

1. 2:00 P.M. Agenda

Documents:

[2023-12-19 Planning Commission Agenda.pdf](#)

2. Meeting Material

Documents:

[Yachats Draft Code Amendments.12.19.23.Pdf](#)

[YMC Bldg. Height Final.pdf](#)

[Kimmel Application.pdf](#)

[Aebi Application.pdf](#)

[Paul Application.pdf](#)

[Gosselin - Volunteer App.pdf](#)

[Lewey - Volunteer App.pdf](#)

2.I. Additional Documents Added

Documents:

[Case File 1-CU-PC-21.Pdf](#)

[Case File 1-CU-PC-22.Pdf](#)



CITY OF YACHATS
PLANNING COMMISSION MEETING
Tuesday, December 19, 2023, at 2:00 pm
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/82730920856>

Meeting ID: 827 3092 0856

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)
- IV. Current Business
 - a. Case File #1-CU-PC-21: Follow-up conversation with Drew Roslund
 - b. Discussion of proposed Code Amendments to YMC Title 9
- V. New Business
 - a. Kimmel Volunteer Application
 - b. Aebi Volunteer Application
 - c. Paul Volunteer Application
- VI. Reports
 - a. Commission Chairs' Meeting
 - b. Planner's Report
- VII. 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 11/17/2023 By: Kimmie Jackson, Deputy City Recorder

Proposed Amendments to the Yachats Municipal Code, Title 9 – Zoning and Land Use

(December 2023 Final Draft)

In 2022, the Planning Commission and City Planner identified problematic provisions of Title 9, Zoning and Land Use, of the Yachats Municipal Code and proposed appropriate amendments. The work began by focusing on two Code sections – 9.04.020. Purpose, and 9.04.030. Definitions. The following is the final draft of the Commission’s proposed amendments approved at their December 2022 meeting, including a new section for the determination of height of buildings.

In 2023, the Planning Commission continued its work on problematic provisions of Title 9. This final draft now presents additional proposed changes to Title 9, specifically within the R-4 Residential Zone and C-1 Retail Commercial Zone, and Conditional Uses, for hotels, motels, resorts, inns, and hostels, and Off-Street Parking for hostels, as well as adding new conditional use permit standards and criteria. In addition, new site plan submittal requirements are included for Conditional Uses.

Title 9 – Zoning and Land Use

Section 9.04.020 Purpose.

The following text shall substitute 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, oceanside 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 term "apartment" and its definition will be deleted.

The term "Porch" will be separated from the existing term "Deck/Porch" and defined separately.

The term "Lot Coverage" and its definition will be deleted, favoring instead the new term "Impervious Surface Ratio" and its definition.

The following new or revised definitions shall be added to, or substituted for, the existing definitions:

“Bed and Breakfast Facility”

“Means any single-family dwelling containing rooms for rent in accordance with Section 9.72.050 of YMC, excluding any dwelling that meets the definition of Dwelling, 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 nonintersecting 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 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.”

“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.”

“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.”

“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.”

“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.”

“Height of Building”

“Means the maximum vertical height of a building or structure measured from average finished grade to the highest point of a building or structure. (See Section 9.52.171 of the YMC for determining the height of a building.)”

(A new section – 9.52.171. Determining the Height of Buildings, is proposed at the end of this document that includes narrative and illustrative explanations for determining the maximum vertical height of buildings.)

“Hotel”

“Means any building used for lodging other than a motel 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.”

“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.”

“Impervious Surface”

“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, decks, porches, tennis or other paved courts; or athletic playfields comprised of synthetic turf materials.”

“Impervious Surface Ratio”

“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.”

“Inn”

“See **Hotel** or **Motel**.”

“Lot line, Street Side”

“Means the side lot line at abutting street.”

“Motel”

“Means any building or group of buildings used for transient lodging other than a hotel 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 from

outside the building 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.”

“Parking Space, Accessible”

“Means an off-street parking space for handicap access to or from a vehicle, designed in accordance with any local, state or federal laws, including the federal Americans with Disabilities Act (ADA).

“Parking Space, Off-street”

“Means a parking space located outside of a public right of way, the numbers and dimensions of which are as required by Chapter 9.48 of YMC. Off-street parking spaces shall have all-weather surfaces such as gravel, pavement, tile, brick, or concrete suitable for parking a vehicle.”

“Patio”

“Means a paved outdoor area adjoining a structure.”

“Porch”

“Means a covered area adjoining an entrance to a building and usually having a separate roof.”

“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.”

“Site Plan”

“Means a two dimensional plan accurately drawn, clear, measurable, and fully dimensioned, of a property (or group of adjacent parcels or lots under the same ownership) that is subject to a permit application under this code.”

“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.”

“Yard”

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

“Yard, Front”

“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.”

“Yard, Rear”

“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.”

“Yard, Street Side”

“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.”

Proposed new section related to Height of Building:

Section 9.52.171. Determining the Height of Buildings.

“Calculating maximum vertical building height shall be accomplished as follows, and as illustrated below: Establish the finished grade at each building or structure primary corner. For each side of the building or structure, calculate the average finished grade. Add the average finished grades for all sides and divide by the number of sides. This will result in the average finished grade for the entire building or structure. Maximum vertical building height shall be measured from that point.

For purposes of calculating maximum vertical building height, use finished grades immediately adjacent to the building or structure's primary walls."

(SEE ATTACHED PDF)

*Amending **Chapter 9.24 R-4 Residential Zone, Section 9.24.020 Permitted Uses**, by modifying paragraph K. as follows:*

"K. Motel, hotel, inn, or resort on a minimum of 1.0 acre with direct access provided from U.S. Highway 101 only and with or without accessory commercial uses."

*Amending **Chapter 9.24 R-4 Residential Zone, Section 9.24.030 Conditional Uses:***

by modifying paragraph P. as follows:

"P. Motel, hotel, inn, or resort on less than 1.0 acre with direct access provided from U.S. Highway 101 only and with or without accessory commercial uses."

and by adding a new paragraph Q. as follows:

"Q. Hostels."

(Note to Commission and City Planner: We need to be sure that an applicant for a hotel, motel, inn, or resort cannot come in under paragraph K. of Conditional Uses.)

*Amending **Chapter 9.24 R-4 Residential Zone, Section 9.24.040 Standards:***

by deleting paragraph A.4 in its entirety and re-lettering the remaining provisions;

by modifying paragraph G. Vehicle Access, by striking the words "...or to a motel.." from the first sentence.

*Amending **Chapter 9.28, C-1 Retail Commercial Zone, Section 9.28.020 Permitted Uses**, by modifying paragraph N. as follows:*

"N. Motel, hotel, inn, or resort on a minimum of 1.0 acre with direct access provided from U.S. Highway 101 only and with or without accessory commercial uses."

*Amending **Chapter 9.28, C-1 Retail Commercial Zone, Section 9.28.030 Conditional Uses:***

by modifying paragraph T. as follows:

“T. Motel, hotel, inn, or resort on less than 1.0 acre with direct access provided from U.S. Highway 101 only and with or without accessory commercial uses.”;

by modifying paragraph V.1, for formula businesses, as follows:

“1. Motel, hotel, inn, or resort on a minimum of 1.0 acre with direct access provided from U.S. Highway 101 only and with or without accessory commercial uses.”

and by adding a new paragraph U., and re-lettering thereafter, as follows:

“U. Motel, hotel, inn, or resort on a minimum of 1.0 acre, without direct access provided from U.S. Highway 101, and with or without accessory commercial uses.”

and by adding a new paragraph W. as follows:

“W. Hostels.”

Amending Chapter 9.52. Supplementary Use and Design Standards, by adding a new Section 9.52.190 Standards for Hotels, Motels, Inns, and Resorts:

“A. Standards for motels, hotels, inns, or resorts:

1. Ingress or egress to a motel, hotel, inn, or resort shall not be allowed from less than a thirty-five (35) foot public street right-of-way and a twenty-five (25) foot all weather travel surface, accessible to emergency vehicles;
2. Motels, hotels, inns, and resorts shall not have vehicle access to or from a cul-de-sac or dead end street;
3. Parking areas associated with motels, hotels, inns, and resorts which are adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five (5) feet in height, except where vision clearance is required;
4. Motels, hotels, inns, and resorts shall be designed to provide safe and direct access by emergency vehicles, as determined by the Yachats Rural Fire Protection District;
5. Except for security lighting for pathways, parking areas, and building doors, outdoor lighting fixtures for motels, hotels, inns, and resorts shall be extinguished every day between the hours of 11:00 p.m. to 5:00 a.m..”

*Amending Chapter 9.72. **Conditional Uses, Section 9.72.010 Authorization to grant or deny conditional use permits**, by adding a new paragraph B as follows, and re-lettering the paragraphs that follow:*

- B. Prior to taking action on a conditional use permit application, the Planning Commission shall consider whether the proposed use complies with the following general standards and criteria:
 - 1. The proposed use conforms with the Yachats Comprehensive Plan.
 - 2. The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
 - 3. The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
 - 4. The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts and pedestrian safety.
 - 5. Public services for water, sanitary and storm sewer, water management, and for fire and police protection, can serve the proposed use.
 - 6. The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, or hours of operation. (b) Privacy and safety issues.
 - 7. The proposal complies with all applicable provisions of the Yachats Municipal Code, or where the applicant has identified where the proposal does not comply, the applicant has obtained a Variance for such in accordance with Chapter 9.80 of this Code.
 - 8. Activities and developments within special purpose districts must comply with the regulations described in Section 9.52.050 (Geologic Hazard), Chapter 9.36 (Estuary Natural), and Section 9.54 (Flood Hazard), as applicable.

*Amending **Chapter 9.72. Conditional Use, Section 9.72.020, Procedure for Taking Action on a Conditional Use Application, to read as follows:***

- A. "A property owner, contract purchaser, etc. may initiate a request for a Conditional Use by filing an application with the City Recorder.
- B. The application shall consist of a completed Conditional Use application form signed by the property owner and contract purchaser or agent, if applicable, and a Basic or Detailed Site Plan, as specified below.
- C. Application for approval of the following uses permitted by Conditional Use shall include the submittal of a Basic Site Plan:
 - 1. Home Occupation
 - 2. Temporary Real Estate Office

3. Bed and Breakfast Facility
 4. Residential Facility
 5. Private Boat Dock
- D. Basic Site Plan – Two dimensional plan accurately drawn, clear, measurable, and fully dimensioned, showing the following information:
1. Written scale, graphic scale, and north arrow.
 2. Property boundaries with dimensions of each boundary.
 3. Building setbacks to property lines.
 4. Required off-street parking spaces and space dimensions.
 5. Required yards, including streetside setback, if applicable.
 6. Driveway and point(s) of ingress and egress.
 7. Existing fences, walls, and hedges at property boundaries.
 8. All zoning tabulations.
- E. Application for approval of all other uses permitted by Conditional Use shall include submittal of a Detailed Site Plan.
- F. Detailed Site Plan – Two dimensional plan accurately drawn, clear, measurable, and fully dimensioned, showing the following information:
1. Date drafted, space(s) for revision date, with north arrow, drawn to scale of one inch equals twenty (1"=20') feet, unless otherwise approved by the City Planner.
 2. Written and graphic scale, if other than 1"=20'.
 3. Total gross and net land areas of the entire site. ("Net" is minus the square footage of any land proposed for dedication to the public, not including easements.)
 4. Label and show the lengths of all existing property lines of the development site.
 5. Label and show the zoning designations, property boundaries, land uses, and approximate building locations of all adjacent properties.
 6. Label and show the locations, widths, and names of all existing or platted adjacent public streets, alleys, sidewalks, planter strips, curbs, and other public rights-of-way, and other important features such as City boundary lines.
 7. Either as part of the detailed site plan, or on a separate sheet drawn to the same scale as the site plan, existing site features shall be shown, including ground topography (contours), wooded or naturally vegetated areas, trees of 8 inches diameter of breast height (DBH) or greater, floodplains, shorelines, wetlands, riparian corridors, geologic hazard zone, and any existing buildings, roads, trails, fences, or other physical improvements, and all existing easements.
 8. Label and show all existing natural drainage patterns, flow arrows showing existing and proposed drainage patterns, and existing and proposed swales, ditches, or other drainage ways.
 9. Location, dimensions, use, coverage, and height of proposed buildings and proposed improvements in relation to property and street lines. Clearly indicate and label existing and proposed building elements, and their dimensions to adjacent property lines.

10. Dimensional features showing compliance with the applicable area, width, coverage, yard, vision clearance, natural resource protection standards, and other design standards as specified in this Chapter.
 11. Location, dimension, and arrangements of proposed site elements including sidewalks, parking areas, site access, and interior circulation, off-street loading and unloading, trash disposal areas, and lighting for these areas.
 12. Zoning tabulations based on the underlying zone or zones if split, including minimum lot area and proposed lot area (measured in square feet, or acres if exceeding one (1) acre); maximum gross floor area and proposed gross floor area, if applicable; maximum residential density and proposed residential density (measured in dwelling units per acre), if applicable; minimum yard areas and proposed yard areas; maximum building height and proposed building height, as defined and calculated in accordance with Section 9.52.171 of the Yachats Municipal Code; maximum building and impervious lot coverage and proposed building and impervious lot coverage; and minimum required parking and proposed (off-street) parking.
 13. Location, dimensions, and arrangement of all areas devoted to open space, retention of existing trees and vegetation, proposed ground cover, trees and other native plantings, and recreation.
 14. A copy of the last recorded subdivision plan of which the property is part.
 15. Locations and designs of all on-site and off-site improvements related to access control and traffic capacity.
 16. State or County Road Approach Permit, if applicable.
 17. Any application for conditional use shall be accompanied by fully dimensioned design drawings, elevations, and plans for any proposed principal building or structure, or any addition to an existing principal structure. Drawings shall provide building height, materials, and colors to be used.
- G. In the case where any or all of the above are unnecessary as in the case of a change of use in an existing structure, the City Planner shall determine which items in subsection (1) through (17) of this section will not be required for application. The Planning Commission may request additional items if they determine that these additional items are necessary to understand and make a decision on the application.
- H. If the request for Conditional Use meets the requirements of this title, the City Recorder shall set a time for a public hearing on the request before the Planning Commission within forty (40) days from the filing thereof and shall cause notice to be given in accordance with Section 9.88.060.
- I. At the conclusion of the public hearing, the Planning Commission may approve, approve with conditions, or deny the request, based upon the general and specific standards addressing the Conditional Use, pursuant to Chapter 9.88.

*Amending **Chapter 9.72. Conditional Uses, Section 9.72.050 Standards and Procedures Governing Conditional Uses**, by deleting paragraph A.*

*Amending **Chapter 9.48 Off-Street Parking and Loading, Section 9.48.010 General Requirements** by modifying paragraph L.3 as follows:*

“3. Motel, hotel, inn, or resort: one (1) space per guest room; hostel: one-half (1/2) space per bed.”

Section 9.52.171 Determining Height of Building

See also:

Section 9.04.030 Definitions

Section 9.52.170 General exceptions to building height limitations

Height limitations as noted in other Sections

Calculating the maximum vertical Height of Building shall be accomplished as follows:

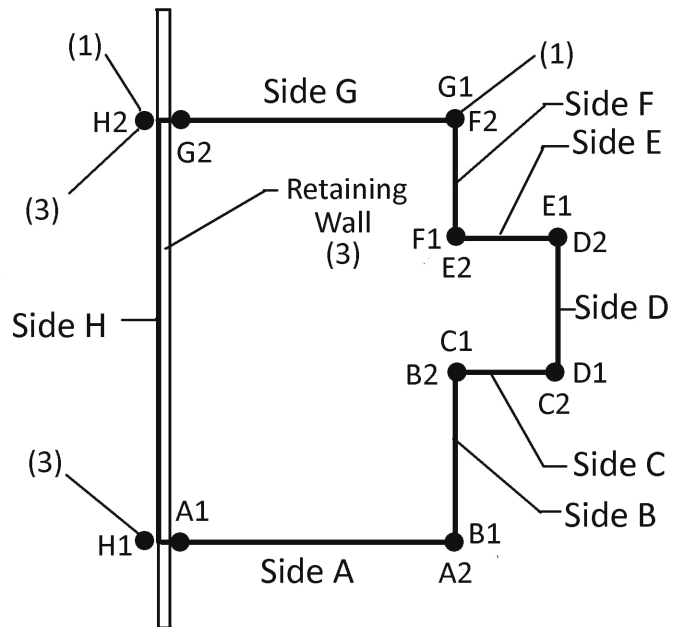
(1) Establish the finished grade immediately adjacent to the building or structure's primary walls at each corner.

(2) For each side of the building or structure calculate the average finished grade. Utilize grades at each corner of each side of the building, and divide by two. See Example.

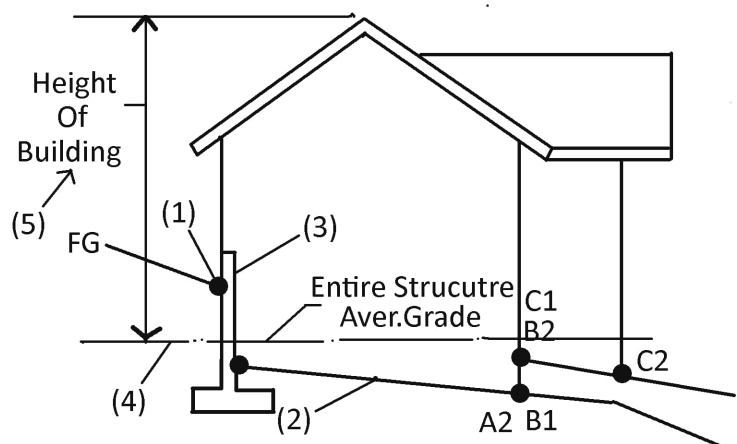
(3) Where a retaining wall occurs on one or more sides, the finished grade at the high side of retaining wall shall be used for that side, and the finished grade at the low side of the retaining wall shall be used for the adjacent intersecting sides.

(4) Add the average finished grades for all sides and divide by the number of sides = Average Finished Grade for the entire structure. See Example.

(5) **Height of Building** shall be the distance from the Average Finished Grade for the entire structure to the highest point of the building or structure.



(2) EXAMPLE: Side Average = $\frac{A1 + A2}{2}$



(4) EXAMPLE: Average Grade for Entire Structure
= $\frac{A+B+C+D+E+F+G+H}{8}$

Online Form Submission #236 for City of Yachats Volunteer Agreement

noreply@civicplus.com <noreply@civicplus.com>

Thu 12/7/2023 10:22 AM

To: City Hall <cityhall@YachatsMail.org>; City Recorder <recorder@YachatsMail.org>

City of Yachats Volunteer Agreement

City of Yachats
501 Highway 101 N

PO Box 345

Yachats, OR 97498

Phone: 541-547-3565

Fax: 541-547-3063

Thank you for your interest in volunteering for City of Yachats. We look forward to partnerships with volunteers to enable us to effectively serve the citizens of our community. In order to ensure the safety of our volunteers and protect the interests of City of Yachats, we require potential volunteers to complete this questionnaire form and participate in a background check. Thank you for volunteering.

First Name Peter

Last Name Kimmel

Address



City Yachats

State OR

Zip Code 97498

Daytime Phone



Evening Phone



Email



(Section Break)

Volunteer Activity

Please describe the type of volunteer work you are interested in performing or Planning Commission

activity/event you wish to
volunteer for.

Please list the date(s) or
range of dates for which you
would like to volunteer

Anytime

Statement of Interest or
Related Experience for
Commissions & Committees

I have 10 years of experience as a member of the planning
commission in my former town (Sudbury, VT) - a town of similar
size. My PC experience includes reviewing proposals,
participating in variance hearings, and editing the town plan
and Unified Development Ordinance (a document describing
specific rules and regulations). I have lived in Yachats since
July 2020.

Upload document, if needed *Field not completed.*

(Section Break)

References

*Please list two references that are **not related to you** and that have knowledge of
your relevant experience for the type of volunteer activity you are interested in.*

Reference 1

First Name Larry

Last Name Rowe

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip Code

[REDACTED]

Phone Number

[REDACTED]

Relationship Chair of Sudbury Planning Commission

Years Known 10

Reference 2

First Name Paul

Last Name Cohen

Address

[REDACTED] 845 14th St

City

Yachats

State

OR

Zip Code

97498

Phone Number



Relationship

Realtor and friend

Years Known

6

Emergency Information

Name and contact information for the person(s) to reach in the event of an emergency.

Name

Barbara Kimmel

Phone Number



Relationship

Wife

Name

Field not completed.

Phone Number

Field not completed.

Relationship

Field not completed.

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential
- I may be subject to background and motor vehicle record checks.
- I will adhere by Oregon Occupational Safety and Health Division (OR-OSHA) safety standards and training I am provided.
- I have read and understand the Volunteer Policy.

I hereby certify that the facts set forth in this volunteer registration are true to the best of my knowledge. I agree that if the information given in my registration, resume, or any other materials, or during any interview, is found to be false in any way, it shall be considered sufficient cause for denial of volunteer status.

I understand that City of Yachats is not obligated to appoint me to a volunteer position and that nothing contained in the volunteer registration form is intended to create a contract between City of Yachats and me. In addition to the above items, I agree to comply with the policies, rules, regulations, and procedures of City of Yachats, which I understand may change at any time and I understand that my volunteer status can be terminated with or without cause or notice, at any time, at the option of either me or City of Yachats.

Signature

Peter B. Kimmel

Date

12/7/2023

Required for all Minors: Parent or Guardian's Authorization for Medical Care & Consent to Agreement

I PARENT/GUARDIAN as parent or legal guardian, hereby grant permission for MINOR to do volunteer work for City of Yachats. In the event of an emergency,

accident, or illness, I authorize City of Yachats and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature in the following hereby represents that I have read, understand, and to this agreement.

Parent/Guardian	Field not completed.
-----------------	----------------------

Minor	Field not completed.
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Signature	Field not completed.
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Date	Field not completed.
------	----------------------

Version 2022-10-01

Email not displaying correctly? [View it in your browser.](#)

Online Form Submission #237 for City of Yachats Volunteer Agreement

noreply@civicplus.com <noreply@civicplus.com>

Sat 12/9/2023 7:08 AM

To: City Hall <cityhall@YachatsMail.org>; City Recorder <recorder@YachatsMail.org>

City of Yachats Volunteer Agreement

City of Yachats
501 Highway 101 N

PO Box 345

Yachats, OR 97498

Phone: 541-547-3565

Fax: 541-547-3063

Thank you for your interest in volunteering for City of Yachats. We look forward to partnerships with volunteers to enable us to effectively serve the citizens of our community. In order to ensure the safety of our volunteers and protect the interests of City of Yachats, we require potential volunteers to complete this questionnaire form and participate in a background check. Thank you for volunteering.

First Name	Mary
Last Name	Aebi
Address	 Street
City	Yachats
State	OR
Zip Code	97498
Daytime Phone	
Evening Phone	
Email	

(Section Break)

Volunteer Activity

Please describe the type of volunteer work you are interested in performing or I am interested in serving on the City Planning Committee.

activity/event you wish to
volunteer for.

Please list the date(s) or
range of dates for which you
would like to volunteer

"Any Time"

Statement of Interest or
Related Experience for
Commissions & Committees

This is an area of interest. I have lived full time in Yachats for 13 years and had been involved in the past with volunteer programs. I have a background in teaching, nursing, and technology and feel it would be a good fit for my skills and background.

Over the past 36 years that I have been acquainted with Yachats, volunteers on the Commissions & Committees have made it a community that is special. The Planning Commission work on providing the structure, applying the state and county rules and regulations, and monitoring the livability of Yachats is an important part of why Yachats is the place we have chosen to live.

Upload document, if needed *Field not completed.*

(Section Break)

References

*Please list two references that are **not related to you** and that have knowledge of your relevant experience for the type of volunteer activity you are interested in.*

Reference 1

First Name Nan

Last Name Scott

Address *Field not completed.*

City Yachats

State OR

Zip Code 97498

Phone Number



Relationship Friend

Years Known 20

Reference 2

First Name Jo

Last Name Crooks

Address *Field not completed.*

City Yachats

State OR

Zip Code 97498

Phone Number



Relationship Friend

Years Known 12

Emergency Information

Name and contact information for the person(s) to reach in the event of an emergency.

Name Kenneth G Aebl

Phone Number



Relationship Husband

Name Mary Arnstad

Phone Number



Relationship Sister-in-law

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential
- I may be subject to background and motor vehicle record checks.
- I will adhere by Oregon Occupational Safety and Health Division (OR-OSHA) safety standards and training I am provided.
- I have read and understand the Volunteer Policy.

I hereby certify that the facts set forth in this volunteer registration are true to the best of my knowledge. I agree that if the information given in my registration, resume, or any other materials, or during any interview, is found to be false in any way, it shall be considered sufficient cause for denial of volunteer status.

I understand that City of Yachats is not obligated to appoint me to a volunteer position and that nothing contained in the volunteer registration form is intended to create a contract between City of Yachats and me. In addition to the above items, I agree to comply with the policies, rules, regulations, and procedures of City of Yachats, which I understand may change at any time and I understand that my volunteer status can be terminated with or without cause or notice, at any time, at the option of either me or City of Yachats.

Signature Mary Fisler Aebl

Date 12/9/2023

Required for all Minors: Parent or Guardian's Authorization for Medical Care & Consent to Agreement

I PARENT/GUARDIAN as parent or legal guardian, hereby grant permission for MINOR to do volunteer work for City of Yachats. In the event of an emergency, accident, or illness, I authorize City of Yachats and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature in the following hereby represents that I have read, understand, and to this agreement.

Parent/Guardian	Field not completed.
-----------------	----------------------

Minor	Field not completed.
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Signature	Field not completed.
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Date	Field not completed.
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Version 2022-10-01

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CITY OF YACHATS Volunteer Agreement and Signature

City of Yachats, PO Box 345, (441 Hwy 101N), Yachats OR 97498
541-547-3565 office 541-547-3063 fax www.yachatsoregon.org

Thank you for your interest in volunteering for CITY OF YACHATS. We look forward to partnerships with volunteers to enable us to effectively serve the citizens of our community. In order to ensure the safety of our volunteers and protect the interests of CITY OF YACHATS, we require potential volunteers to complete this questionnaire form and participate in a background check. Thank you for volunteering.

Name	JIM PAUL	Daytime Phone	[REDACTED]
Address	[REDACTED]	Evening Phone	11 11
City/Zip	YACHATS, 97498	Email	[REDACTED]

VOLUNTEER ACTIVITY

Please describe the type of volunteer work you are interested in performing, or activity/event you wish to volunteer for.

MEMBER OF THE PLANNING COMMISSION

Please list the date(s) or range of dates for which you would like to volunteer ("Any time" can be a stated date range).

BEGINNING IN 2024

REFERENCES

Please list two references that are NOT related to you and that have knowledge of your relevant experience for the type of volunteer activity you are interested in.

Name	Address	Phone Number	Relationship/Years Known
RANDY LODDIE	[REDACTED] YACHATS	[REDACTED]	FRIEND - 8 YEARS
MAXINE SHEETS-JOHNSTONE	[REDACTED] YACHATS	[REDACTED]	FRIEND - 8 YEARS

EMERGENCY INFORMATION

Name and contact information for the person(s) to reach in the event of an emergency.

Name	Phone Number	Relationship
MAGGIE PAUL	[REDACTED]	WIFE

(Please be sure to fill out the page on the back)

7/1/2017



citycounty insurance services
www.claregon.org

Volunteer Agreement and Signature – Page 2

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential.
- I may be subject to background and motor vehicle record checks.
- I will adhere by OR-OSHA safety standards and training I am provided.
- I have read and understand the Volunteer Policy.

I hereby certify that the facts set forth in this volunteer registration are true to the best of my knowledge. I agree that if the information given in my registration, resume, or any other materials, or during any interview, is found to be false in any way, it shall be considered sufficient cause for denial of volunteer status. I understand that CITY OF YACHATS is not obligated to appoint me to a volunteer position and that nothing contained in the volunteer registration form is intended to create a contract between CITY OF YACHATS and me. In addition to the above items, I agree to comply with the policies, rules, regulations, and procedures of CITY OF YACHATS, which I understand may change at any time and I understand that my volunteer status can be terminated with or without cause or notice, at any time, at the option of either me or CITY OF YACHATS.

Signature: _____

Date: 12/10/23

STATEMENT OF INTEREST OR RELATED EXPERIENCE

(Please provide a short narrative about why you chose to apply for this particular committee or commission).

RECENTLY SOMEONE FROM THE CITY SUGGESTED I CONSIDER APPLYING TO BE
ON THE PLANNING COMMISSION. ALTHOUGH I HAVE LITTLE DIRECT EXPERIENCE
IN GOVERNMENT PLANNING, FOR SEVERAL YEARS I REPRESENTED HAWAII'S
THOUSAND FRIENDS IN MAJOR WATER RIGHTS AND RELATED LAND USE ISSUES
IN HAWAII. ATTACHED IS A SUMMARY OF MY EXPERIENCE AS A LAWYER
(ALTHOUGH THE PHOTO IS QUITE DATED).

REQUIRED FOR ALL MINORS:

PARENT OR GUARDIAN'S AUTHORIZATION FOR MEDICAL CARE AND CONSENT TO AGREEMENT

I, _____ as parent or legal guardian, hereby grant permission for _____ to do volunteer work for CITY OF YACHATS. In the event of an emergency, accident, or illness, I authorize CITY OF YACHATS and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature below hereby represents that I have read, understand, and consent to this agreement.

Signature: _____

Date: _____

7/1/2017



citycounty insurance services
www.cisonregon.org

Kimmie Jackson

From: noreply@civicplus.com
Sent: Friday, December 15, 2023 12:21 PM
To: City Hall; Kimmie Jackson
Subject: Online Form Submission #241 for City of Yachats Volunteer Agreement

City of Yachats Volunteer Agreement

City of Yachats
501 Highway 101 N
PO Box 345
Yachats, OR 97498

Phone: 541-547-3565
Fax: 541-547-3063

Thank you for your interest in volunteering for City of Yachats. We look forward to partnerships with volunteers to enable us to effectively serve the citizens of our community. In order to ensure the safety of our volunteers and protect the interests of City of Yachats, we require potential volunteers to complete this questionnaire form and participate in a background check. Thank you for volunteering.

First Name	Jolene
Last Name	Gosselin
Address	[REDACTED]
City	yachats
State	Or
Zip Code	97498
Daytime Phone	[REDACTED]
Evening Phone	[REDACTED]
Email	[REDACTED]

(Section Break)

Volunteer Activity

Please describe the type of volunteer work you are interested in performing or activity/event you wish to volunteer for.	Planning Commission
Please list the date(s) or range of dates for which you would like to volunteer	Any time
Statement of Interest or Related Experience for Commissions & Committees	I am a full time resident of Yachats having moved to the city in 2021 from Washington State. I am looking for ways to give back to my new community. I am a Professional Civil Engineer recently retired having spent a great deal of my career in public service. I believe my background in local, state and federal government positions would be of benefit to the Yachats Planning Commission. Let me know if I can provide further input. Cheers, Jolene Gosselin
Upload document, if needed	Field not completed.

(Section Break)

References

Please list two references that are **not related to you** and that have knowledge of your relevant experience for the type of volunteer activity you are interested in.

Reference 1

First Name	Mark
Last Name	Sele
Address	Chelan County
City	Wenatchee
State	WA
Zip Code	98850
Phone Number	
Relationship	prior boss, current friend

Years Known	20
-------------	----

Reference 2

First Name	Sally
------------	-------

Last Name	Marie
Address	
City	yachats
State	Or
Zip Code	97498
Phone Number	
Relationship	neighbor, friend
Years Known	2

Emergency Information

Name and contact information for the person(s) to reach in the event of an emergency.

Name	Sylene Gosselin
Phone Number	
Relationship	daughter
Name	Jolene Gosselin-campbell
Phone Number	
Relationship	son

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential
- I may be subject to background and motor vehicle record checks.
- I will adhere by Oregon Occupational Safety and Health Division (OR-OSHA) safety standards and training I am provided.
- I have read and understand the Volunteer Policy.

I hereby certify that the facts set forth in this volunteer registration are true to the best of my knowledge. I agree that if the information given in my registration, resume, or any other materials, or during any interview, is found to be false in any way, it shall be considered sufficient cause for denial of volunteer status.

I understand that City of Yachats is not obligated to appoint me to a volunteer position and that nothing contained in the volunteer registration form is intended to create a contract between City of Yachats and me. In addition to the above items, I agree to comply with the policies, rules, regulations, and procedures of City of Yachats, which I understand may change at any time and I understand that my

volunteer status can be terminated with or without cause or notice, at any time, at the option of either me or City of Yachats.

Signature	Jolene Gosselin
-----------	-----------------

Date	12/15/2023
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Required for all Minors: Parent or Guardian's Authorization for Medical Care & Consent to Agreement

I PARENT/GUARDIAN as parent or legal guardian, hereby grant permission for MINOR to do volunteer work for City of Yachats. In the event of an emergency, accident, or illness, I authorize City of Yachats and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature in the following hereby represents that I have read, understand, and to this agreement.

Parent/Guardian	Field not completed.
-----------------	----------------------

Minor	Field not completed.
-------	----------------------

Signature	Field not completed.
-----------	----------------------

Date	Field not completed.
------	----------------------

Version 2022-10-01

Email not displaying correctly? [View it in your browser.](#)

Kimmie Jackson

From: noreply@civicplus.com
Sent: Wednesday, December 13, 2023 10:29 AM
To: City Hall; Kimmie Jackson
Subject: Online Form Submission #239 for City of Yachats Volunteer Agreement

City of Yachats Volunteer Agreement

City of Yachats

501 Highway 101 N

PO Box 345

Yachats, OR 97498

Phone: 541-547-3565

Fax: 541-547-3063

Thank you for your interest in volunteering for City of Yachats. We look forward to partnerships with volunteers to enable us to effectively serve the citizens of our community. In order to ensure the safety of our volunteers and protect the interests of City of Yachats, we require potential volunteers to complete this questionnaire form and participate in a background check. Thank you for volunteering.

First Name bill

Last Name lewey

Address 

City yachats

State OR

Zip Code 97498

Daytime Phone 

Evening Phone *Field not completed.*

Email 

(Section Break)

Volunteer Activity

Please describe the type of volunteer work you are interested in performing or activity/event you wish to volunteer for.	I would like to volunteer for a single position in any of these areas: Planning, Parks, Emergency Prep
Please list the date(s) or range of dates for which you would like to volunteer	Any time.
Statement of Interest or Related Experience for Commissions & Committees	I am interested in being involved on projects that are visible to the community and visitors. I do not have experience on the "Comms" but I do have project management and herding people experience. I am an engineer, maker and a musician.
Upload document, if needed	<i>Field not completed.</i>

(Section Break)

References

Please list two references that are **not related to you** and that have knowledge of your relevant experience for the type of volunteer activity you are interested in.

Reference 1

First Name	BonnieJean
Last Name	McVay
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	<i>Field not completed.</i>
Relationship	frkiend
Years Known	3

Reference 2

First Name	Diane
Last Name	Gruver
Address	<i>Field not completed.</i>

Date

12/13/2023

Required for all Minors: Parent or Guardian's Authorization for Medical Care & Consent to Agreement

I PARENT/GUARDIAN as parent or legal guardian, hereby grant permission for MINOR to do volunteer work for City of Yachats. In the event of an emergency, accident, or illness, I authorize City of Yachats and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature in the following hereby represents that I have read, understand, and to this agreement.

Parent/Guardian

Field not completed.

Minor

Field not completed.

Signature

Field not completed.

Date

Field not completed.

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City	Field not completed.
State	Field not completed.
Zip Code	Field not completed.
Phone Number	Field not completed.
Relationship	friend
Years Known	3
Emergency Information Name and contact information for the person(s) to reach in the event of an emergency.	
Name	Field not completed.
Phone Number	Field not completed.
Relationship	Field not completed.
Name	Bill Lewey
Phone Number	
Relationship	Field not completed.

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential
- I may be subject to background and motor vehicle record checks.
- I will adhere by Oregon Occupational Safety and Health Division (OR-OSHA) safety standards and training I am provided.
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Signature	Bill Lewey
-----------	------------

BEFORE THE PLANNING COMMISSION
OF YACHATS, OREGON

Request for a Conditional Use Permit

Case File #1-CU-PC-21

FINDINGS AND CONCLUSIONS

Applicant

Drew Roslund for Grand Pacific LLC

Nature of the Application

The applicant is requesting a conditional use permit for a recreational vehicle park of no more than 5 spaces for the temporary housing of employees of the Fireside Motel and the Overleaf Lodge.

Relevant Facts

The following is a summary of the facts and testimony found to be relevant to this decision.

- A. The subject property is located at 1881 Highway 101 N and described on the Lincoln County Assessor's Map 14-12-22-DD as Tax Lot 3101.
- B. The property is zoned R-4 Residential.
- C. The subject property totals approximately 1.89 acres (or 82,328 square feet) with approximate dimensions of 175 x 470 feet.
- D. There are no existing structures on the lot.
- E. The subject site is relatively flat with a 2% downward slope from east to west. The property is landscaped with grass, shrubs and mature trees.
- F. Surrounding land uses consist of primarily single-family residential use to the south, the Fireside Motel and Overleaf Lodge to the west, Overleaf Village (a single-family residential PUD) to the north and Sea Aire Assisted Living facility to the east.
- G. The property is served by city water and sewer services. Power is provided by Central Lincoln PUD.
- H. No development constraints are identified.
- I. The applicant submitted the required application form and fee, a narrative addressing applicable ordinance standards and the proposed use for the site, and several site plans.
- J. A public hearing was held before the Yachats Planning Commission on June 15, 2021 at 3:00 p.m. in order to consider the applicant's request. Due notice of the hearing was

Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

given and all interested parties were given an opportunity to present testimony. The applicant provided oral testimony at the June 15, 2021 meeting. Additional written and oral testimony was received at or prior to the June 15, 2021 meeting.

Relevant Criteria

Yachats Comprehensive Plan, Goal G: Control of Urban Growth and Form

Yachats Comprehensive Plan, Goal J: Meeting Housing Needs

Relevant Yachats Municipal Code (YMC) criteria are identified below by title only. Complete descriptions of relevant criteria were provided in the staff report and are herein incorporated into the record.

Chapter 9.04.030 Definitions – “Manufactured dwelling”, “Manufactured dwelling park”, “Manufactured dwelling space”, “Recreational vehicle”, “Recreational vehicle park” and “Recreational vehicle site”

Chapter 9.24.030 R-4 Residential Zone, Conditional Uses

Chapter 9.68.030 Manufactured dwelling parks

Chapter 9.72.010 Authorization to grant or deny conditional use permits

Chapter 9.72.040 Time limit on a conditional use permit

Chapter 9.72.050 Standards and procedures governing conditional uses

Findings

The following is a summary of the Planning Commission findings:

1. The Request and the R-4 Residential Zone

The applicant requested a conditional use permit for a recreational vehicle park of no more than 5 spaces in the R-4 zone. A recreational vehicle park is not explicitly permitted as a conditional use in the R-4 zone. However, Chapter 9.24.030 (D) allows for a manufactured dwelling park as a conditional use and Chapter 9.24.030 (N) permits “other buildings and uses similar ... which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or zones than the buildings and uses specifically listed...”

The Planning Commission determined that a recreational vehicle park is a permitted conditional use in the R-4 zone under Chapter 9.24.030 (N).

2. Conditional Use

In taking action on a conditional use permit 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

Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

a conditional use the Planning Commission may impose conditions which are considered necessary to protect the best interests of the surrounding city as a whole.

YMC Chapter 9.68.030 describes the standards for a manufactured dwelling park. The standards are identified below in italics and followed by the Planning Commission's findings.

- A. *Compliance Required. No land within the City shall be developed for use as a manufactured dwelling park and no plan for such park shall be filed or recorded until submitted to and approved by the Planning Commission.*

PLANNING COMMISSION FINDINGS: The applicant submitted the required application form and fee and a public hearing was held.

- B. *Permitted Locations:*

1. *Residential zone R-3;*
2. *Residential zone R-4;*
3. *Commercial zone C-1.*

PLANNING COMMISSION FINDINGS: The subject property is zoned R-4.

- C. *Standards for Manufactured Dwelling Parks. Manufactured dwelling parks may be permitted provided they meet the requirements of Chapter 446, Oregon Revised Statutes, and the standards of the Oregon State Board of Health. In addition, the following standards shall apply:*

1. *Public utilities underground;*

PLANNING COMMISSION FINDINGS: All utilities will be underground.

2. *Maximum of twelve (12) manufactured dwellings per acre;*

PLANNING COMMISSION FINDINGS: A maximum of 2.65 units per acre is proposed.

3. *Minimum size of park, two (2) acres excluding street rights-of-way;*

PLANNING COMMISSION FINDINGS: The subject property is 1.89 acres but the applicant owns two adjacent undeveloped R-4 lots totaling 0.96 acres that could be incorporated if necessary.

4. *A minimum of two thousand five hundred (2,500) square feet per manufactured dwelling space;*

PLANNING COMMISSION FINDINGS: A minimum of 16, 465 square feet per unit is proposed.

5. *Setbacks and lot coverage must comply with the zone in which it is located;*

PLANNING COMMISSION FINDINGS: All setback and lot coverage requirements have been met.

Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

6. *Each access road connecting with a public street shall have a surface width of at least thirty-six (36) feet and all other access roads shall have a surface width of at least twenty (20) feet. All access roads and parking areas and walkways shall be surfaced to minimum city road standards and be well drained;*

PLANNING COMMISSION FINDINGS: The existing road connecting with Highway 101 meets these standards. The proposed access road will be widened to 20 feet.

7. *Pedestrian walkways shall be separated from vehicular ways and maintained to provide safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park. They shall be all-weather surfaced at least three (3) feet wide;*

PLANNING COMMISSION FINDINGS: Pedestrian walkways will be available around each RV parking spot and RV workers will be able to access all parts of the Fireside and Overleaf properties the same way that guests and staff currently do.

8. *Developed recreation area shall be provided which contains a minimum of two thousand five hundred (2,500) square feet or two hundred (200) square feet per manufactured dwelling space, whichever requirement is the greater;*

PLANNING COMMISSION FINDINGS: See #7 above.

9. *All areas not used for manufactured dwelling spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped. The landscaping shall be maintained in good condition. There shall be landscaping within the front and side setback area, and in all open areas of the manufactured dwelling park not otherwise used for manufactured dwelling park purposes;*

PLANNING COMMISSION FINDINGS: All landscaping will remain in place except for that needed to be removed for clearing the parking spots, driveway, maneuvering area and utilities.

10. *All manufactured dwellings shall be located at least twenty (20) feet from the property boundary line abutting upon a public street or highway, sixty (60) feet from the center line of a state highway and at least ten (10) feet from the other boundary lines, except that when a sound deadening fireproof barrier, such as an earthen berm or brick wall is provided, the Planning Commission may allow the ten-foot setback to be reduced to five (5) feet;*

PLANNING COMMISSION FINDINGS: Satisfied by the applicant's site plan.

11. *Manufactured dwellings shall not be located closer than fifteen (15) feet from any other manufactured dwelling or permanent building within the manufactured dwelling park, nor closer than ten (10) feet to any park or roadway. Manufactured dwelling accessory*

Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

buildings, when not attached to the manufactured dwelling, shall not be closer than six feet from any manufactured dwelling or structure;

PLANNING COMMISSION FINDINGS: Satisfied by the applicant's site plan.

12. *Ramadas, cabanas, awnings, carports and other attached structures shall be considered part of the unit for setback purposes;*

PLANNING COMMISSION FINDINGS: Satisfied by the applicant's site plan.

13. *Manufactured dwellings shall conform to foundation and tie-down standards as set forth in Section 9.68.010;*

PLANNING COMMISSION FINDINGS: Not applicable.

14. *Two (2) off-street parking spaces shall be provided at each manufactured dwelling site;*

PLANNING COMMISSION FINDINGS: Each site includes one RV parking space and one additional space.

15. *Buffering or screening, if required by the Planning Commission, shall be sight obscuring fence, wall, evergreen or other suitable planting at least six feet high, or higher;*

PLANNING COMMISSION FINDINGS: Screening will be required where the subject property abuts a residential zone.

16. *A minimum of fifty (50) percent of the manufactured dwelling park spaces must be available for occupancy before the first occupancy is permitted.*

PLANNING COMMISSION FINDINGS: Not applicable.

D. Site and Development Plan.

PLANNING COMMISSION FINDINGS: Satisfied by the applicant's site plan and narrative.

1. *All applications submitted for approval of a manufactured dwelling park development shall consist of four (4) copies of a development plan. Such plan shall be submitted at least six days before the meeting at which they will be reviewed and shall contain but not be limited to the following information:*

- a. Name of person who prepared the plan;*
- b. Name(s) of persons owning and/or controlling the land proposed for a park;*
- c. Name of manufactured dwelling park and address;*
- d. Scale and north point of the plan;*
- e. Boundaries and dimensions of the manufactured dwelling park;*
- f. Vicinity map showing relationship of manufactured dwelling park to adjacent properties and surrounding zoning;*
- g. Location and dimensions of each manufactured dwelling site, with each site designated by number, letter or name;*
- h. Location and dimensions of each existing or proposed building;*

Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

- i. Location and width of manufactured dwelling park streets and pedestrian ways;*
- j. Location of each lighting fixture for lighting the park;*
- k. Location of recreational areas and buildings and common area;*
- l. Location and type of landscaping plantings, fences, walls or combination of any of these, or other screening materials;*
- m. Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities;*
- n. Location of available fire hydrants;*
- o. Enlarged plot plan of a typical manufactured dwelling space showing location of the stand, storage, space, parking, sidewalk, utility connections and landscaping;*
- p. The plan shall indicate positions of the manufactured dwellings so that the Planning Commission may determine entrances, setbacks, etc.;*
- q. The plan shall show the topography of the park site with contour intervals of not more than five (5) feet, except that the building official or planning director may require closer contour intervals;*
- r. A drainage plan.*
- 2. At the time of application to construct a new manufactured dwelling park, the applicant shall submit, in addition to the above and as part of the development plan, four (4) copies of the following plans:*
 - a. A survey and plat of the property;*
 - b. New structures;*
 - c. A certification by the City water Director that water will be available from the nearest point of supply;*
 - d. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon, and/or certification by the City sewer Director of approval to connect to the City sewer system;*
 - e. Method of garbage disposal.*
- E. Decision upon Development Plan. The Planning Commission may:*
 - 1. Deny or withhold approval if the project does not meet applicable standards for manufactured dwelling parks in this chapter;*
 - 2. Accept and approve the development by signing a statement of approval on the finished plan, for acceptance and approval by the City Council;*
 - 4. Approval will expire in one year unless the plan is substantially implemented.*
- F. Manufactured Dwelling Park License.*
 - 1. Signed approved copies of the development plan and all components thereof shall be forwarded to the City Recorder and city building official.*
 - 2. No license for occupancy of any manufactured dwelling park, or building or facility shall be issued by the City building official until such time as the development has been completed according to the finished plan approved by the Planning Commission. Deviations from the*

Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

approved plan must be submitted to the Planning Commission for approval as revisions of the plan.

3. Licenses issued hereunder shall be valid for a period of one year and renewable thereafter, unless a shorter or longer time is noted and approved by the Planning Commission and the City Council on the signed approved copies of the development plan.

G. Basic Provisions and Regulations.

1. Fire Hazards. The owner of the park shall be responsible to maintain the park free of dry brush, leaves and weeds which might communicate fires between manufactured dwellings and other buildings in the park.

2. Fire Hydrants. Approved fire hydrants shall be installed so that all manufactured dwellings, recreational vehicles and other structures are within three hundred (300) feet down the center line of an approved fire hydrant.

3. Label of Compliance. All manufactured dwellings installed in manufactured dwelling parks after the effective date of the ordinance codified in this title shall bear a label from the Department of Housing and Urban Development indicating compliance with electrical, plumbing and structural standards as set forth by H.U.D.

4. Inspections. The building official shall check each park a minimum of once a year and submit to the park owner and manager a written report stating whether or not the park is in compliance. If it is not in compliance, the owner must make whatever repairs are required before a license or license renewal for the park will be issued. An extension of time to make repairs may be allowed by the Planning Commission, if it can be shown that risk to the public health, safety or welfare will not be created by this extension, for a period not to exceed one year, by the granting of a temporary emergency license.

5. Management Responsibility. Either the owner, an operator or resident manager or similar supervisor or representative of the owner shall be available and responsible for the direct management of the manufactured dwelling park.

6. Telephone. At least one public telephone for the use of the park residents shall be provided and available for use at all times.

7. Water and Sewer Connections. All manufactured dwellings, service buildings, etc., shall be connected to the City sewer and water systems in a manner that provides these services to the same degree as other residents of the City. (Ord. 175, 1995; Ord. 73E § 9.030, 1992)

Conclusions

Based on the above facts and findings, the Yachats Planning Commission finds:

- A. The site under consideration is suitable for the proposed use considering the location.
- B. The proposed use is compatible with existing and projected uses on surrounding lands.
- C. The 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.

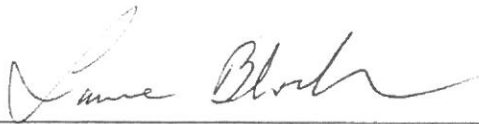
Case File #1-CU-PC-21 Grand Pacific LLC
Findings and Conclusions

Order

It is ORDERED by the Yachats Planning Commission that the requested Conditional Use Permit for Case File #1-CU-PC-18 is hereby approved. Said approval is subject to the following conditions:

1. Any increase in the number of RV spaces rented or occupied, over those previously permitted, will require a new conditional use permit application.
2. The private access road connecting the existing Fireside Motel driveway to the proposed RV sites should be a minimum of 20' in width.
3. Where the proposed conditional use abuts a residential zone, a fence, evergreen hedge, wall or landscaping shall be constructed and maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least seventy (70) percent of the view between the zones. The buffer shall not be less than five (5) or more than eight (8) feet in height, except where vision clearance would be interrupted.
4. Maximum occupancy of the recreational vehicle park is limited to 10 people.
5. The RV sites shall be for the exclusive use of employees of the Overleaf Lodge and Fireside Motel.
6. The conditional use permit shall be valid for a period of two years with the possibility of up to three one-year extensions thereafter.

This ORDER was presented to and approved by the Yachats Planning Commission on June 15, 2021.



Lance Bloch, Yachats Planning Commission Chair

July 5, 2021
Date

**BEFORE THE PLANNING COMMISSION
OF YACHATS, OREGON**

Request for Conditional Use Permit

Case File #1-CU-PC-22

FINDINGS AND CONCLUSION

Applicant

Drew Roslund for Grand Pacific LLC

Nature of the Application

The applicant is requesting a conditional use permit for the placement of up to four (4) park model homes to be used solely for workforce housing for employees of the Overleaf Lodge and Fireside Motel.

Relevant Facts

1. **Property Location:** The subject property is located at 1881 Highway 101 N and described on the Lincoln County Assessor's Map 14-12-22-DD as Tax Lot 3101.
2. **Zoning:** R-4 Residential
3. **Lot Size and Dimensions:** The subject property totals 1.89 acres (or 82,328 square feet) with approximate dimensions of 175 x 470 feet.
4. **Existing Structures:** None. There are five (5) RV spaces approved for the subject property.
5. **Topography and Vegetation:** The subject site is relatively flat with a 2% downward slope from east to west. The property is landscaped with grass, shrubs and mature trees.
6. **Surrounding Land Use:** Surrounding land uses consist of primarily single-family residential use to the south, the Fireside Motel and Overleaf Lodge to the west, Overleaf Village to the north and Sea Aire Assisted Living facility to the east.
7. **Utilities:** Water and sewer are provided by the City of Yachats. Electricity is provided by Central Lincoln PUD.
8. **Development Constraints:** None identified.
9. **Application:** The applicant submitted the required application form and fee, a narrative addressing applicable ordinance standards and the proposed use for the site, and several site plans.
10. **Public Hearing:** A public hearing was held before the Yachats Planning Commission on November 15, 2022 at 3:00 PM to consider the applicant's request. Due notice of the hearing was given and all interested parties were given an opportunity to present testimony. The applicant provided oral testimony at the November 15, 2022 meeting. Additional oral testimony was provided.

Relevant Yachats Municipal Code (YMC) Criteria:

YMC Chapter 9.04.030 Definitions

“Manufactured dwelling” means:

1. A residential *trailer*, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962;
2. A mobile home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction;
3. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with Federal manufactured housing construction and safety standards and regulations in effect at the time of construction.

“Manufactured dwelling park” means any place where four (4) or more manufactured dwellings as defined in ORS 446.003 are located within five hundred (500) feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of the facilities or to offer space free in connection with securing the trade or patronage of such person.

YMC Chapter 9.24 R-4 Residential Zone

9.24.030 Conditional Uses

D. Manufactured dwelling park, subdivision and P.U.D;

N. Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or zones than the buildings and uses specifically listed, provided that retail sales uses, unless specifically listed, shall only be incidental and directly related to the operation of permitted uses;

YMC Chapter 9.72 Conditional Uses

Section 9.72.010 Authorization to grant or deny conditional use permits.

Conditional uses listed in this title may be permitted, enlarged, altered or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter.

- A. In taking action on a conditional use permit 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, as addressed in Chapter 9.88.

- B. In permitting a conditional use or the modification of a conditional use, other than a manufactured dwelling, manufactured dwelling park or multifamily dwelling, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which are considered necessary to protect the best interests of the surrounding city as a whole. These conditions may include, but are not limited to the following:
1. Increasing the required lot size or yard dimensions;
 2. Limiting the height of buildings;
 3. Controlling the location and number of vehicle access points;
 4. Increasing the street width;
 5. Increasing the number of required off-street parking spaces;
 6. Limiting the number, size, location and lighting of signs;
 7. Requiring fencing, screening, landscaping, walls, drainage or other facilities to protect adjacent or nearby property;
 8. Designating sites for open space;
 9. Setting a time limit for which the conditional use is approved;
 10. Regulation of noise, vibration, odors and sightliness;
 11. Requiring surfacing of parking areas;
 12. Regulation of hours of operation and duration of use or operation;
 13. Such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purpose of the Yachats comprehensive plan;
 14. If at any time the standards or requirements for conditional use approval are not followed, a zoning violation will be considered to exist.
- C. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use or a nonconforming use, a change in use or in lot area or an alteration of structure shall conform with the requirements for conditional use.
- D. The Planning Commission may require that the applicant for a conditional use furnish the City with a performance bond of up to the value of the cost of the improvement to be guaranteed by such bond, in order to assure that the conditional use is completed according to the plans as approved by the Planning Commission. (Ord. 175, 1995; Ord. 73E § 10.010, 1992)

Section 9.72.040 Time limit on a conditional use permit.

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction pursuant thereto has taken place.

However, the Planning Commission may extend authorization for an additional period not to exceed six months on request.

Section 9.72.050 Standards and procedures governing conditional uses.

This section contains no specific standards for manufactured dwelling or recreational vehicle parks.

YMC Chapter 9.68.030 Manufactured dwelling parks

A. Compliance Required. No land within the City shall be developed for use as a manufactured dwelling park and no plan for such park shall be filed or recorded until submitted to and approved by the Planning Commission.

B. Permitted Locations:

1. Residential zone R-3;
2. Residential zone R-4;
3. Commercial zone C-1.

Planning Commission Findings: The subject property is zoned R-4.

C. Standards for Manufactured Dwelling Parks. Manufactured dwelling parks may be permitted provided they meet the requirements of Chapter 446, Oregon Revised Statutes, and the standards of the Oregon State Board of Health. In addition, the following standards shall apply:

1. Public utilities underground;

Planning Commission Findings: Public utilities will be underground.

2. Maximum of twelve (12) manufactured dwellings per acre;

Planning Commission Findings: There will be fewer than 12 units per acre.

3. Minimum size of park, two (2) acres excluding street rights-of-way;

Planning Commission Findings: While tax lot 3101 is 1.89 acres and does not quite meet this standard, there are two other tax lots, 3201 and 3300 that are immediately adjacent to and north of tax lot 3101. Both of these are owned by Grand Pacific LLC.

4. A minimum of two thousand five hundred (2,500) square feet per manufactured dwelling space;

Planning Commission Findings: 9,147.6 square feet per unit is proposed. This calculation includes the 5 RV sites previously approved.

5. Setbacks and lot coverage must comply with the zone in which it is located;

Planning Commission Findings: All houses meet the required setbacks.

6. Each access road connecting with a public street shall have a surface width of at least thirty-six (36) feet and all other access roads shall have a surface width of at least twenty (20) feet. All access roads and parking areas and walkways shall be surfaced to minimum city road standards and be well drained;

Planning Commission Findings: Vehicle access as proposed is acceptable.

7. Pedestrian walkways shall be separated from vehicular ways and maintained to provide safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park. They shall be all-weather surfaced at least three (3) feet wide;

Planning Commission Findings: Pedestrian walkways as proposed are acceptable.

8. Developed recreation area shall be provided which contains a minimum of two thousand five hundred (2,500) square feet or two hundred (200) square feet per manufactured dwelling space, whichever requirement is the greater;
9. All areas not used for manufactured dwelling spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped. The landscaping shall be maintained in good condition. There shall be landscaping within the front and side setback area, and in all open areas of the manufactured dwelling park not otherwise used for manufactured dwelling park purposes;

Planning Commission Findings: Landscaping shall include foundation plantings at each site.

10. All manufactured dwellings shall be located at least twenty (20) feet from the property boundary line abutting upon a public street or highway, sixty (60) feet from the center line of a state highway and at least ten (10) feet from the other boundary lines, except that when a sound deadening fireproof barrier, such as an earthen berm or brick wall is provided, the Planning Commission may allow the ten-foot setback to be reduced to five (5) feet;

Planning Commission Findings: See C(5) above.

11. Manufactured dwellings shall not be located closer than fifteen (15) feet from any other manufactured dwelling or permanent building within the manufactured dwelling park, nor closer than ten (10) feet to any park or roadway. Manufactured dwelling accessory buildings, when not attached to the manufactured dwelling, shall not be closer than six feet from any manufactured dwelling or structure;

Planning Commission Findings: Condition has been met.

12. Ramadas, cabanas, awnings, carports and other attached structures shall be considered

part of the unit for setback purposes;

13. Manufactured dwellings shall conform to foundation and tie-down standards as set forth in Section 9.68.010;

14. Two (2) off-street parking spaces shall be provided at each manufactured dwelling site;

Planning Commission Findings: Two off street parking spots are assigned to each dwelling site.

15. Buffering or screening, if required by the Planning Commission, shall be sight obscuring fence, wall, evergreen or other suitable planting at least six feet high, or higher;

16. A minimum of fifty (50) percent of the manufactured dwelling park spaces must be available for occupancy before the first occupancy is permitted.

D. Site and Development Plan.

Planning Commission Findings: All satisfied by the application including (j) lighting and (r) drainage plan.

1. All applications submitted for approval of a manufactured dwelling park development shall consist of four (4) copies of a development plan. Such plan shall be submitted at least six days before the meeting at which they will be reviewed and shall contain but not be limited to the following information:

- a. Name of person who prepared the plan;
- b. Name(s) of persons owning and/or controlling the land proposed for a park;
- c. Name of manufactured dwelling park and address;
- d. Scale and north point of the plan;
- e. Boundaries and dimensions of the manufactured dwelling park;
- f. Vicinity map showing relationship of manufactured dwelling park to adjacent properties and surrounding zoning;
- g. Location and dimensions of each manufactured dwelling site, with each site designated by number, letter or name;
- h. Location and dimensions of each existing or proposed building;
- i. Location and width of manufactured dwelling park streets and pedestrian ways;
- j. Location of each lighting fixture for lighting the park;
- k. Location of recreational areas and buildings and common area;
- l. Location and type of landscaping plantings, fences, walls or combination of any of these, or other screening materials;
- m. Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities;
- n. Location of available fire hydrants;
- o. Enlarged plot plan of a typical manufactured dwelling space showing location of the stand, storage, space, parking, sidewalk, utility connections and landscaping;
- p. The plan shall indicate positions of the manufactured dwellings so that the Planning Commission may determine entrances, setbacks, etc.;

q. The plan shall show the topography of the park site with contour intervals of not more than five (5) feet, except that the building official or planning director may require closer contour intervals;

r. A drainage plan.

2. At the time of application to construct a new manufactured dwelling park, the applicant shall submit, in addition to the above and as part of the development plan, four (4) copies of the following plans:

a. A survey and plat of the property;

b. New structures;

c. A certification by the City water Director that water will be available from the nearest point of supply;

d. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon, and/or certification by the City sewer Director of approval to connect to the City sewer system;

e. Method of garbage disposal.

E. Decision upon Development Plan. The Planning Commission may:

1. Deny or withhold approval if the project does not meet applicable standards for manufactured dwelling parks in this chapter;

2. Accept and approve the development by signing a statement of approval on the finished plan, for acceptance and approval by the City Council;

3. Approval will expire in one year unless the plan is substantially implemented.

F. Manufactured Dwelling Park License.

1. Signed approved copies of the development plan and all components thereof shall be forwarded to the City Recorder and city building official.

2. No license for occupancy of any manufactured dwelling park, or building or facility shall be issued by the City building official until such time as the development has been completed according to the finished plan approved by the Planning Commission. Deviations from the approved plan must be submitted to the Planning Commission for approval as revisions of the plan.

3. Licenses issued hereunder shall be valid for a period of one year and renewable thereafter, unless a shorter or longer time is noted and approved by the Planning Commission and the City Council on the signed approved copies of the development plan.

G. Basic Provisions and Regulations.

1. Fire Hazards. The owner of the park shall be responsible to maintain the park free of dry brush, leaves and weeds which might communicate fires between manufactured dwellings and other buildings in the park.

2. Fire Hydrants. Approved fire hydrants shall be installed so that all manufactured dwellings, recreational vehicles and other structures are within three hundred (300) feet down the center line of an approved fire hydrant.

3. Label of Compliance. All manufactured dwellings installed in manufactured dwelling parks after the effective date of the ordinance codified in this title shall bear a label from the Department of Housing and Urban Development indicating compliance with electrical, plumbing and structural standards as set forth by H.U.D.

4. Inspections. The building official shall check each park a minimum of once a year and submit to the park owner and manager a written report stating whether or not the park is in compliance. If it is not in compliance, the owner must make whatever repairs are required before a license or license renewal for the park will be issued. An extension of time to make repairs may be allowed by the Planning Commission, if it can be shown that risk to the public health, safety or

welfare will not be created by this extension, for a period not to exceed one year, by the granting of a temporary emergency license.

5. Management Responsibility. Either the owner, an operator or resident manager or similar supervisor or representative of the owner shall be available and responsible for the direct management of the manufactured dwelling park.

6. Telephone. At least one public telephone for the use of the park residents shall be provided and available for use at all times.

7. Water and Sewer Connections. All manufactured dwellings, service buildings, etc., shall be connected to the City sewer and water systems in a manner that provides these services to the same degree as other residents of the City. (Ord. 175, 1995; Ord. 73E § 9.030, 1992)

Relevant Yachats Comprehensive Plan Criteria:

Goal G: Control of Urban Growth and Form

Policy 6. The City shall, through development regulations, ensure that new development shall be of an appropriate scale to retain and enhance the small-town, ocean side character of the Yachats community.

Policy 7. The City shall encourage improvement of the community's visual character.

Goal J: Meeting Housing Needs

The City encourages a variety of housing choices in appropriate locations to accommodate a range of needs and incomes including the housing needs of local workers. The City finds that providing opportunities for affordable housing to meet the needs of people of all income levels as a necessary and desirable goal.

Staff Remarks

The applicant has submitted a proposal for a property line adjustment that affects Tax Lots 3000, 3100 and 3101. Maps of the existing and proposed tax lots are attached. Tax Lot 3101 (the subject property) would remain at 1.89 acres so no calculations of lot coverage, density, etc would be affected.

Conclusions

Based on the above facts and findings, the Yachats Planning Commission finds:

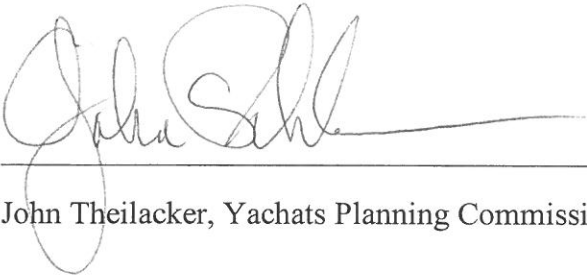
- A. The site under consideration is suitable for the proposed use.
- B. The proposed use is compatible with existing and projected uses on surrounding lands.
- C. The use does not create a public nuisance or an unreasonable hazard to health or property because of excessive noise, smoke, odor or dust, and does not constitute an unusual fire, explosion or other physical hazard.

Order

It is ORDERED by the Yachats Planning Commission that the requested Conditional Use Permit for Case File

#1-CU-PC-22 is hereby approved. Said approval is subject to the following conditions:

1. Any increase in the number of homes rented or occupied, over those previously permitted, will require a new conditional use permit application.
2. The private access road connecting the homesites to Highway 101 shall be a minimum of 20' in width.
3. Where the proposed conditional use abuts a residential zone, a fence, evergreen hedge, wall or landscaping shall be constructed and maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least seventy (70) percent of the view between the zones. The buffer shall not be less than five (5) or more than eight (8) feet in height, except where vision clearance would be interrupted.
4. The homes shall be for the exclusive use of employees of the Overleaf Lodge and Fireside Motel.
5. The conditional use permit shall be valid for a period of two years with the possibility of up to three one-year extensions thereafter.
6. Landscaping shall include foundation plantings at each site.



John Theilacker, Yachats Planning Commission Vice Chair

12/5/22
Date