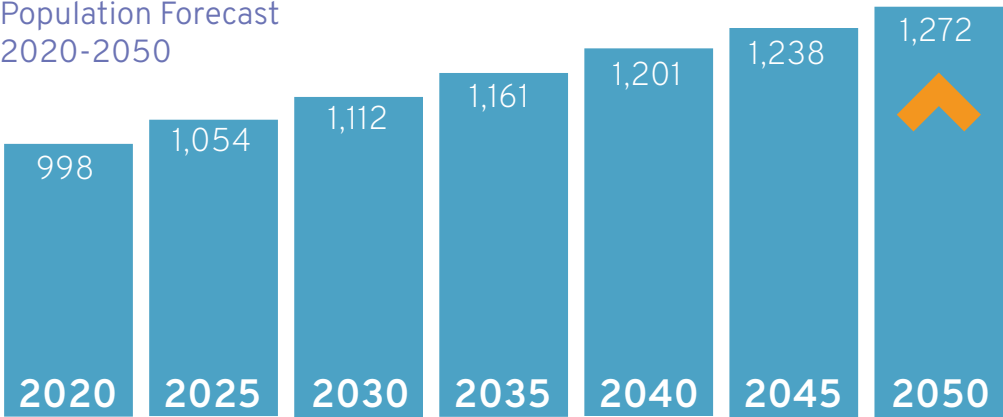
Population growth is a primary factor that influences a city’s housing need and demand. For this reason, population projections are helpful in estimating how much housing Yachats will need in the next 20 years.

The City of Yachats reached a record-high population of 1,010 people in 2021. Lincoln County also attained a new record population of 50,903. Over the past two decades Yachats has grown much faster than the Lincoln County average. Long-range population forecasts prepared by Portland State University anticipate that 209 new residents will be added to the Yachats Urban Growth Boundary (UGB) over the next 20 years. This equates to a projected annual average growth rate (AGR) of 0.81% for the Yachats UGB.



Map 1. City of Yachats Jurisdictional Boundaries

Population Forecast
2020-2050



U.S. Census Bureau, 2000 and 2010 Censuses, Population Research Center, Portland State University

What type of housing does Yachats need?

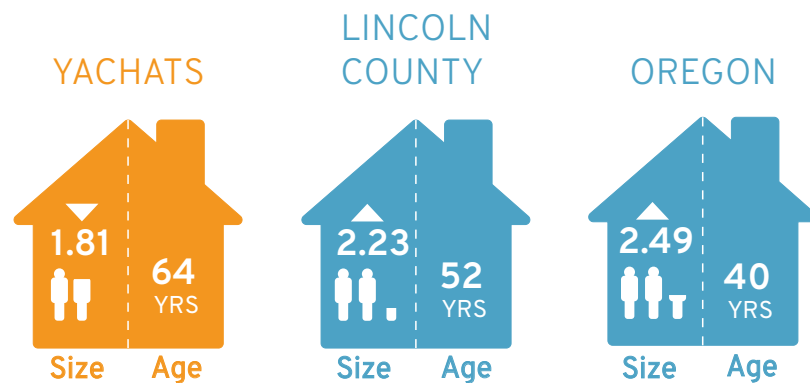
Yachats needs an increased share of apartments, plexes, townhomes, and accessory dwellings in addition to single family housing.

While population growth can help determine how much housing is needed, it's the people who live in Yachats that determine the type of housing needed. Housing choice and needs can differ from household to household. For example, a family of four may want to live in a single family home with a yard while a seasonal worker may just need a summer

rental. The following demographic and housing trends help shed some light on the housing choices faced by households in Yachats and highlight gaps in Yachats' existing housing stock. These conditions and trends help to inform what housing types will be needed over the next 20 years.

Residents are older and household sizes are smaller than state and county averages.

With an increasing number of singles living alone and seniors looking to "age in place," there may be a desire for smaller dwelling units.



2020 ACS 5-Year Estimates

Yachats' median family income is slightly lower than county averages.



Median Family Income, 2020
2020 ACS 5-Year Estimates

43% of households in Yachats are either living in poverty or classified as “Asset Limited, Income Constrained and Employed” (ALICE). The share of Yachats households living in poverty and in the ALICE category has likely increased since 2018.

YACHATS



LINCOLN COUNTY



OREGON



■ POVERTY HOUSEHOLDS ■ ALICE HOUSEHOLDS ■ ABOVE ALICE HOUSEHOLDS

Poverty and ALICE Households, 2018

United for ALICE, ALICE Report

ALICE (Asset Limited, Income Constrained, Employed) is a measure of economically distressed households provided by the United Way. It provides a framework to measure households that do not earn enough to afford basic necessities.

Yachats has a rental housing gap at the upper and lower ends of the housing market.

Median Household Income Range	Affordable Monthly Rent	Renter-Occupied Households	Estimated Available Rental Units	Pent Up Demand
\$75,000+	\$1,875	33	23	(10) market rate gap
less than \$20,000	less than \$500	48	6	(45) subsidized housing gap
\$0 or negative	requires subsidy	3	-	
Total		84	29	(55)

A gap in market supply for households earning over \$75,000 and for households earning less than \$20,000 indicates demand for both new market-rate rental units as well as subsidized affordable units needed to meet the needs of lower income households.

Rental Housing Inventory Gap

U.S. Census Bureau, ACS 2016-2020; FCS GROUP

Yachats has slightly higher home values than surrounding markets.

As home values in Yachats and surrounding areas continue to increase, housing will remain out of reach for many residents unless the supply of housing targeting gaps in the market is increased.

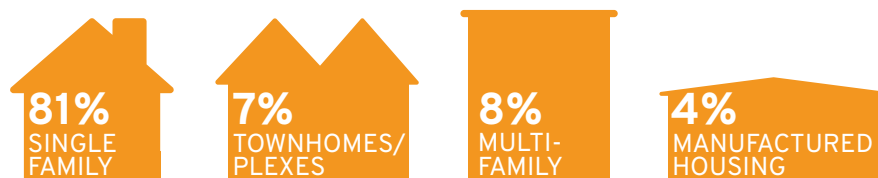
	HOME VALUE	% CHANGE 2020 - 2022
YACHATS	\$492,000	▲21%
WALDPORT	\$444,000	▲22%
NEWPORT	\$458,000	▲18%
LINCOLN CITY	\$474,000	▲22%
FLORENCE	\$399,000	▲18%
LINC. COUNTY	\$460,000	▲20%
OREGON	\$487,000	▲14%

Zillow Home Value Price Index, 2020-2022
Zillow.com; analysis by FCS 4/09/22

Current rents and sales prices are out of reach for many lower income households in Yachats, where the median family income is \$55,800.

VERY LOW INCOME	LOW INCOME	LOWER MIDDLE INCOME	UPPER MIDDLE INCOME	UPPER INCOME
\$16,700 30% MFI	\$27,900 50% MFI	\$44,600 80% MFI	\$55,800 100% MFI	\$67,000 120% MFI
MAXIMUM ATTAINABLE RENT AND SALE PRICES				
\$420	\$700	\$1,100	\$1,275	\$1,700
	\$110,000	\$179,000	\$226,000	\$273,000
ATTAINABLE HOUSING TYPES				
 Apartment, Multi-unit, and Manufactured Housing			 Apartment, Multi-unit, Manufactured Housing, and Single-Family Detached	

Yachats' housing inventory consists primarily of single family detached dwellings.

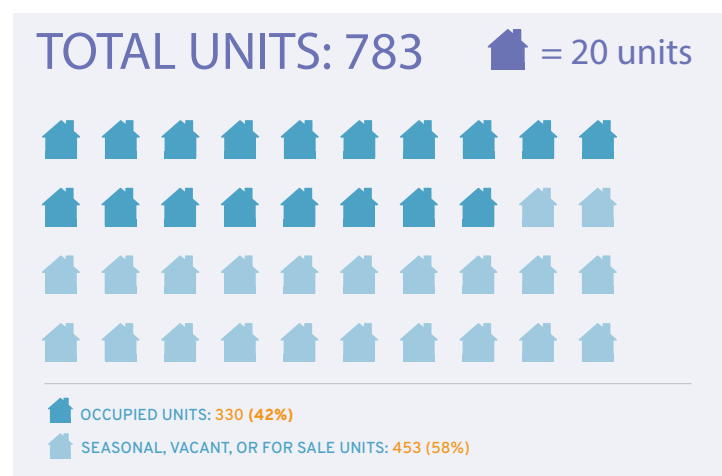


Existing mix of housing types.

Share of Unit Type by Housing Tenure 2019 ACS 5-Year Estimates

With 81% of the housing stock consisting of single family homes, there is a lack of housing options in Yachats, particularly smaller units and rentals.

The majority (58%) of housing in Yachats is not occupied by full-time residents.



In 2020, there were 783 housing units in the City of Yachats. Of these, roughly 40 percent were classified as occupied and 60 percent were classified as seasonal, vacant or for-sale.

Existing Housing Occupancy, 2020

U.S. Census Bureau, ACS 5-Yr Estimates (Table B25032)

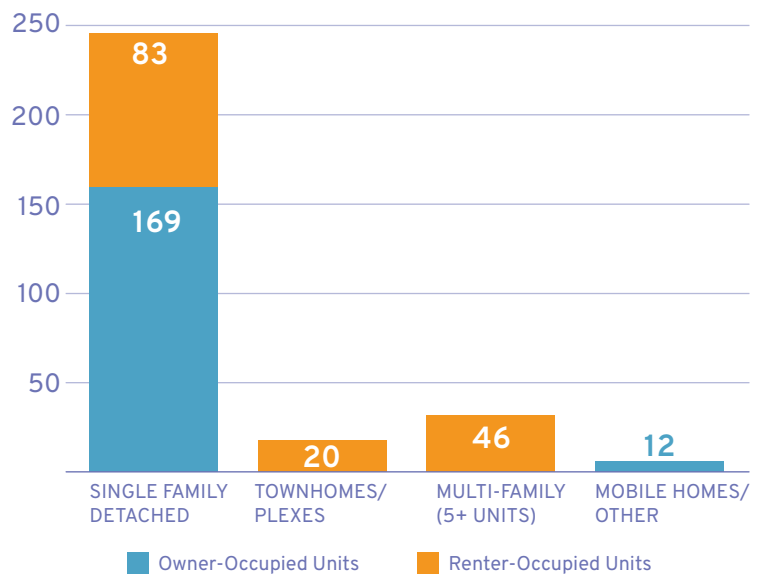
Over 9 in 10 jobs in Yachats are filled by workers living outside of the city.



Ownership is most prevalent among single-family detached and manufactured housing types, while renters are more likely to live in townhomes, plexes, and multi-family units.

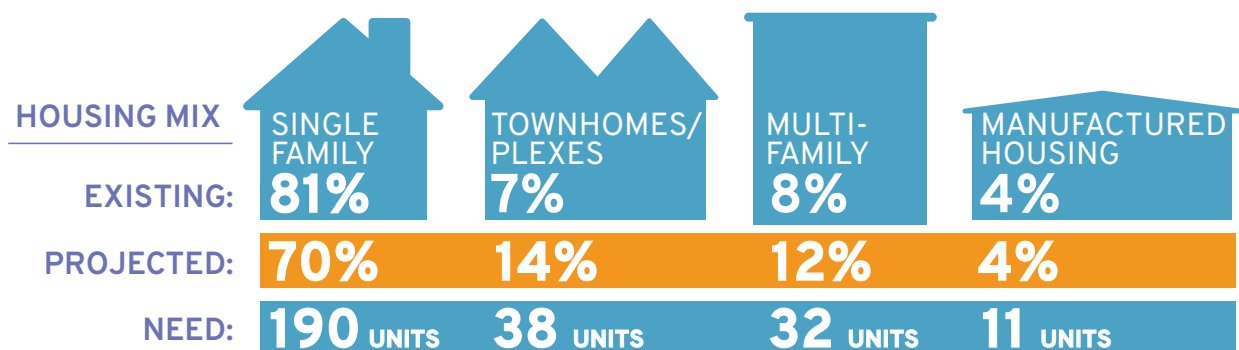
Because Yachats consists primarily of single family dwellings, renters and owners seeking other housing types have few options. More than 1 in 4 renter households in Yachats are severely cost burdened, spending more than half of their income on rent.

Existing Housing Tenancy, 2020
U.S. Census Bureau, ACS 5-Yr Estimates (Table B25032)



Yachats will need 271 new housing units over the next 20 years. To ensure new housing is attainable at all income levels, a higher share of townhomes/plexes and multifamily homes are needed.

The 271 projected units include a mix of 190 single family homes, 38 townhomes/plexes, 32 multi-unit homes, and 11 manufactured homes to meet the city's 20-year housing need.



For more information, please see Appendix B for the Housing Needs Projection memo.

BUILDABLE LAND INVENTORY

How much land in Yachats is available to build new housing?

Yachats has 79.7 acres of land available to build new housing.

Having land available to build new housing is not a given in some cities, to the point that some cities are unable to build the total amount of housing they desperately need. For that reason, it's important to understand how much land in Yachats is available for new housing to make sure that there is enough land to build Yachats' total housing need.

Based on the conditions that qualify land as available for housing, Yachats has 79.7 buildable acres available within the Urban Growth Boundary to build new housing. Roughly 61% of the total buildable acres are zoned Single Family Residential (R-1), allowing for only single family residential uses. Higher density residential zones (R-2, R-3, and R-4) make up approximately 1/3 of buildable acres, and the Commercial zone that is not zoned exclusively for residential uses makes up the remaining 3%.

What qualifies land as available for housing?



Land that is zoned to allow residential development.

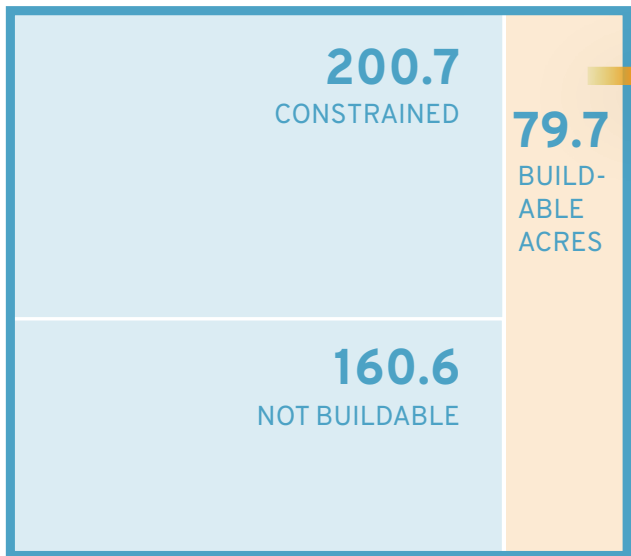


Land that is vacant and large enough to legally build a residential structure.



Land that is not constrained by environmental features and hazards such as steep slopes or flood zones.

441 GROSS ACRES



BUILDABLE ACRES BY ZONE

3%
COMMERCIAL

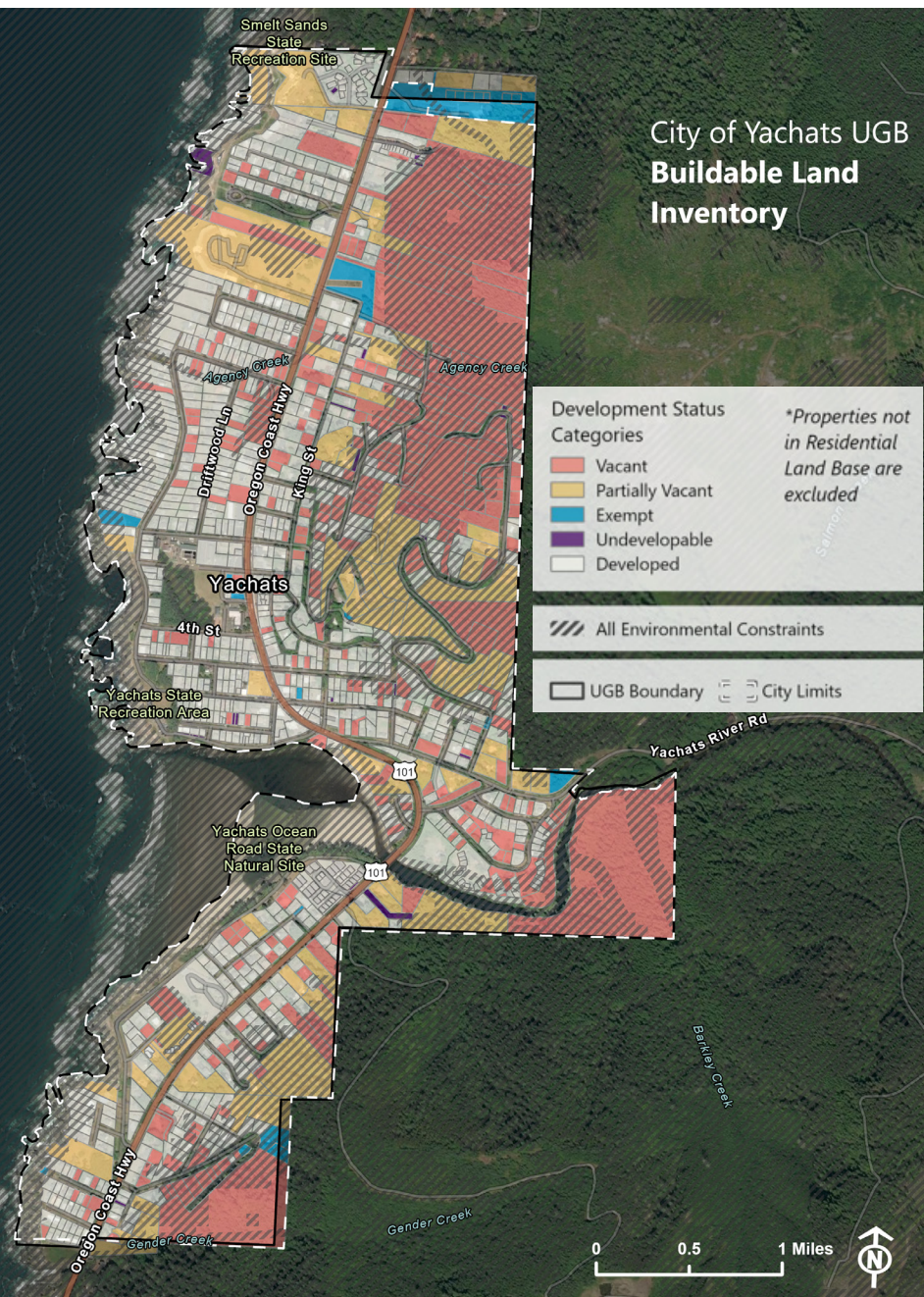
61%
R-1

6%
R-2

16%
R-3

14%
R-4

Lincoln County Assessor Data



Map 2. Buildable Land Inventory

Classifying Land

To identify land that is vacant and large enough to legally build a residential structure, properties that allow residential uses in Yachats were classified into different development status categories defined below. Properties that were identified as Vacant and Partially Vacant in this map qualify as available for housing, unless they have environmental constraints preventing development.

Definitions

Vacant. Parcels with no structure or with very low improvement values.

Partially Vacant. Parcels larger than a 1/2 acre that are occupied by an existing structure with an improvement value over \$10,000 but have enough land for new housing.

Undevelopable. Parcels that are not developable because they are too small to build new housing.

Public or exempt. Parcels unlikely to be developed because they are restricted by existing public uses or they are considered exempt from new housing.

Developed. Parcels unlikely to develop additional housing because they possess existing building structures that are unlikely to redevelop in the next 20 years.

For more information, please see Appendix A for the Buildable Lands Inventory memo.

RESIDENTIAL LAND NEEDS ANALYSIS

Does Yachats have enough available land to build needed housing?

There is a deficit of land available for townhomes/plexes and multi-family housing, and a surplus of land available for single family homes.

Yachats has enough land to accommodate population growth over the next 20 years with enough capacity to develop an adequate number of housing units based on current demographic trends and maximum zone densities.

According to the 20-year housing needs projection, Yachats will need an additional 271 units to accommodate the city's growth in the next 20 years. The buildable land inventory identified 79.7 acres of buildable vacant and partially vacant land in Yachats. It is estimated that 326 housing units could be developed on these buildable lands, exceeding the projected need for 271 units.

However, there is a deficit of land for townhomes/plexes and multi-family housing. There is a projected deficit of 23 townhome/plex units and a deficit of 4 multi-family units. Although townhomes/plexes and multi-family housing types are allowed in most zones, very few have been built in Yachats since 2000.

If these development trends continue it is likely that the residential land supply will be used predominantly for single family detached housing and result in a shortage of land available for townhomes/plexes, and multi-family housing.

SINGLE FAMILY

251	190	61
Capacity	Need	Surplus

TOWNHOMES/PLEXES

15	38	(-23)
Capacity	Need	Deficit

MULTI-FAMILY (5+ UNITS)

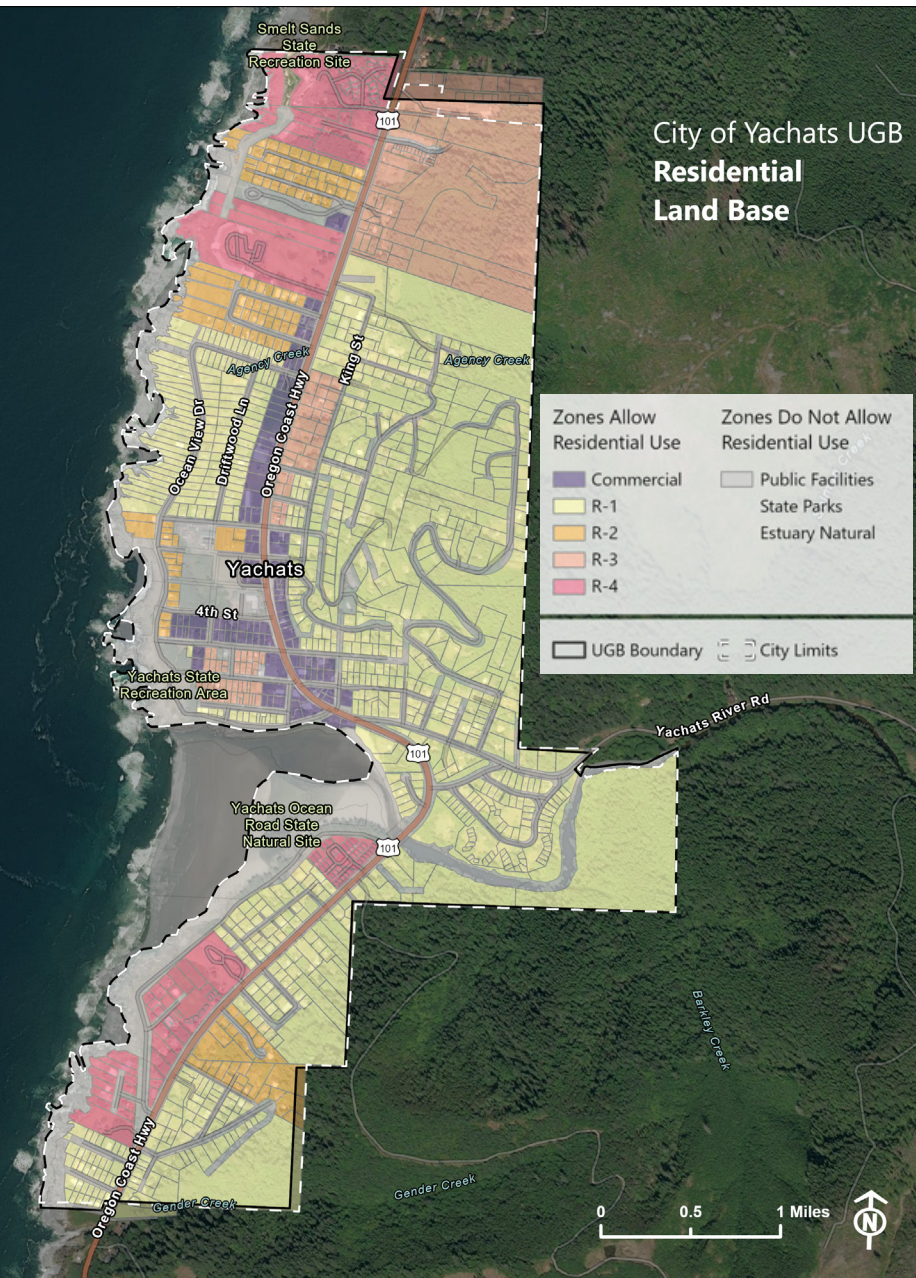
28	32	(-4)
Capacity	Need	Deficit

MANUFACTURED HOUSING

32	11	21
Capacity	Need	Surplus

20-year Estimated Capacity vs. Housing Need
Yachats Housing Needs Projection, 2022

There are several strategies and measures available to the City to address this deficit that are detailed in the Housing Strategies and Tools section starting on Page 16.



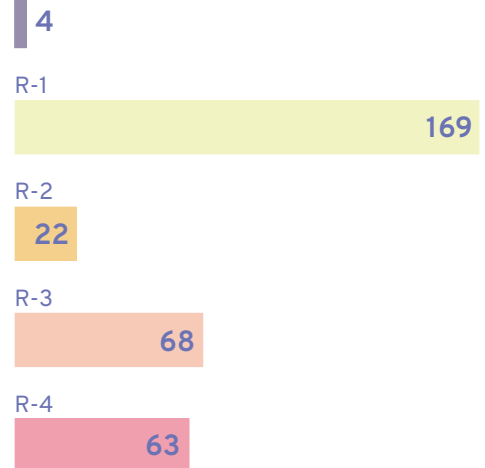
Map 3. Residential Land Base Map

Unit Capacity by Zone

A projected mix of housing types to be built in each zone was estimated using development trends in Yachats since the year 2000 as well as the overall mix of housing in the city. A baseline estimate of at least 60% single family detached housing was projected for each zone. A higher percentage of other housing types was projected in zones that allow higher density housing (R-2, R-3, R-4 and C).

Given the projections for unit capacity by zone detailed on the graph below, there is a potential deficit of land for townhomes/plexes and multi-family housing in Yachats.

COMMERCIAL

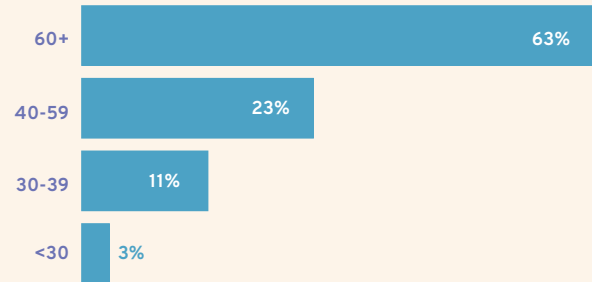


For more information, please see Appendix C for the Residential Land Needs Analysis memo.

HOUSING NEED SURVEY RESULTS

Who did we hear from? 142 people total

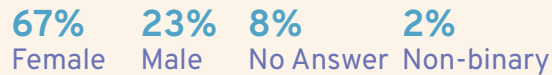
Age



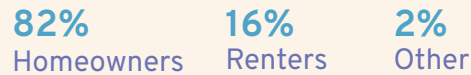
Race and Ethnicity



Gender Identity

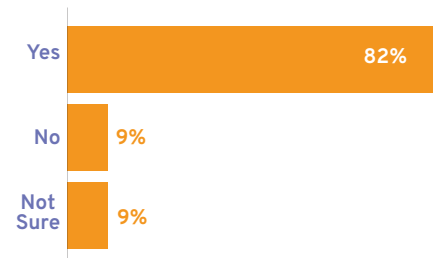


Housing Tenure



What did we hear?

Do you believe there is a housing shortage in Yachats?



The top four most important housing-related issues for current residents in Yachats:

- 1 Affordability of housing
- 2 Competing pressures of second homes and short-term rentals
- 3 Lack of choices of housing types
- 4 Lack of options for first time homebuyers

What are some things the City can do to help meet housing needs?

Encourage smaller and more affordable housing options such as duplexes, cottage homes and townhouses

Increase supply of land where medium density housing types (townhomes, plexes and cottage clusters) are allowed

Dedicate resources to help subsidize the development of income-restricted affordable housing

Fund the construction of infrastructure (water, sewer, and roads) to help offset the costs of new housing developments

Increase supply of land where multi-family housing (5+ units) is allowed

None of the above

Other

HOUSING STRATEGIES AND TOOLS

What housing strategies can Yachats implement to build needed housing?

This Housing Needs Analysis found that Yachats has more than enough land to build needed housing. However, despite the City's surplus of land, past development trends indicate that Yachats has fallen short in producing the diversity of housing types it needs, particularly smaller and more affordable housing types.

This section presents a summary of the housing strategy recommendations that the City could consider and potentially implement to help Yachats produce the housing its residents needs.

The following recommended housing strategies primarily address regulatory barriers that often stifle housing production. The City may also consider additional tools and strategies that look to fund and invest in programs and projects that support housing development, prioritize land for needed housing and build strategic partnerships that create resources for affordable housing.

Regulatory Strategies

1. Reduce Minimum Lot Size Standards for Multi-Unit Housing

Strategy: Reduce minimum lot size standards for multi-unit housing to enhance feasibility and affordability of this housing type.

Rationale: Minimum lot sizes currently required to develop multiple unit housing in Yachats often make these projects infeasible to build on existing lots, and they encourage larger, more expensive units.

Implementation Considerations:

- Reduce minimum lot size standards in R-2, R-3, R-4 and C zones.
- Consider typical sizes of existing lots to promote development options on all lots.
- Consider allowing for smaller lots for projects that provide deed-restricted affordable housing.

Yachats Minimum Lot Size Standards (sq. ft.)

Zone	Single Family	Duplex	Multifamily (3+ Units)
R-1	7,500	Not allowed	Not allowed
R-2	6,000	7,500	Not allowed
R-3	6,000	7,500	6,000+ 2,500/unit
R-4	6,000	7,500	6,000+ 2,500/unit
C	6,000	2,500/unit	2,500/unit

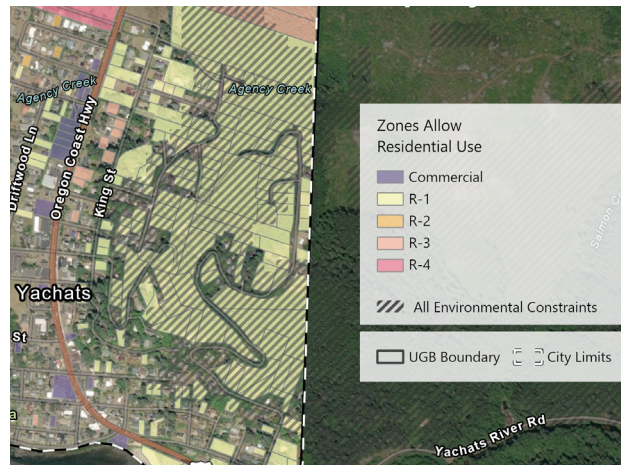
2. Rezone Land in the R-1 Zone to Higher Density Zone

Strategy: Rezone an area of the R-1 zone to one of the city's higher density residential zones that allow townhomes/plexes and multi-family housing, such as R-3 or R-4.

Rationale: Strategically rezoning an area(s) of the R-1 zone would increase capacity for development of townhomes/plexes and multi-family housing.

Implementation Considerations:

- For the greatest benefit, the area(s) should be rezoned to the R-3 or R-4 zones because they allow for multi-family development.
- A city-led rezoning effort is more likely to succeed, as it does not require property owner or developers to request rezonings on a case-by-case basis.
- Covenants, conditions, and restrictions (CC&Rs) may limit higher density development in subdivisions regulated by HOAs. These should be reviewed to determine areas best suited for possible rezoning.



3. Establish a Minimum Density in R-3, R-4, and C Zones

Strategy: Establish a minimum density standard in the R-3, R-4, and C zones to encourage higher density housing types.

Rationale: A minimum density standard in higher density zones would preserve buildable land in these zones for needed townhomes/plexes and multi-family housing.

Implementation Considerations:

- The City could also prohibit single-family detached houses in one or more of these zones.
- The standard should be set to balance allowing for a range of development options while ensuring an efficient use of land to meet housing needs.



4. Define and Allow a Wider Range of Housing Types

Strategy: Define and allow a wider range of housing types in zones where additional housing types are appropriate.

Rationale: Some zones exclude housing types which may otherwise be appropriate. These unnecessary restrictions limit development options and feasibility.

Implementation Considerations:

- Allow duplexes in the R-1 zone.
- Allow up to quadplex in the R-2 zone.
- Define and allow accessory dwelling units (ADU) and cottage cluster housing in all zones.
- Ensure development standards allow for market-feasible unit sizes.



5. Reduce Minimum Parking Requirements

Strategy: Reduce minimum parking requirements to increase efficiency of land use.

Rationale: Parking standards commonly require more parking than the market demands, which increases the cost of housing and results in an inefficient use of land.

Implementation Considerations:

- Reduce parking standards where minimum requirements exceed 1.5 spaces per dwelling unit (duplex).
- If a general reduction is not supported, target areas where higher density development is most desired.

- Additional reductions for projects with affordable units can serve as a strong development incentive.



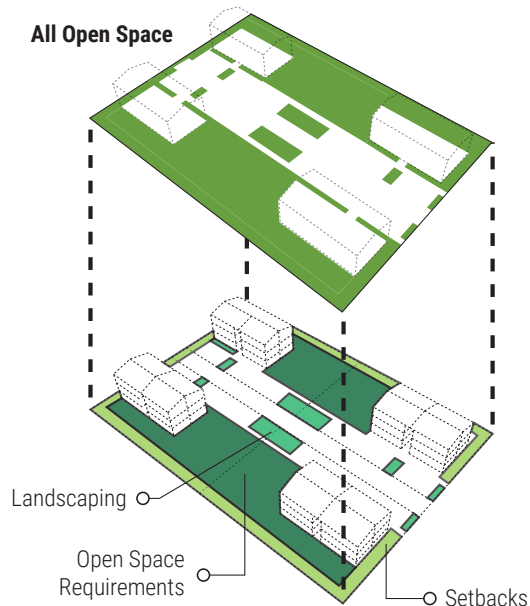
6. Identify and Remove Unnecessary Regulatory Barriers

Strategy: Identify and remove unnecessary regulatory barriers beyond housing types, minimum lot sizes, and minimum parking.

Rationale: Maximum building height, setbacks, landscaping, open space, and review requirements can also present substantial barriers to housing development.

Implementation Considerations:

- Align code standards such as height, setbacks and open space requirements with existing development patterns.
- Replace subjective design or conditional use criteria with objective standards.
- Removing barriers creates opportunities for more modest and affordable projects that are compatible with existing development patterns.



7. Maintain Limits on Short Term Rentals

Strategy: Yachats has a cap in place limiting short-term rentals (STRs) to a total of 125 citywide and prohibiting single-owners and interests from obtaining licenses on multiple properties. Limits on STRs should be maintained.

Rationale: Limiting the overall share of STRs helps achieve a balance between tourist, occasional and long-term residential uses of the city's housing supply.

Implementation Considerations:

- Periodically assess appropriate parameters for the STR cap as population and housing inventory grow.

- Explore other means of offsetting vacant housing such as vacant housing tax.



Additional Strategies and Tools

Calibrate and Reform System Development Charges

Consider scaling development fees so they are proportionate to the impact of a housing unit on public services, therefore reducing fee costs for development of smaller units, which are usually more affordable than larger units. The City may also provide reduced SDC fees or complete exemptions for targeted housing types, such as income-restricted units.

Offer a Property Tax Exemption for Key Housing Needs

Property tax exemptions can be structured to incentivize development of specific needed housing types, such as affordable housing, mixed use housing, and homes targeting first-time homebuyers.

Target Infrastructure Improvements to Support Housing

When planning for improvements, jurisdictions should consider how the improvements will affect housing development opportunities in the area and, where feasible, modify project designs or prioritization to better improve conditions for housing development.

Target Urban Renewal Investments to Support Housing

Urban renewal is a tool for economically revitalizing targeted areas through public investments that stimulate private development. Urban renewal funding, known as Tax Increment Financing (TIF), comes from property tax revenue on new value created in an urban renewal district over the course of its lifetime. Urban renewal funding can be directed toward financial incentives, land acquisition, public infrastructure, or public-private partnerships to build housing.

Establish a Construction Excise Tax (CET)

A Construction Excise Tax is a tax assessed on construction permits issued by a city in

order to fund affordable housing programs. The primary benefit of a CET is that it is a dedicated source of revenue. It also provides the option to create a linkage between new development and investment in housing.

Increase Capacity to Implement Housing Strategies

Cities can increase capacity by adding staff, forming task forces, and taking other steps to share resources. Sufficient staff capacity is critical to unlocking the ability for the City to implement housing strategies effectively.

Utilize Excess Public Land for Housing

Adopt a land disposition policy that states the City will prioritize selling or dedicating any surplus publicly owned land to meet housing needs. Public entities can directly support a reduction of development costs in the form of land and/or low cost land lease.

Assist with Land Acquisition and Banking

Land banks are public authorities or non-profit organizations created to acquire, hold, manage, and sometimes redevelop property to return properties to productive use and/or meet community goals, such as increasing supply of affordable housing or stabilizing property values.

Partner with Land Trusts

Community land trusts are nonprofit, community-based organizations designed to ensure ensure long-term housing affordability. The City could sell or donate excess public land to a land trust, provide funding to assist with administration of a trust, or convene local organizations interested in founding or partnering with an existing trust.

Partner with Institutional Land Owners

Non-profits and faith-based organizations (FBO) may have surplus land that could be sold or donated to be developed for high priority housing needs, including affordable housing.

APPENDICES

APPENDIX A: BUILDABLE LAND INVENTORY MEMO

APPENDIX B: HOUSING NEEDS PROJECTION MEMO

APPENDIX C: RESIDENTIAL LAND NEEDS ANALYSIS MEMO

Planning Commission Discussion of Possible City of Yachats Municipal Code Amendments

[Note: Incorporates Planning Commission input through October 18th regular meeting up to “Impervious Surface”, but still considering “height of building” and reconsidering “hotel/motel” and “dwelling, vacation rental.” Terms are not always in alphabetical order.]

Title 9 – Zoning and Land Use

Section 9.04.020 Purpose.

The Planning Commission reached consensus on substituting the following for the existing Purpose text:

“The purpose of this title is to establish a set of zoning, subdivision, and land development regulations for the City designed to protect and promote the public health, safety, and general welfare, advance the position of Yachats as a small, coastal community, and achieve the following objectives:

1. Fulfill the goals of the City of Yachats Comprehensive Land Use Plan.
2. Ensure that land uses complement the natural beauty of Yachats’ location and its environment, which has led to Yachats’ long-standing reputation as “The Gem of the Oregon Coast”.
3. Guide the establishment of public, commercial, professional and residential uses, including their siting, design materials, and landscaping, within reasonable variation, so that they shall enhance rather than detract from the quiet coastal ambiance of the City.
4. Ensure that sufficient vacant and redevelopable buildable land shall be zoned for residential uses to accommodate the projected increases in year-round and part-time populations and to provide a choice of housing location, type and price, to meet the needs of the Yachats community.
5. Ensure that new businesses shall be of an appropriate scale to retain and enhance the small-town, ocean side character of the Yachats community.

6. Protect residential, commercial, and public areas from the intrusion of incompatible uses, and insure preservation of adequate space for commercial, professional and other activities necessary for a healthy economy.
7. Promote safe and efficient movement of people and goods without sacrifice to the quality of Yachats' environment, and to provide for adequate off-street parking.
8. Encourage new development to use energy-efficient design, siting, and construction materials and methods.
9. Protect and enhance the City's natural, historic, and scenic resources, including the Yachats River estuary, City shorelands, and City water supply.
10. Regulate activities within geologic hazard areas of the City and limit development that may affect the integrity of steep slopes or impact fire hazards."

Section 9.04.030 Definitions

The Planning Commission reached consensus on the following new or revised definitions:

"Dwelling, Accessory"

"Means an accessory structure specifically designed and permitted as an additional dwelling, which is incidental, appropriate, and subordinate to a primary dwelling on a property."

"Bed and Breakfast Facility"

"Means any single-family dwelling containing rooms for rent in accordance with Section 9.72.050, excluding any dwelling that meets the definition of Vacation Rental.

"Building Code"

"Means building, fire, safety, and other codes adopted by state, county and municipal agencies."

"Building Coverage"

"Means the portion of the lot area that is covered by buildings. The area of the buildings shall be measured at their exterior perimeter. Buildings include dwellings, accessory structures, garages and carports."

"Clear Vision Area"

“Means a triangle defined on two (2) sides by a minimum distance along vehicle pathways from the intersection of the curb line or, where no curb exists, the edge of the street, alley, or driveway surface edge, and on the third side by the line across the corner of the non-intersecting ends of the two (2) other sides. See the regulations of Section 9.64.010.A of this Title.”

“Deck”

“Means an unenclosed structure or platform, constructed outdoors, that may either be independent or attached to a building and is intended for the purpose of outdoor dining, lounging, and other similar accessory residential use.”

“Dwelling”

“Means a building or portion thereof which is occupied in whole or in part as a residence, either permanently or temporarily, by one or more families, but excluding hotels, motels, and resorts, with permanent provision for living, sleeping, eating, food preparation, and sanitation. Dwellings include both buildings constructed on-site and manufactured homes.”

The Planning Commission reached consensus on deleting the term “apartment” and its definition.

The Planning Commission reached consensus to strike “Porch” from the existing term “Deck/Porch” and define each separately. Several alternative definitions for “porch” are provided.

The Planning Commission deferred a decision on “Height of Building” to permit further research and thought. See also accompanying City of Bend code regulations regarding building height provided by Commissioner Danos.

Discussion of selected definitions has ended at this point.

“Height of Building”

Existing: “Means the vertical distance from the average finished grade to the highest point of the building plus any fill above the natural grade. To determine building height, calculate the average building height, then divide the two (2) building heights by two (2). Add together the average height for each side and divide by the number of sides.”

Sample alternatives:

“Means the vertical distance measured from the average between the highest to lowest natural/existing or proposed lot grades around the perimeter of the structure to the highest point of the roof. When determining whether to utilize existing or proposed grade, whichever is most restrictive and results in the lowest allowed building height.” (Jac.)

“Means the vertical distance from the average finished grade at the front of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the peak height of the highest gable of a pitch, shed, or hip roof.” (City of Florence)

“Means the vertical distance above a referenced datum measured to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the gables of a pitched or hipped roof. For the purpose of residential zones, building height shall be the vertical distance above a referenced datum measured to the highest point of the roof. The referenced datum shall be whichever of the following two measurements results in the greater building height:

- (A) The referenced datum is the lowest grade when the highest ground surface within a five-foot horizontal distance of the exterior wall of the building is not more than ten (10) feet above the lowest grade.
- (B) The referenced datum is ten (10) feet higher than the lowest grade when the highest ground surface described in item (A) above is ten (10) feet or more above the lowest grade.” (City of Eugene)

“Means the average maximum vertical height of a building or structure measured at a minimum of three equidistant points from finished grade to the highest point of the building or structure along each building elevation. Architectural elements that do not add floor area to a building or structure, such as parapet walls, chimneys, vents, and roof equipment are not considered part of the height of a building or structure.” (City of Bend)

“Existing grade”

“Means the existing condition of the elevation of the ground surface at the time of permit application and which represents (1) the natural grade prior to placement of fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of a site.” (City of Bend)

“Finished grade”

“Means the final grade of the site after all clearing and grading has been completed that conforms to an approved clearing and grading plan.” (City of Bend)

“Elevation”

“Means a building face, or scaled drawing of the same, from natural grade to the highest point of the structure.” (City of Bend)

(Note: Samples of building height definitions typically included an illustration to help explain the method for determining building height. I did not include them here.)

Members of the Planning Commission in attendance at the October 18th regular meeting had reached consensus on having separate definitions for hotel, motel, inn, and resort, provided they were shortened in length. “Hostel” has also been added. These are now suggested below.

“Hotel”

“Means any building used for lodging other than a motel, inn, or resort, containing six (6) or more guest rooms available for rent on a short-term [thirty (30) or fewer days], or long-term (extended stay), basis. The building has a lobby and check-in area, and is designed with interior corridors for accessing rooms without being outside. Guest rooms may include kitchen facilities, and guest amenities may include pool, gym, lounge, and accessory commercial uses such as restaurants, bars, gift shop, or day spa.”

“Motel”

“Means any building or group of buildings used for transient lodging other than a hotel, inn, or resort, containing six (6) or more guest rooms or units for rent on a short-term [thirty (30) or fewer days] basis. The building(s) is designed so that ingress/egress to guest rooms is outside in the elements and a short distance from parked vehicles. Guest rooms may include kitchen facilities, and guest amenities may include a pool, gym, limited food and beverage services, lounge, and accessory commercial uses such as a gift shop.”

“Inn”

“Means any building used for transient lodging other than a hotel, motel, resort, vacation rental dwelling, or bed and breakfast facility, containing guest rooms or units for rent on a short-term [thirty (30) or fewer days] basis. Such uses have an inn keeper on the premises during normal business hours, with optional food and drink services limited to guests of the inn.”

“Resort”

“Means any building or group of buildings used for transient lodging other than a hotel, motel, or inn, containing six (6) or more guest rooms or units for rent on a short-term [thirty (30) or fewer days] basis, and designed primarily to accommodate vacationers, conferences, or events such as weddings. The building(s) have a lobby and a check-in area, and often occupy sufficient land area for multiple lodging options, conference facilities, guest amenities (ex. pool, tennis,

gym), vehicle (including RV) parking, and accessory commercial uses, such as restaurants, bars, gift shop, day spa, and the like.”

“Hostel”

“Means budget-priced transient lodging where a traveler typically rents a bed in a shared room with communal bathrooms and access to shared kitchen facilities.”

“Transient lodging”

“Means any facility, structure, or portion thereof occupied or intended or designed for occupancy by a guest or guests who pay rent or other consideration for dwelling, lodging, or sleeping purposes for a period of thirty (30) or fewer days.”

In addition, the definition for “dwelling, vacation rental” needs to distinguish such uses from other forms of transient lodging, and is proposed to be modified as follows:

“Dwelling, Vacation Rental”

“Means a single-family dwelling, duplex, or multi-family dwelling which is rented, or held out as available for rent, either in full or in part, for periods of less than thirty (30) days, such as by the day or week, excluding any facility that meets the definition of “bed and breakfast facility”. The dwelling may consist of individual units or be in a contiguous form to be considered a vacation rental dwelling; however: a) each individual unit is to be considered separately for licensing and regulation purposes in accordance with Chapter 4.08 of YMC, and b) no more than one (1) individual unit may be located in a single dwelling in the R-1 District; no more than two (2) individual units may be located in the R-2 District; and no more than five (5) individual units may be located in the R-3, R-4, and C-1 Districts. A dwelling that is listed with an agent as a vacation rental, advertised, available by referral, word of mouth, commendation or reputation are some of, but not limited to, the ways of identifying a vacation rental.”

“Impervious surface”

Existing: (Not currently defined)

Sample definition:

“Means a surface that has been compacted or covered with a layer of material so that it prevents or is resistant to the infiltration of water, including, but not limited to, structures such as roofs, buildings, storage sheds; other solid, paved, or concrete areas such as streets, driveways, sidewalks, parking lots, patios, tennis or other paved courts; or athletic playfields comprised of synthetic turf materials.” (PA municipality)

“Impervious surface ratio”

Existing: (Not currently defined)

Sample definition:

“Means a measure of the intensity of the use of a piece of land. It is measured by dividing the total area of all impervious surfaces within a site by the gross lot area.” (PA Municipality)

(Note: “Impervious surface ratio” could be substituted for the term “lot coverage”, and serve as a standard for all base zoning districts. For example, for the R-1 District:

“Maximum impervious surface ratio” – 30%

“Lot coverage”

Existing: (Not currently defined, although the term “lot coverage”, as a standard within all base zoning districts, is limited to buildings, porches and decks.)

Sample alternatives:

“Means that portion of a lot which, when viewed directly from above, would be covered by buildings, access ways, parking spaces and surfaced areas.” (City of Florence)

“Means the percentage of the gross lot area that is fully covered by impervious surfaces.” (PA municipality)

“Lot coverage means the portion of the lot area that is covered with the following improvements:

- (1) The area of the exterior perimeter of all buildings, including dwellings, accessory buildings, garages, and car ports; and
- (2) The area of all structures that are thirty (30) inches in height above the existing grade, including porches, decks, stairways; and
- (3) Paved or graveled areas designated for off-street parking; and
- (4) That portion of the area of decks, less than thirty (30) inches in height above the existing grade, patios, courtyards, and graveled and paved areas, other than designated off-street parking, which exceeds twenty-five (25) percent of the allowable lot coverage; and
- (5) Fifty (50) percent of areas covered with a defined pattern of void spaces to accommodate soil, live vegetation, and drainage between the structural elements, such as Grasscrete or similar treatments.

The following improvements shall not be included in the calculation of lot coverage:

- a. Projections from buildings such as eaves, overhangs, and bay windows which meet the requirements of Section ____; projections into required yards;
- b. Arbors not exceeding one hundred twenty-five (125) square feet in area; and
- c. Decks, less than thirty (30) inches in height above the existing grade, patios, courtyards, and graveled and paved areas, other than designated off-street parking, whose total area does not exceed twenty-five (25) percent of the allowable lot coverage.” (City of Cannon Beach)

“Lot line, street side”

Existing: (Not currently defined)

Proposed definition:

“Means the side lot line at abutting street.” (Loren)

“Patio”

Existing: (Not currently defined)

Sample definitions:

“Means a paved outdoor area adjoining a house.” (Jac.)

“Means an area consisting of natural or man-made material constructed at or near grade level, intended for use as an outdoor living area, and not enclosed by a permanent roof or awning.” (Jac.)

“Parking space, off-street”

Existing: Means a parking space located outside of a public right of way with minimum dimensions of eighteen (18) feet long and nine (9) feet wide. Off-street parking spaces shall have surfaces such as gravel, pavement, tile, brick, or concrete suitable for parking a vehicle. Required off-street parking spaces shall not be located in a required yard that abuts a street.”

Sample alternative:

“Means a parking space located outside of a public right of way with minimum dimensions of eighteen (18) feet long and nine (9) feet wide. Off-street parking spaces shall have surfaces such as gravel, pavement, tile, brick, or concrete suitable for parking a vehicle.”

(Note: The text which is proposed to be deleted from the existing paragraph above is a regulation, and would most appropriately be added to Section 9.48.010 of Title 9.)

“Parking space, accessible”

Existing: (Not currently defined)

Sample definition:

“Means an off-street parking space for handicap access to or from a vehicle, designed in accordance with the Americans with Disabilities Act (ADA). The accessible parking space shall be at least nine (9) feet wide with an adjacent access aisle at least six (6) feet wide. The access aisle shall be at least eight (8) feet wide for an accessible parking space designated as “van-accessible” or reserved for wheelchair users only.” (Oregon Transportation Commission, edited)

“Porch”

Existing: “Means an outside walking area, the floor of which is elevated more than eight (8) inches from the ground.”

Sample alternatives:

“Means an open structure that has breathable walls, but protection above it, usually, a covered shelter projecting in front of the entrance of the building.” (Jac.)

“Means a covered area adjoining an entrance to a building and usually having a separate roof.” (Christine, Merriam-Webster)

“Means an open structure that is typically located at the rear of a building that forms a part of the means of egress from the building. Porches are typically of differing construction from the principal portion of the building and are separated from the building by a fire rated wall. Porches include decks, stairs and landings but not all of the deck areas are necessarily a part of the means of egress path. A porch may or may not include a roof.” (Christine, City of Chicago)

“Means an unenclosed exterior structure at or near grade attached or adjacent to the exterior wall of any building and having a roof and floor. (Christine, lawinsider.com)

“Means a roofed structure with walls that breathe.”

Walls that breathe

“Means either an open-air porch (basically no walls – only columns), or screened (which air passes through). This specifically means that there are no windows. Our “Walls that breathe” term very specifically means – NOT A SUNROOM. NOT A GLASSED IN ROOM. (Christine, porchco.com)

“Yard”

Existing: Means a space other than a court on the same lot with a building open to the ground.”

Sample alternatives:

“Means an open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.” (City of Florence)

“Means a required space on the same lot with a building, unoccupied, and unobstructed from a point thirty (30) inches above grade upward, except as otherwise provided herein.” (City of Eugene)

“Yard, Front”

Existing: Means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto at the nearest point of the foundation of the main building.

Sample alternative:

“Means an area lying between the side lot lines, the depth of which is a specified horizontal distance between the street line and a line parallel thereto on the lot.” (City of Florence)

“Yard, Rear”

Existing: Means a yard extending across the full width of the lot between the most rear main building and the rear lot line; but for determining the depth of the required rear yard it shall be measured horizontally from the nearest point of the rear lot line; or, if the rear lot line adjoins an alley, then from the center line of the alley, toward the nearest part of the foundation of the main building.

Sample alternative:

“Means an area lying between side lot lines, the depth of which is a specified horizontal distance between the rear property line and a line parallel thereto on the lot.” (City of Florence)

“Yard, Street Side”

Existing: (Not currently defined)

Sample definition:

“Means a yard extending across the full length of a corner lot, the depth of which is the minimum horizontal distance between the lot line abutting the street and a line parallel thereto at the nearest point of the foundation of the main building. The minimum depth for a street side yard is the same as that required for the front yard of a corner lot.” (John T.)

“Means a yard on a corner lot that is adjacent to a street between the front yard and the rear lot line measured horizontally and at right angles from the side lot line to the nearest point of a building.” (Lincoln County) *(Check for compatibility with definition of “lot, corner”)*

(Note: Most zoning ordinances don’t include the term “street side yard” because a corner lot is typically regulated as having two required front yards, one required side yard, and one required rear yard.)