

1. 11:00 A.M. Joint City Council & Planning Commission Work Session

Documents:

[2025-07-16 City Council Regular Meeting Agenda \(2\) \(1\).Pdf](#)

2. Work Session Meeting Material

Documents:

[DRAFT July 16th PC\\_CC Work Session.pdf](#)  
[Corresp-Joint PC\\_CC 7-16-25 Danos.pdf](#)



**CITY OF YACHATS**  
**441 N Hwy 101, Civic Meeting Room 1**  
**Wednesday, July 16, 2025, 1:00 pm**  
**To Be Held In-Person & Via Zoom**

**Work Session City Council & Planning Commission- 11:00 am**

Join Zoom Meeting

<https://us02web.zoom.us/j/89834780621>

Meeting ID: 898 3478 0621

**I. Cascadia Partners**

- a. [Link to Code Concepts](#)

**Regular Council Meeting- 1:00 pm**

Join Zoom Meeting

<https://us02web.zoom.us/j/89654498587>

Meeting ID: 896 5449 8587

**II. Announcements, Proclamations, and Correspondence**

**III. Public Comment** – limited to items not on the agenda  
(5-minute limitation per person)

**IV. Consent Agenda** – vote to approve

- a. The City Manager and City Staff report  
i. [Link to report](#)
- b. Lincoln County Sheriff Contract Report  
i. [Link to report](#)
- c. Commission/Committee June meeting summaries  
i. [Link to summaries](#)

*The Yachats City Council meetings are open to the public and interested citizens are invited to attend via Zoom. These are open meetings under Oregon law, but a work session is not a community forum; audience participation is at the discretion of the Council. Meetings are audio-recorded. The meeting are accessible to persons with disabilities. For accommodations, please call (541) 547-3565, or Oregon Relay 1-800-735-2900 (TDD) two days in advance. City of Yachats 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. 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 July 10, 2025 By: Kimmie Jackson, Recorder*



- d. City Council June meeting summary
  - i. [Link to the meeting summary](#)
- e. Financial Reports
  - i. [Link](#) to June 2025 graph finance overview
  - ii. [Link](#) to June 2025 Transient Lodging Tax revenue long view
  - iii. [Link](#) to June 2025 financial consolidated report, Council
  - iv. [Link](#) to June 2025 financial fund balance & contract expense

## V. New Business

- a. Scharen Design Studios- Adopt Master Plan
  - i. [Link to supporting documents](#)
  - ii. [Link to presentation](#)
- b. Bird City Designation Presentation
  - i. [Link to supporting document](#)
  - ii. [Link to presentation](#)
- c. Little Log Church Museum Presentation
  - i. [Link to supporting documents](#)
- d. View the Future Contract for Services
  - i. [Link to supporting documents](#)
- e. Finance Committee Applications
  - 1. Lisa Beck - [Link](#)
  - 2. Douglas Beck - [Link](#)
  - 3. RES 2025-265 Finance Committee Appointments - [Link](#)
- f. Resolution 2025-266 TSP Grant Application

## VI. Ongoing Business

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POSTED July 10, 2025 By: Kimmie Jackson, Recorder



- a. Lincoln County Water Systems Alliance- Follow-up & Representative
- b. Pavillion Discussion

**VII. Other Business**

- a. From the Mayor
- b. From Council
- c. From Staff

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POSTED July 10, 2025 By: Kimmie Jackson, Recorder*



# Yachats Code Update

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PC/CC Work Session #1

July 16th, 2025

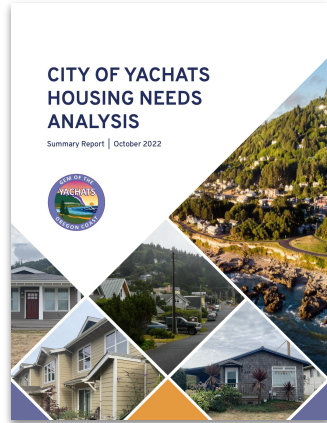


# AGENDA

1	Introductions and Project Background	10 minutes
2	Code Audit	20 minutes
3	Code Concepts	30 minutes
4	Questions and Discussion	25 minutes
5	Next Steps and Project Timeline	5 minutes

# PAST HOUSING WORK INFORMING CODE UPDATE

2022



**Housing Needs  
Analysis**

- Identified key housing needs, including a deficit of land for townhomes, plexes, and multifamily housing
- Emphasized need for more housing types and affordability

2023



**Housing  
Implementation Plan**

- Identified strategies to meet housing needs
- Recommended specific code changes to meet housing needs

2025-2026



**Code Update Project**

- Will amend code to align with state law and local housing goals
- Will implement some housing strategies informed by past work

# 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 Three Key Parts:

### State Compliance



*To meet legal requirements and align with Oregon statutes*

### Code Concepts



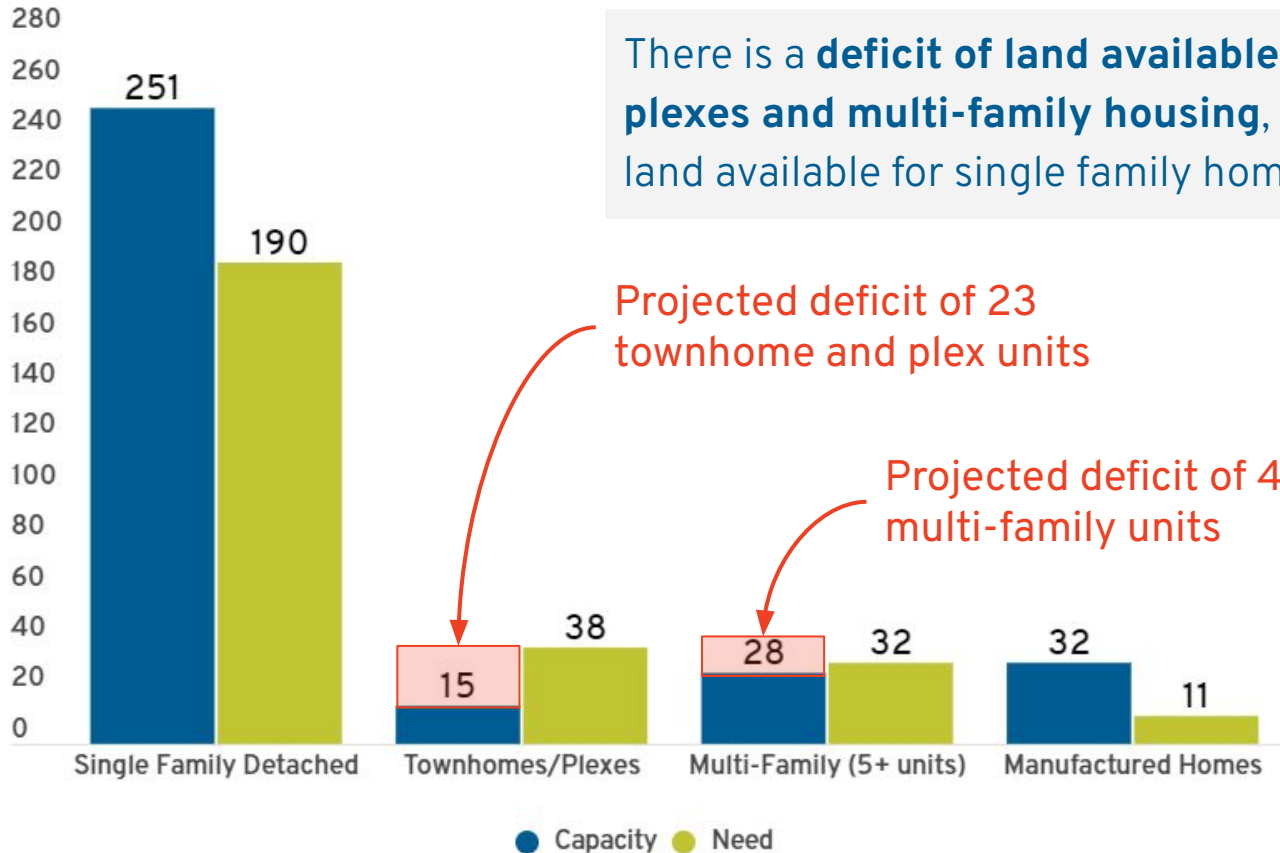
*To explore policy ideas that support housing and livability goals in Yachats*

### Code Amendments



*To update the City's development code to comply with state law and implement preferred code concepts*

## HNA: Yachats 20-Year Housing Need vs. Estimated Capacity by Housing Type



There is a **deficit of land available for townhomes, plexes and multi-family housing**, and a surplus of land available for single family homes.

Projected deficit of 23 townhome and plex units

Projected deficit of 4 multi-family units

# 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 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 lists the Code of Ordinances structure, with Title 9 Zoning and Land Use selected. The main content area shows a 'New Laws' table with two entries:

Title	Subject	Affects
Amends Zoning and Land Use	Amends Zoning and Land Use	Ttl 9
Amends Zoning and Land Use (1)	Amends Zoning and Land Use	Ttl 9

Below the table, a list of expandable sections is shown:

- 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
<b>ORS 197.660 to 197.670</b>	Residential Homes and Facilities	Complies
<b>ORS 197.522</b>	Requirement to Approve Needed Housing	Codification not required
<b>ORS 227.175</b>	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
<b>ORS 197.480</b>	Manufactured Home Parks	Partially complies
<b>ORS 92.835-845</b>	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
<b>ORS 197.195 and 197.015</b>	Limited Land Use Decisions	Does not comply
<b>ORS 90.112</b>	Occupancy Limit Based on Familial Relationship	Does not comply
<b>ORS 197.478</b>	Manufactured Homes	Does not comply
<b>ORS 197.493</b>	Occupancy of Recreational Vehicles (RV)	Does not comply
<b>ORS 197A.430</b>	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
<b>ORS 227.178</b>	Opting-In to Amended Housing Regulations	Codification recommended
<b>ORS 197A.445</b>	Affordable Housing: General Siting Allowances	Codification recommended
<b>ORS 197A.460</b>	Affordable Housing: Redevelopment of Commercial Land	Codification recommended
<b>ORS 197A.445</b>	Affordable Housing: Density and Height Bonus	Codification recommended

# CODE AUDIT: CLEAR AND OBJECTIVE REVIEW

Code of Ordinances	General Findings
<b>Titles 1-6</b>	<ul style="list-style-type: none"><li>● This section of the code does not apply to residential uses; therefore clear and objective standards do not apply.</li></ul>
<b>*Title 7. Streets, Sidewalks and Public Spaces</b>	<ul style="list-style-type: none"><li>● Conditions for approval related to street vacations and driveways &amp; culverts include discretionary language and could be clarified.</li></ul>
<b>*Title 8. Public Services</b>	<ul style="list-style-type: none"><li>● The sewer permit requirements in Section 8.08.070(B) include discretionary language that may conflict with clear and objective standards.</li></ul>
<b>Title 9. Zoning and Land Use</b>	<ul style="list-style-type: none"><li>● In residential and mixed-use zones, many standards related to accessory uses, factory-built dwellings, and manufactured homes rely on discretionary or unclear language.</li><li>● Conditional use permits are sometimes required for housing types without clear or objective criteria.</li><li>● Key development standards, such as lot coverage, parking, flood mitigation, and erosion control, are inconsistently defined and may lack clarity or enforceability.</li></ul>

*\*Cascadia Partners interprets "clear and objective standards, conditions and procedures regulating the development of housing" to include standards for public facilities.*

# 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?*

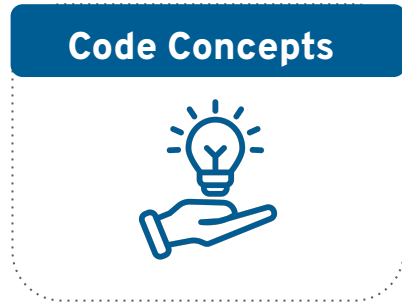
Code concepts are early ideas for updating the zoning and land use code to improve housing production, affordability, and choice. Drafting code concepts will help us:

- 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**

**2**  
**Allow middle housing types as outright permitted uses**

**3**  
**Adjust density and minimum lot size standards**

**4**  
**Reduce setbacks and increase lot coverage**

**5**  
**Update Residential Standards in the C1 Zone**

**6**  
**Rezone land in R1 to a higher density zone**

**7**  
**Provide incentives for affordable housing**

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 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.

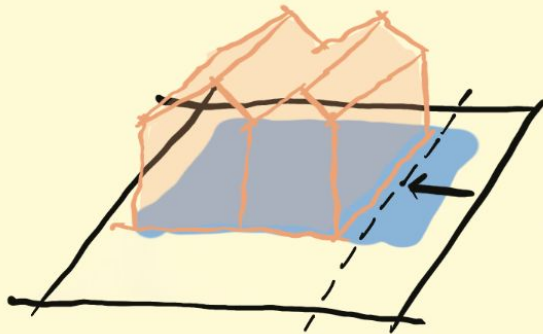
Currently, Yachats only permits duplexes and townhouses (via Planned Unit Development) in some zones. Triplexes and quadplexes are allowed only in R3 and R4 zones. Cottage clusters are not defined or permitted anywhere.

### **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?

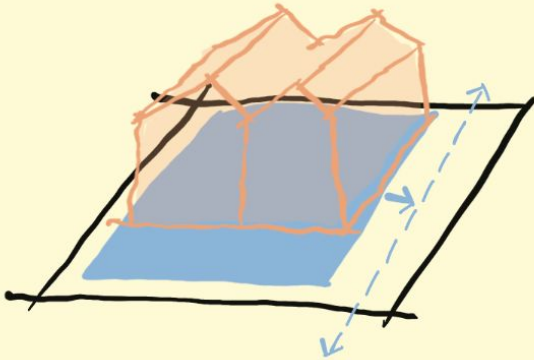
Since 2000, nearly all new homes in Yachats have been single-unit dwellings, even in higher-density zones.

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.

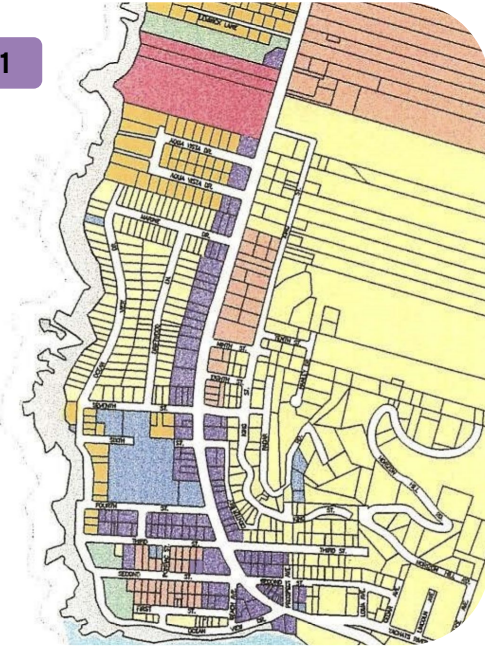
### How will it help meet housing needs?

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 approval, 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?*

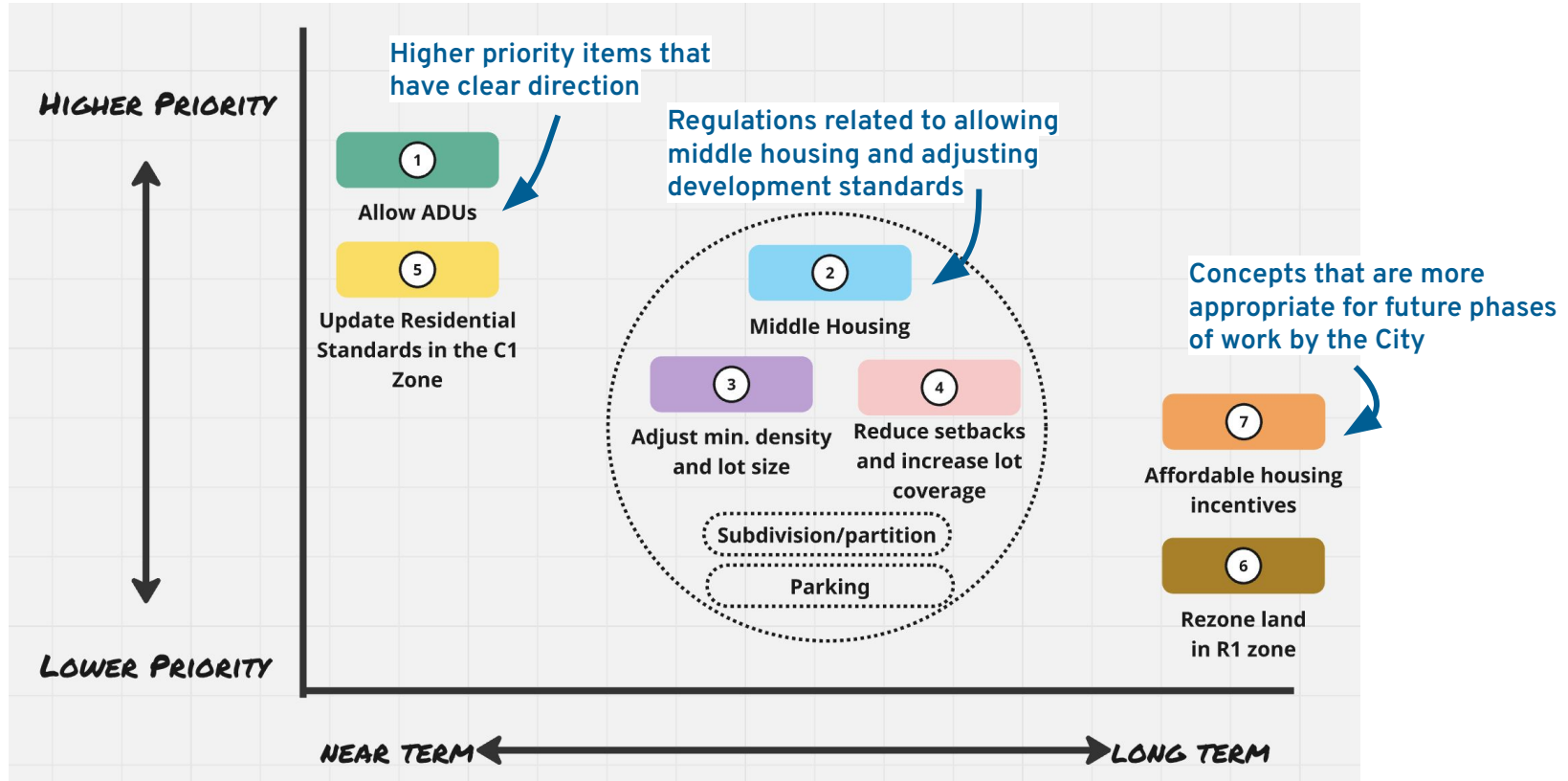
Barrier/Issue	Code Concept		
<b>Use regulations that are too restrictive in residential zones</b>	 1 Allow ADUs	 2 Middle Housing	
<b>Density that is too low</b>	 3 Adjust min. density and lot size	 2 Middle Housing	 6 Rezone land in R1 zone
<b>Overall minimum lot area that is too high</b>	 3 Adjust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

# CODE CONCEPTS SUMMARY

*How do code concepts address different issues?*

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

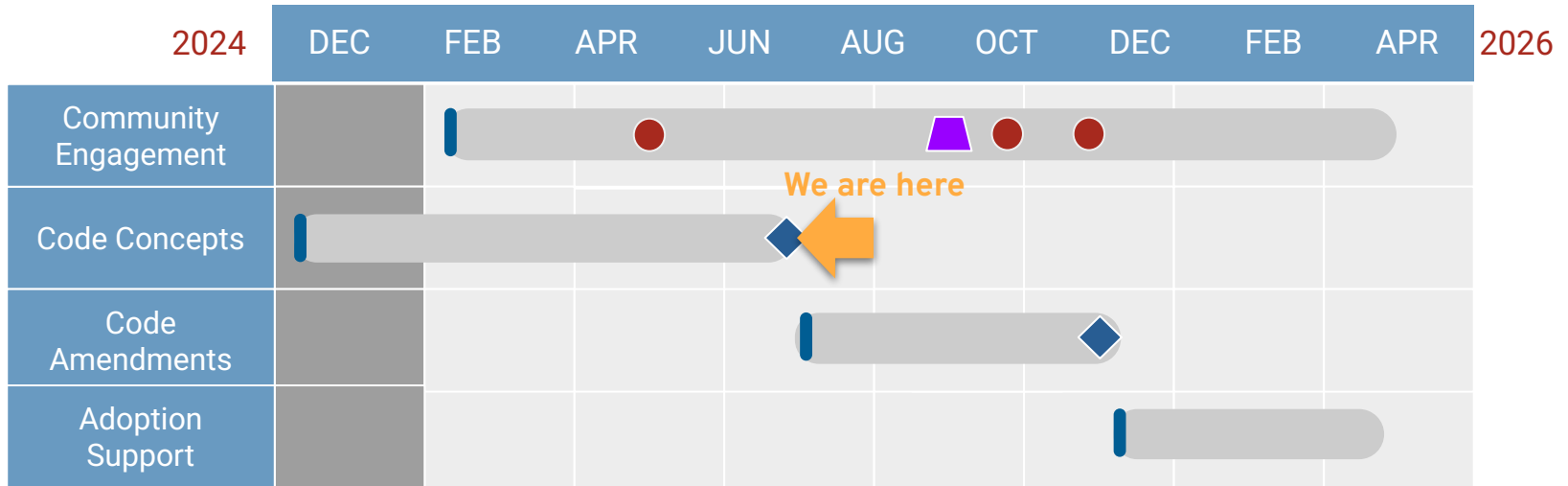
# AC AND PC FEEDBACK



# DISCUSSION

- Based on what you've seen and heard, which code concepts do you see as highest priority to move forward with?
- Do the Advisory Committee's and Project Management Team's priorities align with yours?
- Are there any code barriers that you feel we may have missed or not emphasized enough?
- What questions or concerns do you anticipate from the broader community as we bring these concepts to the public?

# PROJECT TIMELINE



## ENGAGEMENT

◆ Planning Commission & City Council Meetings

▲ Community Feedback Session

● Advisory Committee Meeting

Date: July 15, 2025

To: City Council and Planning Commission

CC: Bobbi Price, City Manager

From: Jacqueline Danos

Re: Cascadia Partners Joint Code Review

I would like to submit some thoughts regarding the Planning Commission-City Council Work session scheduled for tomorrow. I have been wondering what has been happening on the housing work with Cascadia Partners, so I was very happy when I found the document listed under the work session.

Something that was discussed often during the development of the Housing Implementation Plan, along with minimum density requirements, was removing the “ability by-right” of single-family housing being built on properties zoned C-1 and R-4. As mentioned in the documents there is very little developable land left zoned C-1 or R-4 because so many of those properties have had single-family homes built on them. This has not only created problems in the housing sector but over the long term it has also caused a shrinking of possible economic development.

Also referred to in the documents are height limitations. The City of Yachats allows a 30’ height throughout the community. If Yachats had developed without development restricted properties this height allowance might not have ever become an issue. But Yachats has developed with much of the community under Covenants, Conditions and Restrictions (CC&R) in place keeping development at a lower height. That in turn has created an architectural character of a smaller more residential community. Continuing to allow 30’ development throughout the community, or increasing allowable height, as some have suggested, in my view, will create too large of a visual impact on the community unless architectural standards are enacted. Density can be added through in-fill development of cottage clusters, and multi-family housing using architectural guidelines that will not overpower existing homes and avoid the blocking of viewsheds.

I am looking forward to tomorrow’s review and the community outreach planned. The recommendations that Cascadia Partners made in the implementation plan and are reviewing in the current project are well developed. Yachats is very lucky to have been able to develop the working relationship we have with such an experienced company.

Respectfully submitted,

Jacqueline Danos