

CASE FILE: #1-CU-PC-15
DATE FILED: Feb. 20, 2015
DATE APPLICATION DEEMED COMPLETE: Feb. 24, 2015
120-DAY COMPLETION DATE: Jun. 24, 2015
HEARING DATE: Mar. 17, 2015
PREVIOUS ACTION: None

STAFF REPORT

Conditional Use Application

APPLICANT:

A. REPORT OF FACTS

1. Property Location: The subject site is located at 343 and 375 W. 3rd Street; and described on the Lincoln County Assessor's Map 14-12-27DA as Tax Lots 7300 and 7400.
2. Applicant's Request: The applicant is requesting a conditional use permit for development of a 5-unit motel. The proposed development consists of 2 detached single-level lodging units and 3 attached single-level lodging units.
3. Zoning: Retail Commercial Zone C-1
4. Plan Designation: Commercial
5. Lot Size and Dimensions: The subject property totals 10,000 square feet with dimensions of 100 x 100 feet.
6. Existing Structures: There is a manufactured home on each lot.
7. Topography and Vegetation: The subject site generally flat with grass, shrubs, and trees.
8. Surrounding Land Use: Surrounding land uses include a mix of single family residential dwellings, commercial uses, the Lions Club facility adjacent to the north, and the Yachats Ladies Club nearby.
9. Utilities:
Water & Sewer: City of Yachats
Electricity: Central Lincoln PUD
10. Development Constraints: No development constraints are identified.

B. EVALUATION OF REQUEST

1. Applicant's Proposal: The applicant submitted the required application form and fee and the following information:
 - Site Plan
 - Floor Plan and Building Elevations
 - Aerial Photograph
 - Narrative describing the request and addressing relevant Yachats Municipal Code Standards and Applicant's Proposed Findings

- Conceptual Exterior and Interior Design Photographs
- Conceptual Landscape Design Photographs

Applicant Request

The applicant provided the following description of the request:

The applicant is requesting approval for the establishment of a small, 5-unit motel on the subject property, which is situated in the Commercial Retail (C-1) Zone and located conveniently close to tourism-based business in downtown Yachats. The proposed use would consist of 2 detached and 3 attached overnight lodging units that are intended to attract and cater to couples seeking a coast getaway or to others looking for a modern and attractive overnight lodging near the center of the City. Unlike the typical multi-unit motel, the proposal represents a small-scale commercial development that fits the scale and character of the site and the City's environment.

The site is conveniently located near Yachats State Park, gift shops, restaurants, storm watching, and other local attractions and lends itself to a tourism-based economy. The applicant wishes to redevelop the property consistent with the C-1 Zone allowed uses and standards, but at an appropriate scale considering the property's small size and location. It is the applicant's hope that the use will fit squarely into the commercial zone and existing neighborhood while remaining compatible with nearby neighborhood uses including the Little Log Church, Toad Hall, The Lions Club, and a small tattoo parlor.

The new lodging use would include one unit designated as handicapped-access compliant, and each unit's design would provide private accommodations and maximize access to solar light. Building design includes vaulted ceilings and glass transom windows with a modern flair. A common courtyard with maintained plantings, seating, and gas fireplace would invite social interaction between guests. Buildings will meet or exceed all safety, fire, building, and energy code requirements.

Each 18' x 27' motel unit room would contain a small bedroom, bathroom, and living room with fireplace and wet bar sink, but with no kitchen or cooking facilities. This arrangement, and proximity to downtown Yachats encourages guests to dine and shop at local restaurants. As proposed, the motel would provide a modern, alternative type of lodging in the city that welcomes guests and visitors to contribute toward its tourism-based economy.

A professional property manager will be responsible for the day-to-day operations including booking, housekeeping, maintenance, and complaint/emergency response. Garbage and recyclable materials will be removed on a weekly basis or more often as necessary depending on occupancy.

2. Relevant Yachats Municipal Code Criteria:

Relevant Yachats Municipal Code (YMC) criteria are identified below by title only. Complete descriptions of relevant criteria are provided in the Analysis section of this staff report.

YMC Chapter 9.28 C-1 Retail Commercial Zone

YMC Chapter 9.04.030 Definitions - Motel

YMC Chapter 9.48 Off-Street Parking and Loading

YMC Chapter 9.72 Conditional Uses

3. **Public Testimony Received:** At the time this staff report was prepared the City had received one letter regarding the conditional use request. The letter does not address the proposed development.
4. **Public Agency Comments:** The City Public Works Department has reviewed the request and confirmed that water and sewer service is available to the subject property. At the time a building permit is submitted the Public Works Department request review and approval of street, water, sewer and storm drainage improvement.

C. ANALYSIS

Yachats Municipal Code (YMC) criteria relevant to this application and the applicant's proposed findings are provided below.

1. YMC Chapter 9.28 C-1 Retail Commercial Zone

a. Proposed Motel Use

Per YMC 9.28.020 Conditional Uses, item 'T', a motel, hotel or resort on less than 1.0 acre with accessory commercial uses is permitted in the C-1 zone as a conditional use.

Per YMC 9.030 Definitions, "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"

Applicant's Proposed Finding: The proposed use meets this definition and is therefore considered a motel.

b. Building Height (YMC 9.28.030.B)

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

Applicant's Proposed Finding: The proposed buildings are proposed to be approximately 12-16 feet in height. This standard is met.

c. Lot Coverage (YMC 9.28.0340.C)

For nonresidential uses lot coverage may be one hundred (100) percent except all yards abutting a residential zone shall be a minimum of ten feet.

Applicant's Proposed Finding: The proposed use is nonresidential and there are no abutting residentially-zoned lands, therefore this standard does not apply. Actual lot coverage is proposed to be less than 30 percent. This standard is met.

d. Sight-obscuring Screening (9.28.030.E)

Outdoor storage shall be screened with a sight-obscuring screen.

Applicant's Proposed Finding: A small room behind Unit 1 will include laundry appliances and cleaning supplies for housekeeping services. Other than garbage and recycling containers, no outdoor storage is proposed. A small wooden fence with gate will provide screening for these containers, to be located adjacent to 3rd Street. This standard is met.

e. Yard Regulations (9.28.030.F)

Yards are not required, except for residential-only uses, unless setbacks have been established for road widening, abutment to residential zones or other purposes.

Applicant's Proposed Finding: The proposed use is not residential. No road widening plans are in effect for 3rd or Pontiac Streets, and no residential zones about the subject property. This standard does not apply.

Staff Analysis: Per YMC 9.64.010.A, a clear-vision area shall be maintained on the corners of all property at the intersection of two streets. The clear vision area for the subject property is a triangular area measured 15 feet to the north and east from the southwest corner of the property, and the two points connected with an imaginary line. Within the clear vision area no planting, fence, wall, structure, temporary or permanent obstruction exceeding 2.5 feet in height, measured from the top of the curb or, where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area provided all branches and foliage are removed to a height eight feet above grade. The development proposes landscaping in the clear vision area. The landscaping will need to adhere to and maintain the clear vision standard, i.e. not exceed 2.5 feet in height.

f. Fences, Hedges, Walls and Landscaping (9.028.030.H)

Where a commercial use abuts a residential zone a fence, evergreen hedge, wall or landscaping shall be constructed and maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least seventy (70) percent of the view between the zones. The buffer shall not be less than five or more than eight feet in height, except where vision clearance would be interrupted. Exceptions shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter 9.80 Variances.

Applicant's Proposed Finding: The subject property is surrounded by C-1 Zoned property, therefore this standard does not apply. However, the applicant may wish to construct a privacy fence of not greater than 8 feet between abutting uses, to enhance the privacy of guests.

g. General Criteria (9.028.030.I)

The vehicle and pedestrian access to the site can be safely and efficiently provided and the necessary utility systems and public facilities are available with sufficient supply and distribution capacity. If not provided by the city, it shall be the responsibility of the developer to insure these standards are met.

Applicant's Proposed Finding: The subject property has frontage on 3rd and Pontiac Streets, which are develop city streets. The new motel will provide 6 paved or concrete vehicular parking spaces, with access from 3rd Street. Walkways connecting each room to parking and City streets will be provided in accordance with ADA requirements and as required by building codes. City of Yachats water and sewer services are currently provided to the existing residential uses on the property and are available to serve the proposed new use. Based on the above considerations this standard is met.

2. YMC Chapter 9.48 Off-Street Parking and Loading

- D. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Parking spaces for non-residential uses shall be located not farther than five hundred (500) feet from the building or use they are required to serve, measured in a straight line from the building.

Applicant's Proposed Finding: All 5 required parking spaces are contained on the subject property, and the anticipated parking demand does not rely on other property or public streets to accommodate vehicle parking.

- E. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

Applicant's Proposed Finding: No storage of vehicles or materials is proposed in parking stalls. The applicant understands and agrees to this standard as a condition of approval.

- F. Areas used for parking and maneuvering of vehicles shall have surfaces such as gravel, pavement, tile, brick or concrete material suitable for parking a vehicle, improved to minimum city road standards, maintained adequately for all-weather use, and be so drained as to avoid flow of water across public sidewalks.

Applicant's Proposed Finding: Applicant proposes to provide paved or concrete parking stalls as shown on the submitted site plan. Storm water drainage from the site will be directed to appropriate drainage infrastructure as determined by the City Public Works Department.

- G. Except for parking to serve dwelling uses, parking and loading areas 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 feet in height where vision clearance is required.

Staff Analysis: A residential use is adjacent on the east side of the subject property. The proposed wooden fence screening the garbage and recycling containers should also obscure parking from the adjacent residential use to the east.

- I. Any lights provided to illuminate any public or private parking area or sales area shall be arranged so as to reflect the light away from any abutting or adjacent residential zone.

Applicant's Proposed Finding: The applicant understands and agrees to this as a condition of approval.

- J. Groups of more than four parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.

Applicant's Proposed Finding: The attached site plan illustrates that there are 6 proposed parking spaces, with two groups of 3 spaces each. Low-level landscaping will be provided in between these groups of parking spaces. This standard is met.

- K. Loading of Merchandise, Materials or Supplies. Buildings or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this title may be used for loading and unloading operations during periods of the day when not required to take care of parking needs.

Applicant's Proposed Finding: The motel will require an employee who provides cleaning and management services on a regular basis. This employee would be at the site after

check-out time when guests have left from their vacation or are away and busy enjoying local activities.

L. Off-street parking space requirements:

3. Motel, hotel or resort: one space for each guest accommodation.

Applicant's Proposed Finding: A minimum of 5 parking spaces are required for a 5-unit motel. The proposal is to provide 6 parking spaces, including one handicapped-accessible space, in conformance with this standard. Each space will be a minimum of 9' x 18' in size. This standard is met.

3. Chapter 9.72 Conditional Uses (relevant sections)

Per Chapter 9.72, 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. In permitting a conditional use, the Planning Commission may impose, in addition to those standards and requirements expressly specified by the code, additional conditions which are considered necessary to protect the best interest 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.

4. Lot Consolidation

The subject property currently consists of two tax lots. Structures are not allowed to be constructed across property lines. Therefore the two tax lots will need to be consolidated into one tax lot. Prior to or at the time a building permit application is submitted for the three-unit building the applicant shall provide a copy of a completed Lincoln County Lot Consolidation form that has been filed with the Lincoln County Assessor's Office.

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. **Development** shall occur in accordance with the submitted plan including development of a 5-unit motel consisting of 2 detached single-level lodging units and 3 attached single-level lodging units. Building heights will range between approximately 12 and 16 feet. Other than garbage and recycling containers, no outdoor storage is proposed. A small wooden fence with gate will provide screening for garbage and recycling containers, to be located adjacent to 3rd Street. The wooden fence will also screen parking from the adjacent residential use to the east. The landscaping at the southwest corner of the property shall adhere to and maintain the clear vision standard, i.e. not exceed 2.5 feet in height.
2. **Parking.** A minimum of 6 off-street parking spaces as shown on the submitted plan shall be maintained. One space will be ADA accessible. Parking shall be in accordance with standards identified in YMC Chapter 9.48.
3. At the time a building permit is submitted the City of Yachats Public Works Department shall review and approve **street, water, sewer and storm drainage improvements.**
4. **Lot Consolidation.** Prior to or at the time a building permit application is submitted for the three-unit building the applicant shall provide a copy of a completed Lincoln County Lot Consolidation form that has been filed with the Lincoln County Assessor's Office.

Submitted by,

Larry Lewis
City Planner

- Enclosures:
- Vicinity Map
 - Site Plan
 - Floor Plan and Building Elevations
 - Aerial Photograph
 - Narrative describing the request and addressing relevant Yachats Municipal Code Standards and Applicant's Proposed Findings
 - Conceptual Exterior and Interior Design Photographs
 - Conceptual Landscape Design Photographs
 - T. Raines March 2, 2015 Letter

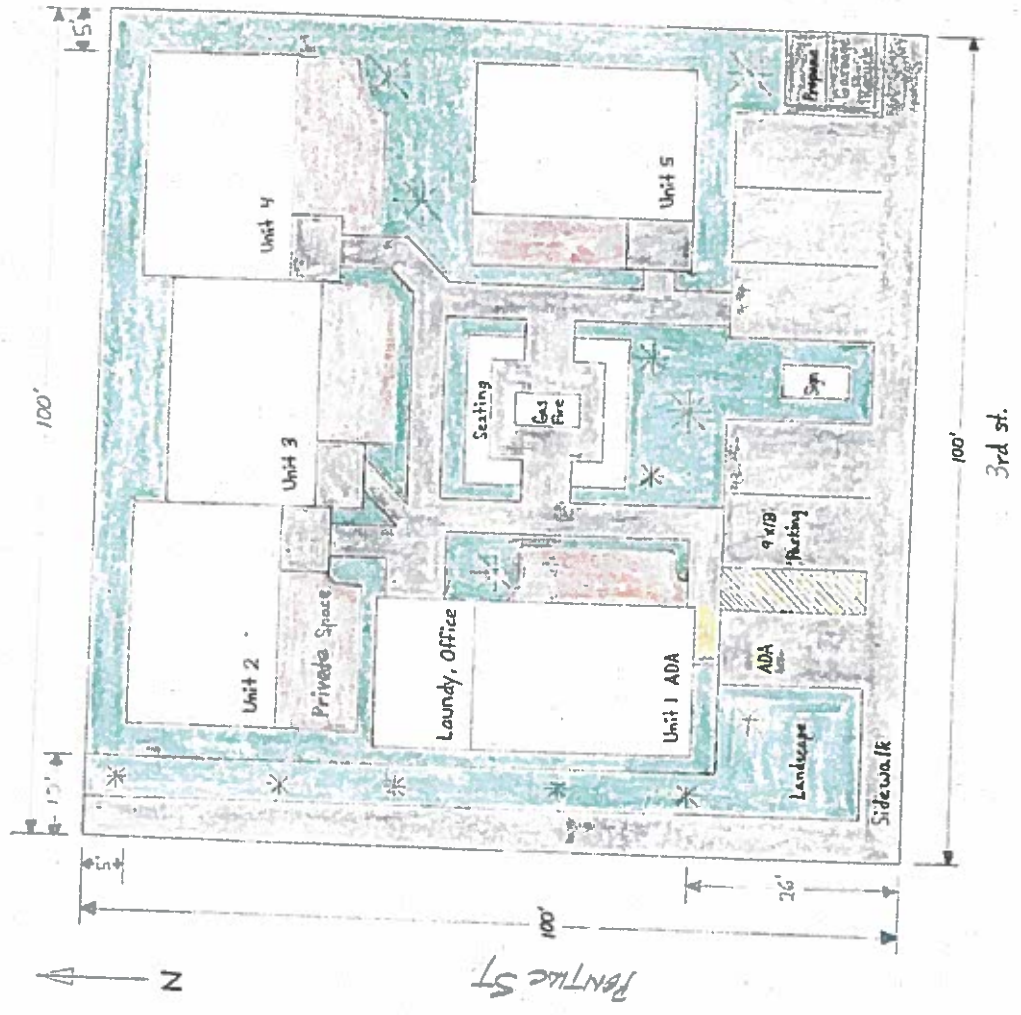
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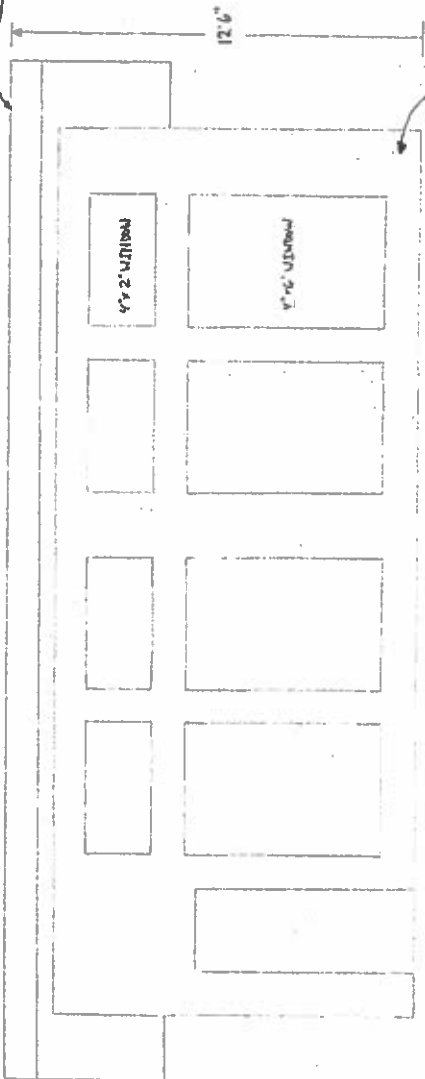
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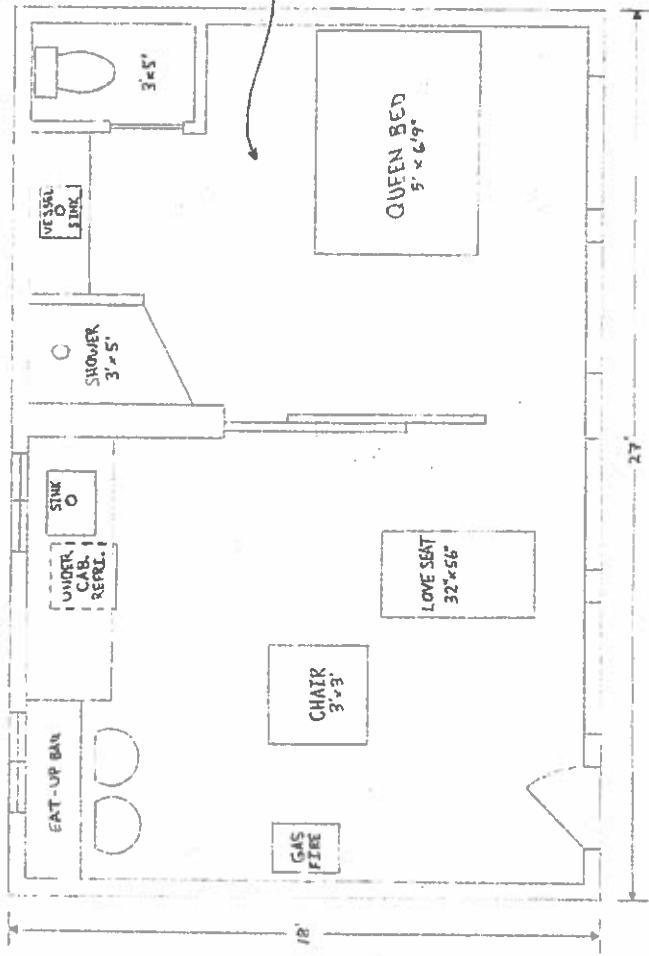


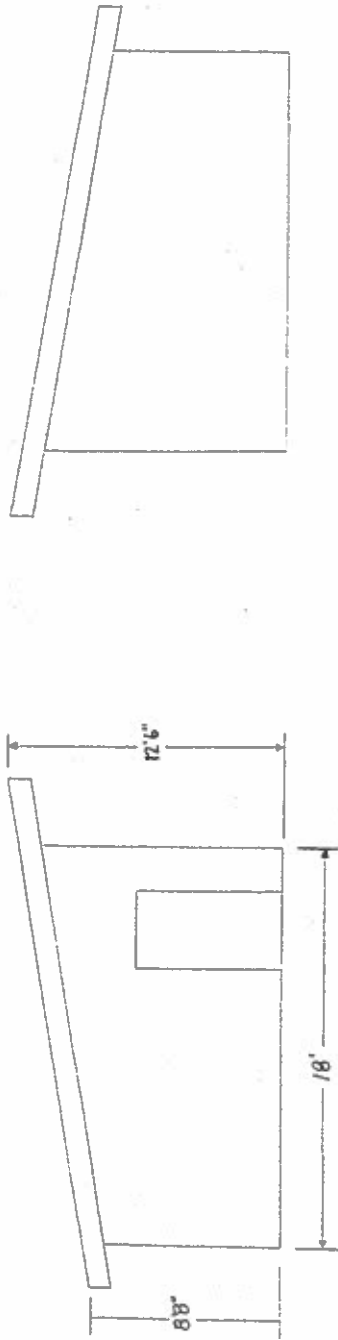
METAL ROOFING



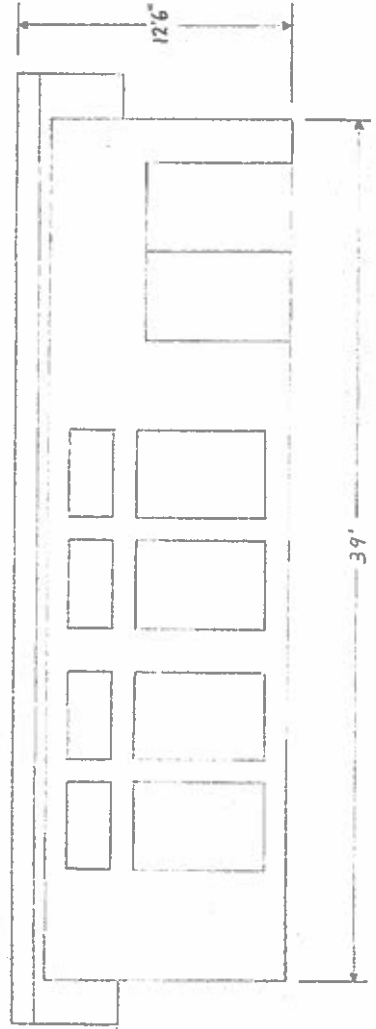
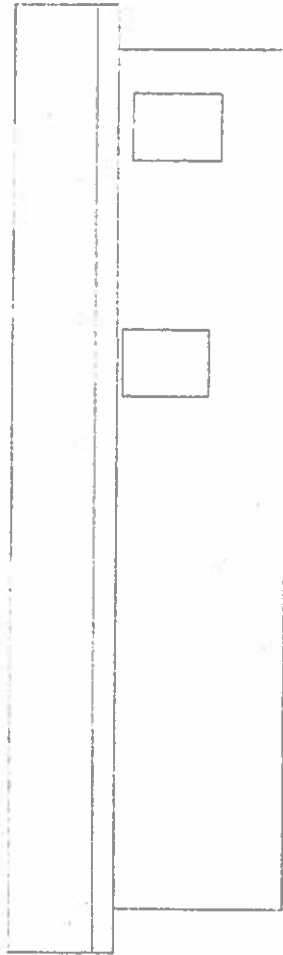
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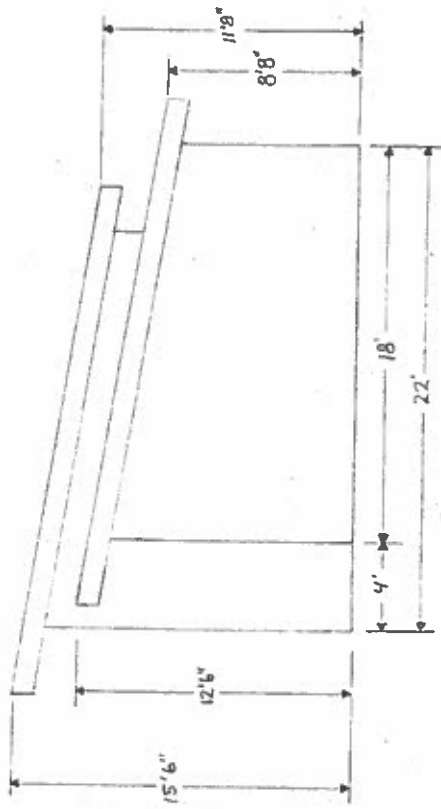
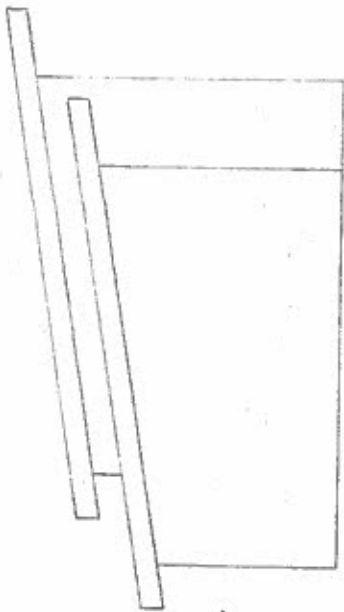
HEATED CONCRETE SLAB
POLISHED COLOR FINISH



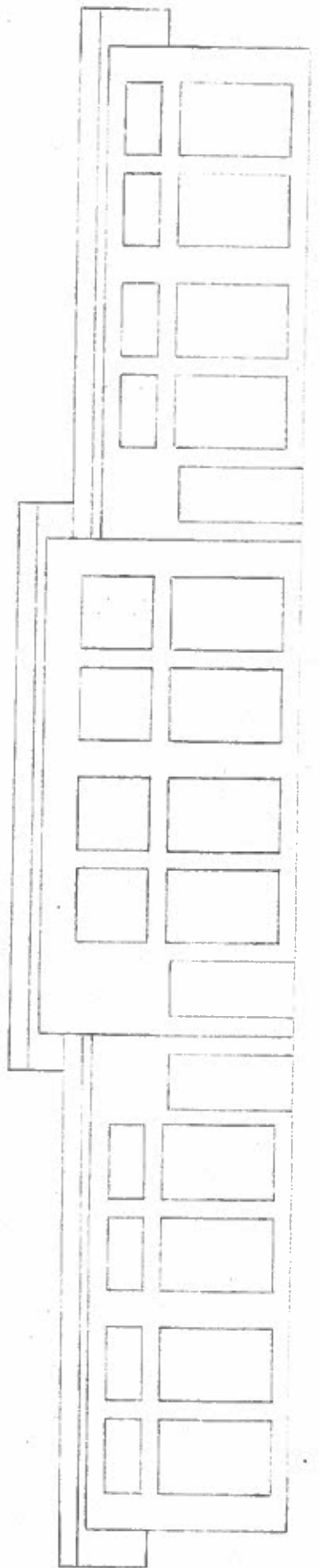
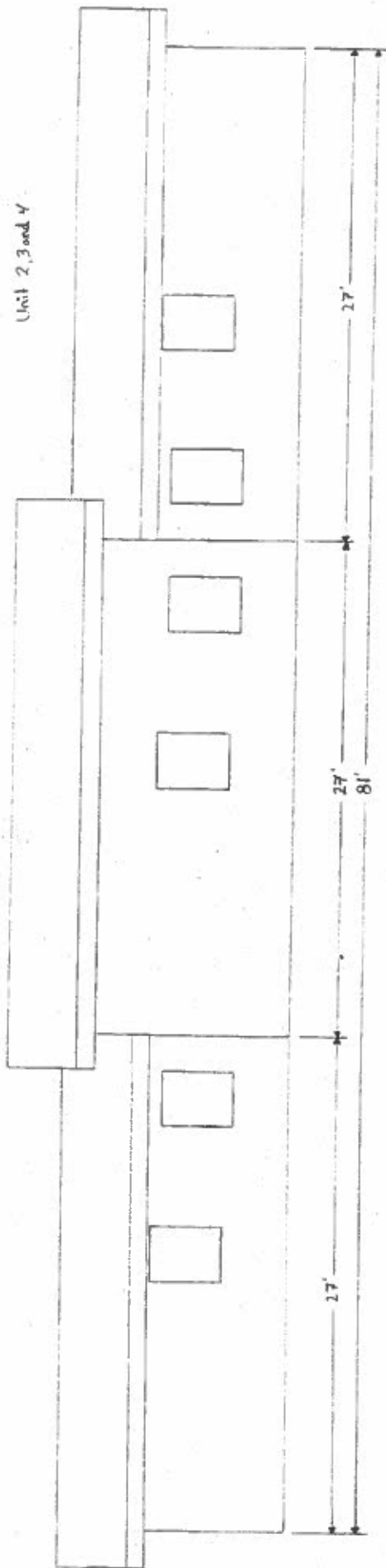


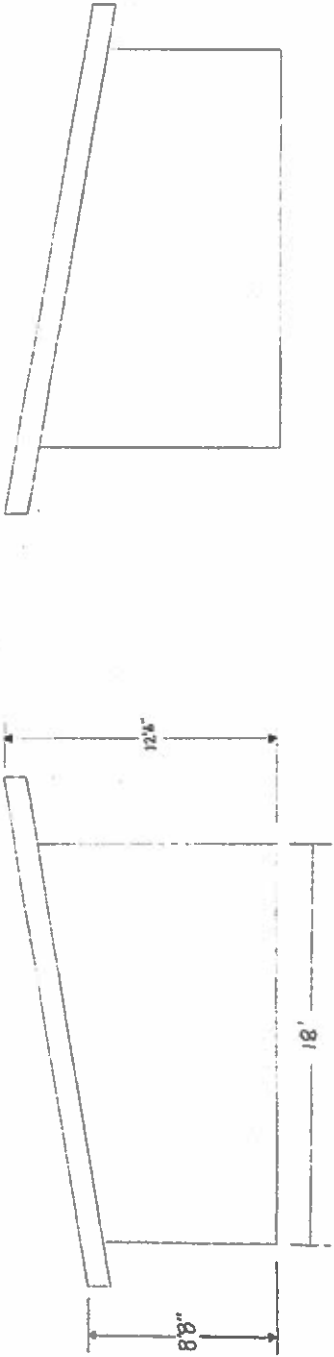
Unit 1 ADA-Accessible
Office, Laundry and Storage



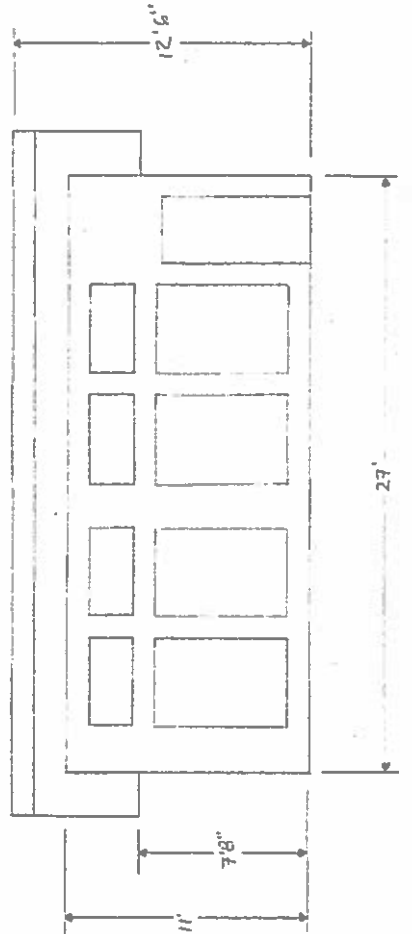
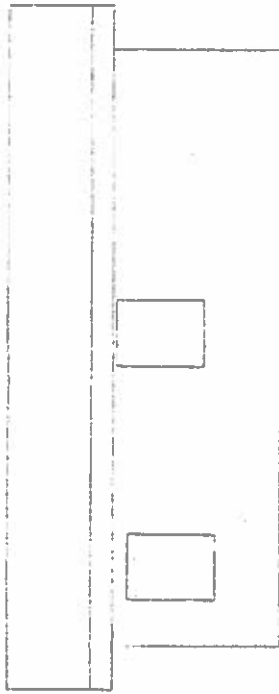


Unit 2, 3 and 4



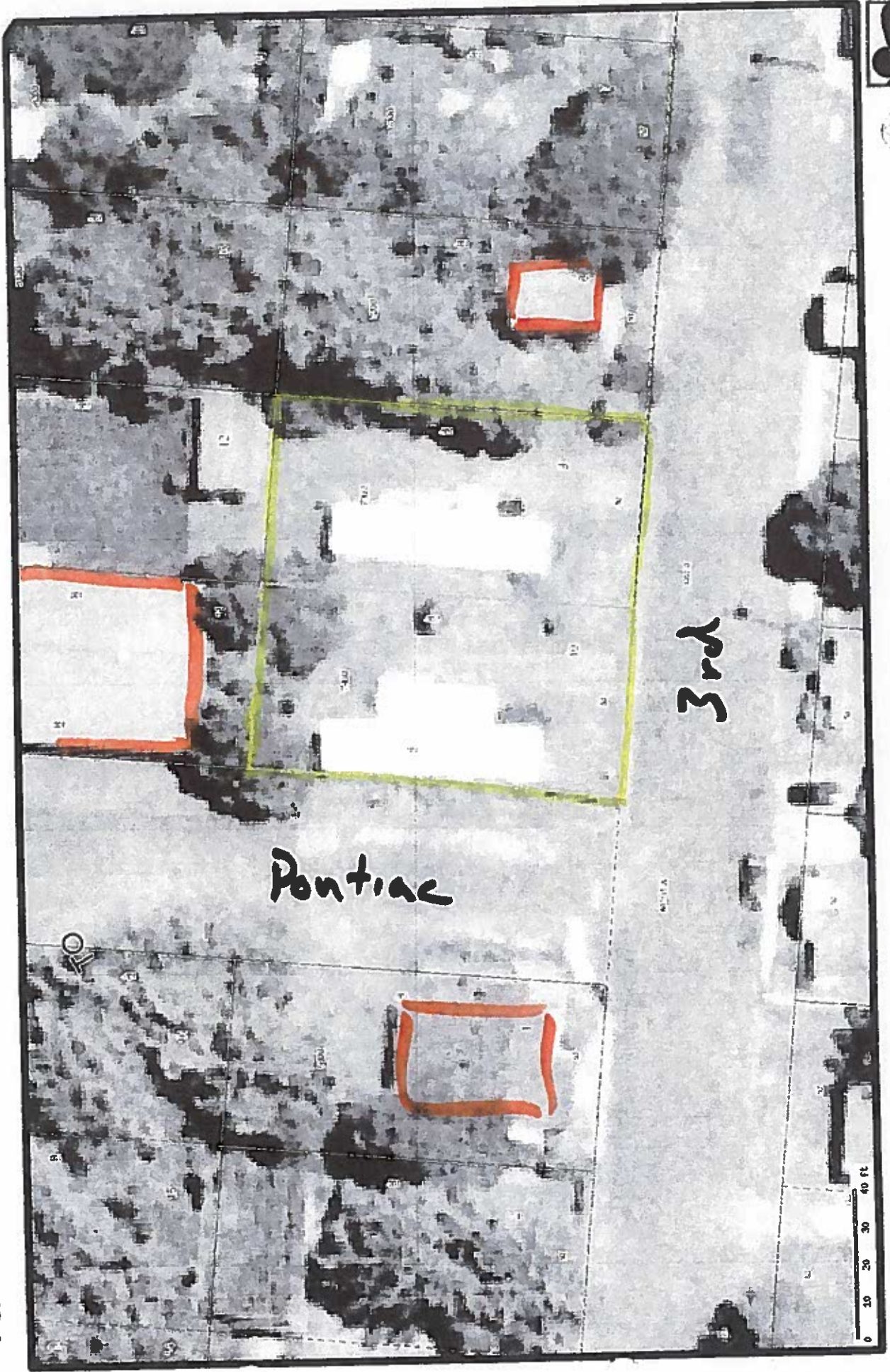


Unit 5



Gillmore Family Trust

Tax lot 7400



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City of Yachats Conditional use Application

Applicant/Owner Information:

Chris Tryon
P.O. Box 2342
Waldport, OR 97394
(541) 270-2538

Property Legal Description: Lincoln County Assessor Map 14-12-27-DA-tax lots 7300 and 7400

Property Address: 343 and 375 W. 3rd Street

Location: Northeast corner of 3rd and Pontiac Streets

Zone Designation: C-1 Commercial

Property Size: 10,000 square feet

Current Use: Residential

Request: The applicant is requesting approval for the establishment of a small, 5-unit motel on the subject property, which is situated in the Commercial Retail (C-1) Zone and located conveniently close to tourism-based business in downtown Yachats. The proposed use would consist of 2 detached and 3 attached overnight lodging units that are intended to attract and cater to couples seeking a coastal getaway, or to others looking for a modern and attractive overnight lodging near the center of the City. Unlike the typical multi-unit motel, the proposal represents a small-scale commercial development that fits the scale and character of the site and the City's environment.

The site is conveniently located near Yachats State Park, gift shops, restaurants, storm watching, and other local attractions and lends itself to a tourism-based economy. The applicant wishes to redevelop the property consistent with the C-1 Zone allowed uses and standards, but at an appropriate scale considering the property's small size and location. It is the applicant's hope that the use will fit squarely into the commercial zone and existing neighborhood while remaining compatible with nearby neighborhood uses including the Little Log Church, Toad Hall, The Lions Club, and a small tattoo parlor.

The new lodging use would include one unit designated as handicapped-access compliant, and each unit's design would provide private accommodations and maximize access to solar light. Building design includes vaulted ceilings and glass transom windows with a modern flair. A common courtyard with maintained plantings, seating, and gas fireplace would invite social interaction between guests. Buildings will meet or exceed all safety, fire, building, and energy code requirements.

Each 18' x 27' motel unit room would contain a small bedroom, bathroom, and living room with fireplace and wet bar sink, but with no kitchen or cooking facilities. This arrangement, and proximity to downtown Yachats encourages guests to dine and shop at local restaurants. As proposed, the motel would provide a modern, alternative type of lodging in a city that welcomes guests and visitors to contribute toward its tourism-based economy.

A professional property manager will be responsible for the day-to-day operations including booking, housekeeping, maintenance, and complaint/emergency response. Garbage and recyclable materials will be removed on a weekly basis or more often as necessary depending on occupancy.

The following additional materials help to illustrate the arrangement of buildings, parking, landscaping and overall improvements proposed for the site.

Attachments:

- Site Plan
- Building Elevations
- Unit Floor Plans
- Aerial Photograph
- Photographs of similar lodging units and amenities

Yachats Municipal Code Ordinance Standards and Applicant's Proposed Findings:

The Yachats Municipal Code Section 19.28.020(T) identifies a motel as a conditional use, subject to applicable development standards. The design of the development is intended to meet or exceed the applicable standards for the C-1 Zone in regards to setbacks, building height, and parking requirements.

Section 9.04.030 Definitions:

“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”

The proposed use meets this definition and is therefore considered a motel.

Chapter 9.28 - C-1 Retail Commercial Zone:

Except as provided in Chapters 9.44, 9.48, 9.52 and 9.72, in any C-1 zone the following standards apply:

A. Lot Size and Dimensions. The minimum lot size and dimensions in the C-1 zone shall be as follows:

1. The lot area, lot width, and lot depth requirements in the C-1 zone shall be as follows:

- a. Lot area, six thousand (6,000) square feet with public water and sewer system.
- b. Lot width, sixty (60) feet minimum at front building line for interior lot and sixty-five (65) feet for a corner lot with public water and sewer system.
- c. Lot width, seventy (70) feet minimum at front building line for interior lot and seventy-five (75) feet for a corner lot with public water but no public sewer.

Proposed Finding: The subject property exceeds the lot size and dimensions standards for the Commercial Retail Zone.

2. The minimum lot area per multifamily dwelling unit shall be two thousand five hundred (2,500) square feet with a public water and sewer system.

a. The minimum lot area per multifamily dwelling unit may be lowered to one thousand five hundred (1,500) square feet with a public water and sewer system if approved by the Planning Commission through a public hearing in accordance with Chapter 9.72 Conditional Uses.

Proposed Finding: The proposed use is not residential, therefore this standard does not apply.

3. The minimum lot depth shall be eighty (80) feet.

4. Landfill of dirt and rock only.
5. Hazard areas:
 - a. Hill-side building sites, see Chapters 9.44, 9.48 and 9.52;
 - b. Flood-prone areas, see Chapter 9.54.
6. Undersize lots, see Chapter 9.76.

These standards do not apply.

- B. Building Height. No building in a C-1 zone shall exceed a height of thirty (30)

Proposed Finding: The proposed buildings are proposed to be approximately 12-16 feet in height. This standard is met.

C. Lot Coverage. For nonresidential uses lot coverage may be one hundred (100) percent except all yards abutting a residential zone shall be a minimum of ten feet.

Proposed Finding: The proposed use is nonresidential and there are no abutting residentially-zoned land, therefore this standard does not apply. Actual lot coverage is proposed to be less than 30 percent. This standard is met.

D. No structure shall be located closer than sixty (60) feet from the center line of any state highway, nor thirty (30) feet from the center line of any collector or arterial street.

Proposed Finding: The proposed development is approximately 400 feet from Highway 101, a state highway. Actual structural placement will be approximately 37 feet from Pontiac Street centerline and 55 feet from 3rd Street Centerline. This standard is met.

- E. Outdoor storage shall be screened with a sight-obscuring screen.

Proposed Finding: A small room behind Unit 1 will include laundry appliances and cleaning supplies for housekeeping services. Other than garbage and recycling containers, no outdoor storage is proposed. A small wooden fence with gate will provide screening for these containers, to be located adjacent to 3rd Street. This standard is met.

F. Yard Regulations. Yards are not required, except for residential-only uses, unless setbacks have been established for road widening, abutment to residential zones or other purposes.

Proposed Finding: The proposed use is not residential. No road widening plans are in effect for 3rd or Pontiac Streets, and no residential zones abut the subject the property. This standard does not apply.

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.

Proposed Finding: The proposed use is not residential, therefore this standard does not apply.

H. Fences, Hedges, Walls and Landscaping. Where a commercial use abuts a residential zone a fence, evergreen hedge, wall or landscaping shall be constructed and maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least seventy (70) percent of the view between the zones. The buffer shall not be less than five or more than eight feet in height, except where vision clearance would be interrupted. Exceptions shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter 9.80 Variances.

Proposed Finding: The subject property is surrounded by C-1 Zoned property, therefore this standard does not apply. However, the applicant may wish to construct a privacy fence of not greater than 8 feet between abutting uses, to enhance the privacy of guests.

I. General Criteria. The vehicle and pedestrian access to the site can be safely and efficiently provided and the necessary utility systems and public facilities are available with sufficient supply and distribution capacity. If not provided by the city, it shall be the responsibility of the developer to insure these standards are met.

Proposed Finding: The subject property has frontage on 3rd and Pontiac Streets, which are developed city streets. The new motel will provide 6 paved or concrete vehicular parking spaces, with access from 3rd Street. Walkways connecting each room to parking and City streets will be provided in accordance with ADA

requirements and as required by building codes. City of Yachats water and sewer services are currently provided to the existing residential uses on the property and are available to serve the proposed new use. Based on the above considerations, this standard is met.

Chapter 9.48 - Off-Street Parking and Loading; Section 9.48.010 General requirements.

Refer to Chapter 9.04.030 Definitions for the definition of "Parking, Off Street". At the time a structure is erected or enlarged or the use of an existing structure is changed, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless: (1) greater requirements are otherwise established; or (2) approved planned unit developments (PUDs) provide other parameters.

A. Requirements for types of buildings and uses not specifically listed herein shall be determined by the City Planner, based upon the requirements of comparable uses listed.

B. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately.

Multiple uses are not proposed, therefore this standard does not apply.

C. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the planning commission in the form of deeds, leases or contracts to establish joint use.

Multiple uses are not proposed, therefore this standard does not apply.

D. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Parking spaces for non-residential uses shall be located not farther than five hundred (500) feet from the building or use they are required to serve, measured in a straight line from the building.

All 5 required parking spaces are contained on the subject property, and the anticipated parking demand does not rely on other property or public streets to accommodate vehicle parking.

E. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

No Storage of vehicles or materials is proposed in parking stalls. The applicant understands and agrees to this standard as a condition of approval.

F. Areas used for parking and maneuvering of vehicles shall have surfaces such as gravel, pavement, tile, brick or concrete material suitable for parking a vehicle, improved to minimum city road standards, maintained adequately for all-weather use, and be so drained as to avoid flow of water across public sidewalks.

Applicant proposes to provide paved or concrete parking stalls as shown on the submitted site plan. Storm water drainage from the site will be directed to appropriate drainage infrastructure as determined by the City Public Works Department.

G. Except for parking to serve dwelling uses, parking and loading areas 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 feet in height where vision clearance is required.

There are no adjacent residential uses or residentially-zoned land. This standard does not apply.

H. Perpendicular or diagonal parking spaces for commercial uses that are located along the outer boundaries of a lot shall be contained by a curb or bumper rail at least four inches high and set back a minimum of four and one-half feet from the property line.

This standard is intended to prevent vehicles from encroaching onto adjacent properties while parking. The proposed parking stalls serving the motel will be "nose-in" at a 90 degree angle and therefore this standard does not apply.

I. Any lights provided to illuminate any public or private parking area or sales area shall be arranged so as to reflect the light away from any abutting or adjacent residential zone.

The applicant understands and agrees to this as a condition of approval.

J. Groups of more than four parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.

The attached site plan illustrates that there are 6 proposed parking spaces, with two groups of 3 spaces each. Low-level landscaping will be provided in between these groups of parking spaces. This standard is met.

K. Loading of Merchandise, Materials or Supplies. Buildings or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this title may be used for loading and unloading operations during periods of the day when not required to take care of parking needs.

Proposed Finding: The motel will require an employee who provides cleaning and management services on a regular basis. This employee would be at the site after check-out time when guests have left from their vacation or are away and busy enjoying local activities.

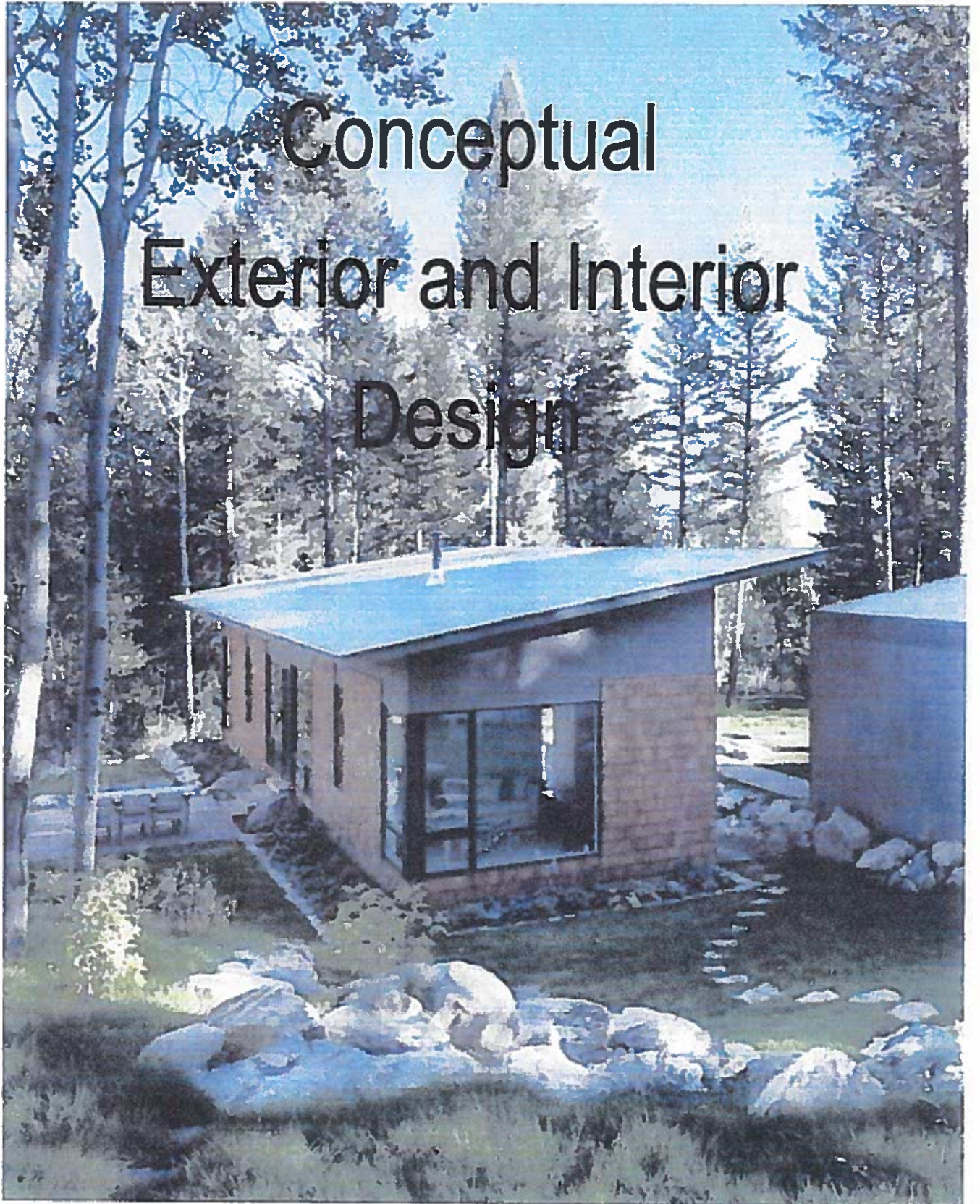
The 6 parking spaces proposed in the plan exceed the minimum of five required under this Section, therefore this standard is met.

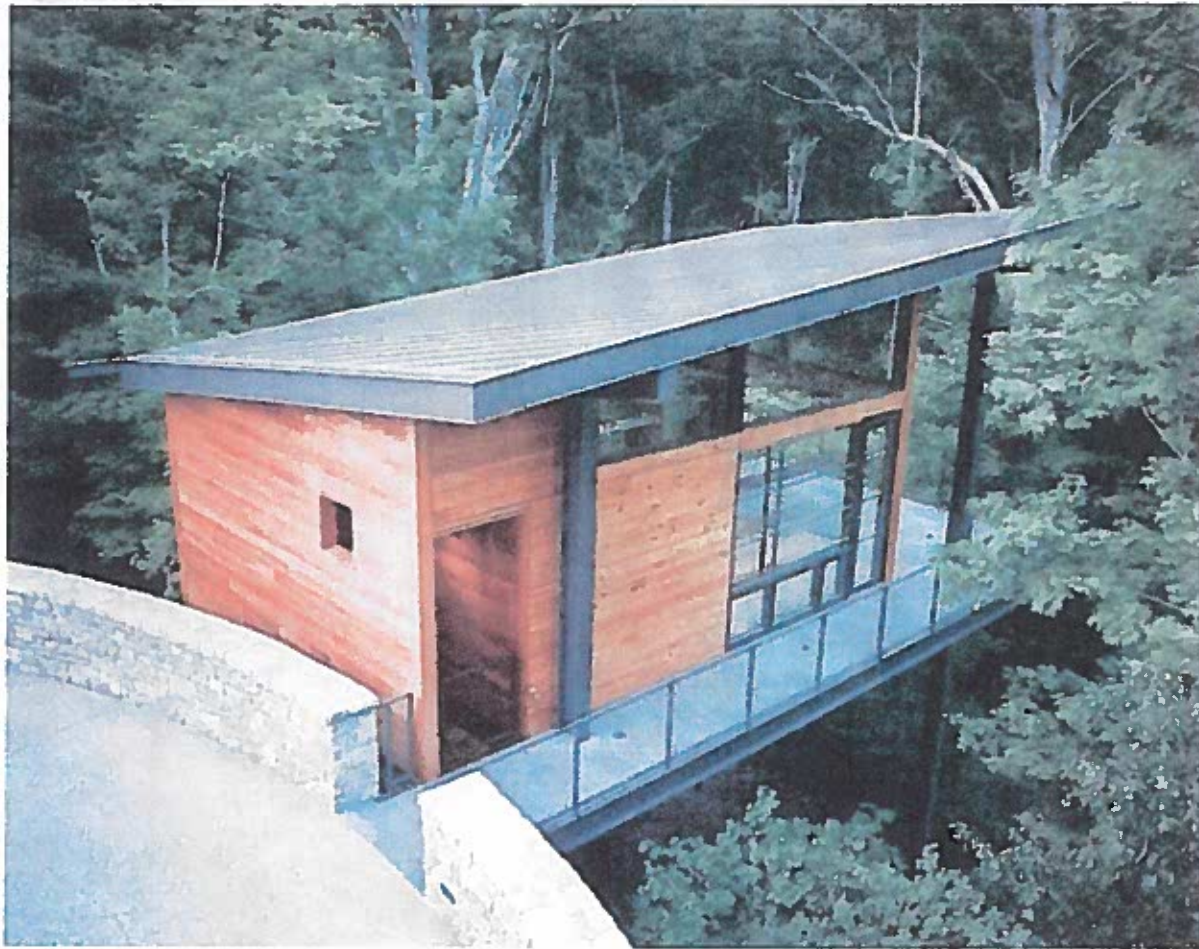
L. Off-street parking space requirements:

3. Motel, hotel or resort: one space for each guest accommodation.

Proposed Finding: A minimum of 5 parking spaces are required for a 5-unit motel. The proposal is to provide 6 parking spaces, including one handicapped-accessible space, in conformance with this standard. Each space will be a minimum of 9' x 18' in size. This standard is met.

Conceptual Exterior and Interior Design

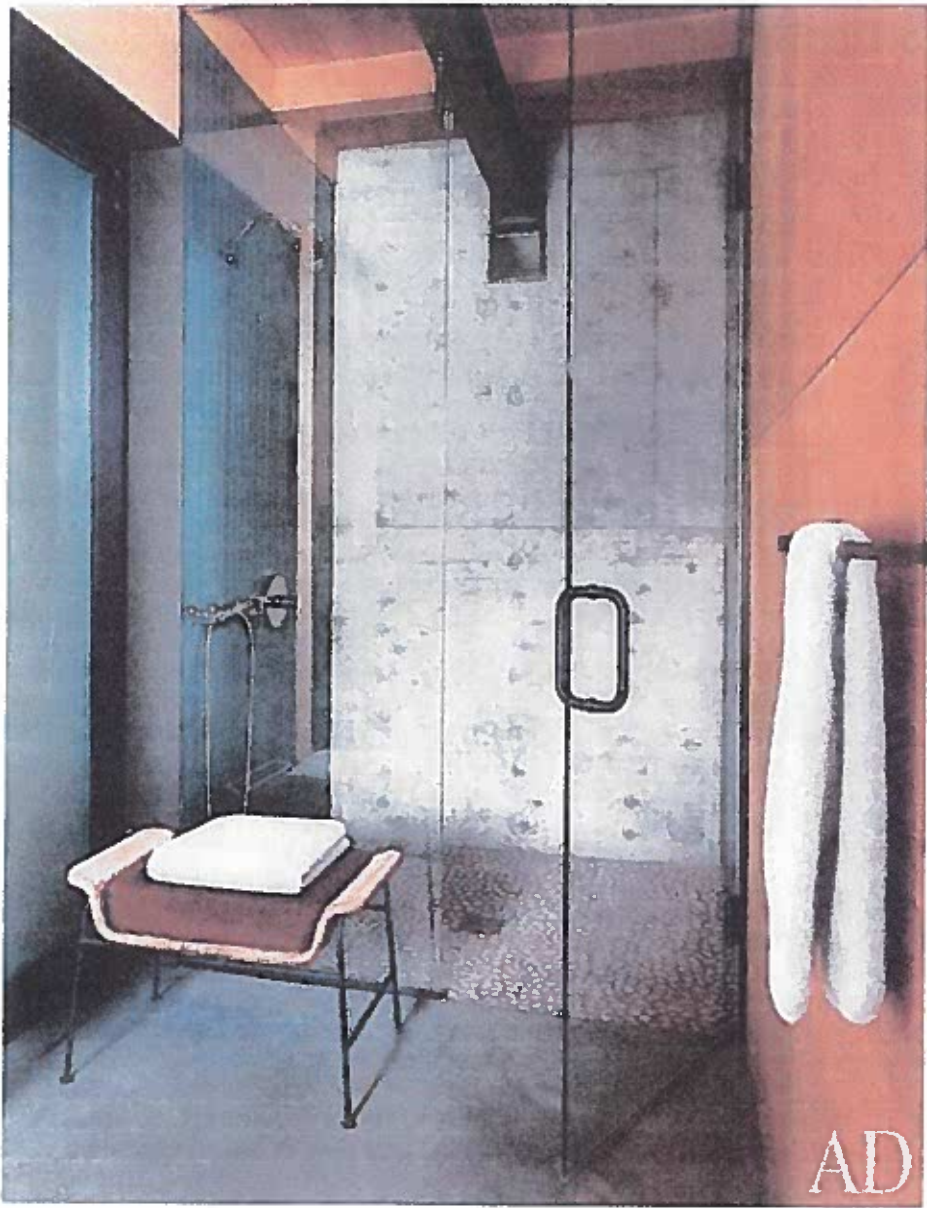




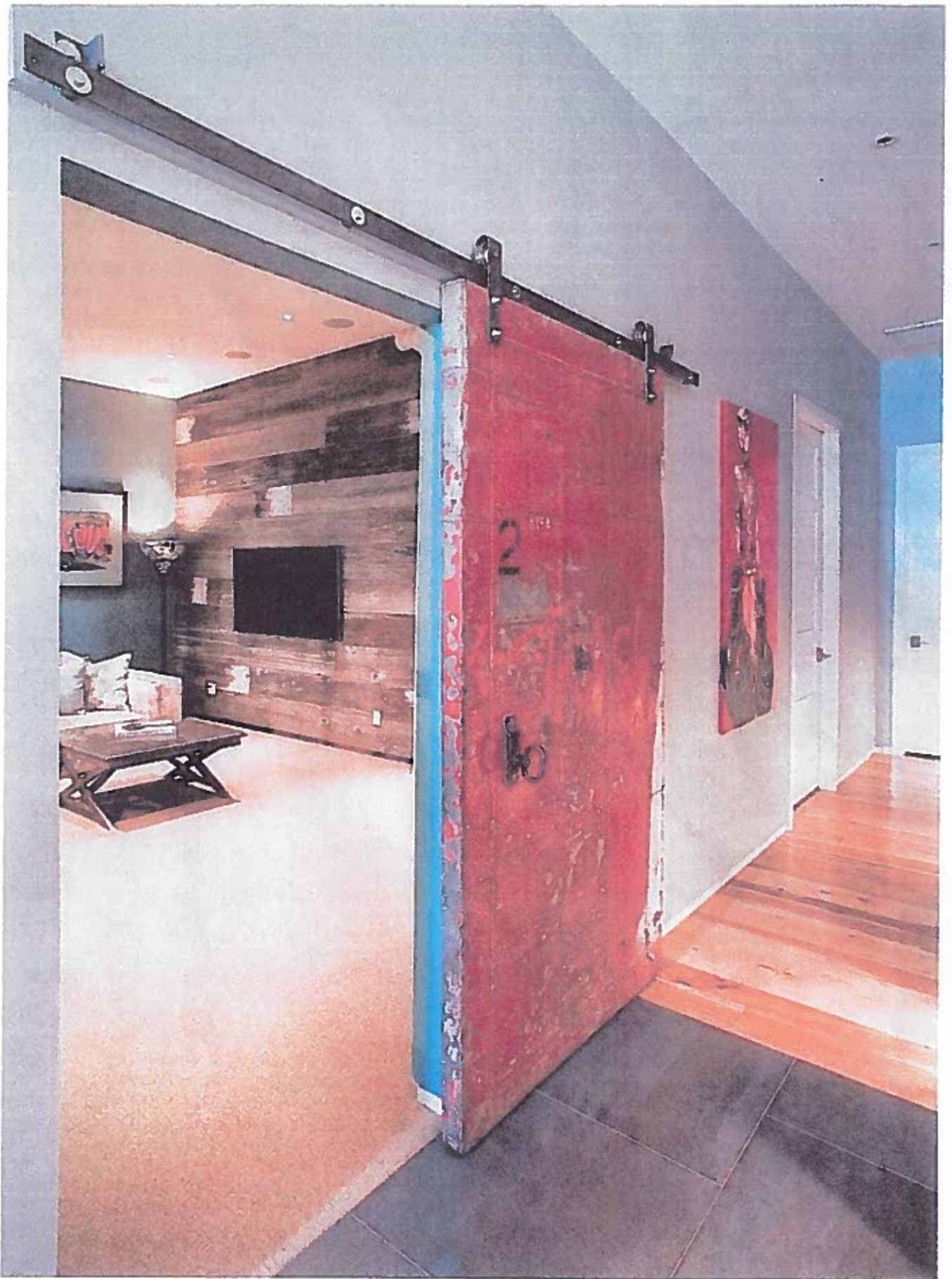




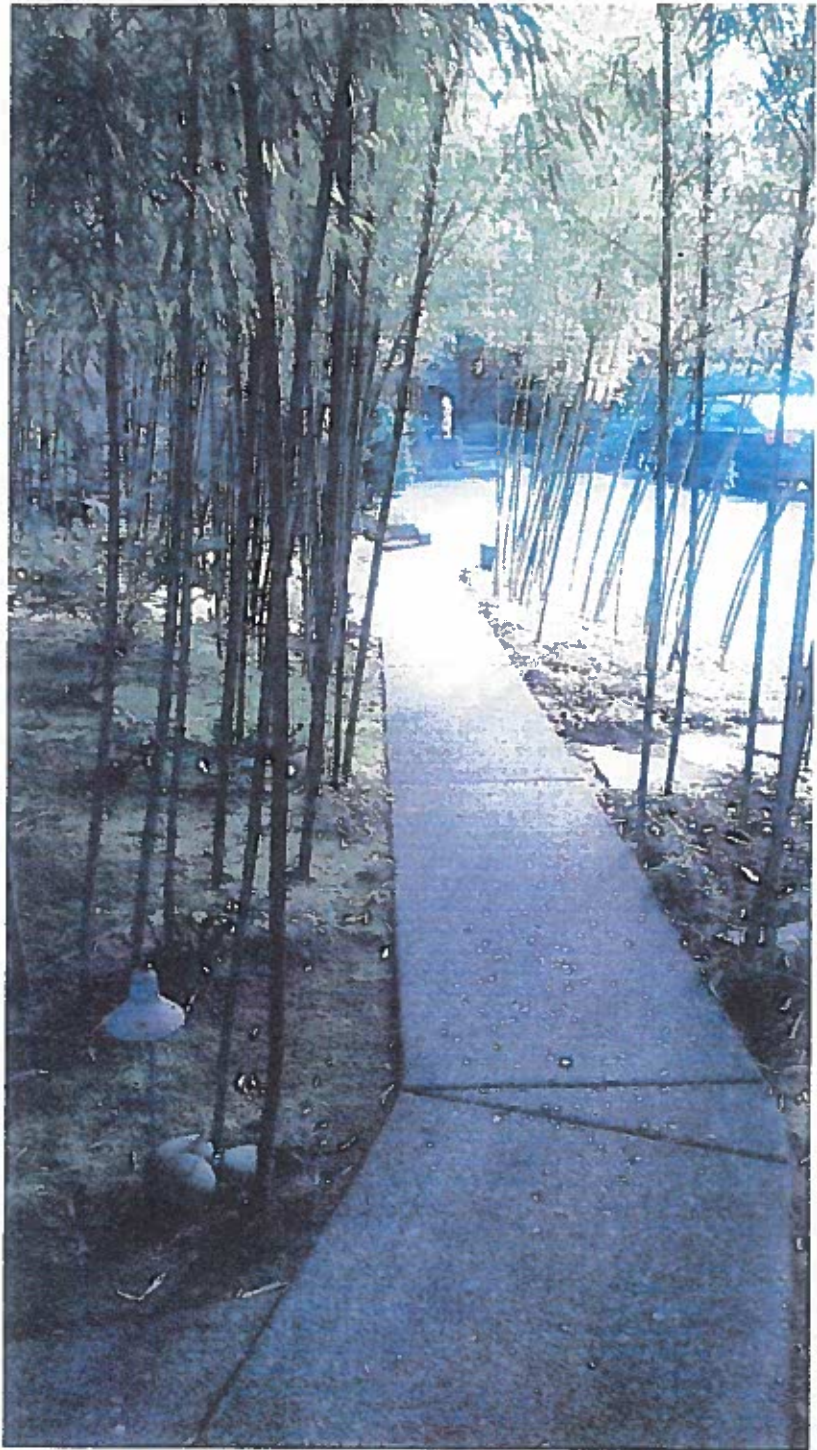


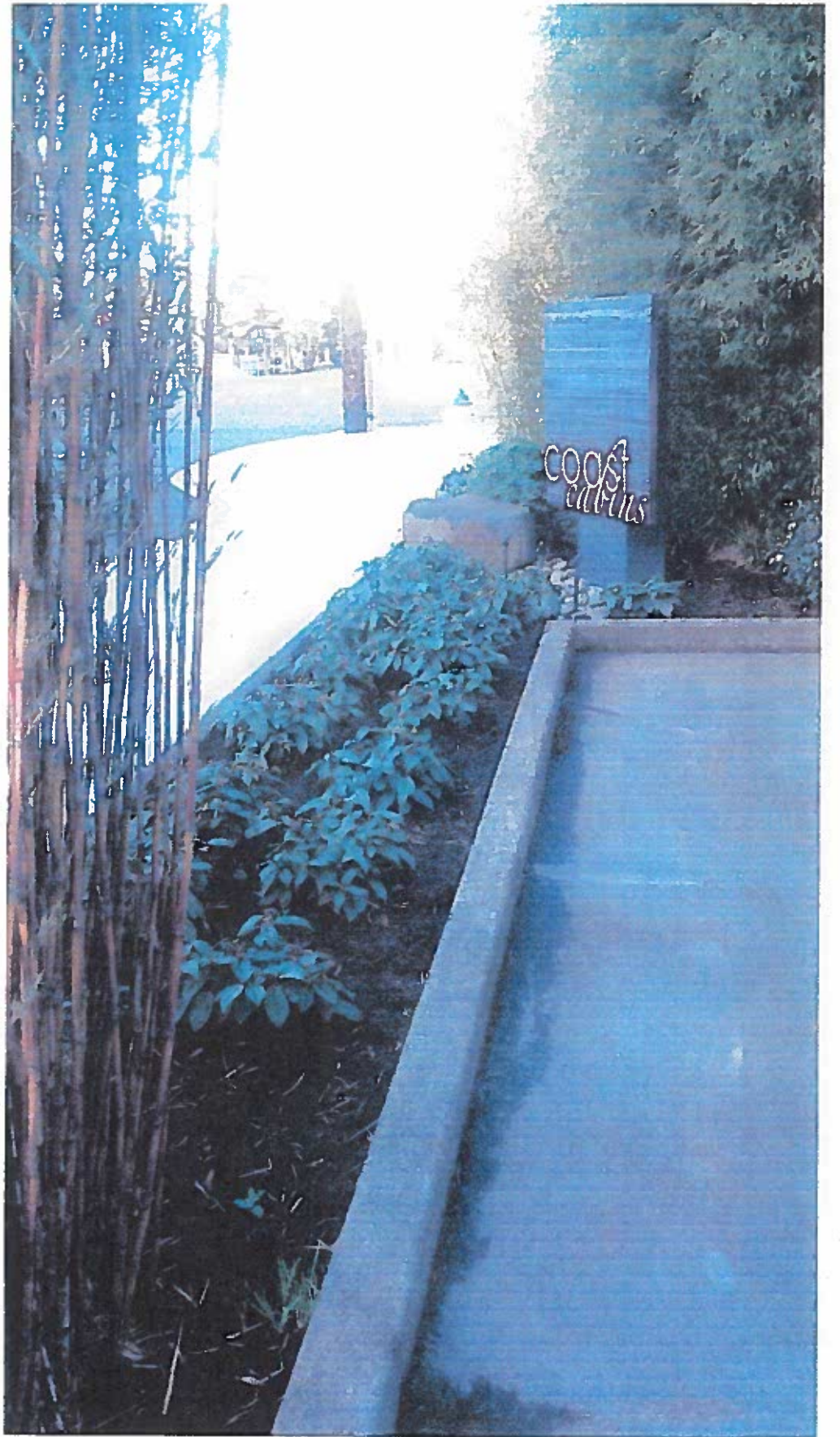


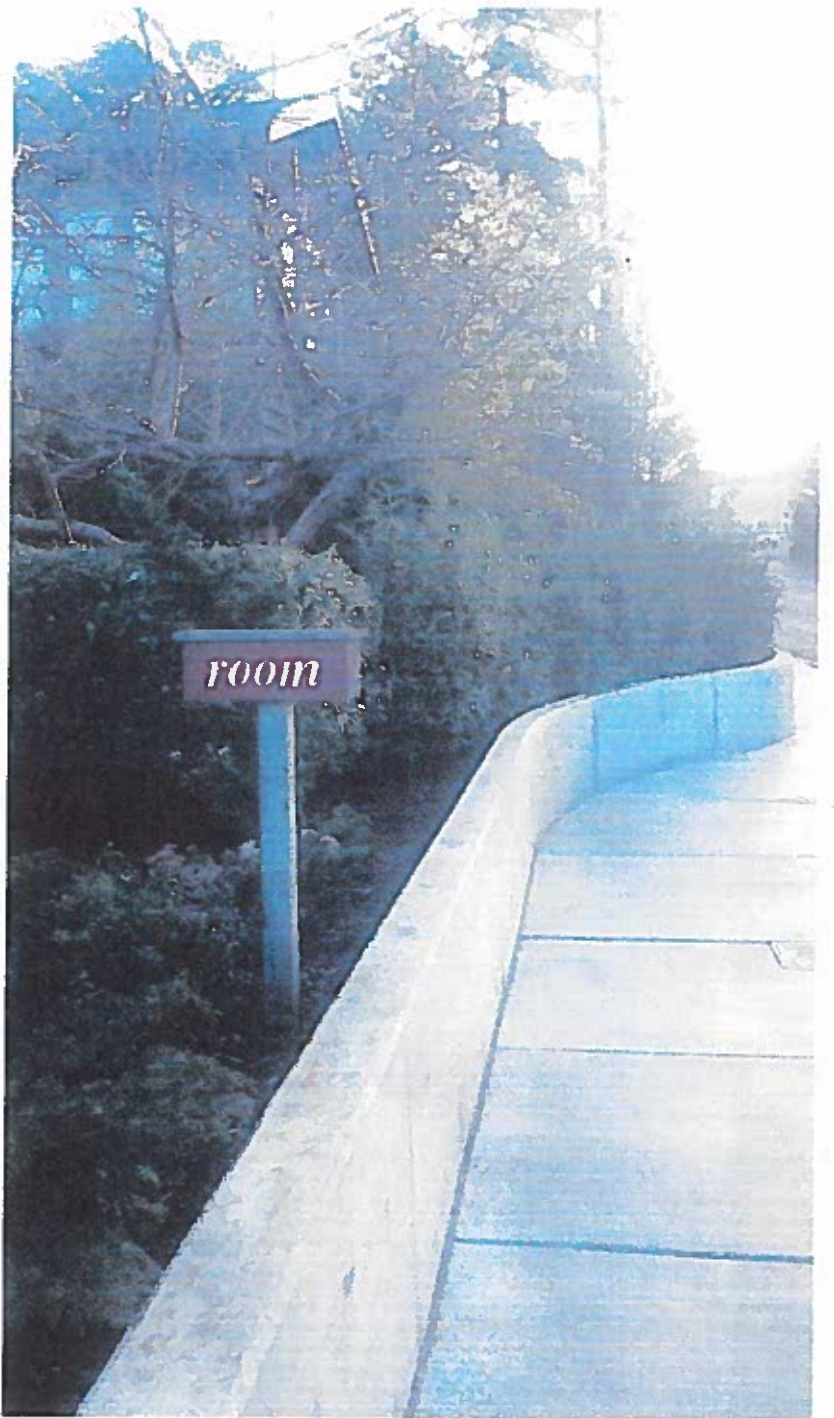
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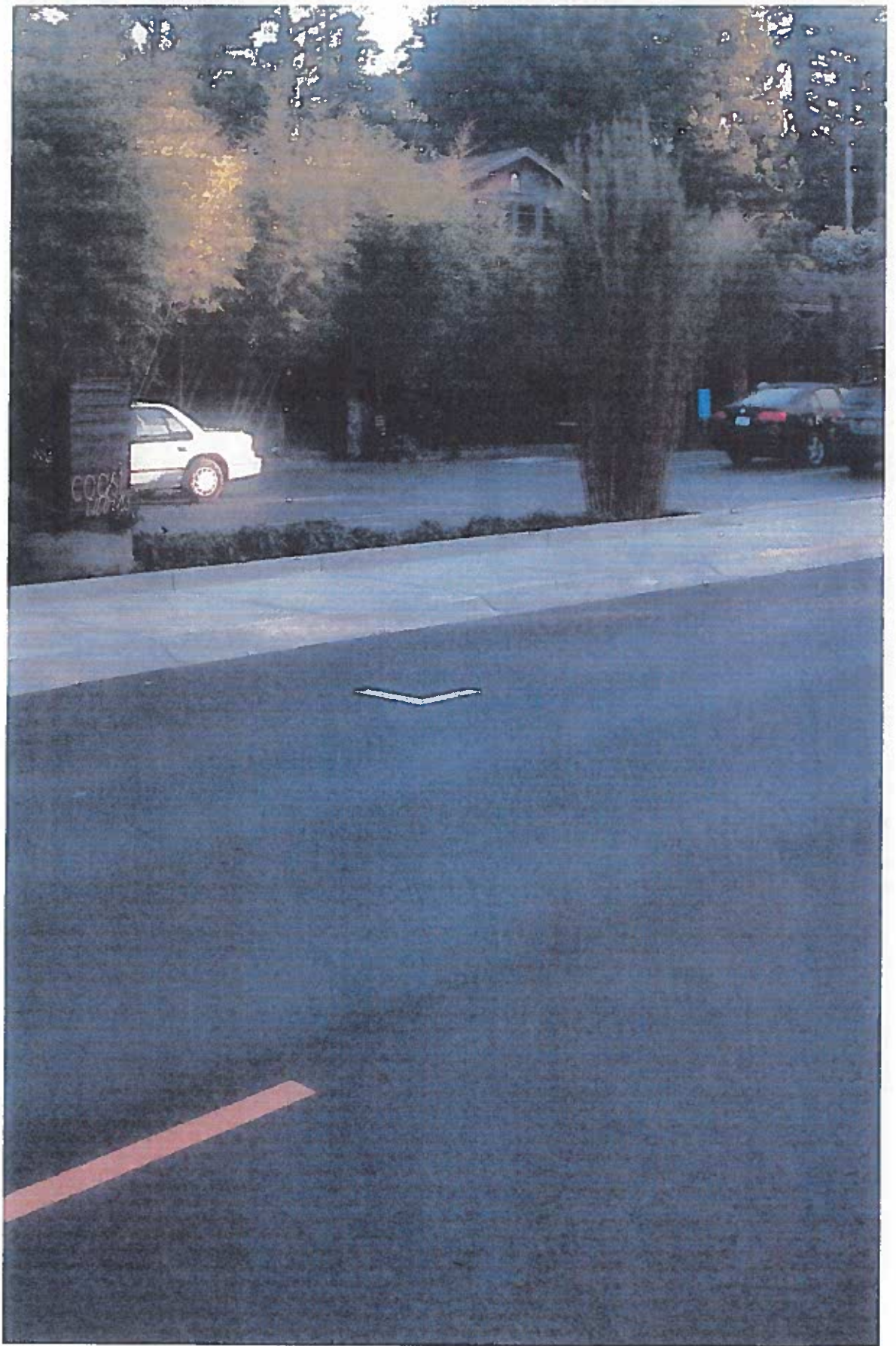


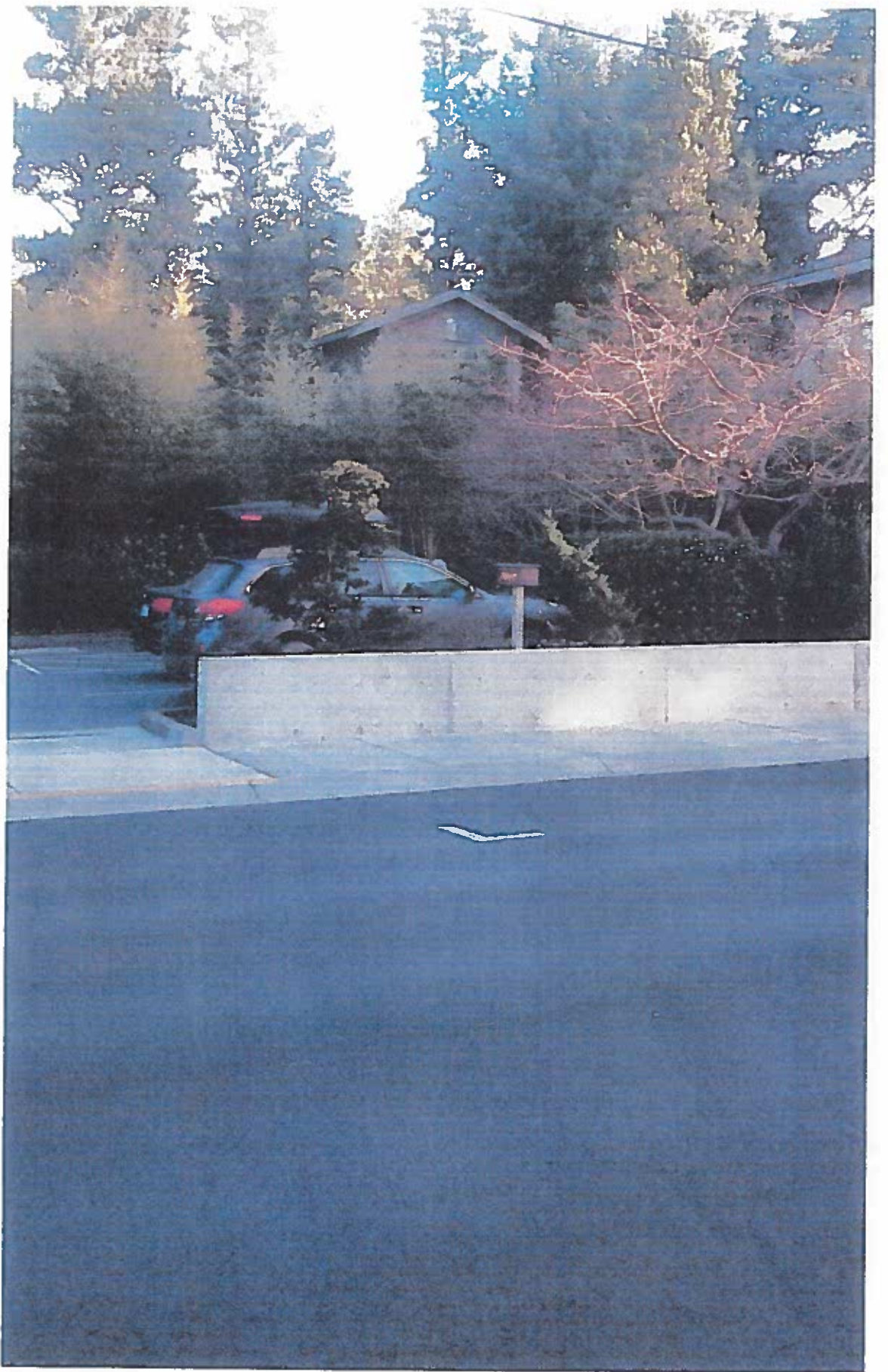
Conceptual Landscape Design



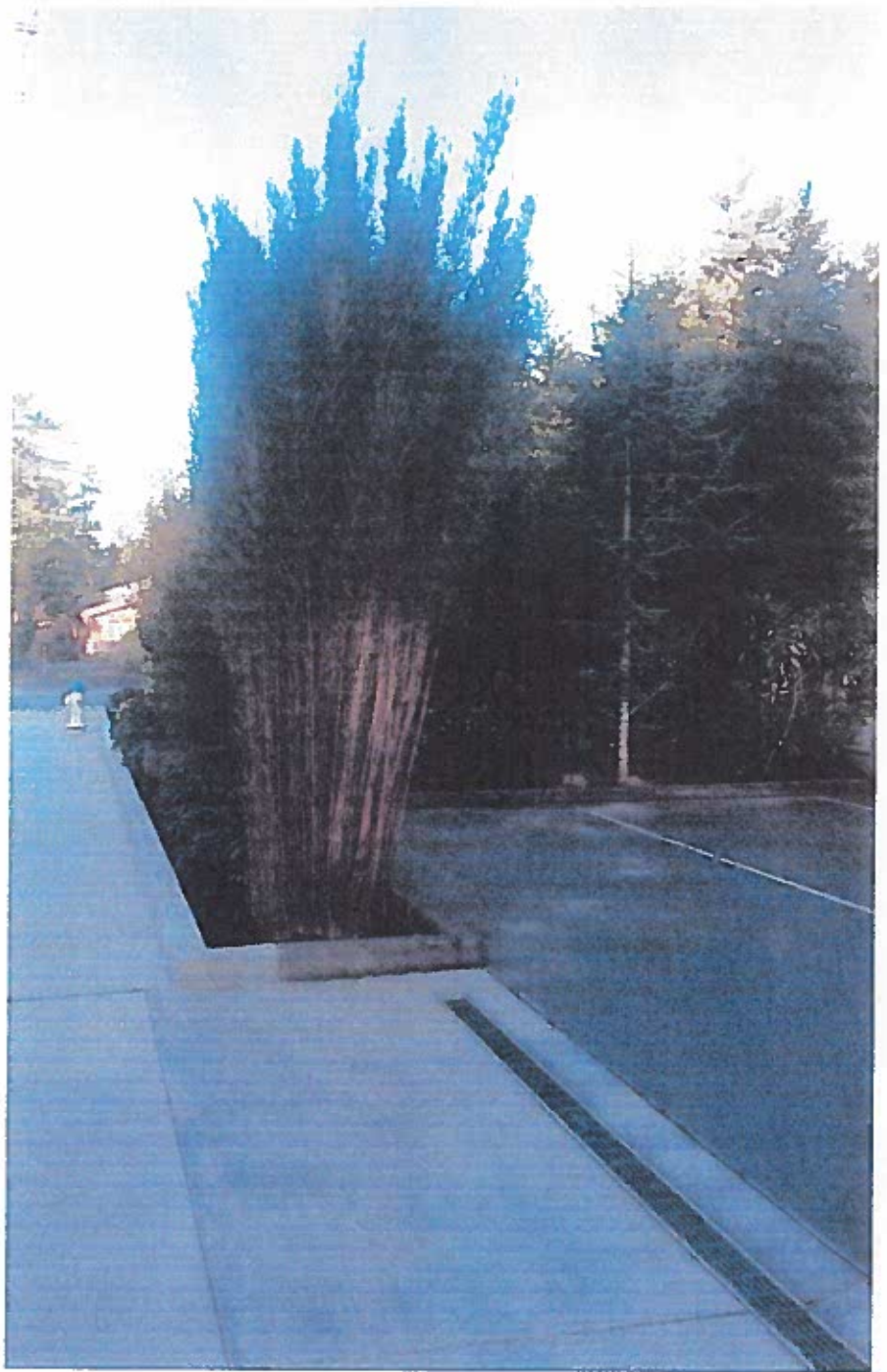


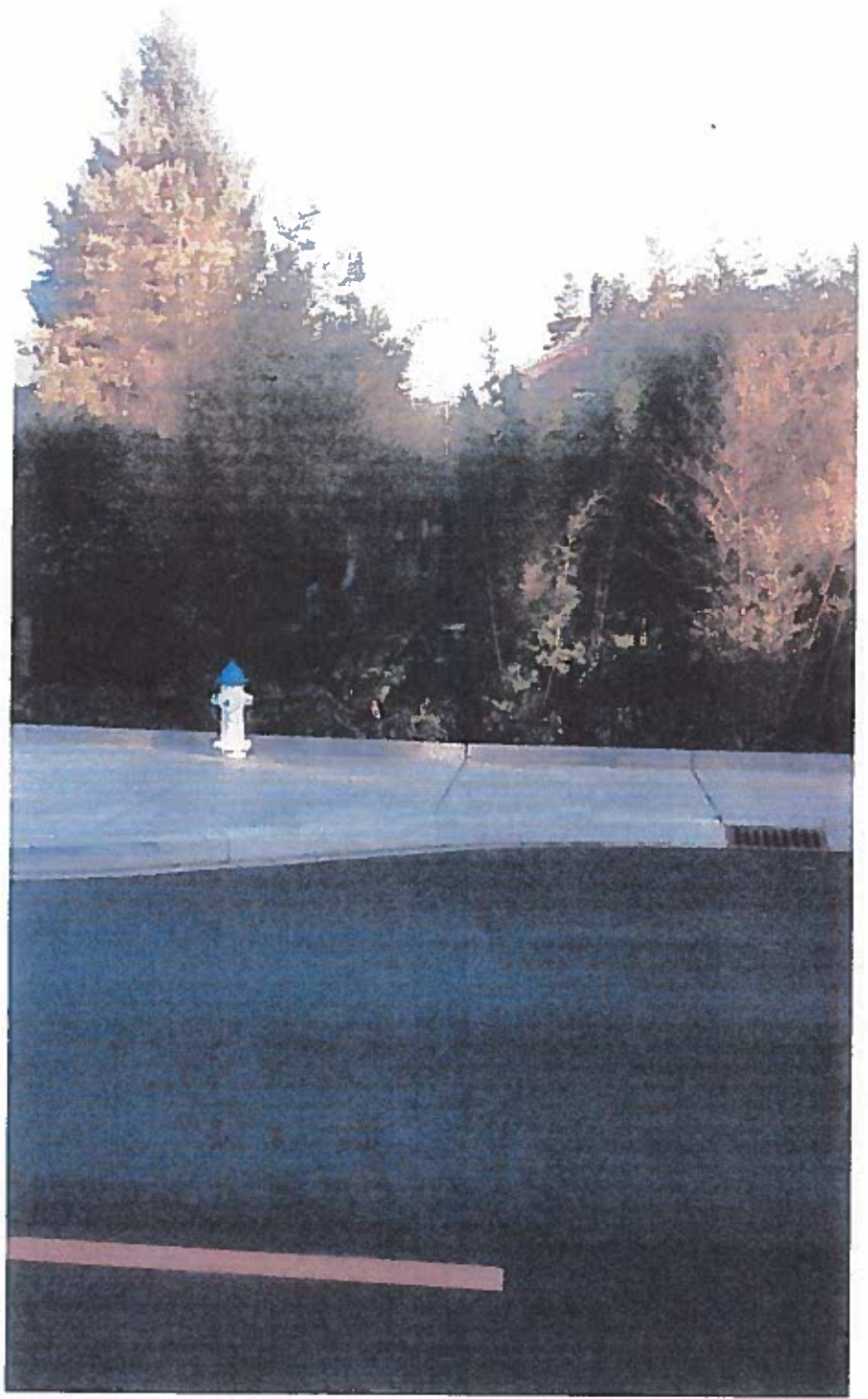






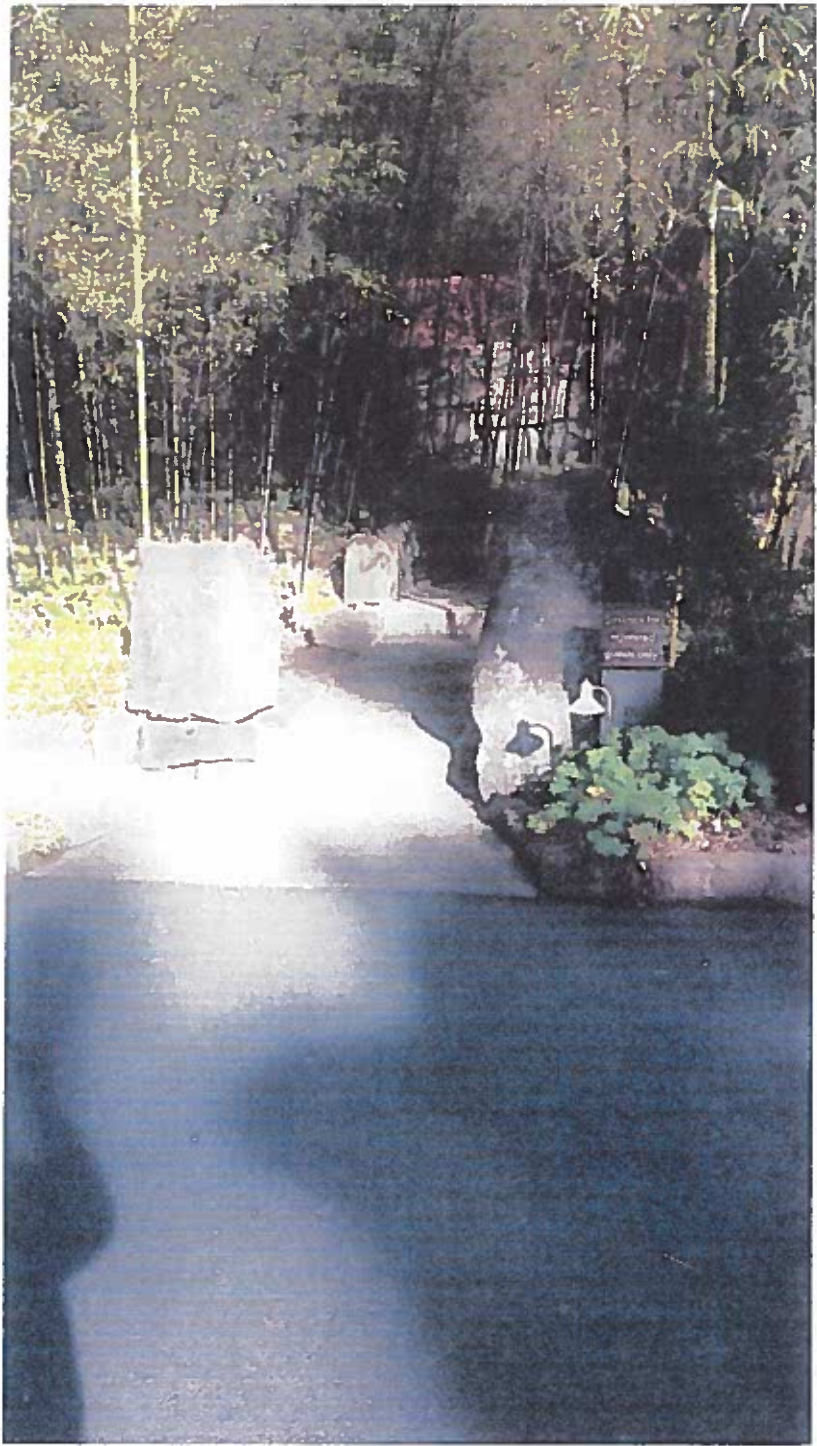












RE: 343 & 375 W. 3rd St

March 2, 2015

City of Yachats
Box 345
Yachats OR 97498



Dear Sir or Madam -

Thank you for your notice of Public Hearing for the proposed changes at the above address on March 17.

My little gem of the Oregon Coast is located at 491 W. 3rd St, I have owned it since 1992 - more than 20 years.

I have watched the City of Yachats continue to attempt to destroy our village. Take a look at the debacle at the city center & the vacant cement eye sore - not finished. Look at the hillside east of Hwy 101, logged, streets built, no water, no development. And now you are blocking off these "streets" to traffic. Look at Low Cost Housing, north of town, built by Arizona developers. Nice. Need I continue? I could.

Stop the insanity. Leave our town alone. Now.

Sincerely - Tricia Raines
Box 50094
Eugene OR 97401