

1. 2:00 P.M. Agenda

Documents:

[2025-05-20 Planning Commission WS And Regular Agenda.pdf](#)

2. 2:00 P.M. Meeting Materials

Documents:

[Advisory_Committee_Presentation.pdf](#)
[Definitions Chart.pdf](#)
[Draft Code Updates.pdf](#)
[Land Use Application 2-CUP-PC-25 Christopher Valentin And Renee Taylor.pdf](#)
[Higher Definition Plans For 2-CUP-PC-25 2025-03-07 Plans For 536 4th Yachats.pdf](#)
[Staff Report 052025 2-CUP-PC-25 Valentin Taylor.pdf](#)
[Comments Re Notice Of Public Hearing Christopher Valentin And Renee Taylor.pdf](#)
[Draft Order 052025 2-CUP-PC-25 Valentin Taylor.pdf](#)
[PC Report-Invasive Plants-PCCmtg05-06-2025.Pdf](#)

3. Written - Public Testimony - Taylor/Valentin

Documents:

[Savage - Comments Re_ Notice Of Public Hearing, Christopher Valentin And Renee Taylor.pdf](#)
[Dublin - Tax Lot 5100.Pdf](#)
[Urbanski - Fwd_ Variance Request Support 536 4th Street.pdf](#)
[Sturgis - Comments Re Notice Of Public Hearing Christopher Valentin And Renee Taylor.pdf](#)
[Taylor - Fw_ Supplemental Information For Application Request 536 4th Street Yachats.pdf](#)
[Godfrey - Public Input.pdf](#)



CITY OF YACHATS
PLANNING COMMISSION WORK SESSION AND REGULAR MEETING

Tuesday, MAY 20, 2025, at 2:00 pm

To Be Held Via Zoom & In Person at:
Commons Bldg., Civic Meeting Room 1
441 Hwy 101 N., Yachats OR 97498

Join Zoom Meeting

<https://us02web.zoom.us/j/88930451065>

Meeting ID: 889 3045 1065

Work Session

- I. I. Meeting called to order
- II. II. Cascadia Meeting Update
- III. III. City of Yachats Statute Updates Discussion
- IV. a. Definitions

Regular Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/88930451065>

Meeting ID: 889 3045 1065

- I. Meeting Called to Order
- II. Announcements and Correspondence
- III. Citizens' Concerns (limited to items not on the agenda, 5-minute limit per person)
- IV. Public Hearings
 - a. Valentine/Taylor - CUP
- V. Ongoing Business
 - a.
 - b.
- VI. New Business
 - a.
 - b.
- VII. Reports

- a. Commission Chairs' Meeting
 - b. Planner's Report
 - c. Meeting Summary
 - d. Issues List
- VIII. 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 before the meeting. The minutes of this meeting are the Audio Tape which will be added to the packet after the meeting within 48 hours. Per ORS 192.630, the 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 05/15/2025 By: Neal Morphis, City Clerk



Yachats Code Update

Advisory Committee Meeting #1

April 24, 2025



AGENDA

1	Introductions and Project Background	10 minutes
2	Code Audit	5 minutes
3	Code Concepts	20 minutes
4	Discussion	20 minutes
5	Next Steps and Project Timeline	5 minutes

PROJECT BACKGROUND

The Yachats Code Update is a city-led effort to modernize the zoning and land use code to support more housing options, improve affordability, and reflect community values. The project includes needed code updates to meet legal requirements, along with broader policy changes to support local housing goals. Advisory Committee and community feedback will help shape the final code amendments.

This Code Update Has Two Key Parts:

State Compliance



*To meet legal requirements
and align with Oregon
statutes*



Code Concepts



*To explore policy ideas that
support housing and livability
goals in Yachats*

CODE AUDIT

The Yachats Zoning and Land Use Code has been reviewed to identify:

- Amendments needed for **legal compliance** with state rules and statutes
- Amendments needed to provide **clear and objective standards** for housing development, and to not cause unnecessary cost or delay
- **Barriers to housing** options and affordability

The screenshot displays the City of Yachats, OR Code of Ordinances website. The breadcrumb trail at the top reads: City of Yachats, OR > 2024-03-03 > Code of Ordinances > Title 9 Zoning and Land Use. The left sidebar, titled "Code of Ordinances", lists various titles (1-8) and Chapter 9.04, with "Title 9 Zoning and Land Use" selected. The main content area is titled "Title 9 Zoning and Land Use" and includes a "New Laws" section with a table. The table has three columns: Title, Subject, and Affects. It lists two amendments to Title 9. Below the table, a list of sections for Chapter 9.04 and Chapter 9.08 is shown, each with a checkbox and a right-pointing arrow.

Title	Subject	Affects
Amends Zoning and Land Use	Amends Zoning and Land Use	Tit 9
Amends Zoning and Land Use	Amends Zoning and Land Use	Tit 9

- ☐ Chapter 9.04 GENERAL PROVISIONS AND DEFINITIONS
 - ☐ § 9.04.010 Short title.
 - ☐ § 9.04.020 Purpose.
 - ☐ § 9.04.030 Definitions.
- ☐ Chapter 9.08 USE ZONES DESIGNATED
 - ☐ § 9.08.010 Classification of zones.
 - ☐ § 9.08.020 Location of zones.
 - ☐ § 9.08.030 Zoning maps.

CODE AUDIT: LEGAL COMPLIANCE

Sections that comply. These sections of the code were found to be in compliance with state statute and require no changes.

State Statute	Requirement	Finding
ORS 197.660 to 197.670	Residential Homes and Facilities	Complies
ORS 197.522	Requirement to Approve Needed Housing	Codification not required
ORS 227.175	Reduced Density or Height as Condition of Approval	Codification not required

CODE AUDIT: LEGAL COMPLIANCE

The Yachats code **partially complies** with state requirements for manufactured home parks and subdivisions. To achieve full compliance, updates are needed to:

- Allow manufactured home parks outright in R3 and R4 zones
- Clarify approval standards to ensure they are clear and objective
- Update standards applying to manufactured home park subdivisions
- Update definitions to allow prefabricated dwellings

State Statute	Requirement	Finding
ORS 197.480	Manufactured Home Parks	Partially complies
ORS 92.835-845	Manufactured Home Park Subdivisions	Partially complies

CODE AUDIT: LEGAL COMPLIANCE

These sections of the code were found to **not be in compliance** with state statutes.

The key issues identified include:

- Discretionary review procedures where administrative review is required
- Occupancy limits that may discriminate based on family relationships
- Overly restrictive standards for manufactured homes
- Missing allowances for RVs used as housing and for disaster recovery
- No provisions for Single Room Occupancies (SROs), which must be allowed in residential zones

State Statute	Requirement	Finding
ORS 197.195 and 197.015	Limited Land Use Decisions	Does not comply
ORS 90.112	Occupancy Limit Based on Familial Relationship	Does not comply
ORS 197.478	Manufactured Homes	Does not comply
ORS 197.493	Occupancy of Recreational Vehicles (RV)	Does not comply
ORS 197A.430	Single Room Occupancies (SRO)	Does not comply

CODE AUDIT: LEGAL COMPLIANCE

These sections are not out of compliance, but codifying these standards is recommended to improve clarity.

Key recommendations include codification to:

- Allow applicants to opt in to new development standards after submitting an application
- Allow affordable housing by-right on eligible public, nonprofit, and commercial sites
- Allow affordable housing on redeveloped commercial land at appropriate densities
- Allow bonuses for affordable housing (height and density)

State Statute	Requirement	Finding
ORS 227.178	Opting-In to Amended Housing Regulations	Codification recommended
ORS 197A.445	Affordable Housing: General Siting Allowances	Codification recommended
ORS 197A.460	Affordable Housing: Redevelopment of Commercial Land	Codification recommended
ORS 197A.445	Affordable Housing: Density and Height Bonus	Codification recommended

CODE AUDIT: BARRIERS TO HOUSING

The following code barriers were identified as part of a code audit. They are informed by the Housing Needs Analysis and Housing Implementation Plan.

1. Use regulations that are too restrictive in residential zones
2. Residential density that is too low
3. Minimum lot area that is too high
4. Restrictive lot coverage and setback standards
5. Use regulations that are too restrictive in commercial zones
6. Missing and ineffective incentives for affordable housing



WHAT ARE “CODE CONCEPTS”?

What are some ways to meet housing production goals through code changes?

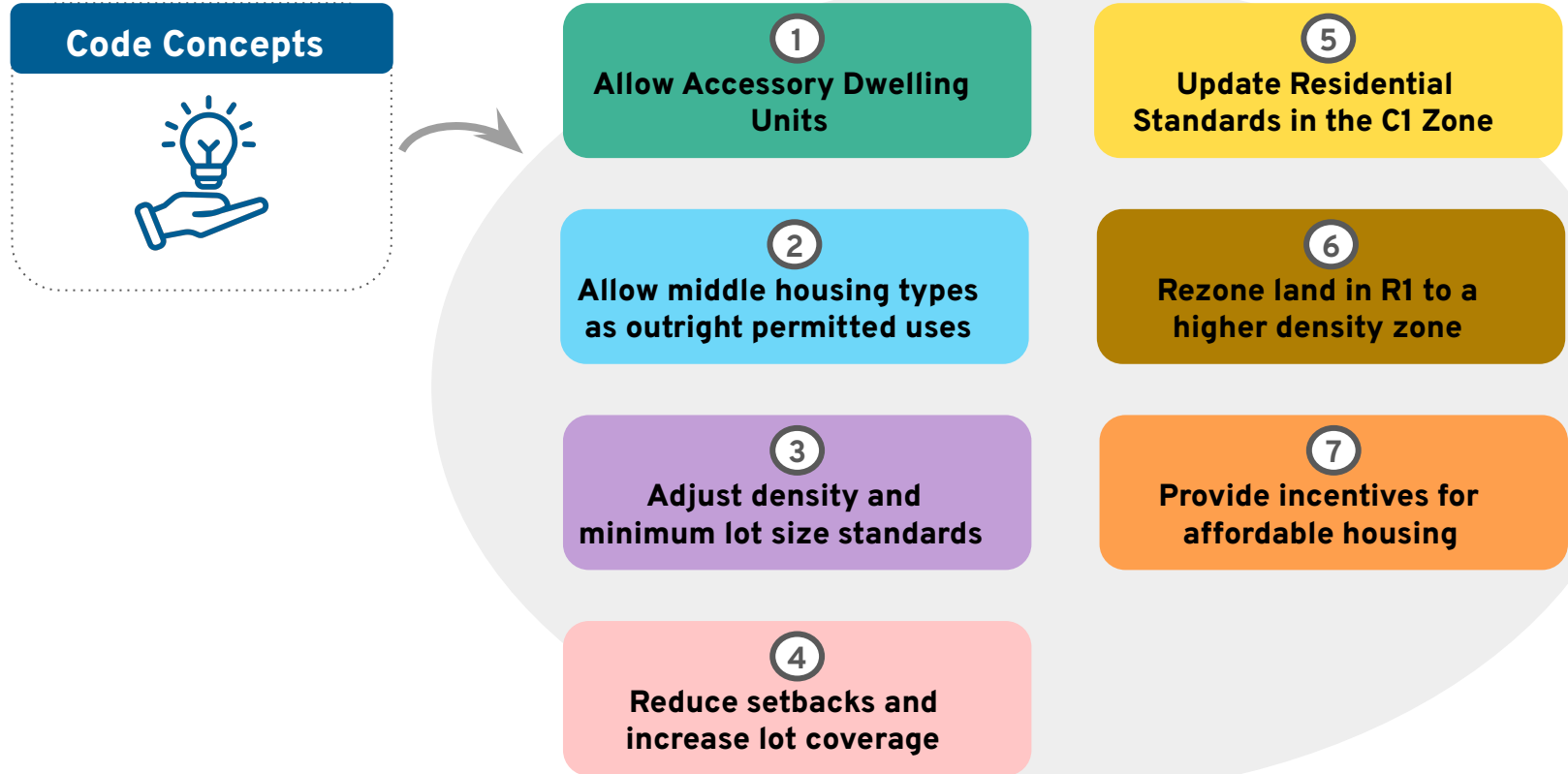
Code concepts are early ideas for updating the zoning and land use code to improve housing production, affordability, and choice. Drafting code concepts will help us:

- Remove regulations that create unnecessary cost or delay
- Support a variety of housing types that may be more affordable
- Improve design of new housing
- Simplify and clarify outdated or confusing rules

Code Concepts



INITIAL CODE CONCEPTS BRAINSTORMED:



1

Allow Accessory Dwelling Units



What is the key idea?

Allow at least one ADU for each single-unit dwelling and allow the ADU to be interior to the house (such as a basement), an attached addition, or a detached structure.

How will it help meet housing needs?

ADUs allow property owners to add a unit to their property without demolishing the existing house. They are a proven way to incrementally add to local housing supply with very little impact to neighboring properties or community character. They can create opportunities to generate rental income for homeowners, multigenerational living, or caring for elderly family members.

2

Allow middle housing types as outright permitted uses



What is the key idea?

Update the code to define and allow middle housing types, like duplexes, triplexes, quadplexes, and cottage clusters in residential zones.

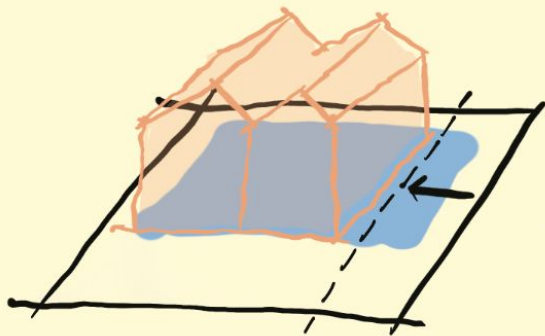
Currently, Yachats only permits duplexes and townhouses (via Planned Unit Development) in some zones. Triplexes and quadplexes are allowed only in R3 and R4 zones. Cottage clusters are not defined or permitted anywhere.

How will it help meet housing needs?

Middle housing types offer smaller, more affordable options that fit well in residential neighborhoods. They are less costly to build than larger buildings and support more attainable rents and home prices.

3

Adjust density and minimum lot size standards



What is the key idea?

Adjust density and minimum lot size standards in higher-intensity residential zones to better support multi-unit housing. This could include setting minimum densities, increasing maximum density, or reducing minimum lot sizes.

How will it help meet housing needs?

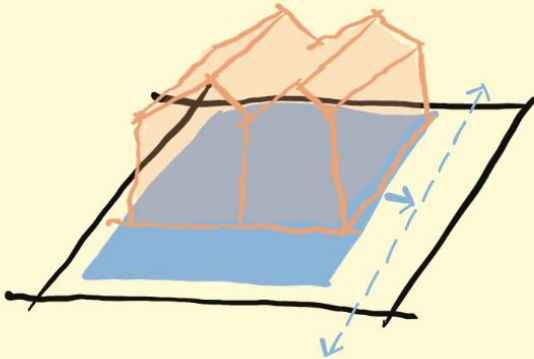
Since 2000, nearly all new homes in Yachats have been single-unit dwellings, even in higher-density zones.

Establishing a minimum density standard in higher intensity zones would preserve buildable land for needed townhouses, plexes and multi-unit housing.

Increasing maximum density allowances, and/or reducing minimum lot sizes can create additional opportunities for middle housing development.

4

Reduce setbacks and increase lot coverage



What is the key idea?

Large setback requirements and low lot coverage allowances can make infill projects infeasible on existing lots and discourage compact housing types and development.

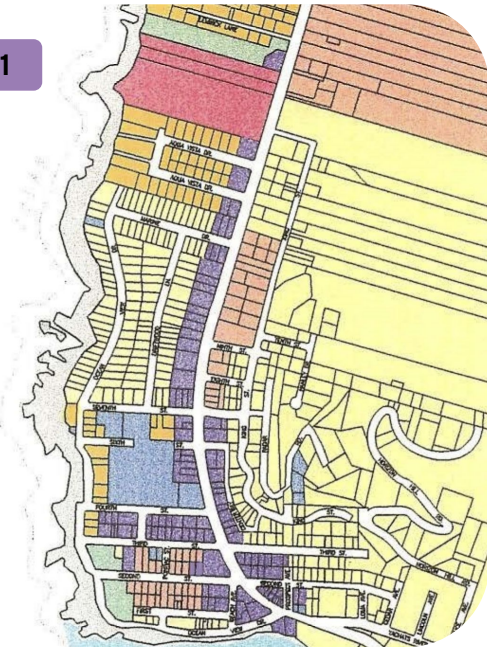
How will it help meet housing needs?

Reducing setbacks and increasing lot coverage enables buildable land to be used more efficiently and increases the capacity for needed housing, especially when maximum heights are as low as they are in Yachats (typically 2 stories/30 feet for all zones).

5

Update Residential Standards in the C1 Zone

C1



What is the key idea?

The C1 zone currently allows residential uses outright but only permits mixed-use development as a conditional use. We recommend allowing mixed-use development outright and providing a clear and objective path for residential uses as part of mixed-use projects, as required by state law.

How will it help meet housing needs?

Removing the conditional use requirement will make it easier to include housing in commercial areas, supporting mixed-use development and increasing housing options in walkable, centrally located parts of the city.

6

Rezone land in R1 to a higher density zone

Housing Capacity (# of units) by Zone

COMMERCIAL

4

R-1

169

R-2

22

R-3

68

R-4

63

2022 Housing Needs Analysis

What is the key idea?

Over 60% of Yachats' buildable residential land is in the R1 zone, which primarily allows detached single-unit housing. The Housing Needs Analysis shows an oversupply of land for single-unit homes and a shortage for townhomes, plexes, and multi-unit housing.

Strategically rezoning portions of R1 to higher-density zones (like R2, R3, or R4) would better align available land with current and future housing needs.

How will it help meet housing needs?

Rezoning R1 land, especially alongside reforms like smaller lot sizes and minimum density standards, would open up capacity for a broader range of housing types, including plexes, townhomes, and small multi-unit buildings.

7

Provide incentives for affordable housing



What is the key idea?

State law requires cities to allow affordable housing in certain locations and to offer height and density bonuses for qualifying projects. Updating the code to reflect these allowances and provide clear incentives will help support affordable housing development.

How will it help meet housing needs?

By clarifying where affordable housing is allowed and codifying incentives like bonuses, the City can make it easier to build income-restricted housing, which is often harder to finance and build without regulatory support.

CODE CONCEPTS SUMMARY

How do code concepts address different issues?

Barrier/Issue	Code Concept		
Use regulations that are too restrictive in residential zones	 1 Allow ADUs	 2 Middle Housing	
Density that is too low	 3 Adjust min. density and lot size	 2 Middle Housing	 6 Rezone land in R1 zone
Overall minimum lot area that is too high	 3 Adjust min. density and lot size	 2 Middle Housing	

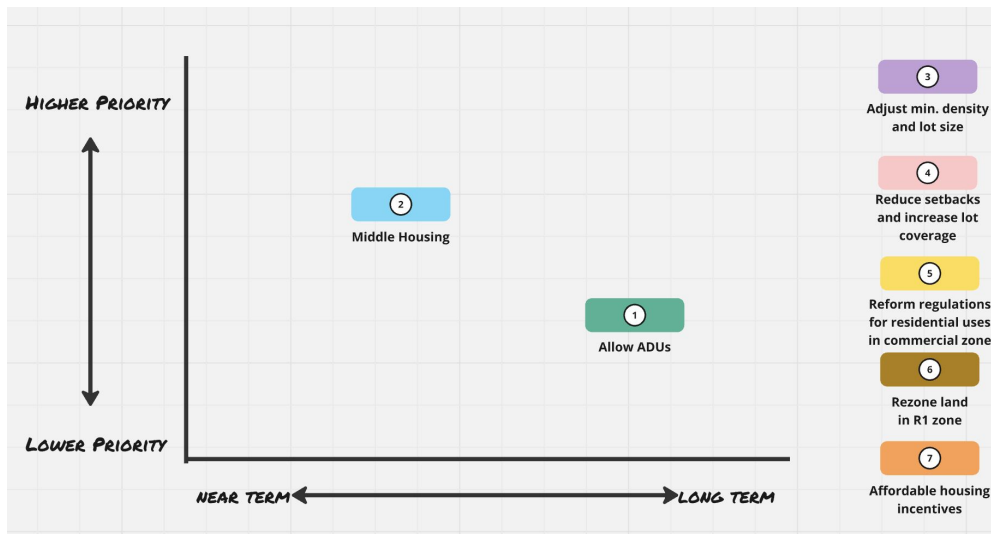
CODE CONCEPTS SUMMARY

How do code concepts address different issues?

Barrier/Issue	Code Concept
Lot coverage and setbacks that are too restrictive	4 Reduce setbacks and increase lot coverage 2 Middle Housing
Use regulations that are too restrictive in commercial zones	5 Reform regulations for residential uses in commercial zone
Incentives for affordable units that are missing or ineffective	7 Affordable housing incentives

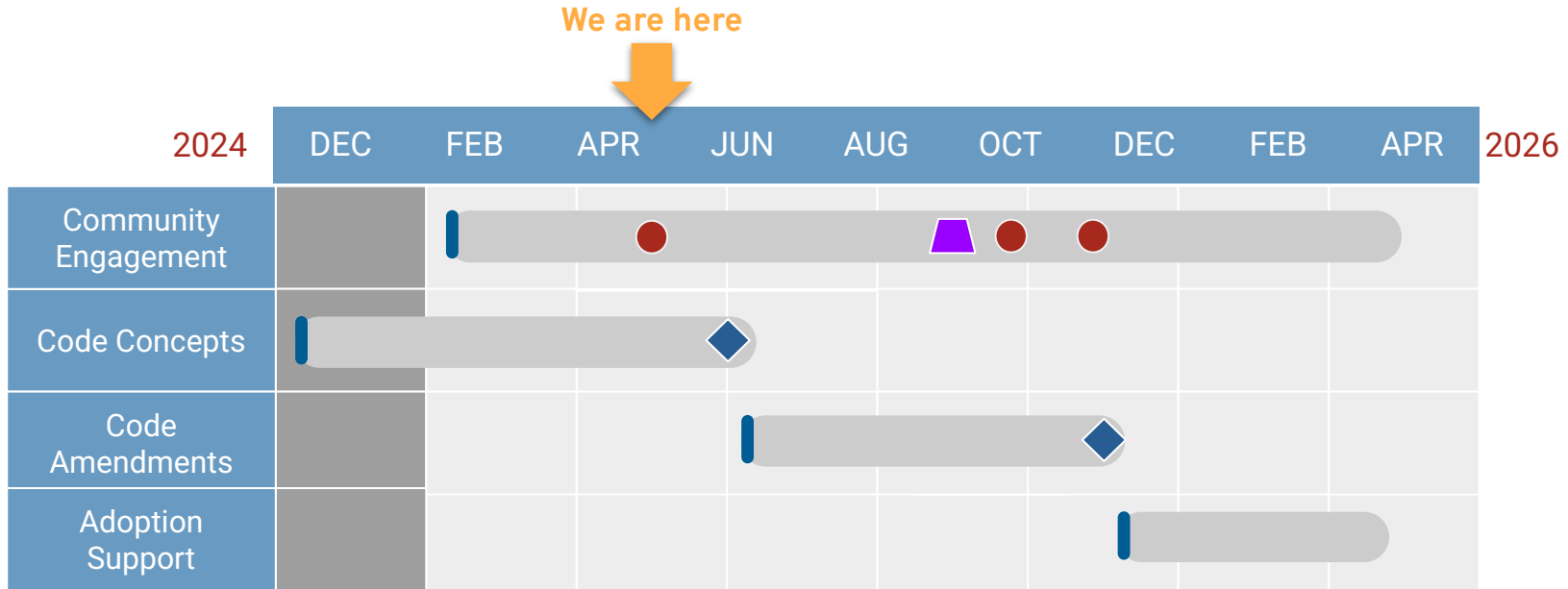
DISCUSSION

- Are there any missing ideas or code concepts you would like to propose?
- What code concepts stand out as higher priority?
- What code concepts are nearer term vs. longer term?



***Prioritization exercise in [Miro](#)**

PROJECT TIMELINE



ENGAGEMENT



Planning Commission & City Council Meetings



Community Feedback Session



Advisory Committee Meeting

City of Yachats Statutes	Oregon Statutes	Suggested Chg.
9.04.03 Definitions "Family" means an individual or two or more persons related by blood, marriage, adoption or legal guardianship, living together as one housekeeping unit using one kitchen, and providing meals or lodging to not more than two additional persons; or a group of not more than three unrelated persons, living together as one housekeeping unit using one kitchen. The definition imposes an occupancy limit of 3 people if they are unrelated, with no occupancy limit for related persons. Other terms that use the term family: -Family day care provider -Dwelling unit; Dwelling; Apartment house; Dwelling, Multifamily; Dwelling, Single-family; Dwelling, Two-Family, Manufactured Homes R-1, R-2, R-3, R-4 and C-1	ORS 90.112 Occupancy Limit Based on Familial Relationship City may not enforce a maximum occupancy limit for any residential dwelling unit if the restriction is based on the familial or nonfamilial relationships among any occupants.	Consider amending the definition of family so as to not place occupancy limits differentially based on family relationships. Alternatively, consider replacing the term family with "household". Occupancy limits for households may still be enforced so long as they do not vary based on familial relationships. Consider replacing terms for dwellings that are defined by quantity of units as measured by families (single-family, multifamily) with terms that refer to dwellings or units (single-dwelling, multi-dwelling).
NO Codes for Single Room Occupancy (SRO) SROs are not defined within the City's code and are not permitted uses in zones that allow either single-family dwellings or multi-family dwellings.	ORS197A.430 Single Room Occupancies (SRO) SRO means a development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.	Define and allow for SROs as required by 197A.430 in the R-1, R-2, R-3, R-4 and C-1 zones. Codify allowed densities by zone in compliance with statutory requirements.

Planning Commission Work Session 5/20/2025

	Cities must allow SROs in zones that allow either single-family dwellings or multi-family dwellings. In single-family zones, cities must allow up to six (6) SRO units on each lot or parcel. In multi-family zones, cities must allow the number of units consistent with the density standards that would apply to a multi-family dwelling (5 or more units).	
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Section 9.04.020 **Purpose.**

~~The purpose of this title is to promote the public health, safety and general welfare and to assist in carrying out comprehensive plans for the City including all future lands and subdivisions annexed into the incorporated City.~~

“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. ~~Encourage~~ ~~Ensure that~~ land uses ~~that~~ 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. ~~Encourage~~ ~~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. ~~Encourage~~ ~~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 ~~ensure~~ ~~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 ~~and sustainable~~ 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.**

As used in this title:

~~"Apartment" means a dwelling unit as defined in this section.~~

"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 non-intersecting ends of the two (2) other sides. See the regulations of Section 9.64.010 (A) of this Title.

~~"Deck/porch" means an outside walking area, the floor of which is elevated more than eight inches from grade.~~

"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 ~~or sleeping place~~, either permanently or temporarily, by one or more families, but excluding hotels, motels, and ~~tourist courts~~ 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 but; 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 plane on which the footprint of the structure meets the ground.

“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.

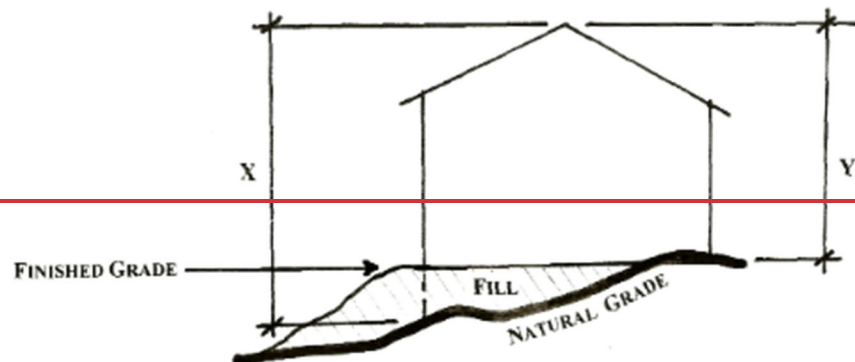
“Height of building”

means the vertical distance from the average finished grade to the highest point of the building plus any fill above the natural grade. To determine building height, calculate the average building height for each side: Add the shortest building height and the tallest building height, then divide the two building heights by two. Add together the average height for each side and divide by the number of sides.

TO DETERMINE BUILDING HEIGHT

“Height of building” means the vertical distance from the average finished grade to the highest point of the building plus any fill above the natural grade.

Step 1. Calculate the average height for each side of structure.



X = tallest building height

Y = shortest building height

$(X + Y) / 2 = \text{Average height (H)}$

Step 2. Add together the height for each side and divide by the number of sides.

$$\frac{H_1 + H_2 + H_3 + H_4}{4} = \text{average building height}$$

"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.)

~~"Hotel" means any building containing guest rooms which are rented or hired out to be occupied for sleeping purposes for guests, excluding any facility which meets the definition of "bed and breakfast facility."~~

"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 transient~~ 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" - ~~Synonymous with~~ See Hotel or Motel.

"Lot line, Street Side" means the side lot line at abutting street. ~~Katherine I have a note that you were going to reference the sections of the YMC that applied to this definition~~

~~"Motel" means a series of sleeping units, each having a separate entrance, composed of one or more bedrooms and bathroom, excluding any facility which meets the definition of "bed and breakfast facility."~~

"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 ~~available~~ 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" ~~"Off-street parking space"~~ means a parking space located outside of public right-of-way ~~with minimum dimensions of 18 feet long and nine feet wide, the numbers, and dimensions and construction materials~~ 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.~~

~~Required off-street parking spaces shall not be located in a required yard that abuts a street.~~

“Patio” means a paved outdoor area adjoining a structure.

~~“Porch” means an outside walking area, the floor of which is elevated more than eight inches from the ground.~~

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

~~“Resort” means a tourist-oriented establishment, having recreational, eating and sleeping accommodations located on the premises.~~

“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 available 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 a space other than a court on the same lot with a building open from the ground.~~

“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. “Front yard” means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto at the nearest point of the foundation of the main building.~~

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

“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, Side. “Side yard” means an area adjacent to any side lot line the depth of which is the specified horizontal distance measured at right angles to the side lot line and being parallel with the side lot line.~~

“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.

*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 - Version 1

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:

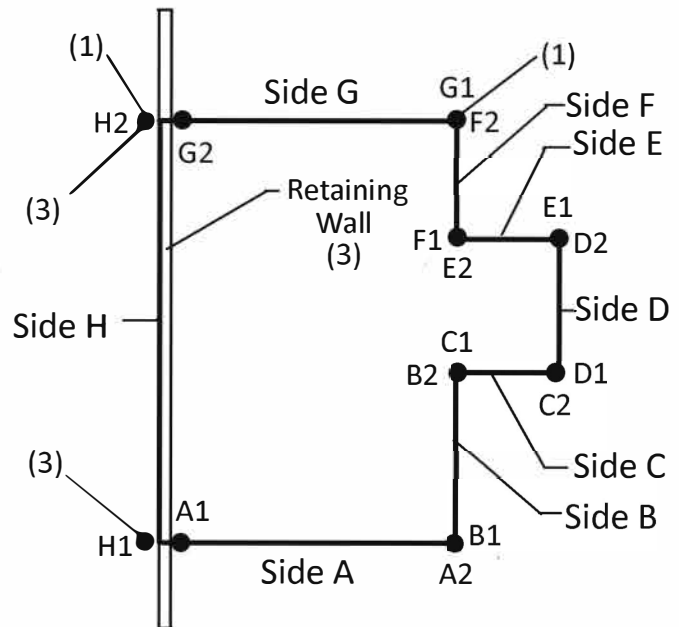
(1) Establish the finished grade immediately adjacent to the building or structure's primary walls at each corner.

(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.

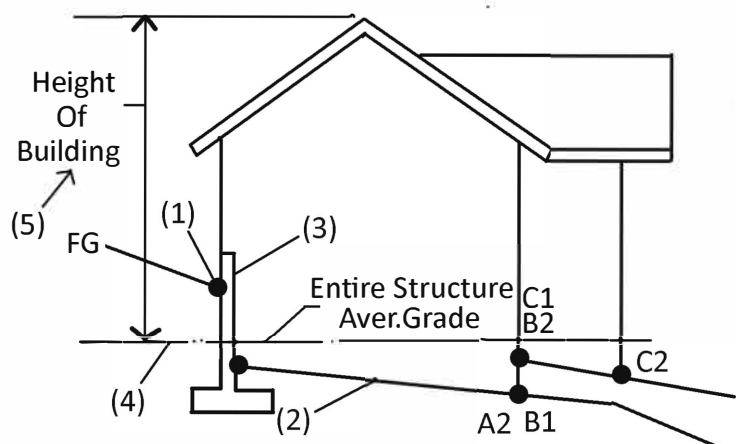
(3) Where a retaining wall occurs on one or more sides, the finished grade at the high side of retaining wall shall be used for that side, and the finished grade at the low side of the retaining wall shall be used for the adjacent intersecting sides.

(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
= $\frac{A+B+C+D+E+F+G+H}{8}$

§ 9.52.171 Determining Height of Building - Version 2

See also:

Section 9.04.030 Definitions

Section 9.52.170 General exceptions to building Height limitations.

Limitations in other Sections of this Ordinance.

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

(1) Establish finished grades:

See EXAMPLE 1.

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

1b. 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.

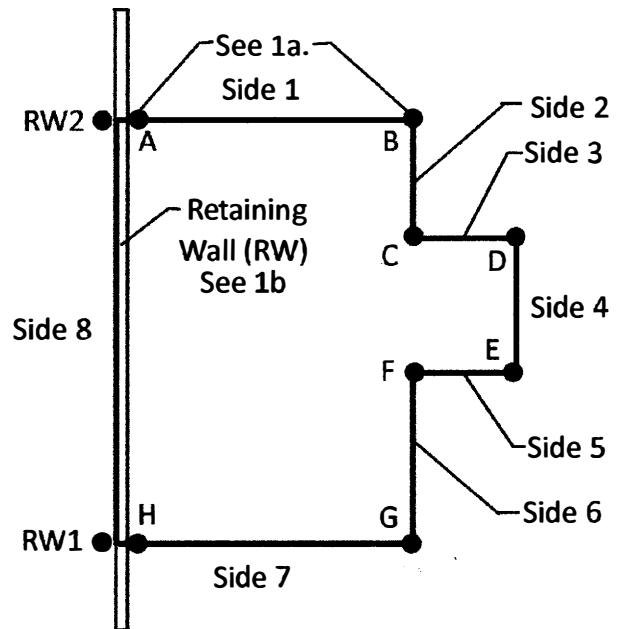
(2) Calculate average finished grades:

2a. 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 2a.

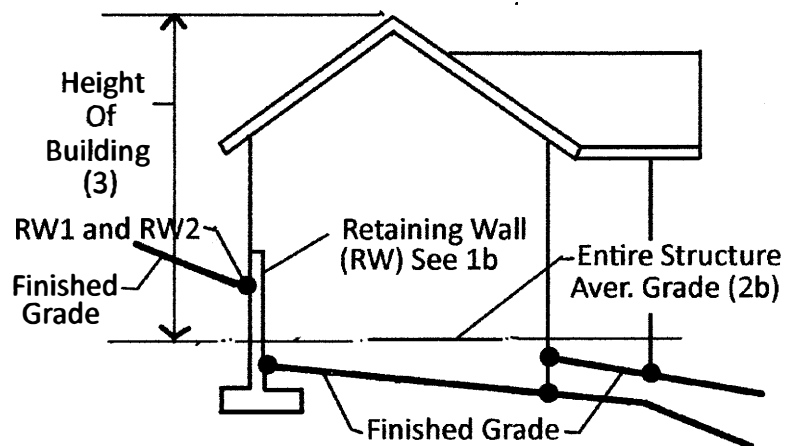
2b. The Average Finished Grade for The Entire Structure is the sum of all wall calculations divided by the number of walls; Add the average finished grades for all sides and divide by the number of sides. See EXAMPLE 2b.

(3) 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.

EXAMPLE 1: Establish Finished Grades



EXAMPLE 2a, Average Side 1 = $\frac{A + B}{2}$



EXAMPLE 2b: Average Finished Grade for Entire Structure
= $\frac{\text{Sum of the Average Grades for All Sides}}{\text{Number of Sides}}$



CITY OF YACHATS

PO Box 345 (501 N. Highway 101), Yachats OR 97498

Phone (541) 547-3565

Fax (541) 547-3063

Relay Oregon 800-735-2900 (TDD)

April 29, 2025

NOTICE OF PUBLIC HEARING Before the Yachats Planning Commission

Applicant:	Christopher Valentin and Renee Taylor
Public Hearing Date and Location:	A public hearing will be held with the Yachats Planning Commission on Tuesday, May 20, 2025 at 2:00 p.m. in the Civic Meeting Room at the Yachats Commons, 441 Highway 101 N, Yachats OR. The meeting is also available via Zoom and a link may be found at https://www.yachatsoregon.org/AgendaCenter or by contacting City Hall.
Site Location:	The subject property is located at 536 Fourth Street and described on the Lincoln County Assessor's Map 14-12-27-DA as Tax Lot 5100.
Proposed Development Action:	The applicant is requesting a conditional use permit to reduce the required side yard setbacks for residential use in a commercial zone.
Applicable Criteria:	Yachats Municipal Code, Title 9 Zoning and Land Use - Chapter 9.04.030 Definitions - Chapter 9.28 C-1 Retail Commercial Zone - Chapter 9.72 Conditional Uses
Contact:	Katherine Guenther, City Planner (541) 547-3565

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, applicable criteria, and other relevant information are available for inspection at no cost, and copies can be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost seven days prior to the hearing, and copies can be provided at reasonable cost.

Written comments may be submitted to the City of Yachats at 501 Highway 101 N, Yachats, OR, mailed to P.O. Box 345, Yachats, OR 97498 or emailed to recorder@yachatsmail.org. The deadline for submitting written comments is Friday, May 16, 2025 at 4:00 p.m. Written testimony received prior to the deadline will be forwarded to the Planning Commission. The public may provide oral testimony at the May 20, 2025 public hearing.

Failure to raise an issue in person, by letter or by email, or failure to provide statements or evidence sufficient to allow the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

E-MAIL CityHall@yachatsmail.org WEB SITE www.yachatsoregon.org

The City of Yachats OR does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation or any other legally-protected status.

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: Renee Taylor & Chris Valentin Phone: (541) 653-4517
Address: 536 4th Street
City: Yachats State: OR Zip: 97498
Relationship to property: Owners
(Owner, Contract Purchaser, etc.)
Legal Description: 14-12-27-DA-05100-00 Current Zone: C-1
Lot Dimensions: 50' x 100' Area: 5,000 sqft Flood Zone: No
Natural Hazard: None Topography: Flat
Directions to Property: West from 101 onto 4th St. Empty lot on the left just west of 510 4th St.
Previous Planning Actions on Property: None

Reason for Request:

Existing Structures on Property: None

Proposed Use and Structures: Residential home

Current Utilities and Providers: None

Anticipated Date of Development: ASAP

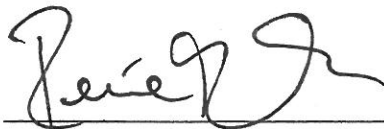
Land Use Application

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: _____

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)

Reason for Request :

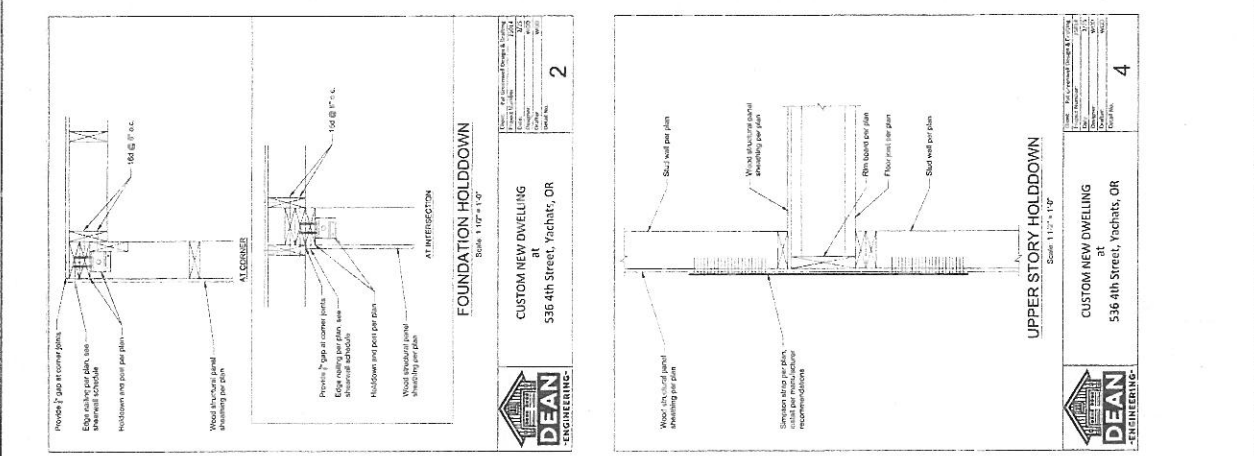
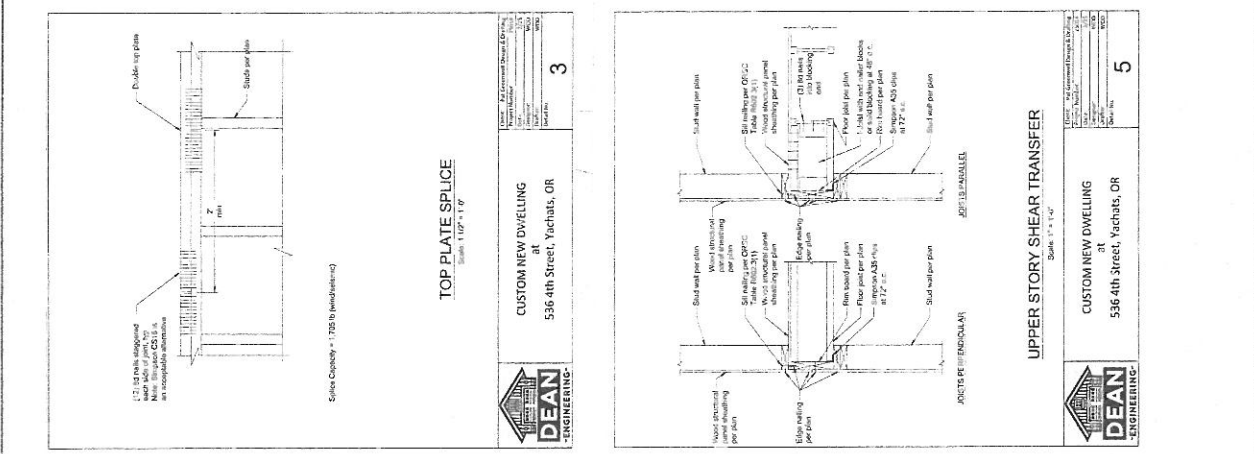
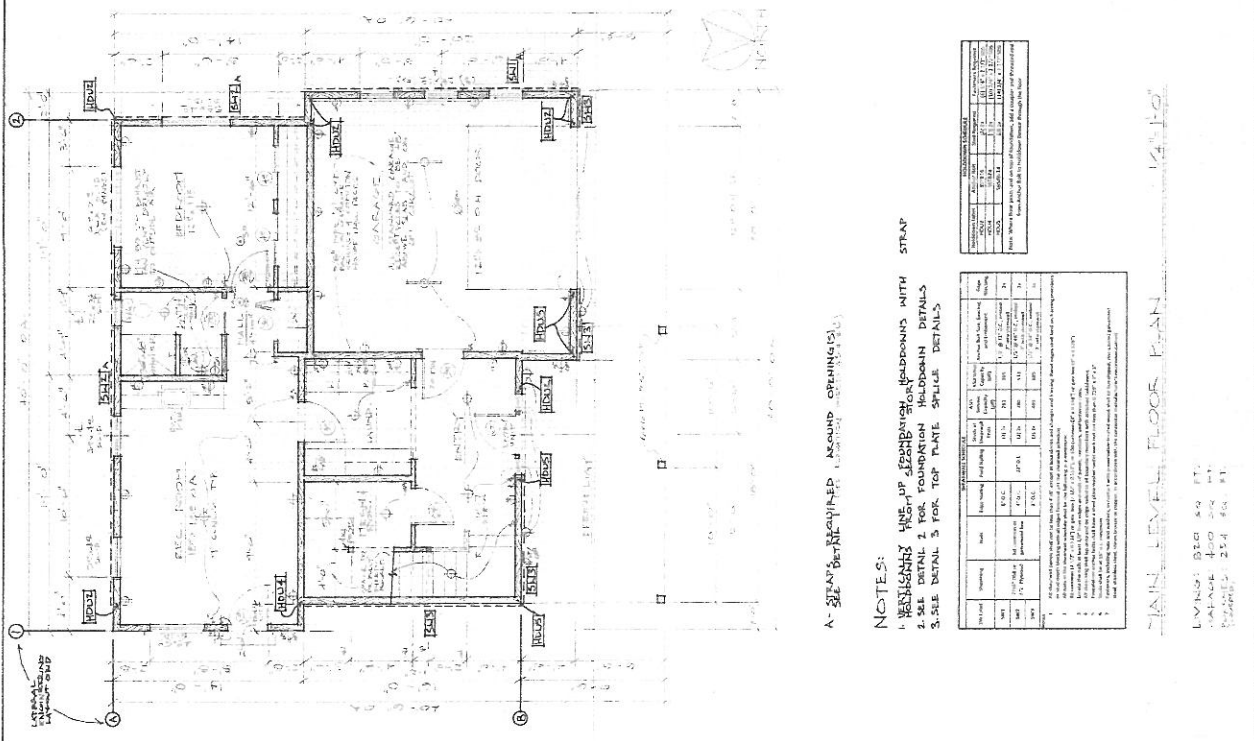
Variance designed to maximize housing availability in Yachats.

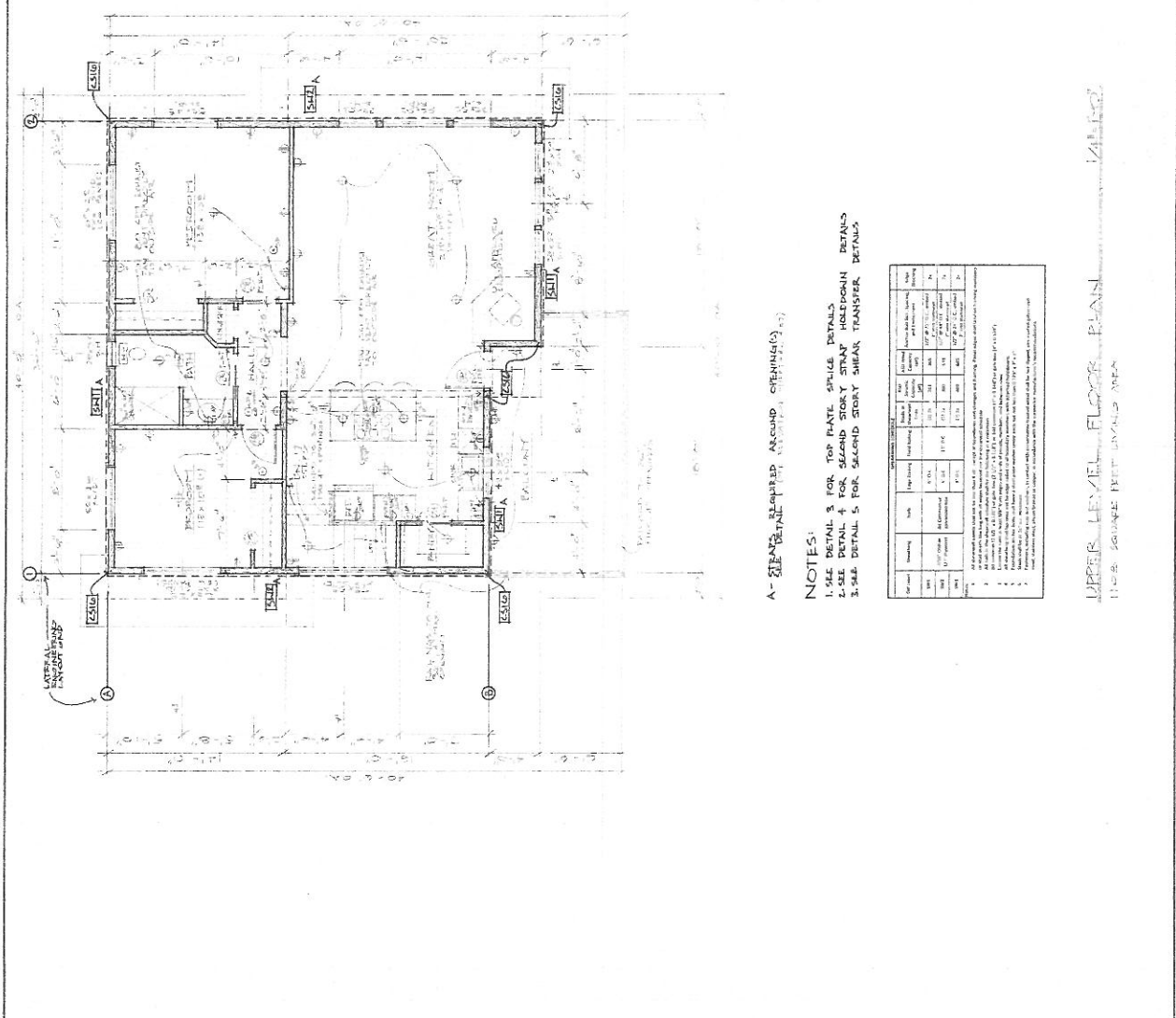
We respectfully submit this variance application for our new residential build within the commercial zone. Our vision includes maximizing the usability of our lot to not only create a comfortable primary residence and thoughtfully accommodate a future Accessory Dwelling Unit (ADU) when the code allows for them. Towards this end the primary residence will be designed such that it will also have an independent living unit on the first floor.

To achieve this efficient site plan and future housing flexibility, we request a variance to reduce the standard side yard setbacks based on structure height from 10 feet to 5 feet, a modification we believe remains sensitive to neighboring properties as we move the building away from the property line above 15 feet. This adjustment will allow us to optimize the building footprint, ensuring ample space for both dwellings and fostering a step towards increased housing options within the city.

The setback calculation we are applying for is identical to that used in Waldport, OR for medium density dwellings. It was originally designed so that fire ladders could be readily deployed though current firefighting methods no longer require this conservative a setback. In this specification, for every 3 feet above 15 feet, the building moves away from the property line by an additional foot over the 5 foot minimum in our design. This setback is actually more stringent than other nearby communities for medium density housing. (Note that a single dwelling on 50 feet by 100 feet lots corresponds to 8.7 dwellings/acre which is considered medium density housing in the codes of larger cities such as Newport, Bend, Corvallis and Lincoln City.) For example, Newport's a max height of 30 feet and a minimum side setback of 5 feet. For medium density housing in Corvallis and Bend, the maximum height is 35' with a minimum side setback of 5 feet. Florence has a maximum height of 28 feet and a minimum side setback of 5 feet. Lincoln City takes a slightly difference approach for medium density housing whereby the minimum back and side setbacks are each 7.5 feet, whereas we have the minimum back set back at 10 feet and the side setback at 5 feet. Note that the maximum dwelling height is larger, 35 feet, in Lincoln City. Another common code (Coos Bay, Bandon, Toledo, Forfar, Rainier, Newburg, etc.) calls for a minimum 5' side setback for a dwelling height of "35 feet or 2 1/2 stories, whichever is less".

The current Yachats code is identical to the generic code for Lincoln County which is only applicable in more rural areas outside of cities which have their own codes as noted above.



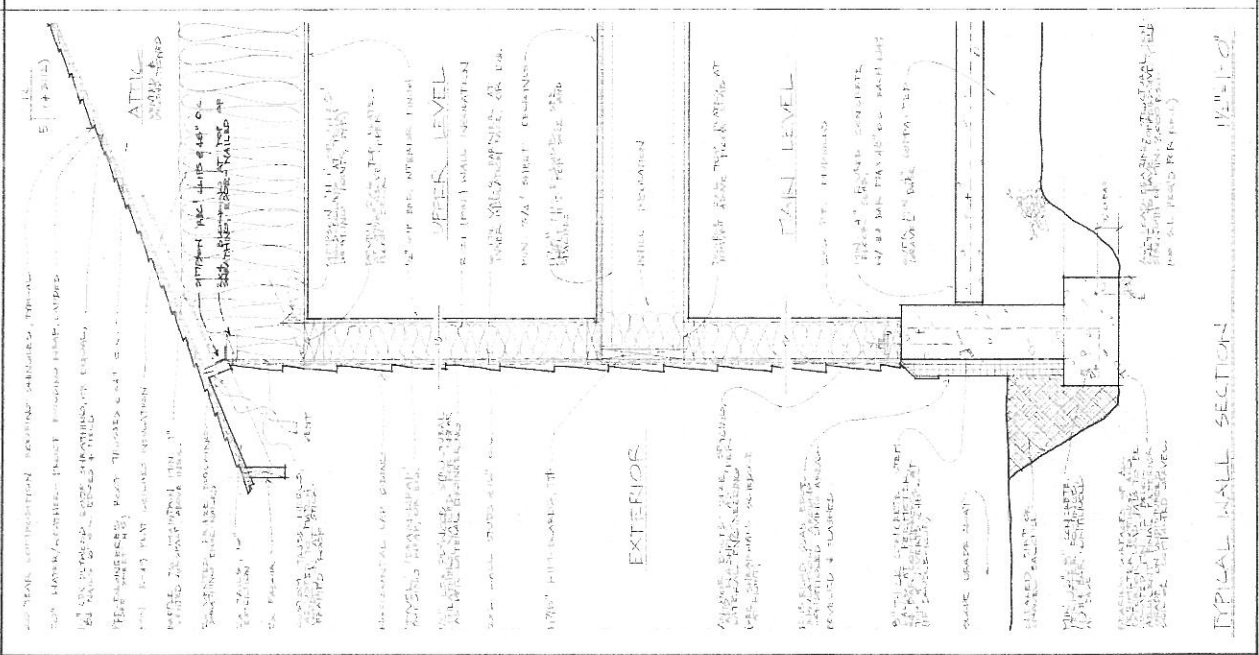


- NOTES:
1. SEE DETAIL 3 FOR TOP PLATE SPICE DETAILS
 2. SEE DETAIL 4 FOR SECOND STORY STAIR HOLEDOWN DETAILS
 3. SEE DETAIL 5 FOR SECOND STORY SHEAR TRANSFER DETAILS

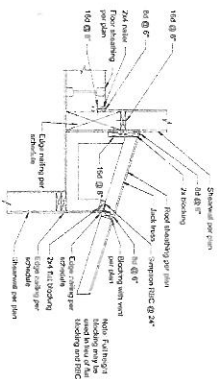
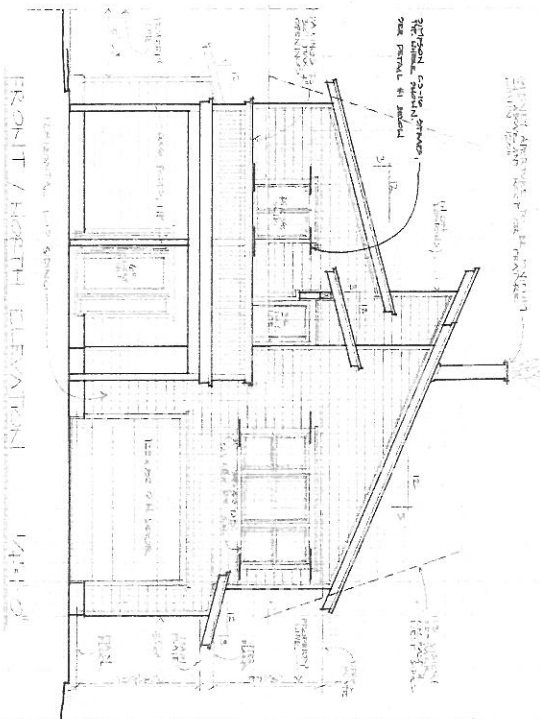
GENERAL INFORMATION		STRUCTURAL DATA		ANALYSIS DATA		DESIGN DATA	
Project Name	Upper Level Floor Plan	Project No.	2007	Analysis Type	Linear Static	Design Code	ASCE 7-05
Client	Custom New Drilling	Engineer	John Doe	Analysis Software	ETABS	Design Software	ETABS
Location	4536 4th Street, Seaside, Oregon	Scale	1/8" = 1'-0"	Analysis Results	See Report	Design Results	See Report
Foundation	See Foundation Plan	Column Size	12" x 12"	Beam Size	12" x 12"	Stair Size	12" x 12"
Roofing	See Roof Plan	Wall Thickness	12"	Slab Thickness	12"	Stair Landing	12" x 12"
Exterior Walls	See Exterior Wall Section	Door Size	36" x 80"	Window Size	48" x 96"	Stair Railing	12" x 12"
Interior Walls	See Interior Wall Section	Window Size	48" x 96"	Door Size	36" x 80"	Stair Handrail	12" x 12"
Floors	See Floor Plan	Stair Railing	12" x 12"	Stair Handrail	12" x 12"	Stair Stringer	12" x 12"
Basement	See Basement Plan	Stair Stringer	12" x 12"	Stair Tread	12" x 12"	Stair Nosing	12" x 12"
Attic	See Attic Plan	Stair Tread	12" x 12"	Stair Nosing	12" x 12"	Stair Balustrade	12" x 12"

UPPER LEVEL FLOOR PLAN

1108 SQUARE FEET UNFURNISHED AREA



TYPICAL WALL SECTION



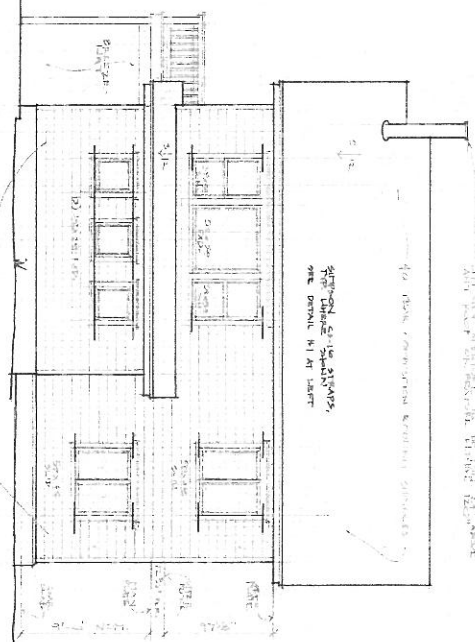
JACK TRUSS SHEAR TRANSFER



DEAN
ENGINEERING

CUSTOM NEW DWELLING
at
536 4th Street, Yachats, OR

Project Name 536 4th Street, Yachats, OR	Date 11/7	Project Type Single
Client Name Mr. O.	Drawn by Mr. O.	Scale 1/4" = 1'-0"
Sheet No. 7	Total Sheets 10	

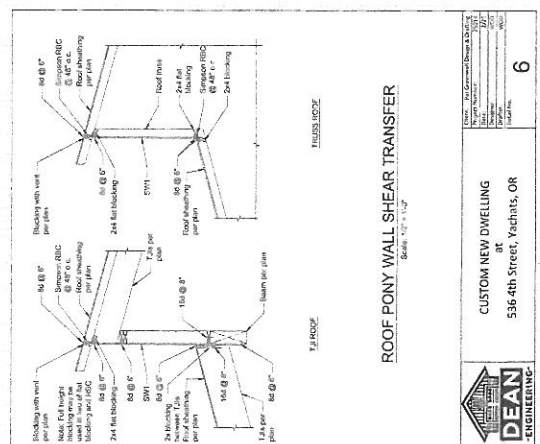
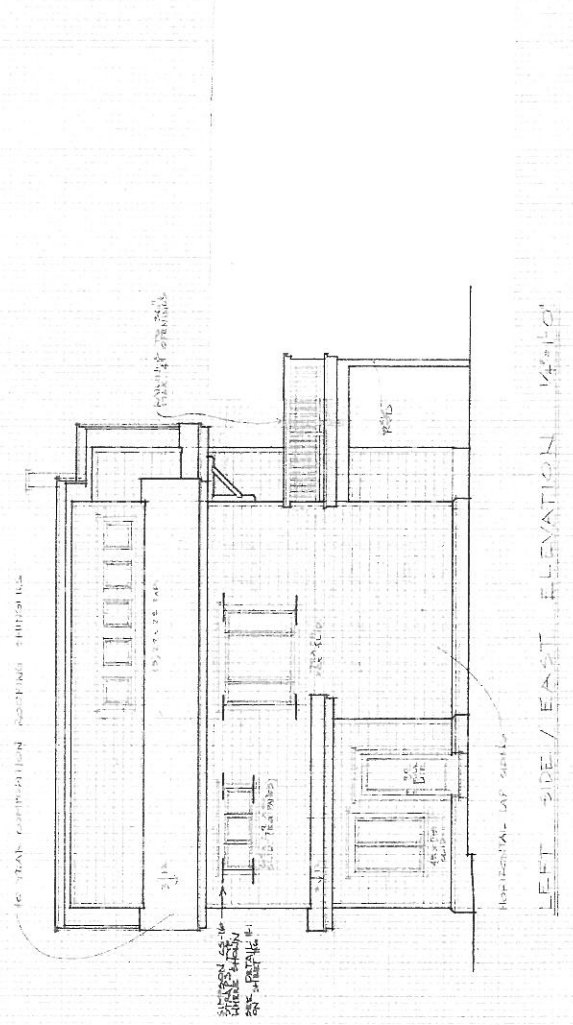
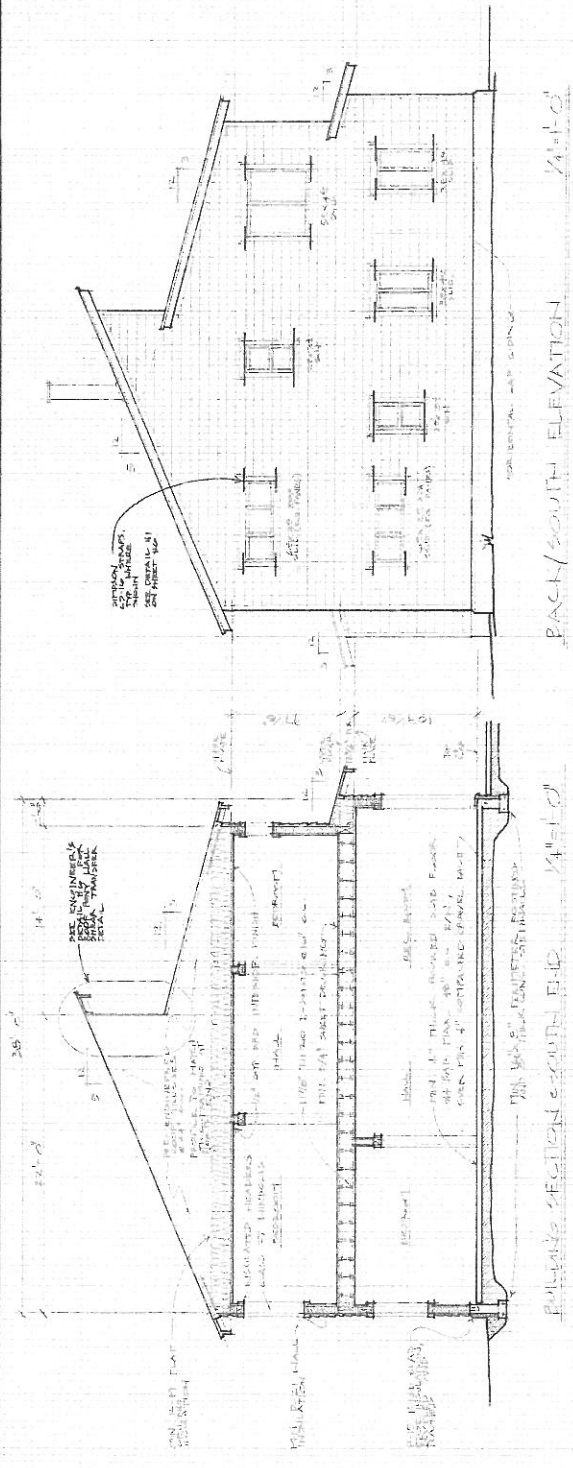




2025
1/2" = 1'-0"

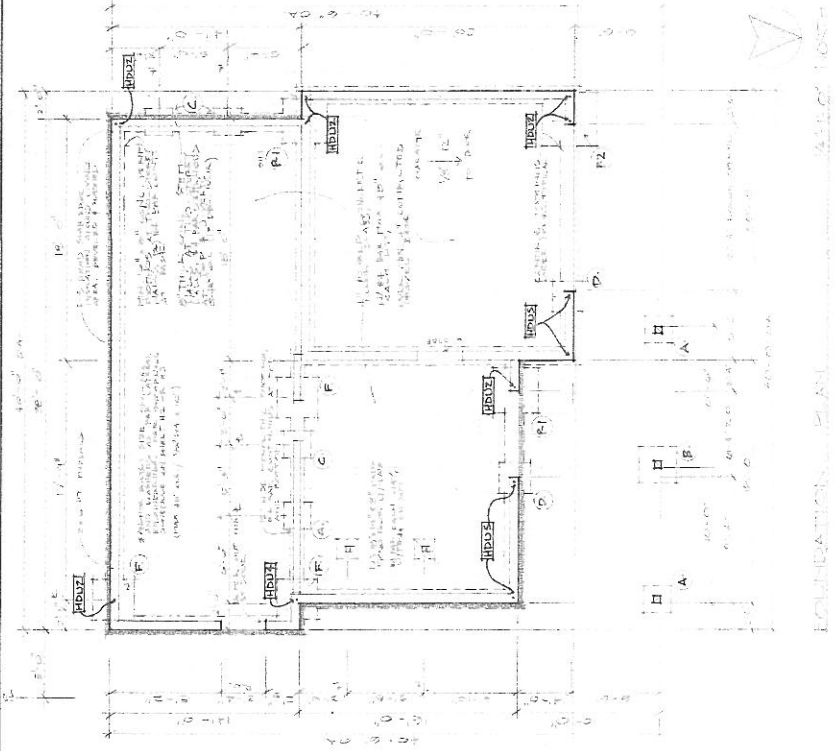
CUSTOM NEW DWELLING
536 4th STREET
YACHTS, OREGON

ELEVATIONS
SOUTH END ELEVATION
7



DATE: 10/10/2024	BY: J. DEAN
PROJECT: CUSTOM NEW DWELLING	SCALE: 1/2\"/>
536 4th Street, Yachats, OR	
6	

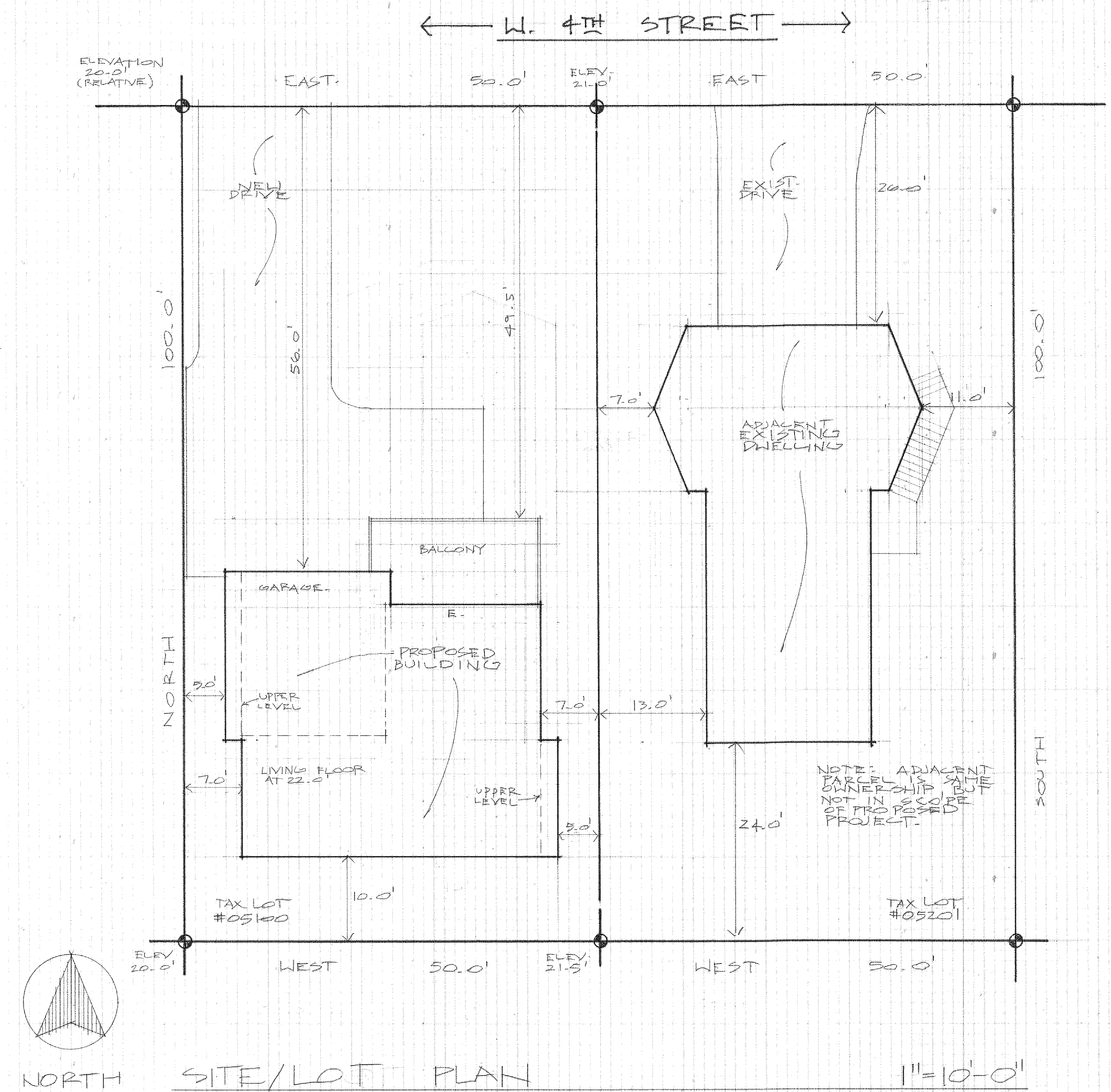
[illegible]



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/10/14	XXX	YYY
2	REVISED PER COMMENTS	10/15/14	XXX	YYY

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/10/14	XXX	YYY
2	REVISED PER COMMENTS	10/15/14	XXX	YYY

FOUNDATION PLAN
 10/10/14
 10/15/14

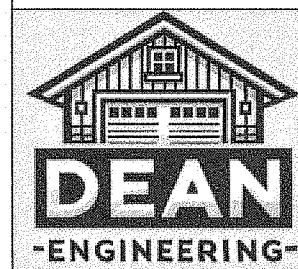
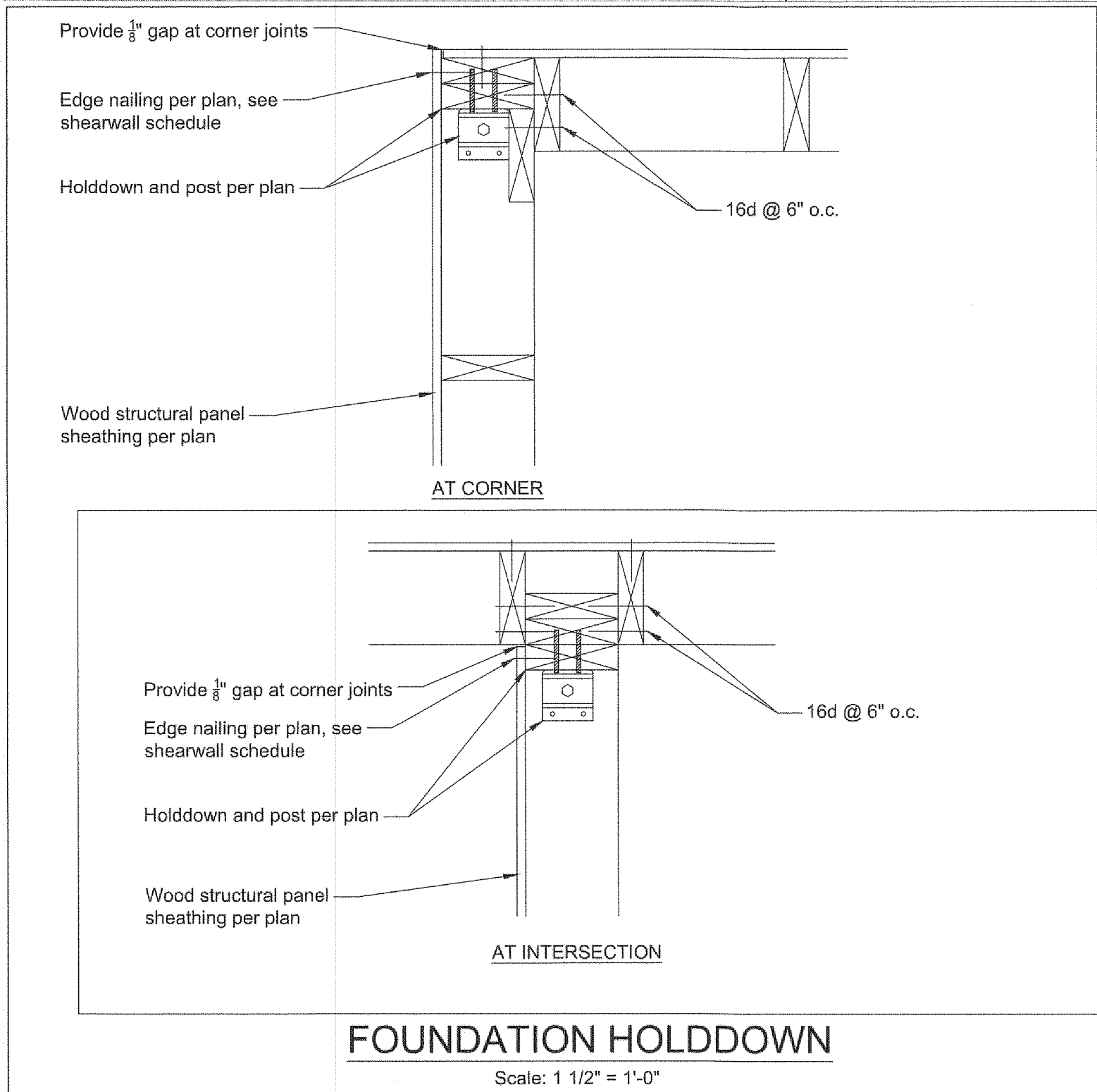


PROPOSED STRUCTURE TO BE A NEW SINGLE FAMILY DWELLING LOCATED AT 536 4TH STREET IN YACHTS, OREGON.

STRUCTURAL FOOTPRINT TO BE 1425 SQ. FT., OR 28.5 % OF 5,000 SQ. FT. LOT.

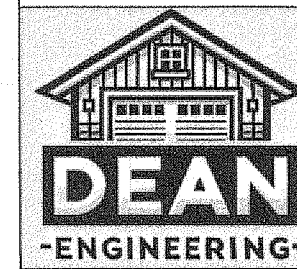
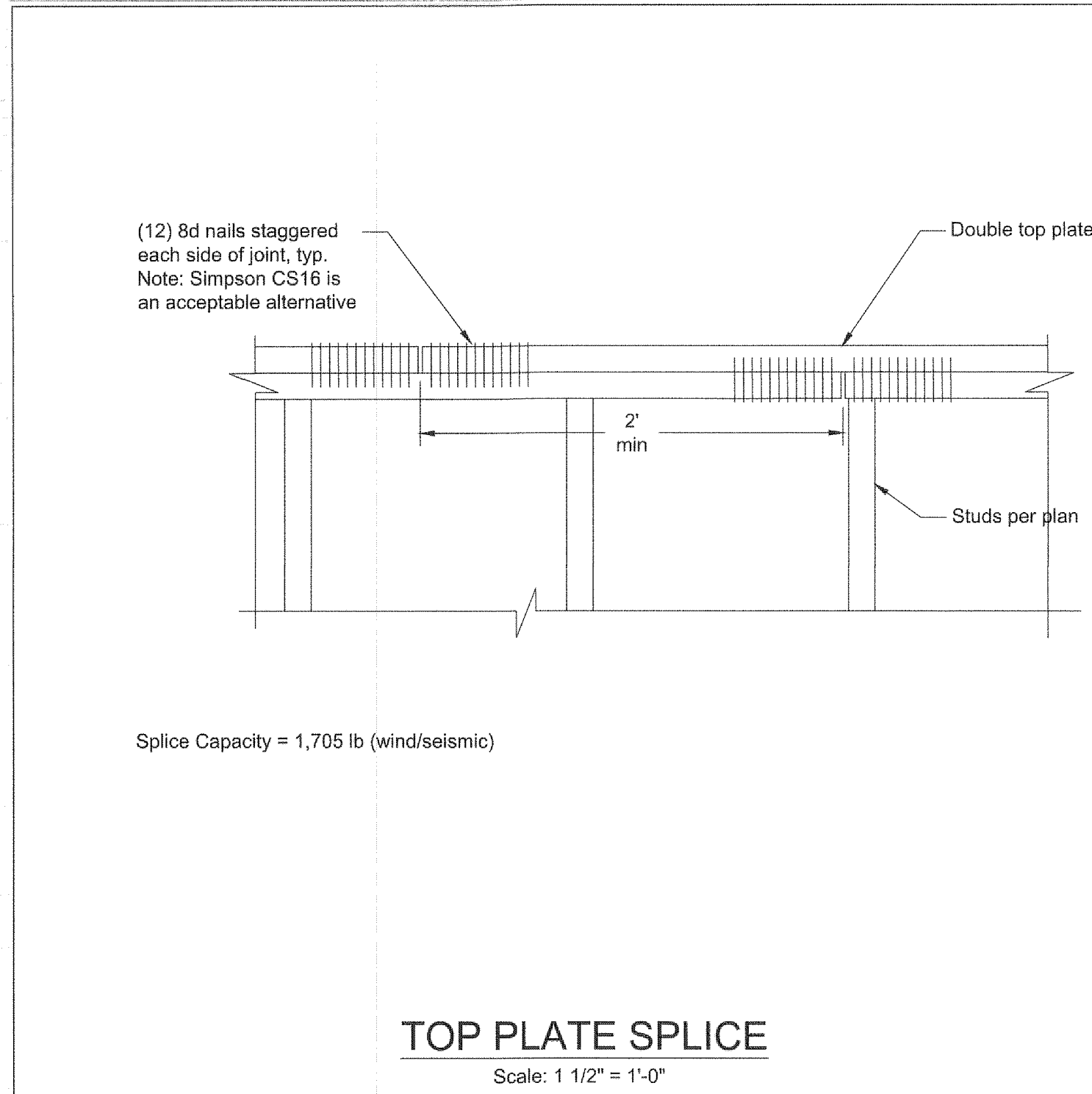
ALL UTILITIES AND CIVIL SERVICES TO BE CONDUCTED UNDERGROUND TO BUILDING PERIMETER USING APPROVED CONDUIT AND CONVEYANCES.

STORMWATER COLLECTED BY NEW STRUCTURE/ ROOFS TO BE CONDUCTED TO CIVIL STREET STORM GUTTER OR APPROVED ON-SITE DEPOSITORY.



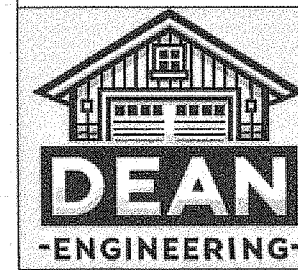
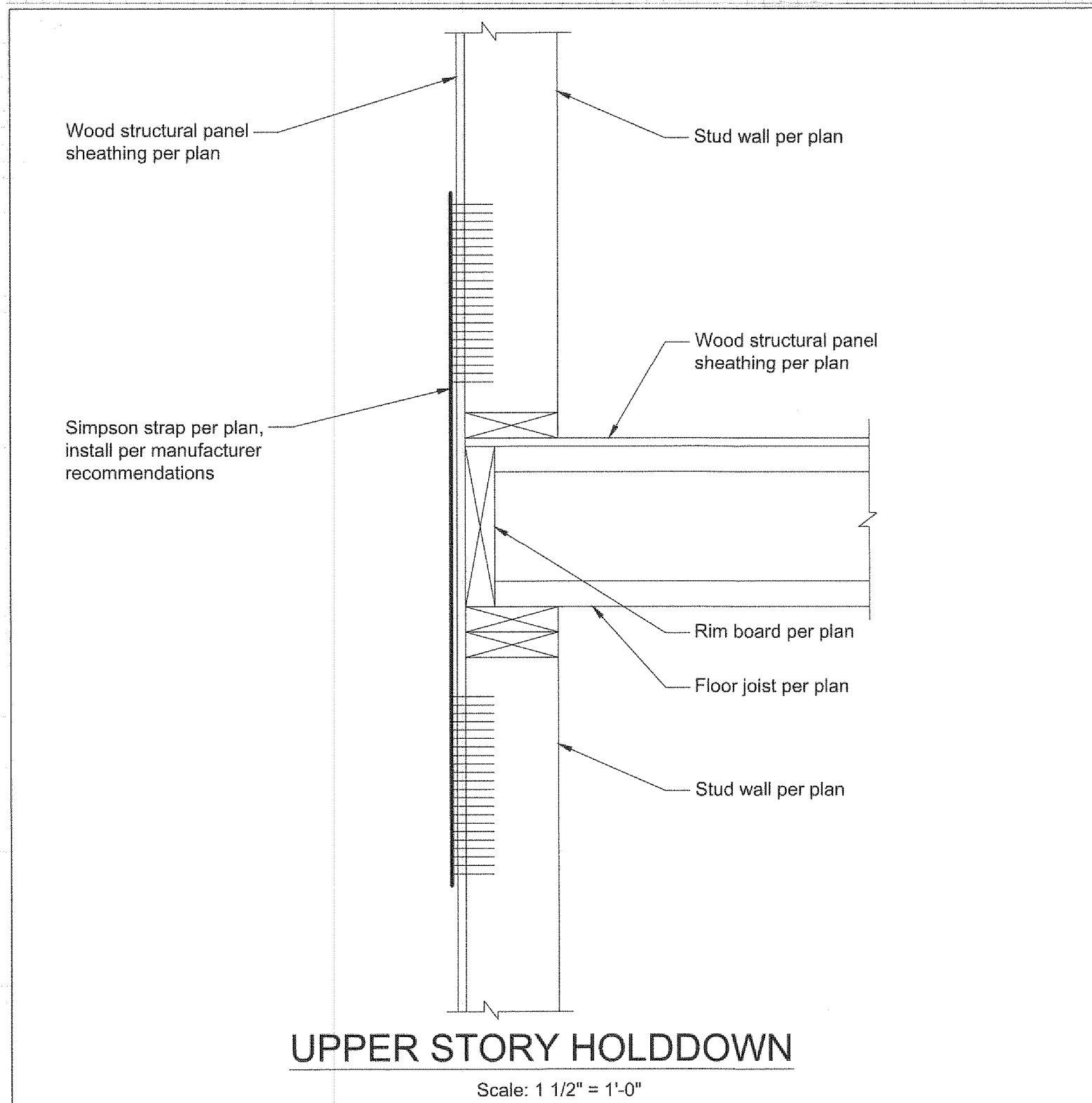
CUSTOM NEW DWELLING
at
536 4th Street, Yachats, OR

Client: Pat Greenwell Design & Drafting
Project Number: 25014
Date: 2/25
Designer: WOD
Detail No. 2



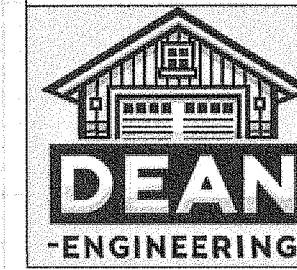
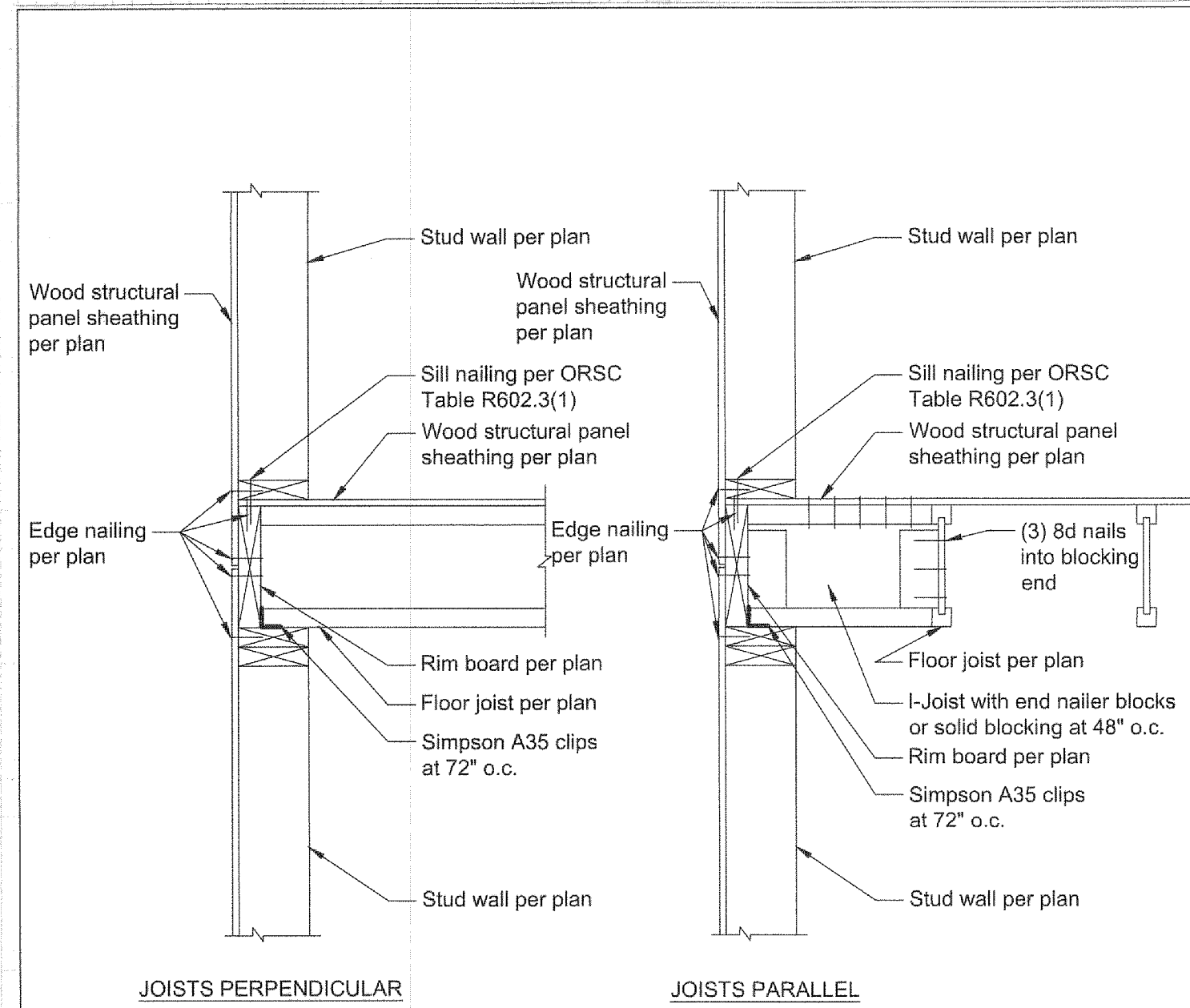
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at
536 4th Street, Yachats, OR

Client: Pat Greenwell Design & Drafting
Project Number: 25014
Date: 2/25
Designer: WOD
Detail No. 3



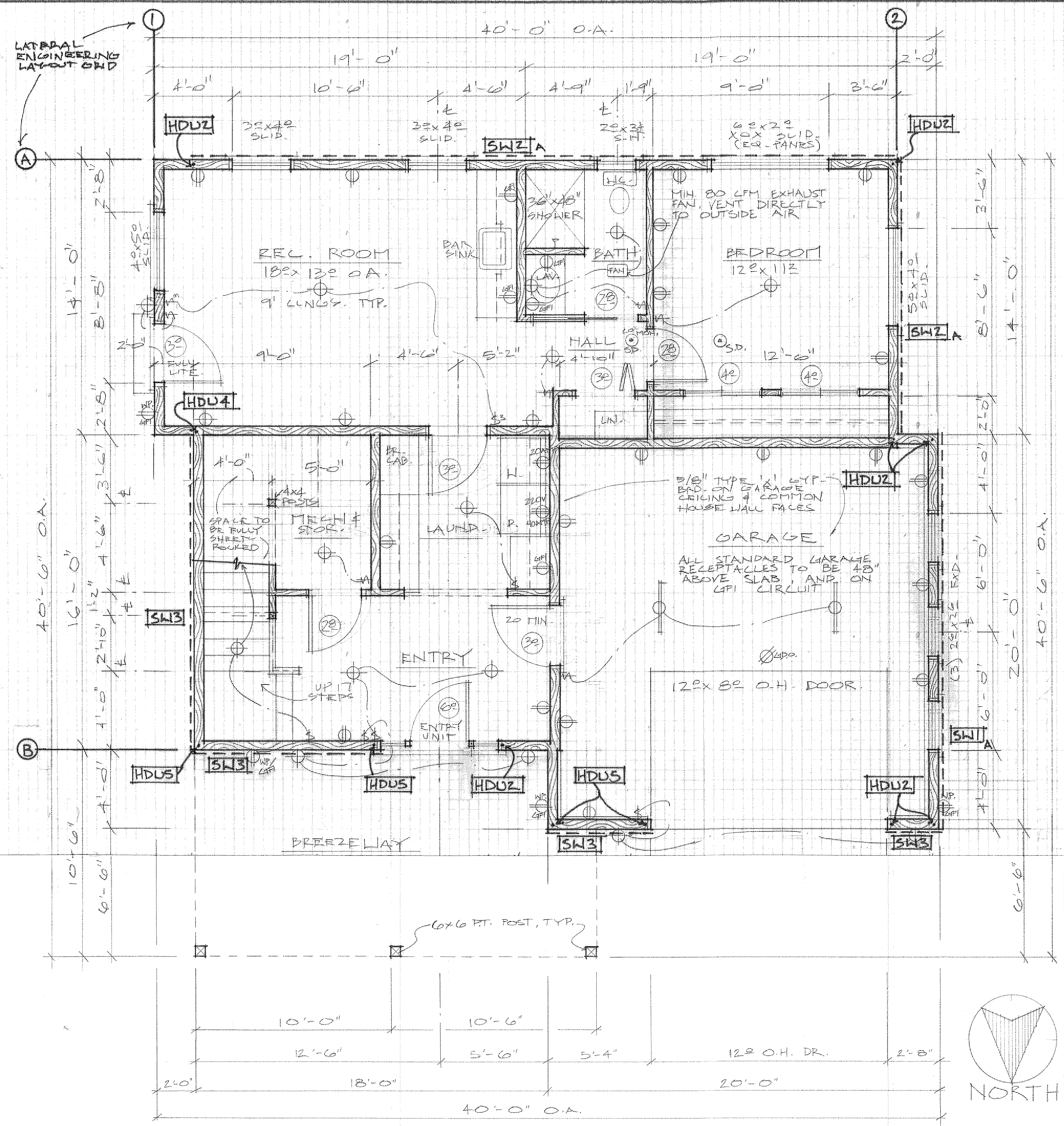
CUSTOM NEW DWELLING
at
536 4th Street, Yachats, OR

Client: Pat Greenwell Design & Drafting
Project Number: 25014
Date: 2/25
Designer: WOD
Detail No. 4



CUSTOM NEW DWELLING
at
536 4th Street, Yachats, OR

Client: Pat Greenwell Design & Drafting
Project Number: 25014
Date: 2/25
Designer: WOD
Detail No. 5



A- STRAPS REQUIRED AROUND OPENING(S)
SEE DETAIL 1 (SEE ELEVATION SHEETS #5 & #6)

NOTES:

1. VERTICALLY LINE UP FOUNDATION HOLDDOWNS WITH STRAP HOLDDOWNS FROM SECOND STORY
2. SEE DETAIL 2 FOR FOUNDATION HOLDDOWN DETAILS
3. SEE DETAIL 3 FOR TOP PLATE SPLICE DETAILS

SHEARWALL SCHEDULE							
SW Label	Sheathing	Nails	Edge Nailing	Field Nailing	Studs at Shearwall Ends	ASD Seismic Capacity (psi)	ASD Wind Capacity (psi)
SW1	7/16" OSB or 1/2" Plywood	8d Common or galvanized box	6" O.C.	12" O.C.	(2) 2x	261	365
SW2			4" O.C.		(2) 2x	380	533
SW3			3" O.C.		(2) 2x	489	685

Notes:

1. All shearwall panels shall not be less than 4"x8", except at boundaries and changes and framing. Panel edges shall land on framing members or stud depth blocking with all edges fastened per the shearwall schedule.
2. All nails in the shearwall schedule shall be the following at a minimum:
8d common (2 1/2" x 0.131") or galv. box (2 1/2" x 0.131"), or 10d common (3" x 0.148") or galv. box (3" x 0.128")
3. Locate the nails at least 3/8" from edges and ends of panels, members, and between rows.
4. All sheathing shall lap onto and be edge nailed to all boundary members with attached holddowns.
5. Foundation anchor bolts shall have a steel plate washer under each nut not less than 0.229" x 3" x 3".
6. Studs shall be at 16" o.c. minimum.
7. Fasteners, including nuts and washers, in contact with preservative-treated wood shall be hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper, in accordance with the connector manufacturer's recommendations.

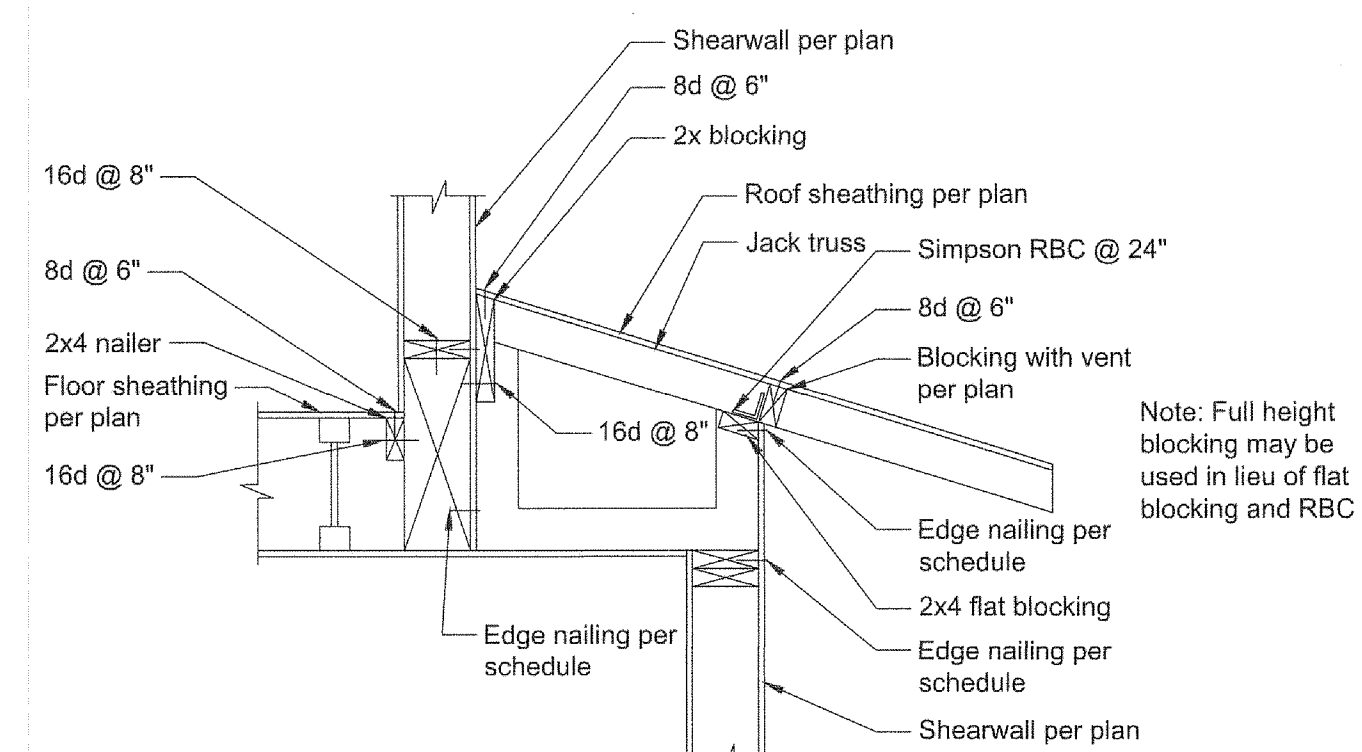
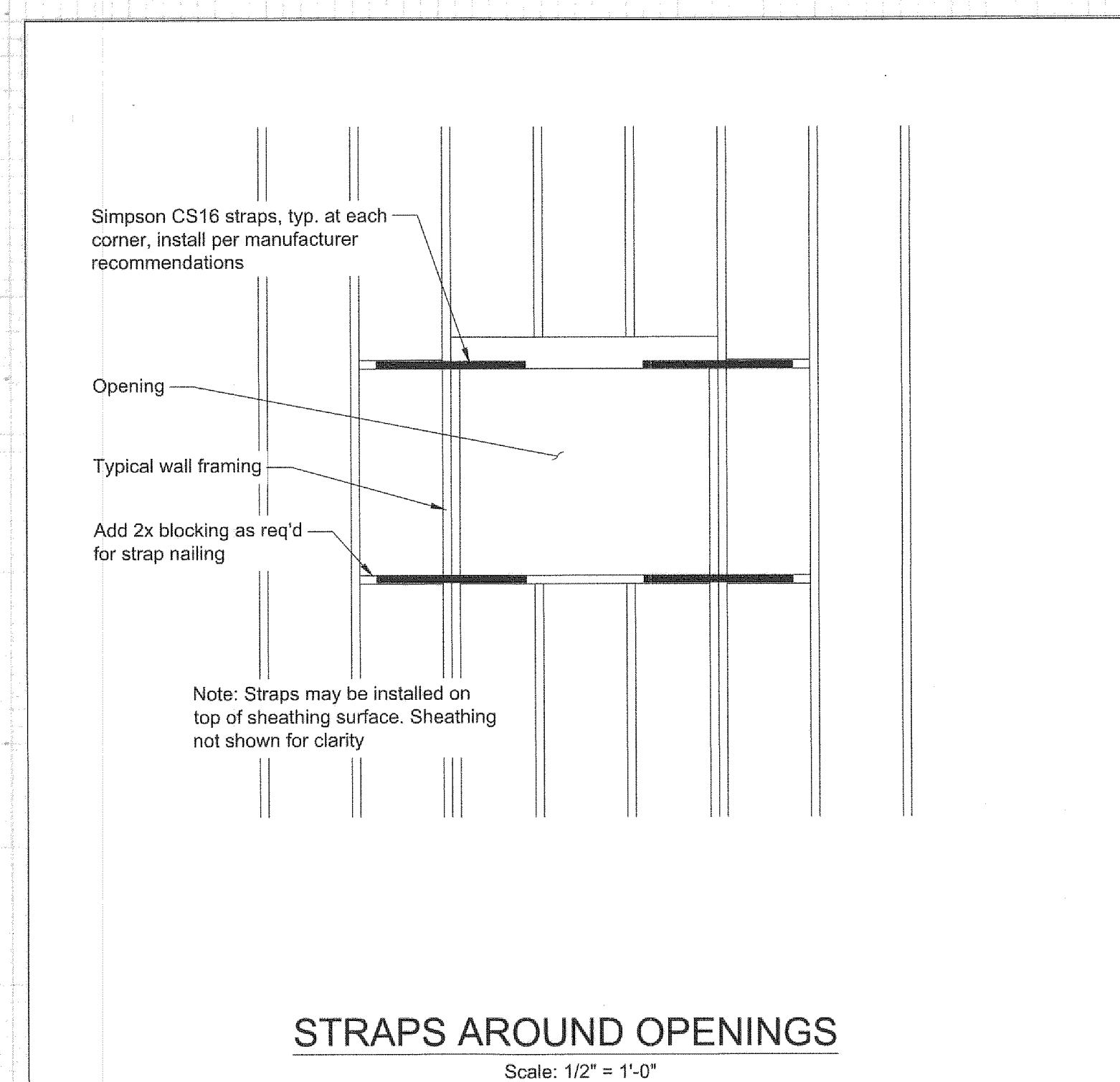
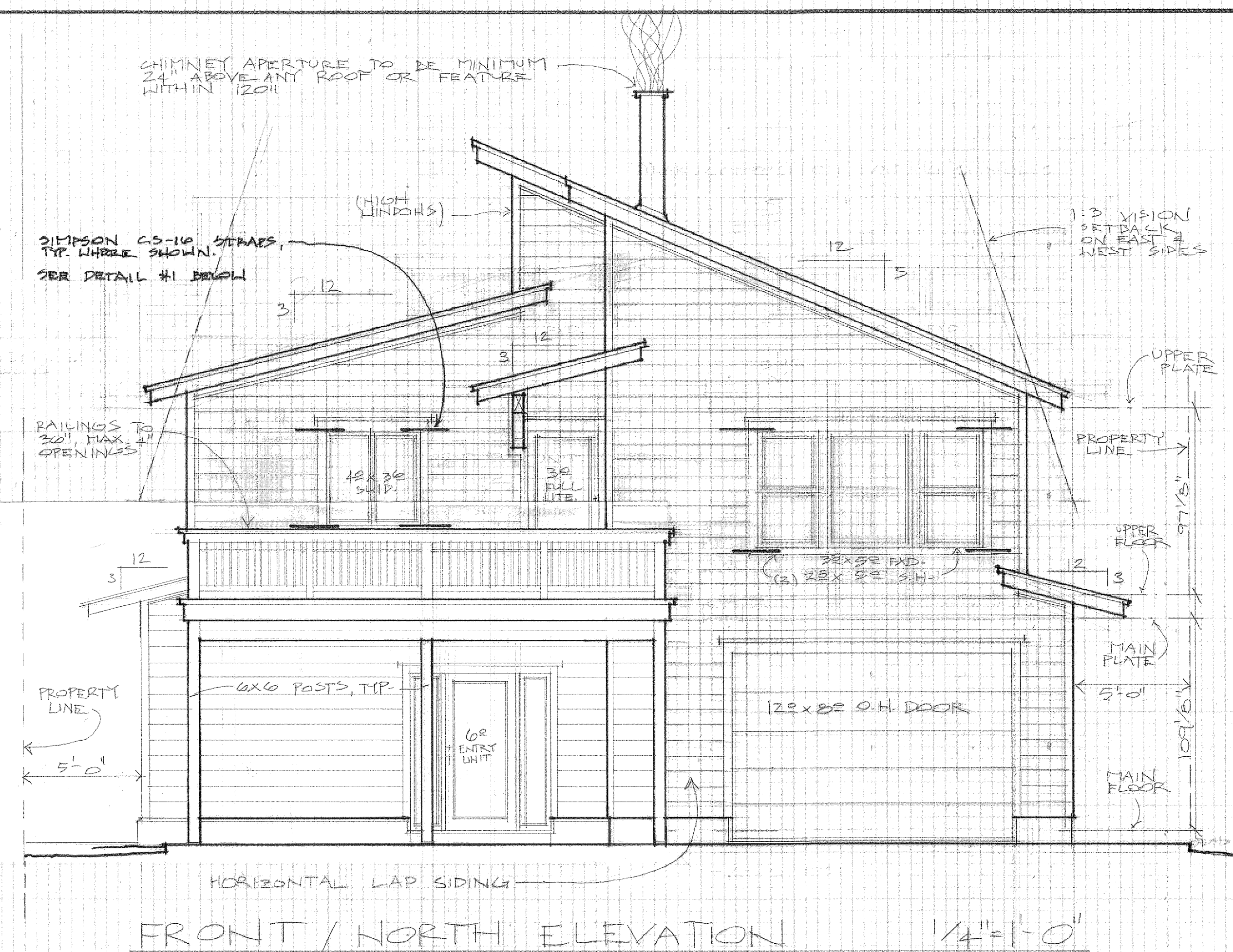
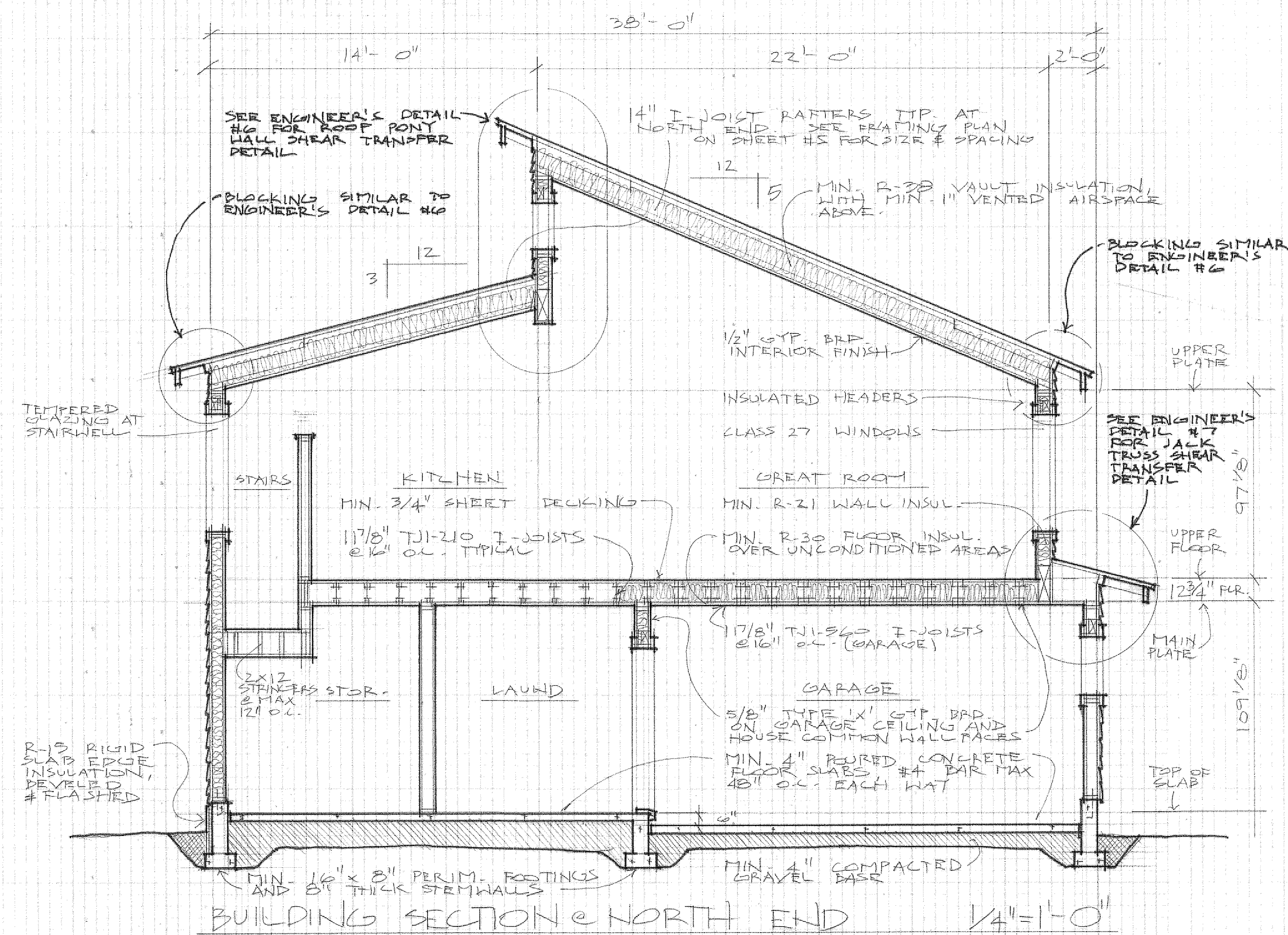
HOLDDOWN SCHEDULE			
Holddown Label	Anchor Bolt	Stud Required	Fasteners Required
HDU2	SSTB16	(2) 2x	(6) 1/4" x 2 1/2" SDS
HDU4	SSTB24	(2) 2x	(10) 3/4" x 2 1/2" SDS
HDU5	SBS/BS24	(2) 2x	(14) 5/4" x 2 1/2" SDS

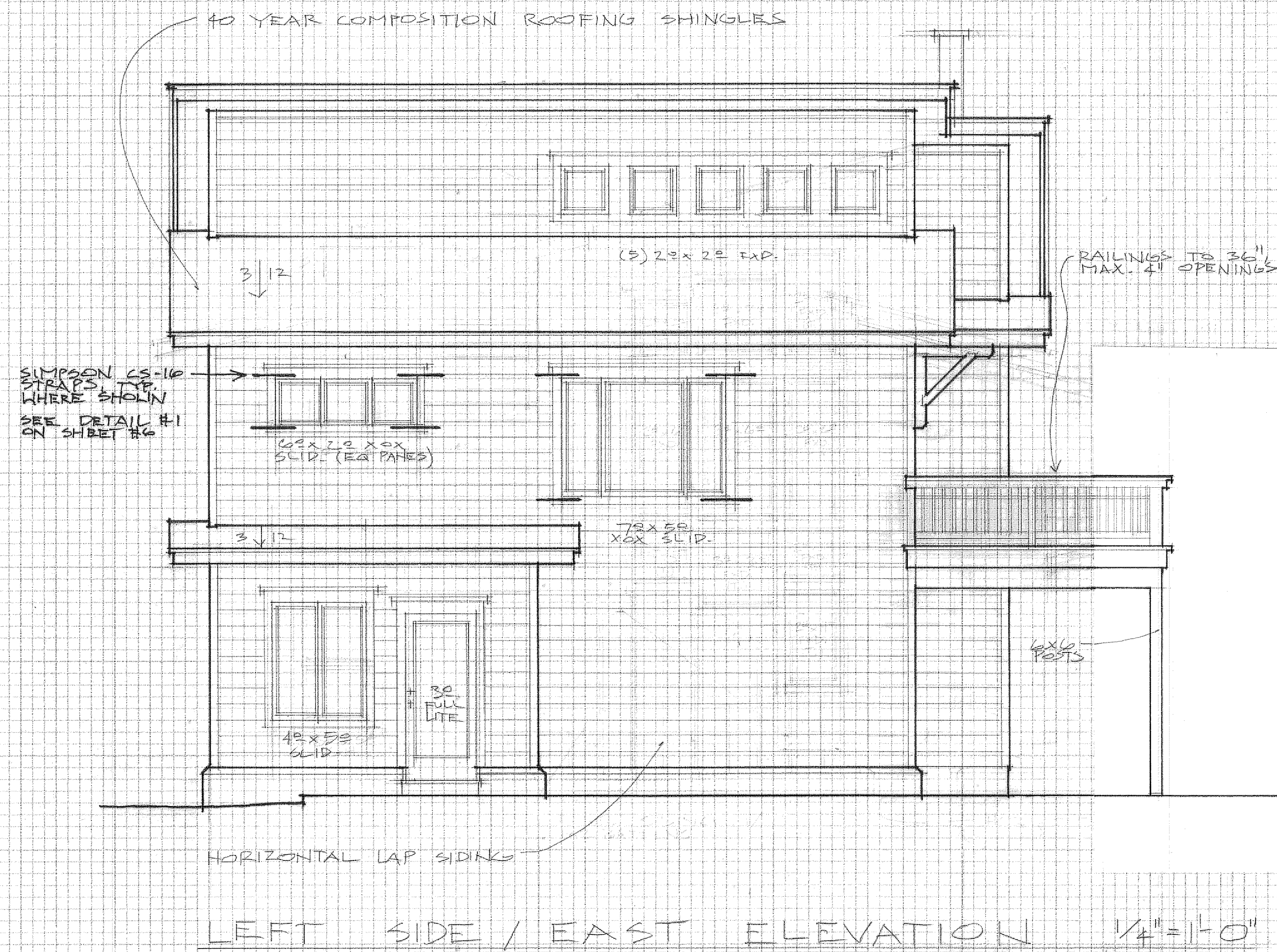
Note: Where floor joists land on top of foundation, add a coupler and threaded rod from Anchor Bolt to Holddown Device through the floor.

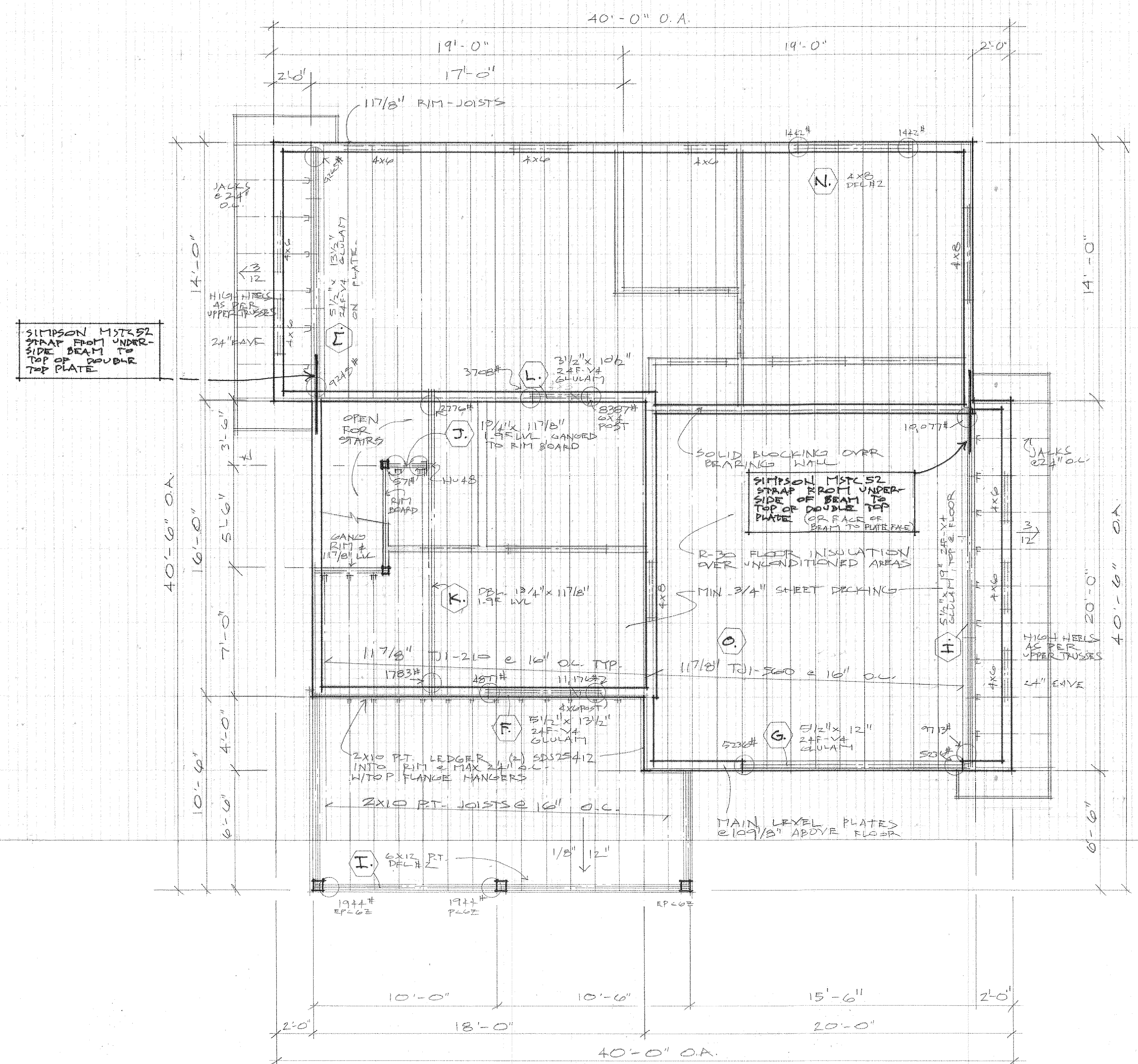
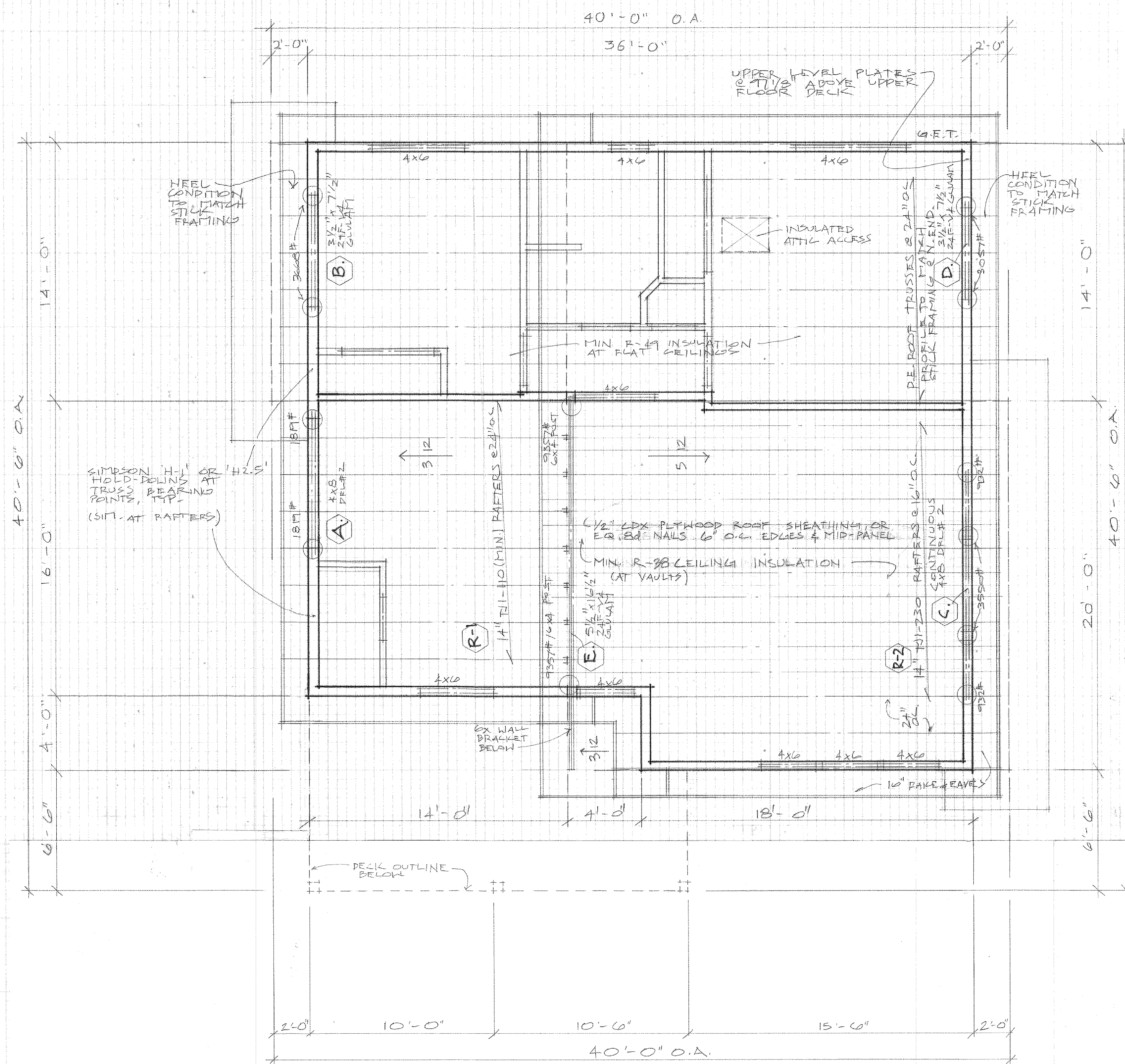
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

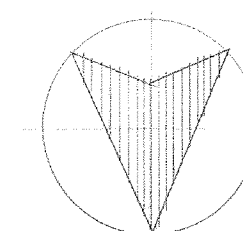
LIVING: 820 SQ. FT.
GARAGE: 400 SQ. FT.
PORCHES: 254 SQ. FT.
(COVERED)







ROOF STRUCTURE TO BE A COMBINATION OF PRE-ENGINEERED ROOF TRUSSES AND CONVENTIONAL STEEL FRAMING USING I-BEAMS.
REFER TO TRUSS MANUFACTURER FOR FINAL LAYOUT AND TRUSS ENGINEERING.
HEADER & BEAM SIZES SHOWN ARE MINIMUMS.
USE INSULATED HEADERS AT EXTERIOR WINDOW & DOOR OPENINGS.
BEARING WALLS & POINTS SHOWN WITH 'BOLD' OUTLINE ON THESE FRAMING PLANS.
ATTIC SPACES ABOVE INSULATION TO BE VENTED PASSIVELY TO OUTSIDE AIR, AS PER CODE. VENT AREA TO BE MINIMUM 1/80 OF TOTAL ATTIC AREA.
ANY MECHANICAL SYSTEM DUCTWORK LOCATED IN UNCONDITIONED ATTIC SPACES TO BE EMBEDDED IN, OR FULLY WRAPPED WITH, MIN R-19 INSULATION.



1/4" = 1'-0" NORTH

HOLDDOWN SCHEDULE			
Holddown Label	Anchor Bolt	Stud Required	Fasteners Required
H0U2	SSTB16	(2) 2x	(6) 1/4" x 2 1/2" SD
H0U4	SSTB24	(2) 2x	(10) 1/4" x 2 1/2" SD
H0U5	SBS/8x24	(2) 2x	(14) 1/4" x 2 1/2" SD

Note: Where floor joists land on top of foundation, add a coupler and threaded rod from Anchor Bolt to Holddown Device through the floor

BEARING SURFACES OF ALL PILLS TO BE LOCATED WITHIN OF UNDISTURBED SOIL OR	PERIMETER FOOTINGS AND PILLS TO BE LOCATED WITHIN OF COMPACTED GRAVEL BASE.	EXTERIOR LOAD GRADE
ALL STRUCTURAL LOAD-BEARING CONCRETE TO HAVE COMPRESSIVE YIELD STRENGTH OF MIN. 3000 P.S.I. (NO S.I. REQUIRED FOR P.S.I.)		

CASE FILE: 2-CUP-PC-25
DATE FILED: April 28, 2025
DATE APPLICATION DEEMED COMPLETE: April 29, 2025
HEARING DATE: May 20, 2025
PREVIOUS ACTION: none

STAFF REPORT

Application for Setback Reduction

APPLICANT: Renee Taylor & Chris Valentin

A. REPORT OF FACTS

- 1. Property Location:** The subject property is located at 536 4th St and is described on Lincoln County Assessor's Map 14-12-27-DA as Tax Lot 5100.
- 2. Applicant's Request:** The applicant is requesting approval to reduce the side yard setbacks. In the C-1 Commercial Zone, residential-only uses are required to meet the setback requirements of the residential zones unless approved by the Planning Commission. With a proposed building height of 28 feet, a side setback of 9.3 feet would be required. The applicant is proposing 5-foot side setbacks.
- 3. Zoning:** Commercial Zone C-1
- 4. Plan Designation:** Commercial
- 5. Lot Size and Dimensions:** The subject property is 0.11 acres, or 5,000 square feet, with dimensions of 50 x 100 feet.
- 6. Existing Structures:** None
- 7. Topography:** The subject property flat.
- 8. Surrounding Land Use:** Properties immediately adjacent are developed in residential uses.
- 9. Utilities:** Water and sanitary sewer – City of Yachats. Electric – Central Lincoln PUD.
- 10. Development Constraints:** None.

B. EVALUATION OF REQUEST

1. Applicant's Proposal:

The applicant submitted the required application form and fee, a narrative addressing the relevant criteria and a detailed site plan.

2. Relevant Yachats Municipal Code (YMC) Criteria:

YMC Section 9.28.030.G Standards for Residential-Only Uses in the C-1 Commercial Zone

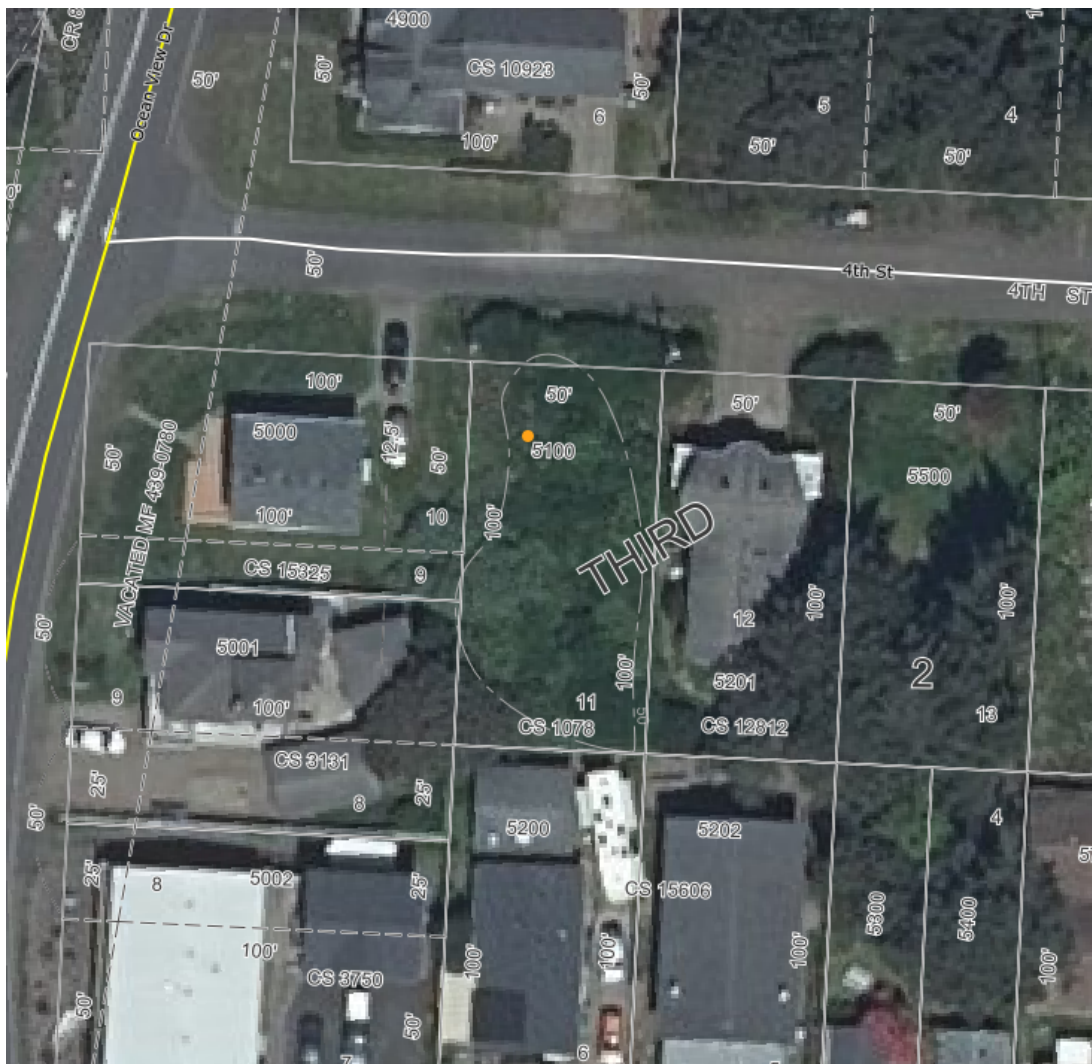
G. Residential-Only Uses.

1. Yards proposed to be less than the minimum yard requirements which apply in the residential zones shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter 9.72 Conditional Uses.
2. Parking requirements shall be the same specifications outlined in R-4. **(Not applicable)**
3. **Public Testimony Received:** At the time this staff report was prepared, the City had not received any public testimony.
4. **Public Agency Comment:**

Dave Buckwald (Yachats Public Works Lead) replied with no comments.

C. STAFF ANALYSIS

A copy of a 2023 aerial photo with the tax assessors maps is shown below



1. C-1 Zone Setback Requirements

As noted above, for a residential-only use in the C-1 zone, the setback requirements of the residential zones are required, unless reduced by the Planning Commission. The minimum side yard setback requirement in the residential zones is 5 feet or 1 foot for each 3 feet of building height, whichever is greater. The proposed building height is 28 feet, which would require a setback of 9.3 feet.

While Section 9.28.030.G.1 allows the Planning Commission to reduce the setback “through a public hearing in accordance with Chapter 9.72 Conditional Uses,” the application is not a conditional use application. The Code merely states that there must be a hearing following the hearing procedures of Chapter 9.72.

D. CONCLUSIONS

There are no standards or criteria for approval for a reduction in setbacks proscribed in the Code. Therefore, any denial or conditions of approval could easily be determined to be arbitrary and capricious, should such a decision be challenged.

E. RECOMMENDATION

Therefore, the recommendation from staff is to approve the application as requested. Staff has prepared a draft order for consideration by the Planning Commission, attached. There may be testimony received between writing the staff report and the public hearing, or at the public hearing that necessitates revision of the draft order.

F. OPTIONS AND SUGGESTED MOTIONS

Staff has presented the Planning Commission with a number of options, with a suggested motion for each option. Staff recommends Option 1.

1. Approve the application and adopt the Order of Approval as presented.

I move the Yachats Planning Commission approve the application of Christopher Valentin and Renee Taylor for a reduction in the side yard setback and adopt the order of approval as presented.

2. Approve the application and adopt the Order of Approval with modifications.

I move the Yachats Planning Commission approve the application of Christopher Valentin and Renee Taylor for a reduction in the side yard setback and adopt the order of approval with the following modifications.

3. Deny the application and direct staff to prepare an Order of Denial.

I move the Yachats Planning Commission deny the application of Christopher Valentin and Renee Taylor for a reduction in the side yard setback for the following reasons and direct staff to prepare an order reflecting the decision for consideration by the Planning Commission at its June meeting.

4. Continue the hearing until June.

I move the Yachats Planning Commission continue the hearing on the application of Christopher Valentin and Renee Taylor for a reduction in the side yard setback until June 17, 2025.

5. Close the hearing but leave the record open for submission of written testimony.

I move the Yachats Planning Commission close the hearing on the application of Christopher Valentin and Renee Taylor for a reduction in the side yard setback, but leave the record open for submission of written testimony until June 3, leaving the applicant an additional seven days to rebut any testimony with a final close of the record on June 10.

6. Close the hearing and record, and continue deliberation until June.

I move the Yachats Planning Commission continue deliberation on the application of Christopher Valentin and Renee Taylor for a reduction in the side yard setback until June 17, 2025.

Submitted by,

Dan Fleishman
Interim City Planner

Enclosures: 536 4th St Setback Reduction Application
536 4th St Site Plan
Draft Order of Approval

From: Sandy Sturgis <sandy@seapalaceyachats.com>

Sent: Wednesday, May 14, 2025 10:06 AM

To: Kimmie Jackson

Subject: Christopher Valentin and Rene Taylor Hearing May 20, 2025

To Whom It May Concern,

This letter serves to confirm that Eric Powell and Sandra Sturgis, the owners of the property at 360 Ocean View Drive, Parcel # R120194, have no objections to the proposed reduction in side yard setbacks concerning the above-mentioned hearing. We are pleased to see construction in the area and welcome our neighbors.

Sincerely,

Sandy Sturgis and

Eric Powell

208-371-5321

BEFORE THE YACHATS PLANNING COMMISSION

In the matter of
the application for
Renee Taylor & Chris Valentin

) Side Yard Setback Reduction
) #2-CUP-PC-25
)

ORDER OF APPROVAL

I. NATURE OF APPLICATION

The applicant is requesting approval for the reduction of the side yard setback requirements required for the construction of a single family dwelling in the Commercial C-1 Zone.

II. PUBLIC HEARING

A public hearing was held on the application before the Yachats Planning Commission on May 20, 2025. At that hearing the Planning Commission reviewed the application and accompanying plans and they were made part of the record.

III. FINDINGS OF FACT

A. GENERAL FACTS

1. The owners of the property are Renee Taylor and Christopher Valentin.
2. The applicants are the owners.
3. The property can be described as tax lot 5100, on Map 14-12-27-DA of the Lincoln County Assessors Maps and is Lot 11 of Block 2 the Third Addition to Yachats, recorded on December 4, 1934.
4. The property is zoned Commercial C-1.
5. The property is addressed as 536 4th St.
6. The property has 50 feet of frontage on 4th St and is 100 feet deep. The parcel is 5,000 square feet in area.
7. The adjacent property to the north, across 4th St, is zoned Residential R-2 and developed with a single family dwelling. The properties to the west are zoned R-2 and each developed with a single family dwelling. The property to the south is zoned C-1, and is developed with two single family dwellings. The property to the east is zoned C-1 and developed with a single family dwelling.

B. EXISTING CONDITIONS

The property is vacant.

C. PROPOSAL

The application is to construct a single family dwelling. City staff have determined that the site plan submitted with the application for a structural permit did not meet the side yard setback requirement. Yachats Municipal Code (YMC) Sect. 9.28.030.G allows setbacks less than those required as approved by the Planning Commission following a public hearing.

D. AGENCY COMMENTS

The following agencies were notified of the proposal: City of Yachats Public Works and Yachats Rural Fire Protection District. Both agencies replied with no comments.

E. PUBLIC COMMENTS

The surrounding property owners were notified of the public hearing and the application by mail on April 29, 2025. Comments were received from four neighboring property owners prior to the public hearing. All the comments received were supportive of the approval of the application.

F. ANALYSIS

YMC Sect. 9.28.030.G.1 states that residential-only uses in the C-1 zone may have yards less than those required in the residential zones “subject to approval by the Planning Commission through a public hearing in accordance with Chapter 9.72.” The residential zones require “a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater.”

The proposed single family dwelling will have a building height of approximately 29.25 feet. Therefore, a minimum side yard setback of 9.8 feet is required by the Code unless otherwise approved by the Planning Commission. The site plan submitted shows a side yard setback of 5 feet on the east and west sides.

On the east side, the neighboring building is 7 feet from the common property line, but 13 feet from the property line adjacent to the proposed building. On the west side, the neighboring building is approximately 27 feet from the neighboring property line.

G. APPROVAL CRITERIA

While YMC Sect. 9.28.030.G.1 allows a reduction of the side setback following a public hearing in accordance with Chapter 9.72, there are no standards or criteria for approval that the request must meet.

IV. CONCLUSION

Based on the facts above, the Planning Commission concludes that without standards or criteria by which to judge the application, the application must be approved.

V. ORDER

Based on the conclusion above, the Planning Commission approves the application for a reduction in the side yard setbacks for the proposed single family dwelling at 536 4th St to allow a setback of no less than 5 feet on each side.

VI. OTHER PERMITS AND RESTRICTIONS

The applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

This review and approval process does not take the place of, or relieve the Applicant of responsibility for, acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use permit approval herein does not remove, alter, or impair in any way the covenants or restrictions imposed on this property by deed or other instrument.

VII. EFFECTIVE DATE

This decision regarding these applications is final, but shall not become effective until the 15th day after the execution of this order, and then only if no appeal to the Yachats City Council is timely filed. In the event of a timely appeal to the City Council, this decision shall not become effective until the appeal is finally resolved, including any appeals from the decision of the City Council to the Oregon Land Use Board of Appeals.

Subject to the Effective Date of this decision set forth herein, the land use approval granted by this decision shall be effective only when the exercise of the rights granted herein are commenced within 1 year of the effective date of this decision. Construction must have commenced on site improvements with a valid Building Permit issued by Lincoln County. In case such rights have not been exercised or extension obtained, this approval shall be void. A written request for an extension of time may be filed with the Planning Department at least 30 days prior to the expiration date of the approval.

VIII. APPEAL DATES

The Planning Commission's action may be appealed to the Yachats City Council pursuant to YMC Sect. 9.88.120 Appeals.

Marc Sakamoto,
Planning Commission Chairperson

Date

REPORT FOR PLANNING COMMISSION
RE: REVISION TO INVASIVE PLANTS ORDINANCES
NOTES FROM PARKS & COMMONS MEETING 5-06-2025

General:

Revision to YMC 5.08.110, Fire Hazard Vegetation, is listed as a City Council Goal.
Attachments to the Parks & Commons Commission Packet (available on City website):

Ord 5.08.110 Fire Hazard Vegetation 2004

Ord 5.08.110 Earlier Draft

Proposed Ord 5.08.110 Draft – Mayor Berdie

Current ordinance 5.08.110 is available on-line at City website (differs from above).

More discussion is available with the PCC session recording, available on-line.

Discussion Topics:

1. General discussion about the definition of “invasive plants” – no decisions
2. General discussion about list of “invasive plants” – no decisions
3. Concentrate on invasive vs. “native” plants? – Invasive should be the focus.
4. An effective ordinance is needed for public safety (Bobbi).
5. Undertake and all-new ordinance or just revision to existing – no decision.
6. Enforcement: Enforcement was a main part of the discussion – how it would be enforced and by whom. Bobbi stated that it would be the City Enforcement officer. Concerns about lack of enforcement earlier should be alleviated according to Bobbi.
7. What is enforced: Major discussion of what would be enforced and what not – no decisions:
 - a. Determine what is the extent of the infraction & what effect (what type of hazard). At what point does an infraction need to be addressed? What constitutes the level of infraction that necessitates enforcement action? – future discussions, no decisions
 - b. Who shall be subject to enforcement action? – future discussions, no decisions
 - c. Should the enforcement include just City mandate, or should the City accomplish it and charge owner if no action by owner? – no decision
8. Clear Vision requirements were discussed – determined to be in other parts of YMC and therefore no need to address in 5.08.110 revisions.
9. Process: The P&CC will discuss and arrive at suggested ordinance revisions and then pass onto the Planning Commission with recommendations. The PC will then discuss and undertake regular ordinance changes processes.

LOREN DICKINSON
Planning Commission
May 7, 2025

From: [Christina Savage](#)
To: [Kimmie Jackson](#)
Cc: [Christina Savage](#)
Subject: Comments Re: Notice of Public Hearing, Christopher Valentin and Renee Taylor
Date: Thursday, May 8, 2025 11:47:01 AM

I'm Christina Savage, living at 515 W 3rd Street, Yachats, OR. I'm responding to Notice of Public Hearing regarding the property located at 536 Fourth Street, Tax Lot 5100.

I have no objections to my neighbor's request for a conditional use permit to reduce the required side yard setbacks for a residential home to be built on the property at 536 4th Street, Yachats, OR.

Feel free to contact me if you need additional information or have any questions.

Thank you,

~Christina Savage
916-402-1177

From: [Dublin House](#)
To: [Kimmie Jackson](#)
Subject: Tax Lot 5100
Date: Friday, May 16, 2025 12:01:32 PM

Greetings, City of Yachats:

I am writing to support this decrease in side yard setbacks application request for our neighbors at 536 4th street, tax lot 5100. We have no objection to the side yard setback for 536 4th street being 5 feet instead of 10 feet as proposed in this application. Additionally, we encourage the city to change the overall height limit from 30' to 35'. We believe this would help with density and generally building conflicts related to total height.

Sincerely,
Daniel Serbu, owner of lot neighboring Lot 5100
Dublin House LLC

From: [Rick Urbanski](#)
To: [Kimmie Jackson](#)
Subject: Fwd: Variance Request support 536 4th Street
Date: Friday, May 16, 2025 10:16:18 AM

From: **Rick Urbanski** <attikitty@gmail.com>
Date: Thu, May 8, 2025 at 7:47 PM
Subject: Variance Request support 536 4th Street
To: <recorder@yachatsmail.org>

Greetings,

I am writing to support this variance request. My house at 370 Ocean View Drive shares it's east property line with the West property line of 536 4th St., Yachats. I have no objection to the side yard setback for 536 4th street being 5 feet instead of 10 feet as proposed in this variance request.

Sincerely,
Rick Urbanski

From: Sandy Sturgis <sandy@seapalaceyachats.com>

Sent: Wednesday, May 14, 2025 10:06 AM

To: Kimmie Jackson

Subject: Christopher Valentin and Rene Taylor Hearing May 20, 2025

To Whom It May Concern,

This letter serves to confirm that Eric Powell and Sandra Sturgis, the owners of the property at 360 Ocean View Drive, Parcel # R120194, have no objections to the proposed reduction in side yard setbacks concerning the above-mentioned hearing. We are pleased to see construction in the area and welcome our neighbors.

Sincerely,

Sandy Sturgis and

Eric Powell

208-371-5321

From: [Bobbi Price](#)
To: [Kimmie Jackson](#)
Subject: Fw: Supplemental information for application request 536 4th street Yachats
Date: Monday, May 19, 2025 12:01:41 PM

This one needs to go on too



Bobbi Price

City Manager, City of Yachats
Phone: 541-547-3565 ext. 102
citymanager@yachatsmail.org
501 Highway 101 N
PO Box 345
Yachats, OR 97498
www.yachatsoregon.org

From: Renee Taylor <renee.taylor412@gmail.com>
Sent: Friday, May 16, 2025 2:18 PM
To: Kimmie Jackson <recorder@YachatsMail.org>
Cc: Bobbi Price <citymanager@YachatsMail.org>; Dan Fleishman <DFleishman@ocwcog.org>; Cheryl Marshall <cmarsgarden@gmail.com>; Chris Valentin <chrisvalentin64@gmail.com>; Renee Taylor <renee.taylor412@gmail.com>
Subject: Supplemental information for application request 536 4th street Yachats

Greetings,

We are writing to you today with supplemental information based on reading the staff report and speaking with neighbors in the past weeks since we filled out our application for reduced side yard setbacks at 536 4th street. We respectfully request approval for a reduction in the side yard setbacks for our new residential build within the commercial zone. Our vision includes maximizing the usability of our lot to not only create a comfortable primary residence and thoughtfully accommodate a future Accessory Dwelling Unit (ADU) when the code allows for them. Since the first resident is elderly, the proposed residence also allows for her to live on a single ground level with a minimum of remodeling in the future should that be necessary. This thoughtful design towards future modifications also makes the residence adaptable to multiple uses such as caretaking family members, etc. The residence is modestly sized at 1928 square feet, and its compact footprint with a reduced side setback also provides flexibility for future options such as an ADU while maintaining front and back yard setbacks.

To achieve this efficient site plan and future housing flexibility, we request a reduction to the standard side yard setbacks based on structure height from 9.3 feet to 5 feet, a modification we believe remains sensitive to neighboring properties as we move the building away from the property line above 15 feet with a slope of one foot for every 3 feet in building height. This adjustment allows us to optimize the building footprint, ensuring ample space to foster a step towards increased housing options within the city as described above. The smaller second floor also preserves the current small town atmosphere of our neighborhood by avoiding a 'tall box' look. We also note that in our close-by neighborhood several two story houses have side yard setbacks that are only 5 feet apart, among other side setback variations. The proposed home does not represent a departure from the feel of the neighborhood.

We have spoken with all of the immediate neighbors. Every neighbor sharing a property line with the proposed residence has submitted written letters of support for our request to reduce the side yard setbacks to 5 feet. Both neighbors east of us have written letters of support which means that *every* household on the south side of 4th street west of Pontiac Street is supportive of our application. One close neighbor (who does not share a property line) from 3rd street has given verbal support over the phone to Renee. She does not use email and is currently in southern California. The very recent passing of our neighbors on the north side of 4th street have left their family grief stricken and presently unavailable for comment. If they were available for comment we doubt they would be opposed as our proposed dwelling is set back well in excess of the minimum 20 feet from 4th street.

Finally, we have studied the upcoming presentation by Cascadia Partners and although our request for reduced side yard setbacks is a modest one, it is consistent with the proposals for adjusting the Yachats code to increase housing opportunities. In closing, we wish to thank you for your time and consideration of this hearing request.

PO Box 16
Yachats
OR 97498

To the City of Yachats
(recorder@yachatsmail.org)

12th May 2025

To the Yachats Planning Commission

I am writing in regard to a notice received about a public hearing for 536 W 4th Street, Yachats. I own the property at 492 W 4th Street, Yachats.

I understand that a variance is being requested for side yard setbacks and this requires such a hearing. I wish to say that this request poses no problem for me at all. I see no reason why such a variance should not be allowed to occur and I hope the Commission sees fit to pass it.

The rules on setbacks/height for new buildings are at best confusing and need to be clarified and rewritten by the Commission.

Sincerely,

Marion Godfrey