

YACHATS PLANNING COMMISSION

March 28, 2017

Work Session Minutes

Planning Commission Vice-Chair Ron Urban called the March 28, 2017 work session of the Yachats Planning Commission to order at 2:00 pm in Room 1 of the Yachats Commons. Members present: Ron Urban, Helen Anderson, Christine Orchard, Shelly Shrock, JD Deriberprey, Ginny Hafner. Members absent: James Kerti. Staff present: City Planner Larry Lewis. Audience: 3.

I. Discussion Topics

A. Exceptions to Building Height

Planner Lewis read section 9.52.170 of the Yachats Municipal Code that covers exceptions to the city-wide 30 feet building height restriction. Lewis conferred with Lincoln County Building Official, Al Eames, on his experience and reviewed code from Lincoln City, Lincoln County, and Newport on building height exceptions. Lewis provided measurements on existing building projections in the city.

The commission discussed situations under which a large structure or device might be needed on a roof and potential hazards that might result from improperly installed and braced structures. Anderson suggested putting a limitation on maximum width, footprint, and height in line with what other jurisdictions have done. The commission noted they are not prohibiting any exceptions but are asking property owners to come to the commission to explain their plan. Lewis will draft language for projections to have a maximum 8 feet width, a maximum 9 square feet footprint, and a 7 ½ feet rise above the roof line be added to section 9.52.170. Lewis noted he will include language for stand-alone structures.

B. Habitable and Non-Habitable Structures

Lewis reviewed his findings on code for habitable detached structures and YMC 9.52.030. Urban asked Lewis to clarify what constitutes an habitable detached structure. Lewis explained different code applies to habitable such as smoke alarms and insulation. The commission discussed differences between workshops, studios, and detached living space. Lewis clarified the difference between a dwelling (includes a range/stove) and habitable structure.

An audience member provided information on small structure housing in Portland. Lewis explained the difference between that situation and what the commission is currently addressing. Hafner wanted clarification on the specific issue the commission is trying to address. Anderson reported the existence of structures on city properties that are used for living space but were not originally built as habitable structures, for example a room on top of a shed. Orchard and Hafner concurred that existing code addresses that issue so the matter is actually one of code enforcement.

The commission reviewed the YMC regarding decks and concurred the defining parameter was exposure to outside elements. Lewis had not encountered a request for building a detached structure under 200 square feet that would be used for living or work purposes. Lewis noted that additions to accessory structures would be regulated by the Lincoln Counting Building Department.

The commission decided no code amendments are needed at this time.

C. Comprehensive Plan Goals A-C Review

Postponed to later date.

The work session was adjourned at 2:58 pm.

Commission meets the third Tuesday of each month.

Next Work Session: Tuesday, April 18 at 2:00pm

Ron Urban, Vice-Chair

Date

Minutes prepared by H H Anderson on April 8, 2017