

1. Agenda

Documents:

[PC_AGENDA-12-6-16.PDF](#)

2. Meeting Materials

Documents:

[PC_MINUTES-11-15-16.PDF](#)

[DRAFT_AMENDMENT.11-29-16.PDF](#)

[STAFF_REPORT-11-29-16.PDF](#)

[LU-BLDG_PERMIT_ACTIVITY_NOV._9-29_2016.PDF](#)

[PC_WS_MINUTES-11-15-16.PDF](#)



CITY OF YACHATS

PLANNING COMMISSION MEETING

441 Hwy 101 N., Yachats Commons, Room 1

Tuesday, December 6, 2016, 2:00 pm Work Session

- A. Draft Amendments to Yachats Zoning & Land Use Code
Section 9.95.050 Hazard Areas

Tuesday, December 6, 2016, 3:00pm Regular Meeting

AGENDA

- I. Meeting called to order
- II. Announcements and Correspondence
- II. Minutes
 - A. Regular Meeting and Work Session – Nov. 15, 2016
- III. Citizen's Concerns
- IV. Public Hearings
 - A. Case File #2-CU-PC-16 City of Yachats Conditional Use Application – South Water Reservoir
- V. New Business
- VI. Other Business
 - A. From the Commission
 - B. From Staff

Commission meets the third Tuesday of each month.

Next scheduled meeting: Jan. 17, 2017 at 3pm.

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; 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).

Posted: Nov. 30, 2016



CITY OF YACHATS
PLANNING COMMISSION
November 15, 2016

Minutes

The November 15, 2016 meeting of the Yachats Planning Commission was called to order by Chair Nan Scott at 3:10 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Scott, Helen Anderson, John Deriberprey, Christine Orchard, Shelly Shrock, Ron Urban. Absent: Ken Aebi. Also present, City Planner Larry Lewis. Audience – 4.

I. Announcements and Correspondence – None.

II. Minutes

- **Work Session – September 20, 2016**
- **Work Session – October 18, 2016**
- **Regular Meeting – October 18, 2016**

Motion to adopt the September 20, 2016 work session minutes, Aye – 6, No – 0, Abstain – 0, Absent – 1

Motion to adopt the October 18, 2016 work session and regular meeting minutes with one change to delete Orchard from being present, Aye – 5, No – 0, Abstain – 1, Absent – 1

III. Citizen's Concerns – None.

IV. Public Hearings

A. Case File #2-CU-PC-16 City of Yachats Conditional Use Application – South Water Reservoir – public hearing continued to the December 6, 2016 meeting.

B. Title 9 Zoning & Land Use Code Amendment – Formula Business Regulations

Scott opened the Public Hearing for the proposed Formula Business Regulations. Lewis summarized the proposed amendment and acknowledged the written testimony received from James Burley that was distributed to the Planning Commission.

Scott opened the public testimony portion of the hearing.

Oral testimony was provided by Tony Shepherd who expressed his belief in people's property rights and does not believe the City has the right to say who can and cannot do business. Mr. Shepherd said he and his wife will be more adversely impacted than anybody else with the building of the proposed Dollar General store because they will have to either relocate or close down their coffee house, however he still believes this amendment will infringe on property rights. Mr. Shepherd and Commissioners discussed the proposed amendments. Commissioners stated the discussion regarding

1 Formula Business regulations started about one-and-a-half years ago with the purpose
2 to maintain the village character and to keep money in the community.

3
4 Scott closed the public testimony portion of the public hearing and opened the deliberations. A
5 commissioner pointed out the need to add a comma after 'signage' on the last line of section
6 F.2. One commissioner commented on the letter received. A comment was made about the
7 concern of a formula business coming to Yachats, causing existing local businesses to close
8 because of the competition, then the formula business closing due to lack of profit. A motion
9 was made at the close of deliberations.

10
11 Motion to forward a recommendation to City Council to approve the proposed Formula Business
12 amendment with one change to add the comma in Section F.2 Aye – 6, No – 0.

13
14 **VI. New Business – None.**

15
16 **VII. Other Business**

17
18 **A. From the Commission**

19
20 Scott stated her Planning Commission term and Ken Aebi's term expire at the end of this year,
21 and both Scott and Aebi would not be reapplying to serve on the Planning Commission. The
22 Commission discussed the need to publish the upcoming Planning Commission openings as
23 soon as possible on the City's website and newsletter, at the Post Office, and by word of mouth.

24
25 **B. From Staff** – Lewis reviewed the Land Use & Building Permit Activity. There
26 was discussion to notify Linda Hetzler of the September 2017 deadline to provide additional
27 parking per the Conditional Use approval.

28
29 The meeting was adjourned at 3:52 p.m.

30
31
32
33 _____
34 Nan Scott, Chair

35
36 Attest:

37
38
39 _____
40 Sheila Voge, City Clerk III

November 29, 2016

To: Yachats Planning Commission

From: Larry Lewis, City Planner

Re: Draft Amendments to Yachats Zoning & Land Use Code Section 9.52.050 Hazard Areas

At the November 15, 2016 Planning Commission work session, the Commission agreed to review possible amendments to Section 9.52.050 Hazard Areas that would make this section easier to understand and conform with current practices.

The existing code language is provided in plain text below, with suggested deletions in ~~strike through text~~ and proposed new language in [blue text](#).

Section 9.52.050 Hazard areas.

- A. Responsibility shall fall on the developer to ensure proper safeguards are taken when developing in any hazard zone whether earthquake, fault lines, landslide, erosion or flood hazard areas. The City accepts no liability. Prior to development the following, but not limited to minimum, shall be required (in flood hazard zones, see Chapter [9.54](#), Flood Damage Prevention Regulations):
 1. On slopes of zero to eleven (11) percent: development is allowed without special review.
 2. ~~Prior to any development of areas identified on the natural hazards map as having slopes of twelve (12) percent to thirty (30) percent, or thirty (30) percent and over the planning commission or its designated representative shall be provided an affidavit from a State of Oregon registered land surveyor showing the site specific slope conditions on the property prior to any excavation, grading or other changes in site topography. If the affidavit indicates that the slopes on the property are zero to eleven (11) percent, development may be allowed without special review.~~
 32. On slopes of twelve (12) percent and greater: gross excavation or fill of greater than forty (40) cubic yards, removal of more than two thousand five hundred (2,500) square feet of vegetative cover (as measured along the slope), road construction and/or building which entails any fill or excavation on a site shall be subject to conditions, restrictions and recommendations outlined by ~~the~~ [a](#) site analysis report. This report shall be completed within the past five (5) years by a State of Oregon certified engineering geologist ([C.E.G.](#)). In addition, the Planning Commission or its designee may also require that the development adhere to additional standards as provided in writing by the Yachats Department of Public Works. At the completion of the project, the developer shall provide certification from the geological consultant and the Yachats Department of Public Works, stating that the conditions and recommendations of the report and the Yachats Department of Public Works have been met.

3. Definition of Slope

- a. A property has a 12% slope or greater if:
 - 1) The average slope from the highest to lowest point of the property has a slope of 12% or greater or;
 - 2) The average slope of the building footprint or area to be disturbed is 12% or greater.
- b. Development guidelines shall not apply to a building footprint that is over 100 feet from a 12% slope.

- 4. Slopes twelve (12) percent and greater are identified on the natural hazards map. The City's designated representative may determine that the average slope on a property is less than 12%, and therefore allow development without certified engineering geologist report. If the applicant disagrees with the City's decision, the applicant shall be provided an affidavit from a State of Oregon registered land surveyor showing the site specific slope conditions on the property prior to any excavation, grading or other changes in site topography. If the affidavit indicates that the slopes on the property are zero to eleven (11) percent, development may be allowed without special review.

- B. Developers of property having a slope of twelve (12) percent or within five hundred (500) feet of a landslide or fault area shall also be subject to the following requirements:

~~1. A performance bond or other type of acceptable financial instrument shall be posted with the City to ensure short and long term maintenance of site stability and prevention of landslides as a result of the development. The performance bond shall be an amount sufficient to secure completion of site preparation, excavation, fill, grading, drainage, planting, revegetation or site stabilization plans. The amount of such security will be determined after receipt of all information pertinent to the development and prior to final approval of project.~~

- ~~21.~~ The site must be replanted and stabilized in accordance with the recommendations outlined in the geotechnical report. This vegetation must be maintained to ensure the continuous stability of the area.

- ~~32.~~ All construction materials shall be stored in such a manner as recommended by the geotechnical report.

- ~~43.~~ The geotech geologist shall ~~must be certified~~ that all work has been completed as stated in the report.

- C. Exceptions to the hazard area requirements shall be allowed under the following circumstances:

- 1. Improvements to existing roads or drainage ditches or utilities, where excavation or fill does not exceed ten (10) cubic feet per one linear foot of roadway/ditch;
- 2. Gravesites dug in Yachats cemeteries;
- 3. Emergency excavation of landslide materials, or emergency utility repairs.

D. Content Standards for Geo-Technical Reports. All geo-technical reports required by this section shall provide at a minimum, the following information, where applicable, prior to review by planning staff or the Planning Commission:

1. General Information.

- a. Name and C.E.G. stamp of Oregon certified engineering geologist preparing the report;
- b. Scope and purpose of the report;
- c. General site description;
- d. Drainage patterns;
- e. Existing structures, if any;
- f. Proposed development plan, including roads and driveways.

2. Geologic Description.

- a. Lithology;
- b. Structural features (stratifications, orientation of bedding planes, faults, etc.);
- c. Surficial or unconsolidated deposits;
- d. Seismic considerations as they pertain to proximity of faults.

3. Assessment of geologic factors.

- a. General suitability of proposed land use to geologic conditions:
 - i. Areas to be avoided, if any,
 - ii. Topography and slope,
 - iii. Stability of geologic units,
 - iv. Problems caused by geologic features or conditions in adjacent properties,
 - v. Other general problems;
- b. Recommendations for site grading/filling:
 - i. Prediction of stability based on geologic factors; recommended avoidance or engineering to cope with existing or potential landslide masses,
 - ii. Excavation considerations,
 - iii. General considerations of proposed fill masses in canyons or on hillsides,
 - iv. Load capabilities of soils;
- c. Drainage considerations and recommendations;
- d. Setback recommendations;
- e. Footing, foundation and backfilling recommendations;
- f. Recommendations on vegetation preservation, removal and re-vegetation as it relates to slope stability and erosion potential;
- g. Recommended methods for protecting the surrounding area from any adverse effects of the proposed development.

STAFF REPORT

Conditional Use Application

APPLICANT: City of Yachats

REQUEST: The applicant is requesting a conditional use permit to construct a water storage tank. A governmental structure or use of land and public utility facility requires a conditional use permit in the R-1 Residential Zone.

A. REPORT OF FACTS

1. Property Location: The subject property is located at 127 Greenhill Drive, at the east end of Greenhill Drive and Crestview Drive; and described on the Lincoln County Assessor's Map 14-12-34AD as Tax Lot 202.
2. Zoning: Residential Zone R-1
3. Plan Designation: Residential
4. Lot Size: The lot totals 0.86 acres (approximately 37,462 square feet).
5. Existing Structures: None.
6. Topography and Vegetation (from the geologist report): The site is located on the side of a hill. The terrain surrounding the footprint dips steeply to the west. Therefore, a cut bench was excavated by the City for drilling access.

The site was previously covered by scattered fir trees, ferns, salmonberry bushes and duff, similar to the surrounding area. At the time of exploration, most of the ground surface consisted of soil exposed by the recent grading work.
7. Surrounding Land Use: Surrounding lands generally consist of single family dwellings, undeveloped residential zoned land, and forested lands to the east.
8. Proposed Utilities: Water and sanitary sewer facilities are available to the site.
9. Development Constraints: Development constraints include steep slopes.

B. EVALUATION OF REQUEST

1. Applicant's Proposal: The applicant submitted the required application form, engineering plans, Foundation Investigation and Seismic Hazard Study, and letter from the Oregon Health Authority.

2. **Relevant Yachats Municipal Code Criteria (relevant to this application)**

a. **Chapter 9.04.030 Definitions**

“Public utility facility” means a pipe, transmission line, treatment facility, storage facility, substation, tower or other structure designed to provide the public with electricity, gas, heat, steam, water, communication, sewage collection or other similar service.

b. **Chapter 9.12 R-1 Residential Zone**

Section 9.12.030 Conditional uses permitted:

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

Section 9.12.040 Standards

B. Yards. The minimum yard requirements in the R-1 zone shall be as follows:

1. Front yard shall be a minimum of twenty (20) feet.
2. Each side yard shall be a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater.
4. The rear yard shall be a minimum of ten feet, except that on a corner lot it shall be a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater.

C. Building Height. No building in the R-1 zone shall exceed a height of thirty (30) feet from finished grade or from natural grade, see Chapter 9.52.180.

D. Lot Coverage. Structures, including, but not limited to buildings, porches and decks shall not occupy more than thirty (30) percent of the total lot area.

c. **Section 9.52.050 Hazard areas.**

A. Responsibility shall fall on the developer to ensure proper safeguards are taken when developing in any hazard zone whether earthquake, fault lines, landslide, erosion or flood hazard areas. The city accepts no liability. Prior to development the following, but not limited to minimum, shall be required:

3. On slopes of twelve (12) percent and greater: gross excavation or fill of greater than forty (40) cubic yards, removal of more than two thousand five hundred (2,500) square feet of vegetative cover (as measured along the slope), road construction and/or building which entails any fill or excavation on a site shall be subject to conditions, restrictions and recommendations outlined by the site analysis report. This report shall be completed within the past five years by a state of Oregon certified engineering geologist. In addition, the planning commission or its designee may also require that the development adhere to additional standards as provided in writing by the Yachats department of public works. At the completion of the project, the developer shall provide certification from the geological consultant and the Yachats department of public works, stating that the conditions and recommendations of the report and public works have been met.

d. **Chapter 9.52.170 General exceptions to building height limitations.**

Projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles and other similar objects not used for human occupancy are not subject to the building height limitations of this title.

e. Chapter 9.72 Conditional Uses (relevant sections)

Section 9.72.010 Authorization to grant or deny conditional use permits.

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

- A. In taking action on a conditional use permit application, the planning commission may either permit or deny the application. The planning commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance, as addressed in Chapter 9.88.
- B. In permitting a conditional use or the modification of a conditional use, other than a manufactured dwelling, manufactured dwelling park or multifamily dwelling, the planning commission may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which are considered necessary to protect the best interests of the surrounding city as a whole. These conditions may include, but are not limited to the following:
 - 1. Increasing the required lot size or yard dimensions;
 - 2. Limiting the height of buildings;
 - 3. Controlling the location and number of vehicle access points;
 - 4. Increasing the street width;
 - 5. Increasing the number of required off-street parking spaces;
 - 6. Limiting the number, size, location and lighting of signs;
 - 7. Requiring fencing, screening, landscaping, walls, drainage or other facilities to protect adjacent or nearby property;
 - 8. Designating sites for open space;
 - 9. Setting a time limit for which the conditional use is approved;
 - 10. Regulation of noise, vibration, odors and sightliness;
 - 11. Requiring surfacing of parking areas;
 - 12. Regulation of hours of operation and duration of use or operation;
 - 13. Such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purpose of the Yachats comprehensive plan;
 - 14. If at any time the standards or requirements for conditional use approval are not followed, a zoning violation will be considered to exist.

Section 9.72.040 Time limit on a conditional use permit.

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction pursuant thereto has taken place. However, the planning commission may extend authorization for an additional period not to exceed six months on request.

Section 9.72.050 Standards and procedures governing conditional uses.

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

- C. Standards for public utility facilities such as electric substation or transformer, public water supply reservoir or pumping station, or public sewage disposal plant or pumping station; radio or television tower or transmitter; or governmental structure or use of land:
 1. In a residential zone, all equipment and material storage shall be within an enclosed building;
 2. Workshops shall not be permitted in a residential zone;
 3. Public utility facilities shall be screened and provided with landscaping;
 4. The minimum lot size requirement may be waived on finding that the waiver will not result in noise or other detrimental effect to adjacent or nearby property.

3. **Public Testimony Received:** At the time this staff report was prepared, written testimony the City had received included one response expressing concern that the decision on the application has been made and there is no vote from property owners whose property values may be affected.

C. STAFF ANALYSIS

1. **Request and Recent History of Property.** The applicant is requesting a conditional use permit to construct a water storage tank. A governmental structure or use of land; and public utility facility requires a conditional use permit in the R-1 Residential Zone.
2. **R-1 Standards.** If approved, the structure should at minimum, meet R-1 residential standards. The R-1 standards and proposed water storage facility are identified in the table below:

	R-1 Standard	Proposed Water Storage Tank
Min. Front Yard	20'	30'
Min. Rear Yard	10'	112'
Min. Northwest Side Yard	1' for every 3' of bldg. height 14'-4" w/ 43' bldg ht.	47'
Min. South Side Yard	1' for every 3' of bldg. height 14'-4" w/ 43' bldg ht.	65'
Max. Building Height	N/A*	43'
Max. Lot Coverage	30%	3%

* Chapter 9.52.170 General exceptions to building height limitations states, in part, that projections such as domes and other similar objects not used for human occupancy are not subject to the building height limitations of this title.

3. **Hazard Area.** Per Chapter 9.52.050, a geotechnical analysis report shall be provided for proposed development on slopes 12% and greater. The applicant had a geotechnical report

prepared for the proposed development. Design and construction shall adhere to recommendations of the geologist, including but not limited to observations and inspections during construction. The design and construction recommendations are described below in Section D. Conclusions.

4. Public Utility Facility Conditional Use Standards

Conditional Use Section 9.72.050.C identifies four standards that public utility facilities shall meet. The standards are identified below in *italics* and followed by a staff response.

1. *In a residential zone, all equipment and material storage shall be within an enclosed building;*

Staff Response: All equipment and material storage shall be within an enclosed building.

2. *Workshops shall not be permitted in a residential zone;*

Staff Response: No workshop is proposed.

3. *Public utility facilities shall be screened and provided with landscaping;*

Staff Response: Fencing and landscaping shall be provided to screen the facility.

4. *The minimum lot size requirement may be waived on finding that the waiver will not result in noise or other detrimental effect to adjacent or nearby property.*

Staff Response: The lot exceeds the minimum lot size.

5. **Access.** Access to the water storage tank will be from Crestview Drive. The Crestview Drive surface will be maintained in its existing condition. The Yachats Rural Fire Protection District Fire Chief states that Crestview Drive is adequate for emergency vehicle access as long as proposed drainage improvements are in place (see 'Drainage' description below).

6. **Drainage.** Drainage from the site will be routed directly across Crestview Drive to the City of Yachats Tax Lot #102 located on the southeast side of Crestview Drive. A drainage ditch is proposed to be constructed along the southeast side of Crestview Drive from Tax Lot 102 to Hwy 101. Catch basins will be constructed as needed to control water volume and velocity.

7. **Easements.** An existing 20' wide access and utility easement located along the northwest property line from Crestview Drive to Tax Lot 202 is to be maintained. The owner of the parcel east of the water storage tank property has requested an emergency access through the site.

8. **Building Permit.** Yachats Municipal Code Section 9.72.030 states that building permits for all or any portion of a conditional use shall be issued only on the basis of the plan as approved by the Planning Commission.

D. CONCLUSIONS

If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption at the next meeting. If the request is approved, staff offers the following recommended conditions of approval, which may be added to or amended at the Commission's discretion:

1. **R-1 Design Standards.** This Conditional Use approval is based on the approved site plan and meeting R-1 Residential standards, i.e. minimum 20' front yard, 10' rear yard, side yards of 1' for every 3' of building height, and maximum 30% lot coverage. The proposed 43' high water storage tank meets the general exception for building height because it is a dome structure not used for human occupancy.
2. **Public Facility Conditional Use Standards.** The proposed development shall adhere to all public facility conditional use standards, i.e. all equipment and material shall be within an enclosed building, there shall be no workshop, and fencing and landscaping shall be provided to screen the facility.
3. **Building Permit Required.** Prior to building construction, a building permit shall be issued for the approved plan. Any substantial change in the plan shall require review and approval by the Planning Commission.
4. **Drainage.** Drainage from the water storage tank and associated improvements shall be routed directly across Crestview Drive to the City of Yachats Tax Lot #102 located on the southeast side of Crestview Drive. A drainage ditch shall be constructed along the southeast side of Crestview Drive from Tax Lot 102 to Hwy 101. Catch basins shall be constructed as needed to control water volume and velocity.
5. **Geologist Recommendations.** Design and construction shall be in conformance with the following geologist recommendations identified in the November 11, 2016 Geotechnical Investigation and Seismic Hazard Study.

Material and Compaction Recommendations

1. Select Fill as defined in this report should consist of $\frac{3}{4}$, 1, or 1½-inch minus, clean (i.e., less than 5% passing the #200 U.S. Sieve), well-graded, angular, crushed quarry rock. A material gradation shall be provided to an engineering geologist for approval prior to delivery to the site.
2. Quarry Rock as defined in this report should consist of 6-inch minus, clean (i.e., less than 5% passing the #200 U.S. Sieve), well-graded, angular, crushed quarry rock. A material gradation shall be provided to an engineering geologist for approval prior to delivery to the site.
3. Drain Rock should consist of clean (less than 2% passing the #200 sieve), 1 to 2-inch, open-graded, angular quarry rock.
4. Fine-grained soil excavated from the site should not be reused as fill beneath structures. This material may be used for general site grading outside of the reservoir and perimeter road or hauled off site.
5. Filter Fabric as defined in this report should consist of a non-woven geotextile with Mean Average Roll Value (MARV) strength properties meeting the requirements in AASHTO M 288-06 Table 1 for a Class 2 geotextile (AASHTO, 2006).

The Filter Fabric should have MARV hydraulic properties meeting the requirements of AASHTO M 288-06 Table 2 with a permittivity greater than 0.25 sec.-1 and an AOS less than 0.22 mm. An engineering geologist shall be provided a specification sheet on the selected geotextile for approval prior to delivery to the site.

6. Separation Geotextile as defined in this report should consist of a woven geotextile with Mean Average Roll Value (MARV) strength properties meeting the requirements in AASHTO M 288-06 Table 1 for a Class 2 geotextile (AASHTO, 2006).

The geotextile should have MARV hydraulic properties meeting the requirements of AASHTO M 288-06 Table 3 with a permittivity greater than 0.1 sec.-1 and an AOS less than 0.6 mm. An engineering geologist shall be provided a specification sheet on the selected geotextile for approval prior to delivery to the site.

7. Compact all fill in loose lifts not exceeding 12 inches. Thinner lifts (maximum 8 inches) will be required where light or hand-operated equipment is used. Compact all fill to a minimum of 95% relative compaction, unless otherwise specified. The maximum dry density of ASTM D 698 should be used as the standard for estimating relative compaction, unless otherwise specified. Field density tests should be run frequently to confirm adequate compaction of the Select Fill. Conventional laboratory and field density tests cannot be run on the coarse (i.e., 6-inch minus) Quarry Rock. In that case, the adequacy of the compaction should be based on field observation.
8. Shoring or benching will be needed in utility trenches to protect workers from sloughing or caving soils. The soft to medium stiff colluvium and the medium dense residual soil corresponds to an OR OSHA Type C soil. OSHA recommends excavating temporary cut slopes no steeper than 1.5(H):1(V) in this soil. Utility construction during wet weather may encounter perched ground water and require dewatering.
9. Design the new reservoir using the seismic design parameters and response spectrum shown on Figure 3A (Appendix A).
10. Design the perimeter ring footing using an allowable bearing pressure of 3,500 psf with a factor of safety of 3. This value may be increased by one-third for analysis using temporary live (wind and earthquake) loads.
11. Assume the new reservoir could experience a maximum theoretical settlement of up to $\pm\frac{1}{2}$ inch. Assume a maximum differential settlement of $\pm\frac{1}{4}$ inch between the center and the edge of the reservoir.
12. For sliding evaluation, use a coefficient of friction of 0.35 between the base of the footings and the Select Fill and an equivalent fluid density of 250 pcf to represent the passive resistance on the buried perimeter footing.
13. Use a modulus of subgrade reaction, k_s , of 250 pci, for the design of the slab.

Site Preparation and Construction

The colluvium and residual soil that underlies the site are moisture-sensitive and will soften when wet and disturbed by construction traffic. Completing the earthwork during wet weather will require thickened haul roads and construction methods that will minimize subgrade disturbance. Erosion and softening of cut slope surfaces are also likely. Even during the summer, along the coast soils can be wet of optimum and create earthwork challenges similar to winter construction.

Site preparation should be completed during dry weather only to provide the most favorable weather conditions. Therefore, the following recommendations are for dry weather

construction. An engineering geologist shall be contacted to modify these recommendations if the construction schedule begins or extends into wet weather.

Dry weather construction recommendations are as follows:

14. Strip the existing ground as required to remove stumps, roots and organics. Haul all strippings from the site. Do not dispose of strippings on slopes.
15. Excavate the reservoir area to $\pm$ El. 215.5 to allow for a minimum of 24 inches of Select Fill beneath the slab. The excavation should extend at least $\pm$ 2 feet beyond the edges of the reservoir. The excavation should extend to $\pm$ El. 216.5 for the perimeter access road.
16. Trench for the perimeter ring footing to allow for at least 12 inches of Select Fill beneath the base of the footing. The footing excavation should terminate in medium dense residual soil.
17. Excavate and bench the western third of the reservoir footprint and the slope extending west of the reservoir as required to remove the colluvium and expose the medium dense residual soil. The excavation will need to extend $\pm$ 37 feet west of the reservoir to construct the 10-foot wide perimeter access road and 1.25(H):1(V) fill slope. Benching should be completed following the general requirements shown on Figure 5A (Appendix A) in the November 11, 2016 Geotechnical Investigation and Seismic Hazard Study. The actual excavation limits and benching requirements will need to be confirmed by an engineering geologist at the time of construction.
18. Install a French drain along a cut bench located $\pm$ 10 feet west of the reservoir and near the toe of the fill as shown on Figure 5A. The drains should consist of 3 or 4-inch diameter, perforated or slotted PVC pipe. The flowline of the pipe should be set on the base of the cut bench. The pipe should be bedded in at least 4 inches of Drain Rock and backfilled to within 6 inches of the adjacent cut bench surface with Drain Rock. The entire mass of Drain Rock should be wrapped in Filter Fabric that laps at least 12 inches at the top.

Discharge the water from the French drains away from the slope in a manner that will not cause local erosion or slope instability. Do not discharge water onto native or fill slopes.

Provide clean-outs at appropriate locations for future maintenance of the French drains. The drains be inspected periodically to ensure the drains are functioning properly.
19. Complete the final $\pm$ 12 inches of the foundation excavation using an excavator equipped with a smooth bucket operating above the subgrade or from a thickened rock section extending over the subgrade to reduce the risk of subgrade disturbance. Do not compact the foundation subgrade and do not allow trucks and other heavy equipment on the completed subgrade. Any loose or softened soil should be removed prior to backfilling with Select Fill.
20. Use Select Fill within $\pm$ 3 to 5 feet of the perimeter footing to construct the building pad. Provide a minimum of 24 inches of compacted Select fill beneath the slab and a minimum of 12 inches of compacted Select Fill beneath the perimeter footing. Place the fill by end-dumping from a thickened access ramp and spreading with a light dozer to prevent subgrade disturbance.

The initial lift of Select Fill may need to be thicker than 12 inches to reduce the risk of subgrade disturbance. The need for a thickened initial lift will be determined at the time of construction based on the observed subgrade conditions. Compact the Select Fill as specified above.

21. Reconstruct the slope downhill from the reservoir using Quarry Rock. Place and compact the fill as specified above.
22. Provide a minimum of 12 inches of compacted Select Fill for the perimeter driveway. Preparation of the subgrade should be completed as described above for the reservoir. Provide a Separation Geotextile beneath the Select Fill. The Separation Geotextile may be omitted where the 12-inch thick road section is built over Select Fill or Quarry Rock used for site grading.
23. Grade the area surrounding the reservoir to promote runoff away from the foundation. Surface runoff should be collected by ditches or a perimeter foundation drain and directed away from the reservoir. Concentrated runoff should not be directed onto native or fill slopes.
24. Excavate the colluvial soils at 1.5(H):1(V) or flatter slopes. Use temporary cut slopes no steeper than 1(H):1(V) in the underlying residual soil. Finished cut and fill slopes should be constructed no steeper than 1.25(H):1(V).
25. Colluvium and residual soil that is left exposed on slopes will be susceptible to raveling and erosion. Therefore, following construction, all exposed ground surfaces should be vegetated as soon as practical so that a mature vegetation cover is in place prior to the onset of wet weather.
26. Ground water was encountered at $\pm$ El. 215.7 at the time of our explorations. However, iron-staining was observed in the upper residual soil indicating the presence of seasonal ground water. Therefore, it is possible seeps or springs may be encountered in the excavations.

Concentrated seepage exposed in cuts will tend to soften the soil and potentially destabilize the slopes. The need for slope drains or other mitigation of springs should be established by an engineering geologist during construction.

Subslab Drainage

If planned, the subslab drainage system should conform to the following minimum guidelines:

27. The drain lines should consist of 3 or 4-inch diameter, perforated or slotted, Schedule 40 PVC pipe. Individual pipes should be bedded in trenches dug into the Select Fill and backfilled with Drain Rock. The entire mass of Drain Rock should be wrapped in a Filter Fabric that laps at least 12 inches at the top.
28. A layer of at least 6 inches of Drain Rock may be placed over the Select Fill to collect potential seepage from the reservoir. A Filter Fabric should separate the Drain Rock from the underlying Select Fill. The Drain Rock layer should be continuous and lap over the trenches for the drain pipes.
29. Discharge the water from the drainage system away from the reservoir in a manner that will not cause local erosion or slope instability. Do not discharge water onto native or fill slopes.

Foundation Drainage

If a subslab drainage system is not implemented, a foundation drain shall be installed along the perimeter of the reservoir as follows:

30. Install a foundation drain along the perimeter of the reservoir. The drain should consist of 3 or 4-inch diameter, perforated or slotted PVC pipe. The flowline of the pipe should be set at the base of the perimeter foundation. The pipe should be bedded in at least 4 inches of Drain Rock and backfilled to within 6 inches of the ground surface with Drain Rock. The entire mass of Drain Rock should be wrapped in Filter Fabric that laps at least 12 inches at the top.
31. Provide clean-outs at appropriate locations for future maintenance of the drainage systems.
32. Discharge the water from the foundation drain away from the reservoir in a manner that will not cause local erosion or slope instability. Do not discharge water onto native or fill slopes.

Retaining Wall

The slope uphill from the proposed reservoir shall be supported by a retaining wall. A building permit shall be approved prior to construction.

Design Review/Construction Observation/Testing

Final drawings and specifications that pertain to site preparation and foundation construction shall be reviewed and approved by an engineering geologist. During site preparation, an engineering geologist shall provide field confirmation of the subgrade conditions beneath the reservoir and the stability of cut slopes. Mitigation of any subgrade pumping and seeps or springs exposed in cut slopes shall also require engineering review and judgment. Frequent field density tests should be run on all Select Fill.

Submitted by,

Larry Lewis,
City Planner

Enclosures: Vicinity Map
Water Storage Tank Site Plan (2)
Water Storage Tank – Elevation
Geotechnical Investigation and Seismic Hazard Study, November 11, 2016
Written Testimony – Thomas & Rosalie Riverman

City of Yachats

2016 LAND USE / BUILDING PERMIT ACTIVITY

For the Period November 9, 2016 through November 29, 2016

Date	Application/ Activity	Owner/Applicant	Tax Map/Lot Location	Zoning	Description	Status
11/14/16	Building Permit	Cross Development	14-12-27AD/3500, 3600, 3700 935 N Hwy 101	C-1	New commercial building (Dollar General)	Pending staff review
11/15/16	Building Permit	Keely Kirkendahl	14-12-27DA/4800 442 Oceanview Dr	R-1	Repair foundation	Approved 11/15/16
11/15/16	Building Permit	Charles Moreland	14-12-26CB/6000 101 S Hwy 101	C-1	Interior remodel	Approved 11/15/16
11/29/16	Building Permit	Rebecca Gourgey & Peter Saraceno	14-12-27AA/8300 Saki Lane Blackstone Subdiv.	R-1	New single family dwelling	Pending review
11/29/16	Building Permit	James & Wynette Barcikowski	14-12-27AA/1312 273 Aqua Vista Lp	R-2	Replace carport with new enclosed laundry room	Pending review

CITY OF YACHATS
PLANNING COMMISSION
Work Session
November 15, 2016
Minutes

Vice Chair Ron Urban called the November 15, 2016 work session to order at 2:00 p.m. in the Civic Meeting room of the Yachats Commons. Members present: Urban, Helen Anderson, John Deriberprey, Christine Orchard, Shelly Shrock, Nan Scott. Absent: Ken Aebi

I. Dark Sky Regulations

The Commission continued discussion on dark sky/outdoor lighting. The Commission discussed the process and steps required to obtain dark sky certification, and that additional research is required prior to the Commission drafting dark sky regulations. Scott suggested the City Council establish a committee to research dark sky certification requirements and engage the community to see if there is community desire to pursue dark sky regulations and/or certification. Then, if committee's research results in the desire to pursue a dark sky ordinance, the Planning Commission would draft regulations. The Commission reached consensus on forwarding this recommendation to the City Council.

II. Steep Slopes

Anderson discussed concerns regarding development on steep slopes. There was Commission discussion on geological report requirements, how geological design and construction recommendations are enforced, how development increases non-pervious surface, how drainage is regulated to mitigate damage to properties, and current Code language. Rick McClung, Public Works, provided a description of how drainage for new developed is reviewed and approved, and how drainage issues on specific properties are addressed. Following discussion, the Commission reached consensus that the Code adequately addresses geological requirements. City Planner Lewis agreed with the Commission's decision however recommended the Commission consider some amendments that would make this Code section easier to understand and conform with current practices. The Commission agreed to review possible amendments at the next work session.

The work session was adjourned at 3:05 p.m.

Ron Urban, Vice Chair

Attest:

Sheila Voge, Clerk III