1. 2:00 P.M. Agenda

   Documents:

   2023-06-20 Planning Reg Commission Agenda.pdf

2. Meeting Material

   Documents:

   Yachats HIP - PC 3.Pdf
   Building Report.pdf
   2023-05-16 Planning Commission Summary .Pdf

CITY OF YACHATS
PLANNING COMMISSION MEETING
Tuesday, June 20, 2023, at 2:00pm
To Be Held Via Zoom & In Person Located at:
Commons Bldg., Civic Meeting Room 1
441 Hwy 101 N., Yachats OR 97498

Join Zoom Meeting
https://us02web.zoom.us/j/88553805590
Meeting ID: 885 5380 5590
One tap mobile
+13462487799,,88553805590# US (Houston)
+16699006833,,88553805590# US (San Jose)

## Regular Meeting

I. Meeting Called to Order

II. Announcements and Correspondence

III. Citizens' Concerns (limited to items not on the agenda, 5-minute limitation per person)

VI. Ongoing Business
   a. Implantation Plan – Cascadia Partners, Discuss next steps

VII. New Business

VIII. Reports
   a. LWI Update
   b. Planner's Report
   c. Meeting Summary of May 2023

IX. Other Business
   a. From Commission
   b. From Staff

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 is the Audio Tape which will 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 06/19/23 By: Kimmie Jackson, Deputy City Recorder

# Planning Commission Work Session #3

Yachats Housing Implementation Plan

June 20, 2023

CASCADIA
PARTNERS

# Overview of Regulatory Strategies

## All Housing

1. Define and allow a wider range of housing types
2. Identify and remove unnecessary regulatory barriers
3. Maintain limits on short-term rentals
4. Reduce parking requirements (for certain housing types)

## Townhomes, Plexes and Multi-Family Housing

5. Reduce minimum lot size per unit
6. Establish a minimum density standard in R-3, R-4, and C-1 zones
7. Rezone land in the R-1 Zone to higher density zone

# Code Amendments - Start Here

## All Housing

1. Define and allow a wider range of housing types
2. Identify and remove unnecessary regulatory barriers
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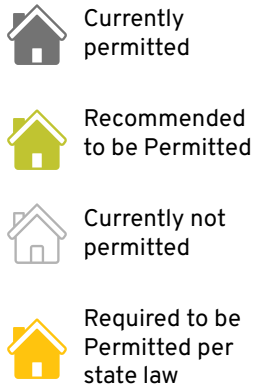
## Townhomes, Plexes and Multi-Family Housing

5. Reduce minimum lot size per unit
6. Establish a minimum density standard in R-3, R-4, and C-1 zones
7. Rezone land in the R-1 Zone to higher density zone

# Housing Types

| | R-1 | R-2 | R-3 | R-4 |
|---|---|---|---|---|
| **Single-family detached** | | | | |
| **Accessory dwelling unit** | | | | |
| **Cottage cluster** | | | | |
| **Duplex / 2-Unit Townhouses** | | | | |
| **Triplex / 3-Unit Townhouses** | | | | |
| **Quadplex / 4-Unit Townhouses** | | | | |
| **Multifamily (5+ Units)** | | | | |
| **Manufactured Dwelling** | | | | |
| **Manufactured Dwelling Park** | | | | |



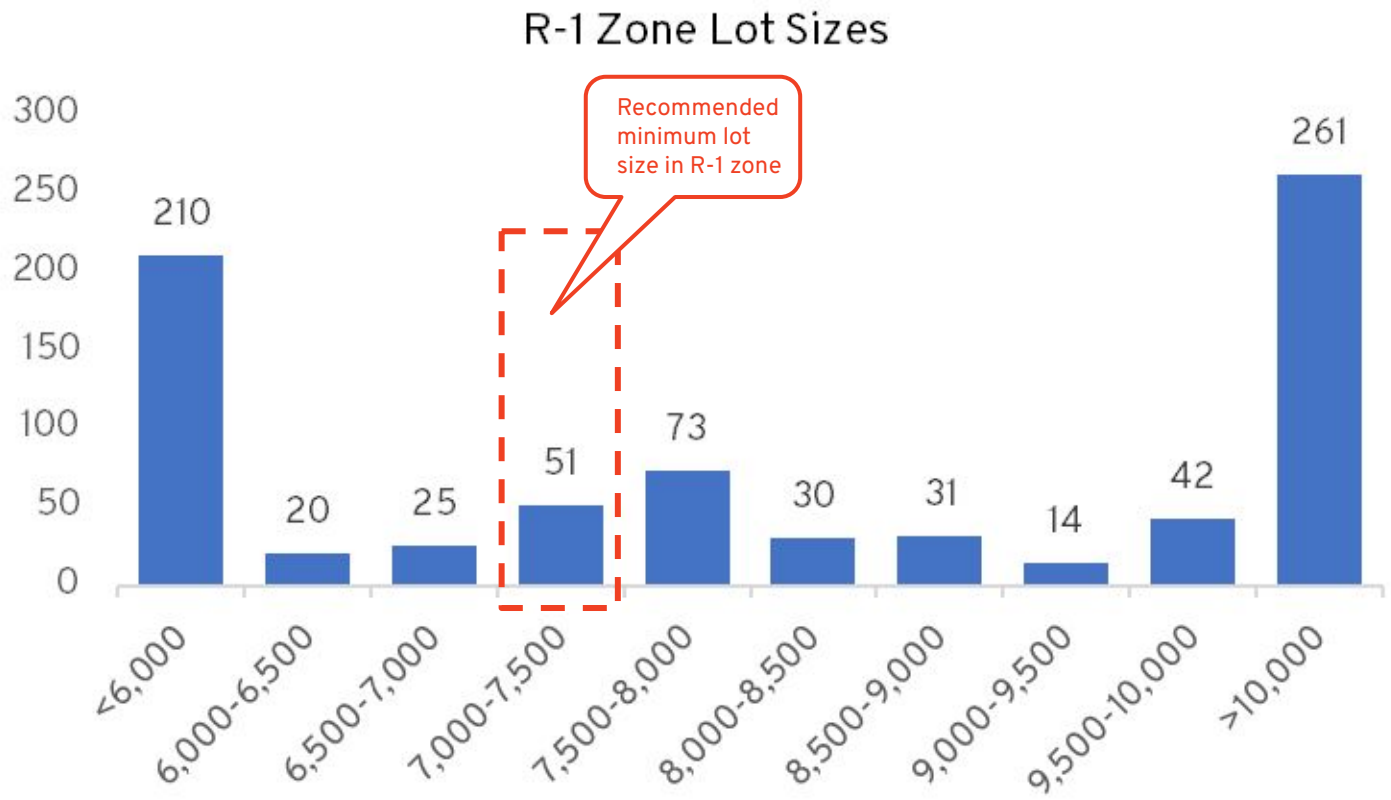

**Commercial zone allows all uses allowed in residential zones*

# Recommended Minimum Lot Sizes

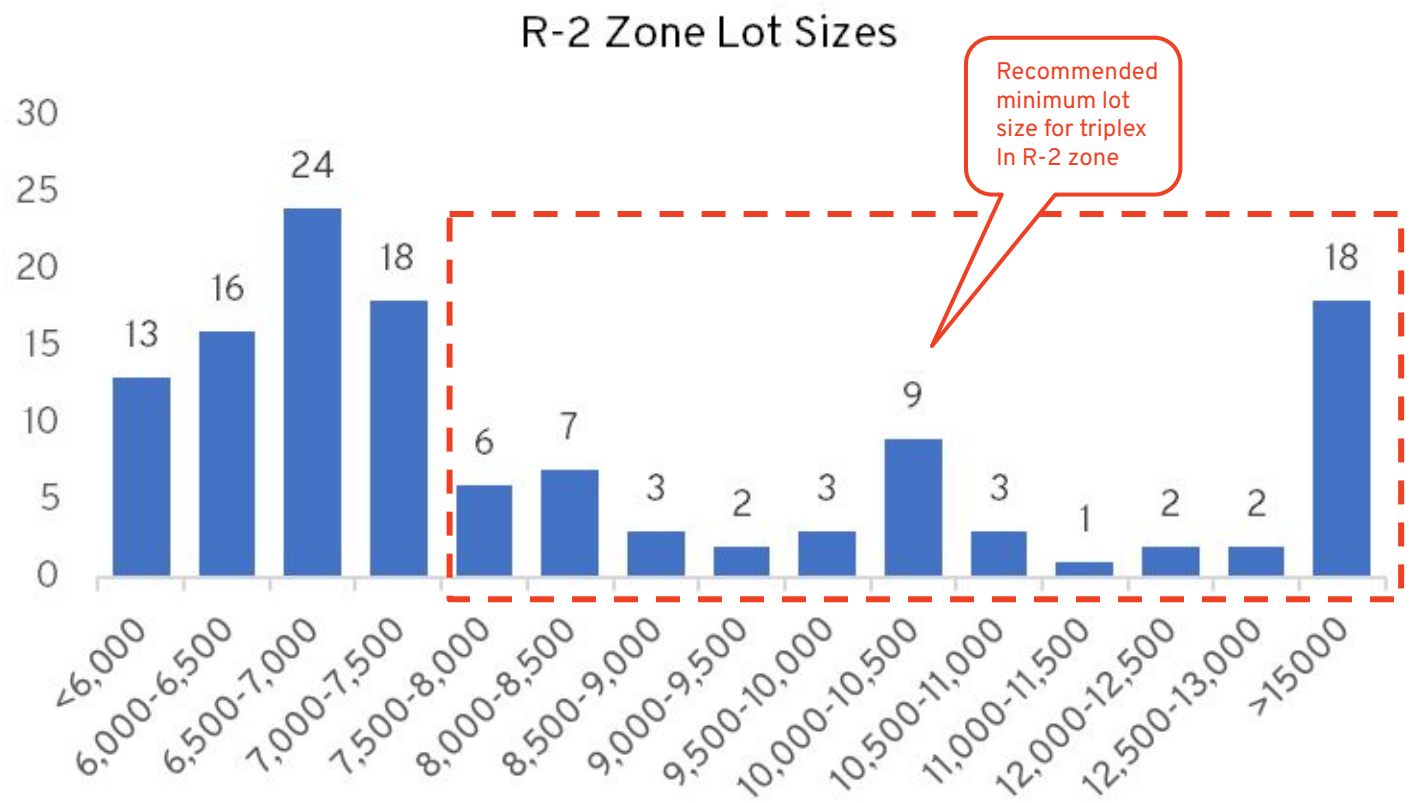
| | R-1 | | R-2 | |
|---|---|---|---|---|
| | Existing (sf) | Recommended (sf) | Existing (sf) | Recommended (sf) |
| **Single Family or Manufactured Dwelling** | 7,500 | **7,000** | 6,000 | 6,000 |
| **Cottage cluster** | — | **15,000** | — | **15,000** |
| **Duplex** | — | **7,000** | 7,500 | **6,000** |
| **Triplex** | — | — | — | **7,500** |
| **Quadplex** | — | — | — | — |
| **Townhouses** | — | 3,500/unit (max 2 units) | — | 2,500/unit (max 3 units) |
| **Multifamily (5+ Units)** | — | — | — | — |

Recommended change to minimum lot size

# Existing Lot Size Distribution



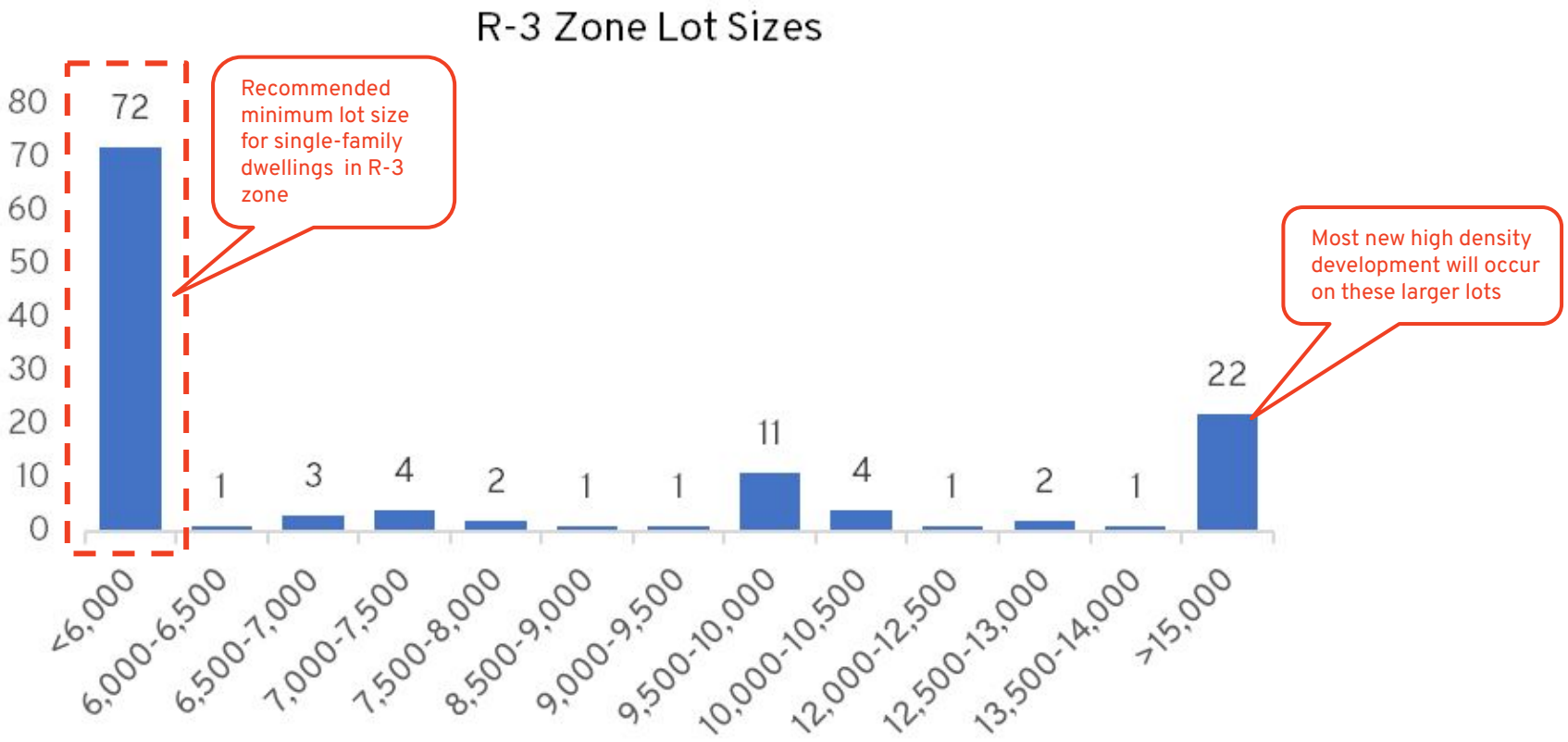
# Existing Lot Size Distribution



# Recommended Minimum Lot Sizes

| | R-3 | | R-4 | | C-1 | |
|---|---|---|---|---|---|---|
| | Existing (sf) | Recommended (sf) | Existing (sf) | Recommended (sf) | Existing (sf) | Recommended (sf) |
| **Single Family or Manufactured Dwelling** | 6,000 | **3,000** | 6,000 | **3,000** | 6,000 | **3,000** |
| **Cottage cluster** | – | **15,000** | – | **15,000** | – | **15,000** |
| **Duplex** | 7,500 | **5,000** | 7,500 | **5,000** | 5,000 | 5,000 |
| **Triplex** | 6,000+ 2,500/du | **6,000** | 5,000+ 2,500/du | **6,000** | 7,500 | **6,000** |
| **Quadplex** | 6,000+ 2,500/du | **7,000** | 5,000+ 2,500/du | **7,000** | 2,500/du | **7,000** |
| **Townhouses** | – | **1,500/unit** | – | **1,500/unit** | – | **1,500/unit** |
| **Multifamily (5+ Units)** | 6,000+ 2,500/du | **1,000/unit** | 5,000+ 2,500/du | **1,000/unit** | 2,500/du | **1,000/unit** |
| **Maximum Density** | 12 du/ac | **None** | 12 du/ac | **None** | – | – |

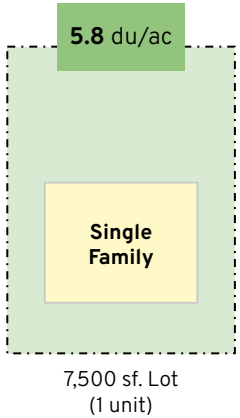
# Existing Lot Size Distribution



# R-1 ZONE

Single-Family

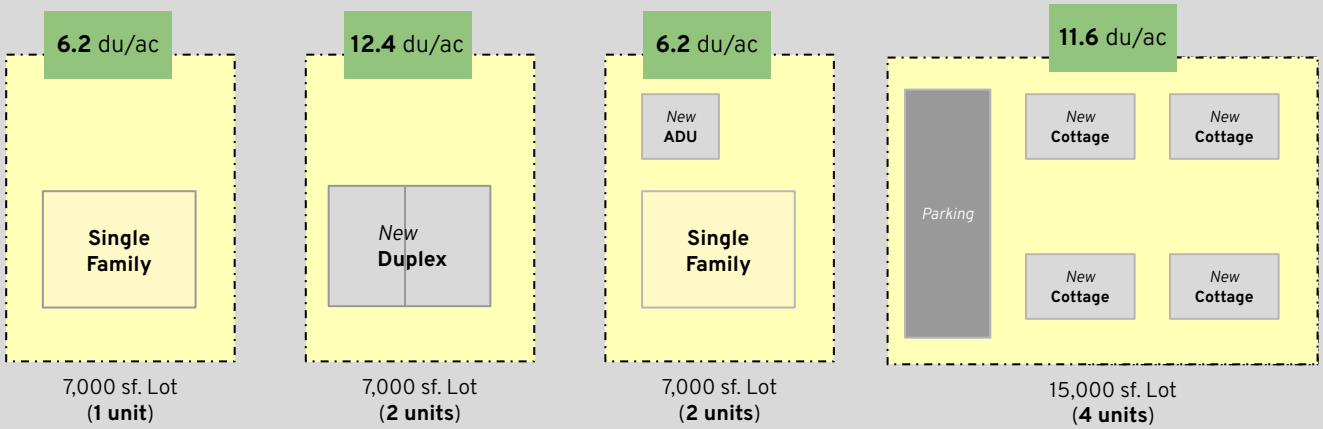
***Existing Code***




**Recommended Code Changes:**

- 7,000 sf. lot size for Single Family
- Allow Duplexes
- Require 7,000 min. lot size for Duplex
- Allow ADUs
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

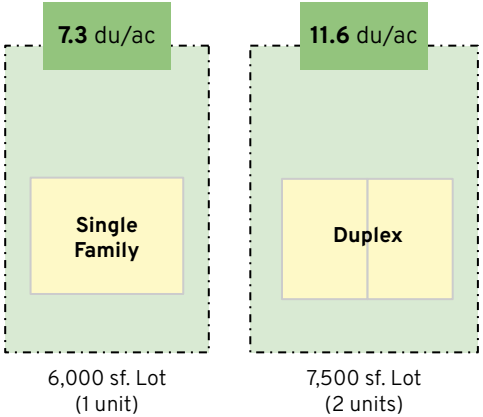
***Recommended Code***



# R-2 ZONE

Single-Family & Duplex

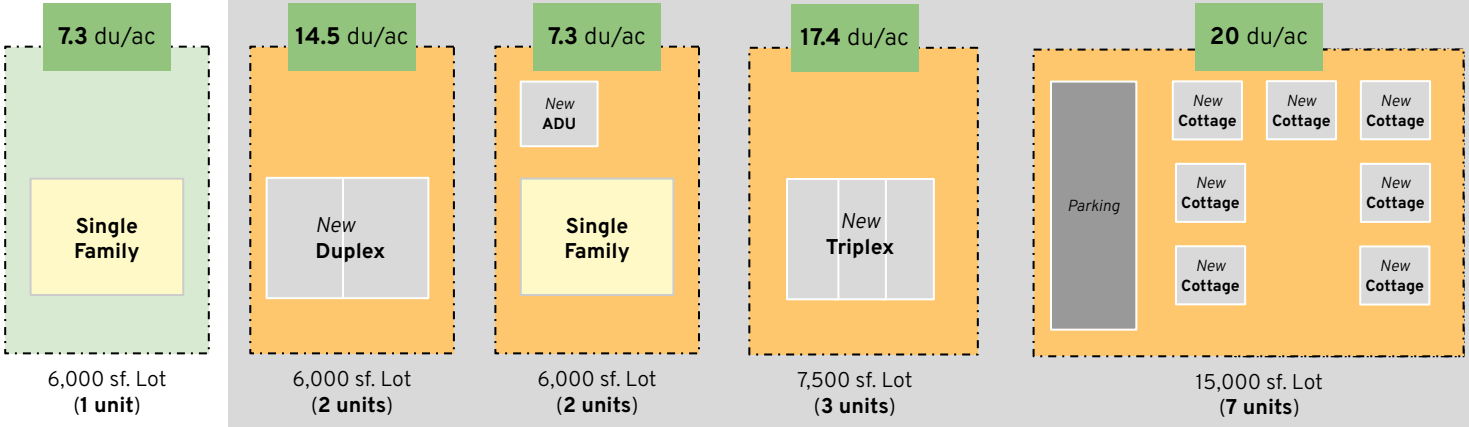
## *Existing Code*




**Recommended Code Changes:**

- 6,000 sf. lot size for Duplexes
- Allow Triplexes and 3-unit Townhouses
- Require 7,500 min. lot size for Triplex/3-unit TH
- Allow ADUs
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

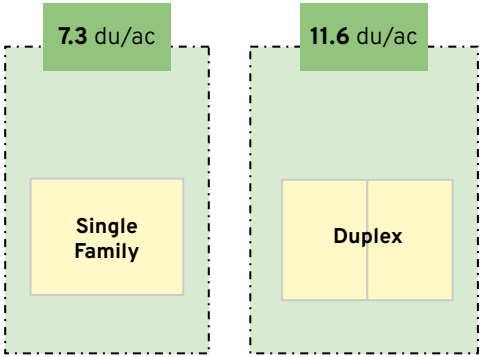
## *Recommended Code*



# R-3 ZONE

Single-Family, Duplex, Multi-Family

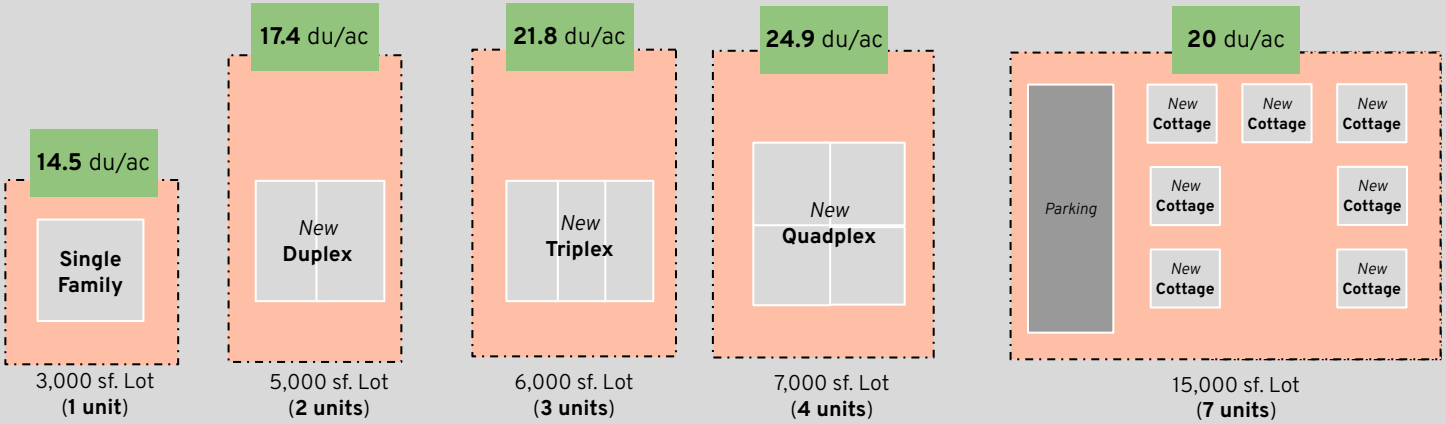
***Existing Code***




**Recommended Code Changes:**

- 3,000 sf. lot size for Single-Family
- 5,000 sf. lot for Duplex
- 6,000 sf. lot for Triplex
- 7,000 sf. lot for Quadplex
- Allow ADUs and count them toward density
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

***Recommended Code***



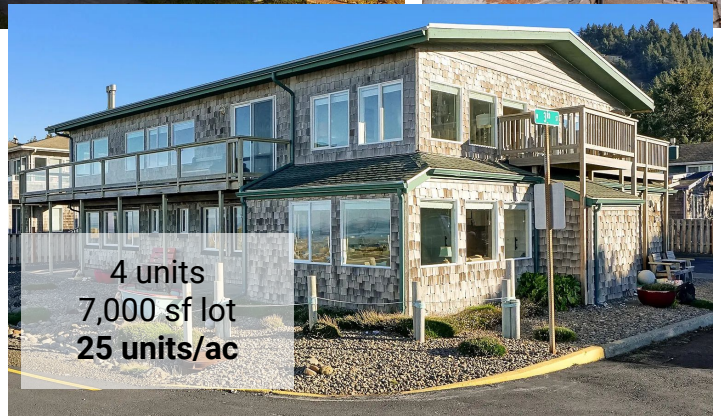
# Housing Examples

## Duplex

## Small Lot Single-Family

# Middle Housing Examples

## Triplex and Quadplex



4 units
7,000 sf lot
**25 units/ac**

## ADU

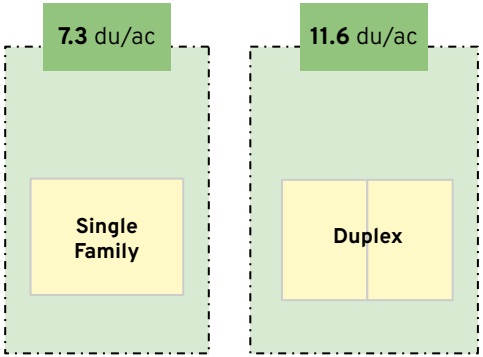
## Cottage Cluster

6 units
10,000 sf lot
**26 units/ac**

# R-4 ZONE

Single-Family, Duplex, Multi-Family, Motel

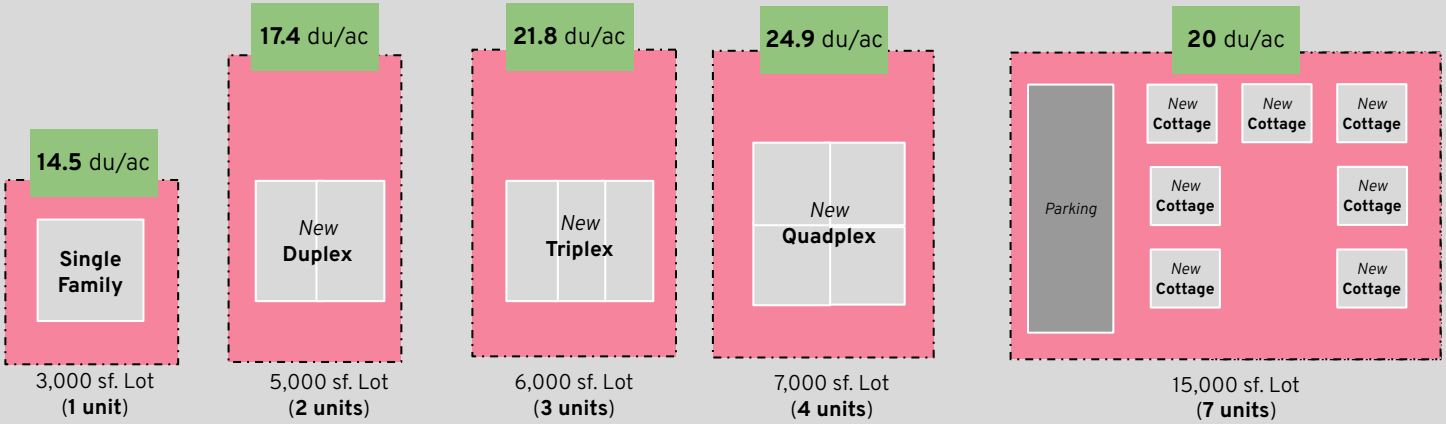
## *Existing Code*




**Recommended Code Changes:**

- 3,000 sf. lot size for Single-Family
- 5,000 sf. lot for Duplex
- 6,000 sf. lot for Triplex
- 7,000 sf. lot for Quadplex
- Allow ADUs and count them toward density
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

## *Recommended Code*



# Next Steps

2023
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUN
HOUSING IMPLEMENTATION PLAN
COMP. PLAN POLICIES
COMP. PLAN ACTIONS
DRAFT TOOLS & STRATEGIES
DRAFT HIP
FINAL HIP
PMT #2
Virtual Community Engagement
PMT #3
We are here
Joint Planning Commission and City Council Worksession
Joint Planning Commission and City Council Worksession
PC Work Session #3

## Next Steps

By 6/30

1. **Final HIP Document**
2. **Final PC work session**
3. **Minor changes to HNA document**

Adopt HIP?

2021-2023 Grant Cycle

4. DLCD Grant Application

2023-2025 Grant Cycle

1-3 years

5. Adopt capacity-related code amendments (CP to recommend sequencing and clarify statutory requirements), Comp. Plan amendments, HNA, HIP if not adopted previously

1-8 years

6. Adopt additional code amendments

## DLCD Grants

### Assistance Programs Overview

*As of June 1, 2023*

#### Housing Planning Assistance:

*Total Grant Fund:* $2.5 million
*Application Period:* June 1 – July 31, 2023
*Eligible Projects:* Develop, adopt, and implement plans needed to support housing production, affordability, and choice, including Housing Capacity Analyses (HCA) and Housing Production Strategies (HPS) under Goal 10 as well as updates to local development codes and comprehensive plans to comply with applicable state housing statutes and reduce regulatory barriers to housing production. Local governments not required by state law to conduct these planning activities are still highly encouraged to apply.
*More Information:* Grant Application, Webinar (recording), contact housing.dlcd@dlcd.oregon.gov

Development Code Amendment

# City of Yachats Building Activity
## January 1 - June 20, 2022

| Project Name | Description | Parcel # | Address | Zone | Opened | Status |
|---|---|---|---|---|---|---|
| | | | | | | |
| COLLINS | Foundation Repair | 14-12-27-DA-6300 | 266 West 4th Street | C1 | 1/10/23 | Permit Issued |
| CHANDLER | Addition to SFD | 14-12-26-CC-7400 | 304 Combs Circle | R1 | 1/18/23 | Permit Issued |
| CAREY | New SFD | 14-12-27-DA-2600 | 168 East 3rd Street | C1 | 2/20/23 | In Review (CoY) |
| HUBBELL | Repair/extend Deck | 14-12-34-AA-814 | 181 Reeves Circle | R1 | 3/1/23 | In Review (LC) |
| COLEMAN | New SFD | 14-12-26-CC-208 | 504 Bayview Terrace | R1 | 3/5/23 | Permit Issued |
| LIPPINCOTT | Remove Mobile/Addition | 14-12-27-DA-11300 | 417 West 1st Street | R3 | 3/23/23 | Permit Issued |
| LATTIG/CARVER | New SFD | 14-12-26-CD-200 | 566 Combs Circle | R1 | 3/28/23 | Permit Issued |
| MAY | Garage Addition | 14-12-26-CB-4500 | 453 Horizon Hill Road | R1 | 4/5/23 | In Review (LC) |
| EDWARDS | Deck Replacement | 14-12-26-CC-2700 | 110 Combs Circle | R1 | 4/14/23 | In Review (LC) |
| MADISON | Add Dormer to SFD | 14-12-26-CD-4000 | 344 Combs Circle | R1 | 4/26/23 | In Review (LC) |
| LIPPINCOTT | New Multifamily Dwelling | 14-12-27-AD-500 | 33 9th Street | R3 | 5/8/23 | In Review (CoY) |
| SCOTT | New Manufactured Home | 14-12-27-AD-4600 | 373 West 7th Street | R1 | 5/12/23 | In Review (LC) |
| TRACY | Add Dormer to SFD | 14-12-26-BB-5400 | 1060 Horizon Hill | R1 | 5/27/23 | Permit Issued |
| BAIR | Covered Porch | 14-12-26-CB-8100 | 485 Eeast 3rd Street | R1 | 5/30/23 | In Review (CoY) |
| TUTRINOLI | Accessory Structure | 14-12-27-DA-11100 | 363 West 1st Street | R3 | 5/30/23 | In Review (CoY) |
| PAULEY | New SFD | 14-12-26-BC-5500 | 1020 Horizon Hill | R1 | 6/9/23 | In Review (CoY) |
| KIERSTEDE | New SFD | 14-12-34-AA-1702 | 415 Shellmidden Way | R1 | 6/9/23 | In Review (CoY) |

# CITY OF YACHATS
# PLANNING COMMISSION HEARING & REGULAR MEETING
# Meeting Summary
# May 16, 2023

1. Chair John Theilacker called the meeting to order at 2:06pm. In attendance is Lance Bloch, Jacqueline Danos, Marc Sakamoto, Loren Dickinson, Tod Davies, and Staff: Katherine Guenther, Planner.

2. (0:09:27) No announcements or correspondence.

3. (0:09:42) No citizens' concerns.

4. (0:10:15) Public Hearing – Henkens Variance Case File #1-VAR-PC-23 requesting a variance to reduce the R-4 District's required front yard setback from 20 feet to 10 feet in order to construct an accessory structure. The hearing rules are read into the record. The City Planner gave the Staff Report. In addition, Chair Theilacker identified Section 9.52.030 General provisions regarding accessory uses, specifically prohibiting accessory structures in a front yard, as also being applicable, and requiring the issuance of a second variance.

<u>Public Testimony</u>

5. Received a letter not in favor of the variance dated April 11, 2023, by Bonnie Marienau.

(0:51:04) Mr. Henkens Jr. presented his application to build a small structure for exercise equipment, since the house footprint was too small to accommodate his desired gym. The lot is unusual due to the property shape and setbacks. Mr. Henkens is asking for Variance approval.

(1:07:45) Heidi Marie Rich, at 525 Yachats Ocean Road PO Box 1015 – is not in favor of the variance.

(1:11:40) John Marienau, 540 Ocean Road – is not in favor of the variance.

(1:19:27) Testimony portion of the meeting is closed and the Commission is in deliberations. Commissioner Davies felt visibility at the intersection of Hwy 101 and Yachats Ocean Road was a major concern and agreed with the neighbors who testified with the same concerns. Several of the other Commissioners felt that the applicant's hardship was self-imposed and did not meet the circumstances for granting a variance. Discussion continued until the Commission reached a consensus.

(1:37:15) The motion was stated to deny the Variance requests based on the applicant's failure to prove that his requests satisfied Section 9.80.020 of YMC, particularly subsections A, B & D.

Aye: Bloch, Danos, Sakamoto, Dickinson, Davies and Theilacker
Nay: None

Chair Theilacker will sign the Findings & Conclusions.

6. (1:39:31) Public Hearing is closed.
7.
8. (1:39:47) Open regular meeting, no old business to discuss.

9. (1:39:51) Parking Meeting Discussion – discussed the presentation the Planning Commission wants to make to Council at their June Meeting. Will need to summarize the plan, walk through the matrix and the implementation recommendations with the assistance of Public Works Streets. Commissioner Dickinson has met with Chair West of Public Works & Streets.

10. (2:05:40) Proposed Municipal Masterplan CIP – moved this item to the June meeting.

11. (2:06:24) Local Wetlands Inventory - no update on its completion status from City Planner at this point, but the City is starting to be billed by the consultant.

12. (2:08:02) Planners Report, not much to report this month. The 9th Street property at Hwy 101 was just sold and the new owners just purchased the adjacent lot and plan to combine the lots. They would like to build a four-unit ADU and townhouse project with the combined lots.

13. (2:16:42) Other Business – Commissioner Bloch expressed concern that too much time was slipping between the Commission's completion of work products and their presentation to City Council for approval. He hoped that the Commission would move fairly quickly in presenting the Housing Implementation Plan, once completed by the consultant, to the City Council for action.

Chairman Theilacker adjourned the Regular Commission meeting at 4:25pm.

Prepared by Kimmie Jackson May 24, 2023