

1 **YACHATS PLANNING COMMISSION**

2
3 April 18, 2017

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5 **Work Session Minutes**

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7 Vice-Chair Ron Urban called the March 28, 2017 work session of the Yachats Planning
8 Commission to order at 2:00 pm in Room 1 of the Yachats Commons. Members present: Ron
9 Urban, Helen Anderson, Shelly Shrock, JD Deriberprey, Ginny Hafner, James Kerti. Members
10 absent: Christine Orchard. Staff present: City Planner Larry Lewis. Audience: 1.

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12 **I. Discussion Topics**

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14 **A. Exceptions to Building Heights**

15 Vice-Chair Urban noted the revision to municipal code section 9.52.170 in the packet. Planner
16 Lewis stated this revision contains all of the items the commission has discussed in past
17 meetings. Commissioner Anderson noted minor edits. Commissioner Shrock asked where
18 solar panels would fit into the code. Commissioners noted solar panels would only need a
19 variance if they exceeded height restrictions. Commissioner Deriberprey asserted he does not
20 want to limit residents but wants to know they are building safely. The commission discussed
21 whether the \$250 application fee would inhibit building.

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23 Anderson instructed Lewis to move forward with holding a public hearing on recent code
24 amendments.

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26 **B. Housing Issues**

27 Anderson reported Councilors Glenn and Scott asked the Planning Commission to examine
28 what it would take to allow for tiny houses to be built in Yachats. Anderson noted that while the
29 Commission discussed tiny houses at the last meeting, the Council is looking for more than
30 ideas specifically focusing on increasing density. Anderson noted current code stipulates two
31 contiguous acres are required for a PUD.

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33 Urban reported his research uncovered numerous issues around size, density, and building
34 type. Urban assessed that current Yachats code is very restrictive on increasing density. He
35 noted Portland's code on tiny houses is 56 pages. Urban was concerned making exceptions
36 would set precedent for additional exceptions and damage the current intent of the code.
37 Anderson believed to meet code, a tiny house could not have wheels and not be a
38 manufactured home. Looking at stick built on foundation hooked up to sewer and water.

39
40 Deriberprey noted a definition from a prominent tiny home builder indicated a tiny home is
41 defined to be under 400 square feet, while a 400-1000 square foot home is considered a small
42 home. He agreed it is important to distinguish between a fixed structure and one that is mobile
43 and/or removable. Commissioner Hafner noted our code does not allow for the removable
44 structures.

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46 Anderson asked how multiple houses on one lot could be addressed. Deriberprey asked if there
47 is an advantage of building multiple stand-alone tiny homes versus a duplex, triplex, or condo.
48 Commissioner Kerti reported the idea of a separate structure is a desired attribute in Portland
49 communities.

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1 Lewis clarified there are four basic home types: manufactured homes, prefabricated structures,
2 RVs, and stick built homes. Lewis gave an example from Depoe Bay which concluded a mini-
3 hotel could only be comprised of prefabricated structures or stick built homes. Urban and Lewis
4 noted code is still being established on the national and state level concerning tiny homes.
5 Anderson noted Lincoln County code around building occupancy would be applied to any tiny
6 home structure. Lewis indicated the minimum house side to satisfy Lincoln County
7 requirements for living/sleeping space, kitchen, and sanitation would be just over 300 square
8 feet. Lewis noted Lincoln County has granted preliminary plans for a mini-home RV park in
9 Waldport.

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11 Urban raised the question of whether higher density tiny homes would be turned into vacation
12 rentals and not address Yachats' workforce and housing needs. Anderson suggested the
13 commission could include in any new code a stipulation that they tiny homes could not be used
14 for short-term rentals. Urban asked that any such restriction be included in the property deed.
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16 Anderson asked if lots would need to be subdivided so there is a lot for each home. Lewis
17 indicated this factor would depend on the zone. Lewis asserted apartments can have detached
18 structures on a given lot but townhomes would require lot division. Anderson noted the
19 difference between a condo (do not own land) and a townhome (own land), and Lewis indicated
20 condos could be built as tiny homes.

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22 Deriberprey asked about minimum lot sizes. Lewis indicated smaller lot sizes are allowed in a
23 townhome PUD as long as density requirements are met.
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25 Lewis noted Yachats' R-1 zone is the most restrictive and residents believe having multiple
26 dwellings in R-1 zones would change the character of the area, such as opposition against
27 "mother-in-law units." Shrock asserted increasing the density in R-1 is contrary to why R-1
28 zones were established. Lewis noted R-3 density calculations require 6500 sf for the first
29 structure then 2500 sf per unit thereafter (townhouse PUD could be in the form of detached tiny
30 homes). The Dwellings, Koho, and Wilder in Newport are examples of higher density PUDs.
31 Deriberprey argued any changes in R-1 density should be driven by the comprehensive plan.
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33 Lewis discussed differences between constructing a tiny home community and apartment
34 complexes, noting the former takes substantial time to sell and build. Lewis suggested
35 apartments are better for addressing immediate housing needs.
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37 Anderson surmised the Commission does not believe higher density tiny houses are appropriate
38 for R-1 and there are ways to get higher density housing in other zones. The Commission
39 agreed apartments and/or condos are a better approach for increasing more affordable and
40 higher density housing. Several commissioners noted that tiny homes are expensive and a
41 significant portion of potential long-term renters would be satisfied with apartments. Anderson
42 stated she would prepare a memo to the Council summarizing the Commissions discussion.
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47 **C. Comprehensive Plan Goals A-C Review**

48 Postponed to later date.
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50 Urban requested that the next work session be focused on the Comprehensive Plan.
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1 The work session was adjourned at 3 pm.

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4 Commission meets the third Tuesday of each month.

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6 **Next Work Session: Tuesday, May 16 at 2:00pm**

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Ron Urban, Vice-Chair

_____ Date

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Minutes prepared by H H Anderson on May 2, 2017

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