

JGD Fences, Walls & Hedges Planning Questions:

Not having any experience in developing surveys, I looked up some thoughts on how to write questions that help get a more substantial understanding of how people really feel about the issues at hand. One important element is to ask the same question in different ways so that on balance the complete information comes through. For instance, if we simply ask if people want regulation many will answer “no” because they associate the regulation only on how it will affect what **they** might want to do. But if you ask in a later question if they would like to see regulation of a neighbor or business they say “yes” because it **affects them** and perhaps protects them.

I wrote the following paragraph to include in the questionnaire because as we heard at our previous meeting, currently, Code Enforcement is out looking for problems rather than waiting for a complaint. Training and direction to Code Enforcement is needed but perhaps stating that we are developing design guidelines might help.

The Planning Commission is looking at setting design guidelines in place for fences, hedges and walls, so that new and remodeled fences, hedges and walls follow clearly defined design specifications. Any existing fences, hedges and walls that become non-compliant would be handled through a complaint resolution process. In an effort to include the community's desires around these guidelines the following questions have been developed.

1. *Specifically addressing the homes, buildings and landscape of Yachats, what makes it a special place to live?*
2. *Thinking about what makes Yachats special do you feel that developing guidelines around architectural elements such as fences, walls, and hedges aids in maintaining that special quality?*
3. *Specifically, when thinking about your neighborhood would you say that materials used in the construction of homes and landscaping make a difference to the architectural character?*
4. *Thinking more broadly, when visiting communities how large of an impression does architecture make on you?*
5. *Currently in Yachats Municipal Code height restrictions for fences, hedges and walls are in place regarding the safety of a clear vision around the intersecting of roads, alleys, streets and driveways. Do you feel that this kind of safety related height restriction is enough?*
6. *The enclosing of properties can take many different forms. Thinking about Yachats do fences, walls and/or hedges have an effect on your sense of place?*
7. *If you were thinking about building some kind of fence or wall would having specific design guidelines be helpful?*
8. *Thinking about fences, walls and hedges in your neighborhood how important is it to you that the materials used are in harmony with the architecture of the home?*
9. *The ambiance of Yachats has often been described as a “quaint coastal village”. With that description in mind do you feel that the height and materials used for fencing in and around the city has the potential of enhancing or detracting from that description of “place”?*
10. *Hypothetically speaking; your neighbor is thinking about enclosing their yard. Would you appreciate the City having design guidelines outlining the height, type and materials that they can use as part of the permitting process?*
11. *Thinking specifically about how you interact with your neighborhood do you feel that defining such things as allowable height of fences, walls and hedges would have an impact on your enjoyment of living in and traveling through your neighborhood?*
12. *Hypothetically speaking; someone has recently bought one of several vacant lots on your street. The construction plans call for a garage facing the street and the rest of the property*

- located behind a wall, fence or hedge. In your view, would that type of construction enhance or detract from the architectural coastal village feel on your street?
13. And expanding on the previous question, would design guidelines make a difference on the final effect?
 14. Do you feel that having clear direction outlined in the building process is helpful for experienced developers as well as homeowners?
 15. Many people move to Yachats for the natural beauty surrounding the city. Do you feel that limiting the height of property enclosing structures such as fences, walls and hedges aids in keeping views accessible to everyone?
 16. One reason for the enclosing of yards is to keep dogs within the owner's property. Many dog rescue organizations require enclosed yards before allowing dogs to be adopted by families. Do you feel that design guidelines around fences, hedges and walls can still allow for people to adopt and safely contain their dogs?
 17. Hypothetically speaking; a new housing development is slated for Yachats and the plans call for a gated and walled development. In your view, would that significantly affect the "quaint coastal village" character of the city?
 18. Again, thinking about the previous question, do you believe that having design standards in place would benefit the community in this example?
 19. Height restrictions around fences, hedges and walls can be developed for safety reasons but they can also be developed based on view sheds and aesthetics. Do you feel that view sheds and aesthetics warrant height regulations?



Sat, Apr 3, 5:30 PM
 (12 days ago)

Loren Dickinson

to Jacqueline, me,

Yachats

Good questions all. Suggestion: Rather than having the respondent write in a long answers for each question, it might be easier to use the responses if they were written to an AGREE - or NOT AGREE format, say "1" being NOT AGREE, "2" being SOMEWHAT DISAGREE, "3" being

NO OPINION, "4" being SOMEWHAT AGREE, and "5" being STRONGLY AGREE or some similar "rating" system. Much easier to tabulate. Perhaps include a final section for "REMARKS", where the respondent can enter concerns that they have.

LOREN DICKINSON

*Tue, Mar 30,
9:37 AM*

Christine Orchard

to me

Thanks for the reminder Lance. I am not feeling very creative but here are my candidates that can be used with your suggested format.

1. I would like for Yachats to have an ordinance regarding the maximum height allowed for walls around private property. (I didn't want to lump the three things together -- that is, walls, fences, and hedges -- so this question can be repeated twice more.)
2. If there is a maximum fence height, there should be different maximums for solid fences (e.g, wood or stucco) versus "see-through" fences (e.g., wire, spaced metal bars, or chain-link)?
3. Yachats should have a standard for the upkeep and appearance of fences, walls, and hedges.

Before asking our questions to the Yachats public, we need definitions and illustrations (or photos) for each of the three categories (wall, fences, hedges). They should be included with the questions so it is clear what we are talking about.

Christine

**Yachats ordinances currently regulating the height of fence and walls.
(In the Comprehensive Plan the city encourages tree planting on ridgelines to
protect the view.)
(5.08.090A minimum heights)
(9.28.030 view screening required)
(9.64.010 maximum heights in required yard)
(9.68.030 minimum heights)
(9.68.040 maximum heights)**

Do we need a general ordinance regulating the heights of fences, hedges and walls?
(circle one)

- 1. Strongly agree
- 2. Agree
- 3. Neither agree or disagree
- 4. Disagree
- 5. Strongly disagree

*Do we need an ordinance regulating the maintenance of hedges between properties?
(circle one)*

- 1. *Strongly agree*
- 2. *Agree*
- 3. *Neither agree or disagree*
- 4. *Disagree*

5. Strongly disagree

If the Planning Commission regulates the height of fences and walls, should solid hedges get the same height limits?

Yes or No (circle one)

If a fence is not solid and light blocking the height should still be regulated. (circle one)

1. Strongly agree
2. Agree
3. Neither agree or disagree
4. Disagree
5. Strongly disagree

If a hedge is not solid and light blocking the height should still be regulated. (circle one)

1. Strongly agree
2. Agree
3. Neither agree or disagree
4. Disagree
5. Strongly disagree

If you feel a limit on the height of fences, hedges, and walls is needed, what height should that be?

Between residential properties? 1-2-3-4-5-6-7-8-no limit in feet (circle one)

Between residential and commercial properties? 1-2-3-4-5-6-7-8-no limit (circle one)

Do you agree that good fences make good neighbors? (circle one)

1. Strongly agree
2. Agree
3. Neither agree or disagree

4. *Disagree*
5. *Strongly disagree*

Fences are ugly. (circle one)

1. *Strongly agree*
2. *Agree*
3. *Neither agree or disagree*
4. *Disagree*
5. *Strongly disagree*

Walls are ugly. (circle one)

1. *Strongly agree*
2. *Agree*
3. *Neither agree or disagree*
4. *Disagree*
5. *Strongly disagree*

Hedges are ugly. (circle one)

1. *Strongly agree*
2. *Agree*
3. *Neither agree or disagree*
4. *Disagree*
5. *Strongly disagree*

Fences, hedges and walls are needed to separate properties. (circle one)

1. *Strongly agree*

2. *Agree*
3. *Neither agree or disagree*
4. *Disagree*
5. *Strongly disagree*