

Larry Lewis, City Planner
City of Yachats
441 Hwy 101 N.
P.O. Box 345
Yachats, OR 97498

Dear Mr. Lewis:

I am submitting comments on the Conditional Use Application by the City of Yachats to construct a water storage tank, Case File #1-CU-PC-16, for the hearing today on this application, at the request of Clifford Grinnell, owner of the adjacent parcel to the south of the subject application, and in my own name as a beneficiary of a trust for a share of the Grinnell parcel.

This proposal to construct a water storage tank is a worthwhile public facility improvement, but it is a significant effort and involves significant cost, and must be done properly for lasting value. The water tank is to be located in a hazard area of steep slopes, and constitutes a very large weight loading on such steep slopes. It is critical that all geotechnical requirements and review and approval standards that would be applicable to any private development be followed for the public facility.

Adequate access is necessary for such a public utility facility and for the users of the nearby properties, especially the ability for opposing vehicles (utility vehicles, construction vehicles, and residential vehicles) to pass comfortably and to have all-season access. As such, the access along Crestview Drive and any other roads utilized to access the water tank site must be a minimum width of 20 ft paved with asphalt concrete, and additionally be wider around the hairpin turn in Crestview Drive to a width of 24 ft around and near the turn. The improved roadway needs to extend a minimum of 25 ft past the water tank access driveway. The access driveway needs to be paved from the edge of the roadway to the street right-of-way line. Any gate on the access driveway needs to be at least 30 ft from the edge of the roadway. Adequate setbacks and vegetative screening of the water tank and roads must be preserved along the south (southwest) side of the site. If vegetative screening is disturbed, it must be replaced with substantial screening. General site security fencing should be located on the tank facility side of vegetative screening buffers.

On the table on page 4 of 6 in the Staff Report showing R-1 Standards and the Proposed, the setbacks for the proposed water storage tank appear to be in error as compared to tank location on the access road plan shown following the Staff Report narrative. In the access road plan, the front setback, from Crestview Drive, is the largest dimension, and the rear (east) and south side (southwest) setbacks are the smallest. The minimum setbacks per the R-1 Standards are inadequate for such a massive structure in a residential zone, especially this water tank. The staff report omits a site plan, which precludes a full review of the siting. A full site plan should be part of this application.

I request these comments be considered by the Planning Commission at the public hearing for this application. Thank you.

Roy Grinnell
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