



**CITY OF YACHATS**  
**PLANNING COMMISSION WORK SESSION**  
**December 13, 2022**  
**Zoom Meeting Summary**

Public Guests: 12

1. (0:09) Call meeting to order at 10:05AM: Attendance: John Theilacker, Co-Chair Jacqueline Danos, Julie Bailey, Lance Bloch, Loren Dickinson, and Tod Davies, Absent: Christine Orchard. STAFF: Kimmie Jackson, Deputy City Recorder and Katherine Guenther, Assistant City Manager & Planner and Jyl Fueling, Code Enforcement.
2. (1:25) Jyl Fueling, Code Enforcement Officer, stated she will be working 9:00am-3:00pm, 10 to 15 hours / three days a week, and to contact by email [codeenforcement@yachatsmail.org](mailto:codeenforcement@yachatsmail.org) or Request Tracker on the city website [www.yachatsoregon.org](http://www.yachatsoregon.org).
3. (8:50) Title 9 Definitions Review: Discussion started with proposed changes to definitions and related revisions to the Height of Building and how it is calculated. The proposed wording to be, Height of Building means the average maximum vertical height of a building or structure from average finished grade to the highest point of a building or structure. Discussion continued and agreed on the revision and will also revise the graphics for the definition.
4. (48:05) Parking Space, Off Street: Discussed the dimensions of the parking spaces, the design of the parking lot may be an issue and would like to remove the first sentence of the 18 feet long and 9 feet wide and should state off street parking "minimum is 18 feet by 9 feet and will not be using "Compact Car" verbiage. Accessible parking space is not currently defined but need to make reference to governing federal laws and American Disabilities Act Guidelines (ADAG). Keep the first reference sentence and delete the rest of the paragraph and add local state or federal law, whichever is more restrictive.
5. (59:49) Porch: Discussion continued whether to combine Porch and Deck definitions and resolved to keep the definition separate.



1 6. (1:27:00) Yards: “Court” is not defined. A yard is unencumbered. Discussed  
2 adding projections into yards definitions. Commission favors the Lincoln  
3 County Code wording and sample definition would be:

4 “Means a yard extending across the full length of a corner lot, the depth of  
5 which is the minimum horizontal distance between the lot line abutting the  
6 street and a line parallel thereto at the nearest point of the foundation of the  
7 main building. The minimum depth for a street side yard is the same as that  
8 required for the front yard of a corner lot.”  
9

10 “Means a yard on a corner lot that is adjacent to a street between the front  
11 yard and the rear lot line measured horizontally and at right angles from the  
12 side lot line to the nearest point of a building.” (Lincoln County).  
13

14 7. (11:43) Yard Street Side: The Commission discussed and are in consensus  
15 that they favor the Lincoln County definition. The City Code would match the  
16 County Code.  
17

18 8. (1:50:55) The Parking Study is attached to the online packet and the  
19 commission to review the recommendations on pages 18-29 and prioritize,  
20 work with Public Works & Streets Commission on how to move forward and  
21 implement what Planning wants to put forth, to include the final report with  
22 the Comprehensive Plan. Stormwater will be up for discussion and will be on  
23 an upcoming agenda. The commission is considering quarterly joins session  
24 between Planning Commission and Public Works & Streets Commission to  
25 prepare for the Budget Committee.  
26

27 Theilacker adjourned the Work Session at 12:05pm.  
28

29 Prepared by Kimmie Jackson December 13, 2022