1. 2:00 P.M. Agenda

Documents:

2024-04-16 Planning Commission Regular Meeting Agenda.pdf

2. Meeting Material

Documents:

Conditional Uses - DLCD Introductory Guide To Planning For Small Cities.pdf
McCoy Application 1-CU-PC-24.Pdf
McCoy Staff Report - 1-CU-PC-24.Pdf
Variances - DLCD Introductory Guide To Planning For Small Cities.pdf
2024-03-12 Planning WS Summary.pdf
2024-03-19 Planning Summary.pdf

2.I. Additional Documents Added

Documents:

Building Activity 4-15-24.Pdf
PC Resources 2024.Pdf

CITY OF YACHATS
PLANNING COMMISSION MEETING
Tuesday, April 16, 2024, 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. Public Hearing
   a. Case File #1-CU-PC-24 McCoy Conditional Use

V. New Business

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 4/10/2024 By: Kimmie Jackson, Deputy City Recorder

Chapter 6

Conditional Use Permits

A conditional use permit is probably best described as a process rather than a permit. It is a process by which the jurisdiction reviews a proposed land use that is listed in the zoning ordinance as a conditional use in a given zone.

A conditional use permit allows the local government to (1) determine whether the proposed use is appropriate for the site and neighborhood, and (2) attach conditions to an approval to assist in reducing the impact of the proposed use on the surrounding area. Typical conditional use permits in a city are for multi-family dwellings and public and semi-public structures, including churches. In a county, common conditional uses include certain dwellings in farm and forest zones, home occupations, and temporary dwellings for medical hardship situations.

TIP: Always require a site plan for any structure involved in the conditional use permit request, and attach the plan to the findings of fact. For commercial enterprises such as a home occupation or public or semi-public uses, it is normal procedure to ask for a "Statement of Operations." Most ordinances do not require it, but a Statement of Operations is very helpful in setting the parameters of the use. A Statement of Operations is simply an applicant's written statement detailing how the proposed use will be conducted.

In small jurisdictions, conditional use permit requests are often taken to the planning commission or elected officials in a hearing process. A jurisdiction may choose, however, for staff or a hearings officer to make decisions on conditional use permits.

Through the review process, the decision maker can assess neighborhood comments as well as comments from other parties of record (those who respond to the notice or participate in a public hearing). The decision maker can approve the request, deny it, or approve it with conditions, based on criteria in the zoning ordinance.

The city or county will often place conditions in order to reduce or offset the impact of a use on adjoining properties or the general neighborhood. Common conditions placed by a city include:

- Limiting the hours of operation;
- Limiting the size of the use;
- Requiring landscaping or fencing to screen the proposed use;
- Requiring lighting to be directed away from adjoining properties; and
- Setting a time limit to establish the use. If the use is not established within the time limit, the conditional use permit expires.

In a county, the above conditions may be appropriate for some uses. Other conditions include:

- Increasing setbacks to reduce conflicts with farm use;
- Signing an agreement not to object to farm or forest practices on adjacent land; and
- Renewing the permit annually or biennially.

The procedure for processing a conditional use permit varies among communities, but it will generally follow the procedures described in Chapters 11 and 12. An application, including a site plan and frequently, a public hearing, is required.

Conditional use criteria also vary from city to city and county to county, but they are normally contained in the same section of the zoning ordinance as the conditional use review procedures. Typically, the criteria will provide that:

- The proposal be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the city or county;
- The proposal have a minimal adverse impact on abutting properties and the surrounding area compared to the impact of development that is permitted outright, taking into account location, size, design, and operation characteristics of the proposed use;
- The proposal preserves assets of particular interest to the community; and
- The applicant has a bona fide intent and capability to develop, use the land as proposed and has some appropriate purpose for submitting the proposal.

Land Use Application

City of Yachats
441 Hwy 101 N
PO Box 345
Yachats OR 97498
(541) 547-3565

Fee:
Date Received:_____

☒ Conditional Use $250 ☐ Nonconforming Use $250 ☐ Variance $250
☐ Zone Change $500 ☐ Comprehensive Plan Change $500
☐ Urban Growth Boundary Change $1000
(Actual expenses in excess of the application fee will be billed.)

Applicant: Denise McCoy Phone: 541 ( )
Address: 263 Lemwick lane
City: Yachats State: OR Zip: 97498
Relationship to property: owner
(Owner, Contract Purchaser, etc.)

Legal Description: 14-12-22-DD-811 Current Zone: R2

Lot Dimensions: 85 x 90.75 Area: _____ Flood Zone: N/A

Natural Hazard: none Topography: flat-ish

Directions to Property: North of Smelt Sands entrance

Previous Planning Actions on Property: home occupation

Reason for Request: Exceed 6' limit for fence height in back yard

Existing Structures on Property: house / garages

Proposed Use and Structures: Fence

Current Utilities and Providers:

Anticipated Date of Development: Summer 2024

Supplemental Required Information

Attachments to Application (check all that apply)

- ☐ Plot Plan of subject property showing all property lines
- ☐ Existing and proposed structures and their location in relationship to property lines
- ☐ Total floor area, use and height of all existing and proposed uses
- ☐ Operating characteristics of all proposed commercial use
- ☐ Location, extent, arrangement, and proposed improvements of all off-street parking and loading facilities.
- ☐ Location of access to adjacent arterial or collector
- ☐ State or County Road Approach Permit
- ☐ Narrative which address applicable ordinance standards (required for all land use actions)
- ☒ Other: See attached

I have read the above application and hereby certify all information contained therein to be true and complete to the best of my ability. I understand that this application will not be processed until all required information is submitted to the City.

Signature of Applicant

Signature of Property Owner (if other than applicant)

263 Lemwick

Legend

Printed on 3 / 25 / 2024

Lincoln County Government Use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability.

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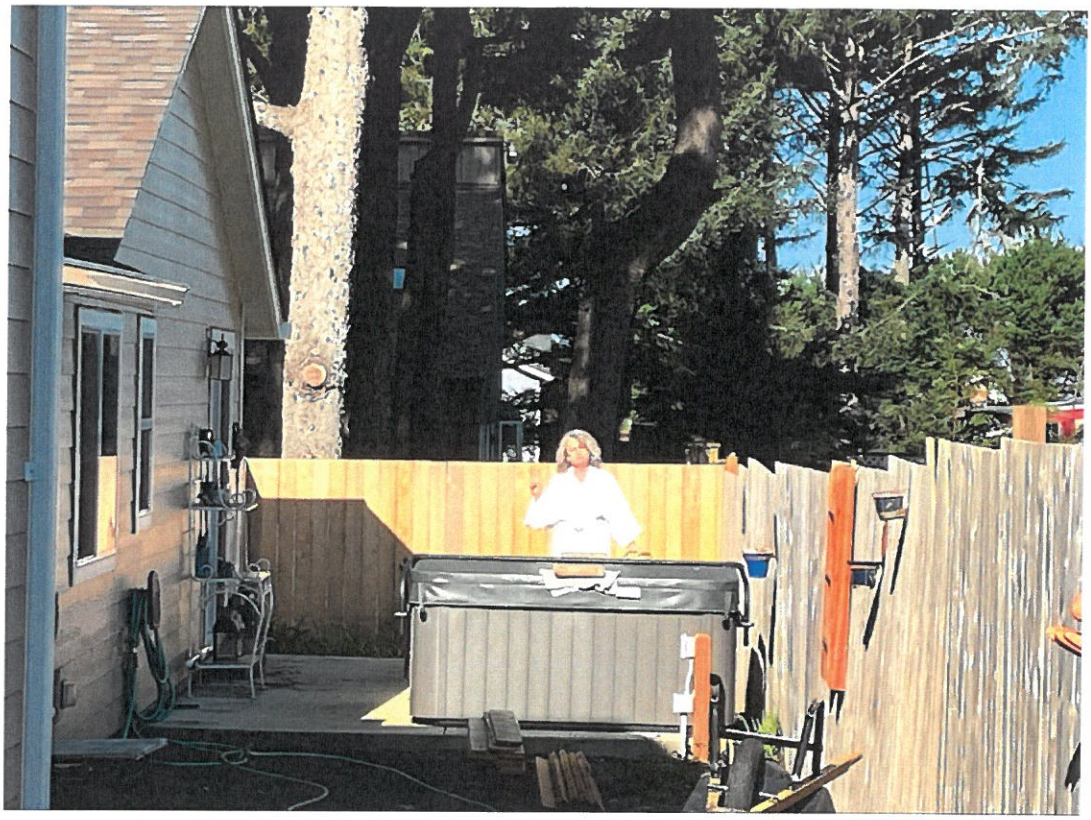
Lincoln County OREGON ESTABLISHED 1893



CASE FILE: #1-CU-PC-24
DATE FILED: March 25, 2024
DATE APPLICATION DEEMED COMPLETE: March 25, 2024
HEARING DATE: April 16, 2024
PREVIOUS ACTION: #6-CU-PC-23 Home Occupation
PREVIOUS HEARING DATE: November 21, 2023

STAFF REPORT
Conditional Use Application

APPLICANT: Denise McCoy

A. REPORT OF FACTS

1. **Property Location:** The subject property is located at 263 Lemwick Lane and described on the Lincoln County Assessor's Map 14-12-22-DD as Tax Lot 811.
2. **Applicant's Request:** The applicant is requesting a conditional use permit for a fence of up to 8 feet in height. The proposed fence is adjacent to the north property line of the subject property, or the back yard.
3. **Zoning:** R-2 Residential Zone
4. **Plan Designation:** Residential
5. **Lot Size and Dimensions:** The subject property totals 0.18 acres or 7,840.8 square feet. The lot dimensions are approximately 85' x 90'.
6. **Surrounding Land Use:** Surrounding land uses consist primarily of single-family residences.
7. **Utilities:**
   Water & Sewer: City of Yachats
   Electricity: Central Lincoln PUD
8. **Development Constraints:**
   None

B. EVALUATION OF REQUEST

1. **Applicant's Proposal:** The applicant submitted the required application form and fee.
2. **Relevant Yachats Municipal Code (YMC) Criteria:**

YMC Chapter 9.16 R-2 Residential Zone

Section 9.16.030 R-2 Residential Zone Conditional Uses

In an R-2 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters 9.44, 9.48, 9.52 and 9.72 where applicable:

A. Residential facility;
B. Governmental structure or use of land; and public utility facility;

C. Home occupations. See Definitions;

D. Temporary real estate office offering residential property in the immediate vicinity for sale;

E. Bed and breakfast facility.

Section 9.16.040 R-2 Residential Zone Standards

B7. A fence, wall, or sight-obscuring fence may be established and maintained immediately adjacent to an abutting property line provided it is no more than six (6) feet in height (except where the clear-vision area would be impaired as defined in YMC Section 9.64.010), or no more than eight (8) feet in height when permitted by conditional use in accordance with Chapter 9.80 of the YMC. When such a fence, wall, or sightobscuring fence is placed on top of a retaining wall, the combined height of the wall and fence shall not exceed eight (8) feet.

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.

Section 9.72.050 Standards and procedures governing conditional uses.

In addition to the standards of the zone in which the conditional use is located and the other standards of this title, conditional uses shall meet the following standards:

A. Hotels or resorts in an R-4 zone shall have a minimum lot area per guest unit of one thousand five hundred (1,500) square feet (Not Applicable)

B. Special Setback Requirements (Not Applicable)

C. Standards for Public Utility Facilities (Not Applicable)

D. Standards for a Home Occupation (Not Applicable)

E. Standards for Bed and Breakfast Facilities (Not Applicable)

F. Standards for Formula Businesses (Not Applicable)

G. Standards for Light Industrial (Not Applicable)

YMC Chapter 9.80 Variances

Section 9.80.010 Authorization to grant or deny variances.
The Planning Commission may authorize variances from the requirements of this title where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of this title would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or neighborhood and otherwise achieve the purposes of this title.

Section 9.80.020 Circumstances for granting a variance.
A variance may be granted only in the event that all of the following circumstances exist:

A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of the ordinance codified in this title, topography, or other circumstances over which the applicant has no control;

B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;

C. The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;

D. The variance requested is the minimum variance which would alleviate the hardship;

E. The hardship asserted as a basis for the variance does not arise from a violation of the zoning ordinance.

Section 9.80.030 Variance procedure.
The following procedures shall be followed in applying for action on a variance:

A. A property owner may initiate a request for a variance by filing an application with the City Recorder, using forms prescribed pursuant to Section **9.88.040**. The application shall be accompanied by a site plan drawn to scale showing the condition to be varied and the dimensions and arrangement of the proposed development. The City Council or Planning Commission may request other drawings or material essential to understanding of the variance.

B. If the request for a variance meets all the requirements of this title, the City Recorder shall set a time for a public hearing before the Planning Commission on the request within 40 days from the filing thereof and shall cause notice to be given in accordance with Section **9.88.060**.

C. At the conclusion of the public hearing the Planning Commission may approve or deny the request, based on findings which address applicable variance criteria, pursuant to Chapter **9.88**.

Section 9.80.040 Time limit on a variance.
Authorization of a variance shall be void after one year unless substantial construction pursuant thereto has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year, on request.

3. **Public Testimony Received:** At the time this staff report was prepared, the City had received no written testimony.

C. STAFF ANALYSIS

1. **Variance vs. Conditional Use**
YMC Section 9.16.040 R-2 Residential Zone Standards B (7) is problematic in two ways. It states that a fence may be constructed of "no more than eight (8) feet in height when permitted by conditional use in accordance with Chapter 9.80".

Problem One: It's hard to make the case that a request for a variance in height, setback, lot coverage, etc is appropriate through a conditional use application,

The following links are excerpts from the DLCD's "Introductory Guide to Land Use Planning for Small Cities and Counties in Oregon". The links are offered for your convenience. Text, in PDF format, is also included in the meeting materials.

Variance

Conditional Use

The Guide describes a variance as follows: "A variance is a planning term that refers to a permit that allows some deviation from a development standard. An example of the common use of the term is: "You need to get a variance to place your single-family dwelling within 10 feet of the easterly property line instead of the 15 feet required by the zoning ordinance."

The Guide describes conditional use as follows: "A conditional use permit is probably best described as a process rather than a permit. It is a process by which the jurisdiction reviews a proposed land use that is listed in the zoning ordinance as a conditional use in a given zone. A conditional use permit allows the local government to (1) determine whether the proposed use is appropriate for the site and neighborhood, and (2) attach conditions to an approval to assist in reducing the impact of the proposed use on the surrounding area."

Problem Two:
YMC Section 9.16.040 R-2 Residential Zone Standards B (7) says that a conditional use permit may be granted "in accordance with Chapter 9.80". YMC Chapter 9.80 – Variances is cited above.

The following email offers a recommendation from the Department of Land Conservation and Development (DLCD):

From: HOWARD Gordon * DLCD <Gordon.HOWARD@dlcd.oregon.gov>
Sent: Tuesday, April 2, 2024 2:45 PM
To: RODOMSKY Hui * DLCD <Hui.RODOMSKY@dlcd.oregon.gov>; YOUNG Kevin * DLCD <Kevin.YOUNG@dlcd.oregon.gov>
Subject: RE: Yachats Municipal Code

The safe thing to do would be for the planner to make both conditional use and variance findings required by the city's zoning code. And then fix the code language to choose one or the other.

2. **The Request and the R-2 Residential Zone**
The YMC provides no standards for this conditional use in the R-2 Residential Zone:

3. **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 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.

D. CONCLUSIONS
If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption at the next meeting. If the request is approved, the Planning Commission should state any conditions of approval.

Submitted by,

Katherine Guenther
City Planner

Chapter 5

Variances

A variance is a planning term that refers to a permit that allows some deviation from a development standard. An example of the common use of the term is: "You need to get a variance to place your single-family dwelling within 10 feet of the easterly property line instead of the 15 feet required by the zoning ordinance."

The zoning ordinance contains approval criteria against which an application is evaluated. A variance is generally applicable only to physical, measurable requirements such as setbacks, height limitations, or lot width-to-depth ratios.

A variance is generally *not* used to allow a land use that is not a permitted or conditional use in a given zone. For example, if a zone allows only dwellings, churches, and parks, the jurisdiction would not approve a variance to allow a grocery store. This is particularly important in farm and forest zones because permitted uses are prescribed by state regulations; a county cannot approve a variance to allow a use not permitted by state provisions.

TIP: Dealing with the general public over property rights is not always an easy task. Planning staff may be inclined to tell a potential applicant that it is a waste of money to undergo a particular process that is likely to be denied and to take "no" for an answer. However, the applicant has the right to be heard by the appropriate appointed or elected body on a given land use issue. You should be as tactful as possible, indicating that while the request may not be practical and obtaining approval may be difficult, the applicant has the right to go before the planning commission or city council.

Variance Procedures

Normally the process requires the applicant to fill out a variance application form provided by the city or county, and accompany it with a site plan showing the proposed development including the exterior boundaries of the structures, distance from the property lines, access, and other information necessary to support the request. The applicant must describe the nature of the variance sought and explain how it satisfies the approval criteria in the zoning ordinance.

In small jurisdictions, a variance request is often reviewed in a public hearing before the planning commission or elected officials; however, cities and counties may choose to have planning staff administratively make decisions on variances. There are certain procedural steps that must be taken in any case. (See Chapters 11 and 12 on notice procedure and quasi-judicial hearings.)

A request for a variance will be evaluated against the criteria established by the individual city or county. A variance that does not satisfy all of the criteria should not be approved.

There are generally four criteria for approval of a variance. The criteria usually read something like this:

- Exceptional or extraordinary circumstances that apply to the property but do not apply generally to other properties in the same zone or vicinity. These circumstances result from lot size or shape, topography, or other conditions that the property owners cannot control;

- The variance is necessary so that the applicant can enjoy a property right, the nature of which owners of properties in the same zone or vicinity possess;

- The granting of the variance will not be detrimental to public safety, health, or welfare, or injurious to other property; and

- The hardship is not self-imposed, and the variance is the minimum that will alleviate the hardship.

As these criteria imply, a variance should be approved for unusual circumstances. If you find that your city or county receives a significant number of variance applications for a particular standard — the side setback in the R-1 zone, for example — it may be a good idea to consider whether the requirement is too stringent and needs to be amended.

CITY OF YACHATS PLANNING COMMISSION

ACTION SUMMARY

Date:	March 12, 2024
Time:	10:00 am
Place:	441 Hwy 101 N., Commons Civic Meeting Room 1, Yachats OR 97498
Attending:	Loren Dickinson, Craig Hogan, Mary Aebi, Jim Paul, Jolene Gosselin, Chair Marc Sakamoto and Tod Davies, Co-Chair
Absent	N/A

1. Agenda Item Announcements/Correspondence	
	None
Action Items:	

2. Agenda Item Citizens Concerns	
	None
Action Items:	

3. Agenda Item Review Ongoing Projects	
	The planner to schedule training session with DLCD and report back; complete the wetlands inventory, still awaiting response from ODSL; obtained city council approval on updates that were proposed to Title 9, and now waiting on response from DLCP; Revise and update the city comprehensive plan and prioritize which sections to work on; and the application fees need to be reviewed for possible changes.

Action Items:	The planner will continue to follow up on the ongoing projects with the respective agencies regarding progress.
	The Chair will update the list of projects for the next meeting to review.
4. Agenda Item	
	As discussion continued, it was mentioned the ADU's may be added t title 9 as well as the parking requirements.
	Title 9 was read and reviewed; the Planned will forward a markup version to the members
Action Items:	
5. Agenda Item Public Hearing Protocol	
	The Planner and members discussed the regulations for conducting public hearings. This is for informational purposes.
Action Items:	

Adjourned Meeting	11:49 a.m.
Prepared By:	Kimmie Jackson, Deputy City Recorder

CITY OF YACHATS PLANNING COMMISSION

ACTION SUMMARY

Date:	March 19, 2024
Time:	2:00 pm
Place:	441 Hwy 101 N., Commons Civic Meeting Room 1, Yachats OR 97498
Attending:	Loren Dickinson, Craig Hogan, Mary Aebi, Jim Paul, Jolene Gosselin, Chair Marc Sakamoto and Tod Davies, Co-Chair
Absent	N/A

1. Agenda Item Announcements/Correspondence	
	None
Action Items:	

2. Agenda Item Citizens Concerns	
	None
Action Items:	

3. Agenda Item Public Hearing	
	Case File #1-PAR-PC-24 Elk Mountain Properties LLC Partition
	Chair Sakamoto opened the Public Hearing and read the proceeding rule into the record. The Planner read into the record the staff report. Applicant proposes to partition an existing 8.36-acre parcel into two parcels, Tract A and a Residual Parcel. Tract A would be designated as common area (open space) for the Fisterra Planned Unit Development (PUD) and the Residual Parcel would remain available for development in accordance with the Fisterra PUD Findings and Conclusions.

	The questions from the commissioners and answers from the applicant were satisfied. There was no other public testimony offered and the public hearing was closed.
Action Items:	Davies moved to approve said partition as stated:
	Within one year after the approval of this preliminary plan becomes effective, a partition plat shall be submitted to the City Planner for approval which is in substantial conformity to the approved proposed partition plat and conditions of approval. Any substantial change to the approved preliminary plan shall require a new application. The partition plat shall be prepared by a professional land surveyor who is licensed in the state of Oregon and shall conform to the surveying requirements in ORS 92.050 through 92.080 and the Lincoln County surveyor's plat standards. 2. At the time of receipt and approval of the partition plat, the Applicant shall provide the City with a copy of the deed dedicating Tract A as open space and conveying Tract A to the Fisterra Association, an Oregon nonprofit corporation. 3. All future development of the Residual Parcel shall comply with the Fisterra PUD Preliminary Approval and any subsequent modifications.
	Ayes: Aebi, Dickinson, Gosselin, Paul, Davies, Hogan and Sakamoto; Nay: None
4. Agenda Item Open Regular Meeting	
Action Items:	
5. Agenda Item Commission Chair Report	
	Chair was not at the last Chair Meeting

Action Items:	

6. Agenda Item Planner Report	
	Planner reported that there is not written report. Reported that the cork in the city consists for a couple new constructions and a couple of remodels; staff is now working on fee adjustments with the City Manager.
	The Estuary walkway is moving forward; and the storm water master plan will be coming before the Planning Commission and the public Works &n Streets.
Action Items:	

Adjourned Meeting	3:20 p.m.
Prepared By:	Kimmie Jackson, Deputy City Recorder

City of Yachats
Building Activity
January 1 - April 15, 2024

Project Name	Description	Parcel #	Address	Zone	Opened	Status
WARREN	New SFD	14-12-26-CC-1201	235 Jennifer Dr	R1	12/20/23	Ready to Issue
ADOBE	Remodel	14-12-22-DD-0100	1555 Highway 101 N	R4	1/9/24	Issued/Ready/In Review (LC)
KAY	New SFD	14-12-27-AC-3800	897 Ocean View Dr	R1	1/10/24	Permit Issued
SEBASTIAN	Enclose Carport	14-12-27-AC-2900	972 Ocean View Dr	R1	2/7/24	In Review (LC)
AVIANI/SIEGEL	Addition to SFD	14-12-34-AA-2600	42 Mitchell Lane	R1	3/5/24	In Review (LC)
SCOBERT	New SFD	14-12-26-CB-5503	TBD	R1	3/26/24	In Review (CoY)

Planning Commission Resources
March 2024

Oregon Planning Commissioner Handbook

DLCD Introductory Guide to Land Use Planning

Comprehensive Plan

Draft Local Wetlands Inventory

Yachats Municipal Code

Zoning Map

Housing Needs Analysis - October 2022

Housing Implementation Plan - June 2023

Parking Management Study - October 2022

Draft Code Amendments - December 2023