



# CITY OF YACHATS

PO Box 345 (501 N. Highway 101), Yachats OR 97498

Phone (541) 547-3565 Fax (541) 547-3063 Relay Oregon 800-735-2900 (TDD)

April 29, 2025

## NOTICE OF PUBLIC HEARING Before the Yachats Planning Commission

- Applicant:** Christopher Valentin and Renee Taylor
- Public Hearing Date and Location:** A public hearing will be held with the Yachats Planning Commission on **Tuesday, May 20, 2025 at 2:00 p.m.** in the Civic Meeting Room at the Yachats Commons, 441 Highway 101 N, Yachats OR. The meeting is also available via Zoom and a link may be found at <https://www.yachatsoregon.org/AgendaCenter> or by contacting City Hall.
- Site Location:** The subject property is located at 536 Fourth Street and described on the Lincoln County Assessor's Map 14-12-27-DA as Tax Lot 5100.
- Proposed Development Action:** The applicant is requesting a conditional use permit to reduce the required side yard setbacks for residential use in a commercial zone.
- Applicable Criteria:** Yachats Municipal Code, Title 9 Zoning and Land Use
- Chapter 9.04.030 Definitions
  - Chapter 9.28 C-1 Retail Commercial Zone
  - Chapter 9.72 Conditional Uses
- Contact:** Katherine Guenther, City Planner (541) 547-3565

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, applicable criteria, and other relevant information are available for inspection at no cost, and copies can be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost seven days prior to the hearing, and copies can be provided at reasonable cost.

Written comments may be submitted to the City of Yachats at 501 Highway 101 N, Yachats, OR, mailed to P.O. Box 345, Yachats, OR 97498 or emailed to [recorder@yachatsmail.org](mailto:recorder@yachatsmail.org). The deadline for submitting written comments is Friday, May 16, 2025 at 4:00 p.m. Written testimony received prior to the deadline will be forwarded to the Planning Commission. The public may provide oral testimony at the May 20, 2025 public hearing.

Failure to raise an issue in person, by letter or by email, or failure to provide statements or evidence sufficient to allow the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

E-MAIL [CityHall@yachatsmail.org](mailto:CityHall@yachatsmail.org) WEB SITE [www.yachatsoregon.org](http://www.yachatsoregon.org)

*The City of Yachats OR does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation or any other legally-protected status.*

Land Use Application

City of Yachats  
441 Hwy 101 N  
PO Box 345  
Yachats OR 97498  
(541) 547-3565

Fee:  
Date Received: \_\_\_\_\_

- Conditional Use \$250    Nonconforming Use \$250    Variance \$250  
 Zone Change \$500    Comprehensive Plan Change \$500  
 Urban Growth Boundary Change \$1000  
(Actual expenses in excess of the application fee will be billed.)

Applicant: Renee Taylor & Chris Valentin Phone: (541) 653-4517  
Address: 536 4th Street  
City: Yachats State: OR Zip: 97498  
Relationship to property: Owners  
(Owner, Contract Purchaser, etc.)  
Legal Description: 14-12-27-DA-05100-00 Current Zone: C-1  
Lot Dimensions: 50' x 100' Area: 5,000 sqft Flood Zone: No  
Natural Hazard: None Topography: Flat  
Directions to Property: West from 101 onto 4th St. Empty lot on the left just west of 510 4th St.  
Previous Planning Actions on Property: None

Reason for Request:

Existing Structures on Property: None

Proposed Use and Structures: Residential home

Current Utilities and Providers: None

Anticipated Date of Development: ASAP

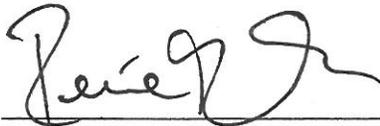
Land Use Application

Supplemental Required Information

Attachments to Application (check all that apply)

- Plot Plan of subject property showing all property lines
- Existing and proposed structures and their location in relationship to property lines
- Total floor area, use and height of all existing and proposed uses
- Operating characteristics of all proposed commercial use
- Location, extent, arrangement, and proposed improvements of all off-street parking and loading facilities.
- Location of access to adjacent arterial or collector
- State or County Road Approach Permit
- Narrative which address applicable ordinance standards (required for all land use actions)
- Other: \_\_\_\_\_

I have read the above application and hereby certify all information contained therein to be true and complete to the best of my ability. I understand that this application will not be processed until all required information is submitted to the City.



Signature of Applicant



Signature of Property Owner (if other than applicant)

## Reason for Request :

Variance designed to maximize housing availability in Yachats.

We respectfully submit this variance application for our new residential build within the commercial zone. Our vision includes maximizing the usability of our lot to not only create a comfortable primary residence and thoughtfully accommodate a future Accessory Dwelling Unit (ADU) when the code allows for them. Towards this end the primary residence will be designed such that it will also have an independent living unit on the first floor.

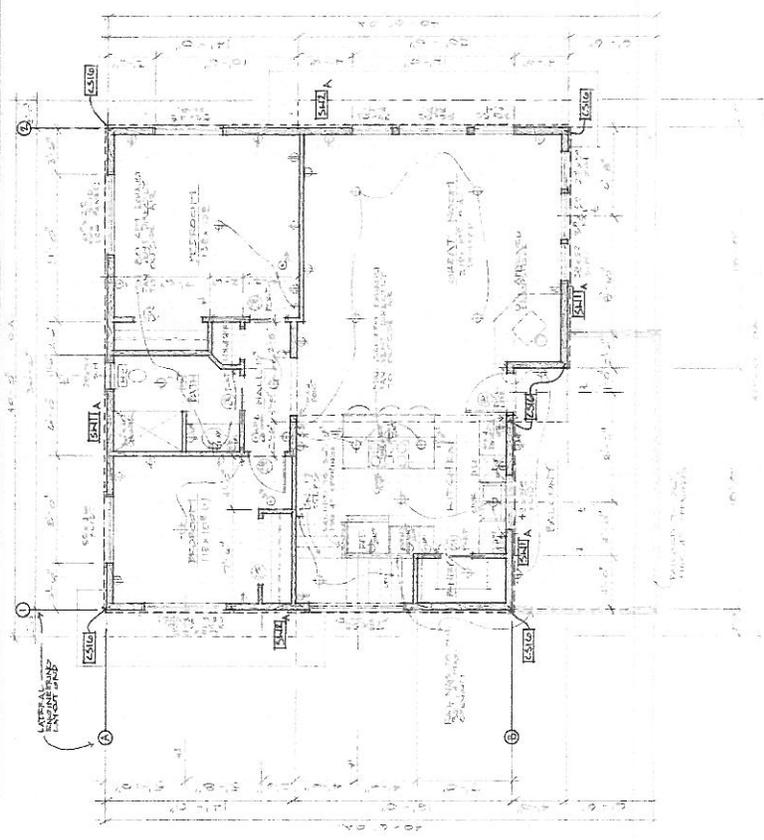
To achieve this efficient site plan and future housing flexibility, we request a variance to reduce the standard side yard setbacks based on structure height from 10 feet to 5 feet, a modification we believe remains sensitive to neighboring properties as we move the building away from the property line above 15 feet. This adjustment will allow us to optimize the building footprint, ensuring ample space for both dwellings and fostering a step towards increased housing options within the city.

The setback calculation we are applying for is identical to that used in Waldport, OR for medium density dwellings. It was originally designed so that fire ladders could be readily deployed though current firefighting methods no longer require this conservative a setback. In this specification, for every 3 feet above 15 feet, the building moves away from the property line by an additional foot over the 5 foot minimum in our design. This setback is actually more stringent than other nearby communities for medium density housing. (Note that a single dwelling on 50 feet by 100 feet lots corresponds to 8.7 dwellings/acre which is considered medium density housing in the codes of larger cities such as Newport, Bend, Corvallis and Lincoln City.) For example, Newport's a max height of 30 feet and a minimum side setback of 5 feet. For medium density housing in Corvallis and Bend, the maximum height is 35' with a minimum side setback of 5 feet. Florence has a maximum height of 28 feet and a minimum side setback of 5 feet. Lincoln City takes a slightly difference approach for medium density housing whereby the minimum back and side setbacks are each 7.5 feet, whereas we have the minimum back set back at 10 feet and the side setback at 5 feet. Note that the maximum dwelling height is larger, 35 feet, in Lincoln City. Another common code (Coos Bay, Bandon, Toledo, Forfar, Rainier, Newburg, etc.) calls for a minimum 5' side setback for a dwelling height of "35 feet or 2 1/2 stories, whichever is less".

The current Yachats code is identical to the generic code for Lincoln County which is only applicable in more rural areas outside of cities which have their own codes as noted above.







A- SLAB DETAIL AROUND OPENINGS

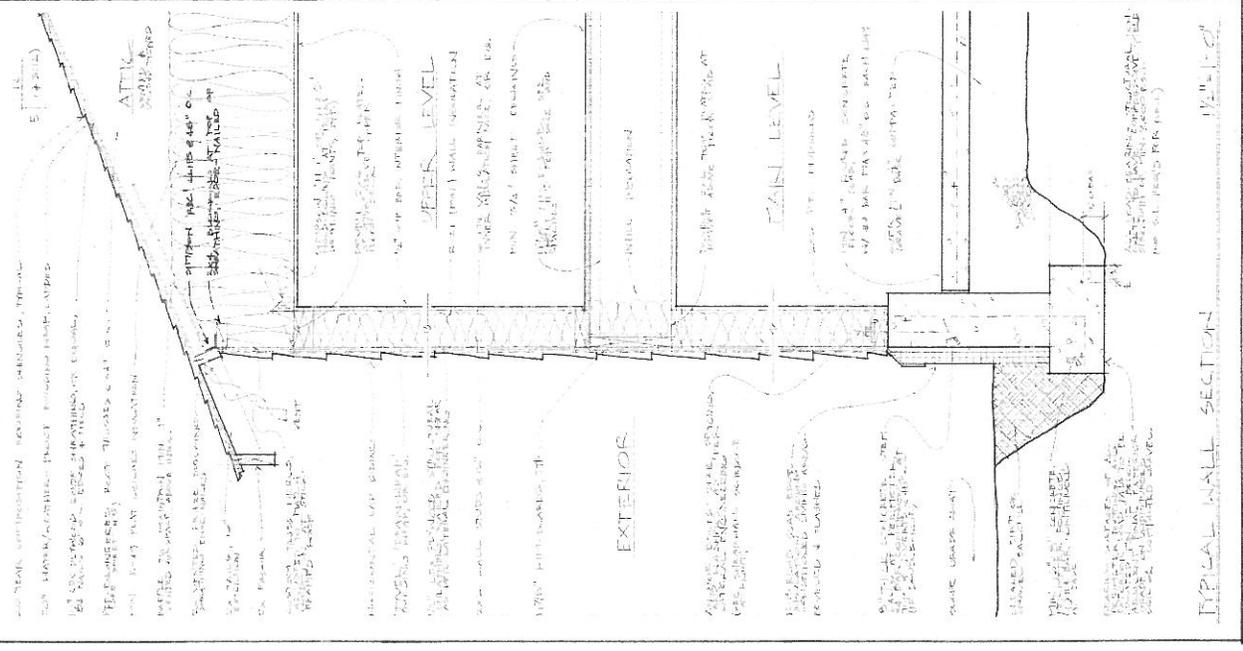
NOTES:

1. SEE DETAIL 3 FOR TOP PLATE SPICE DETAILS
2. SEE DETAIL 4 FOR SECOND STORY STRUT HOLEDOWN DETAILS
3. SEE DETAIL 5 FOR SECOND STORY SHEAR TRANSFER DETAILS

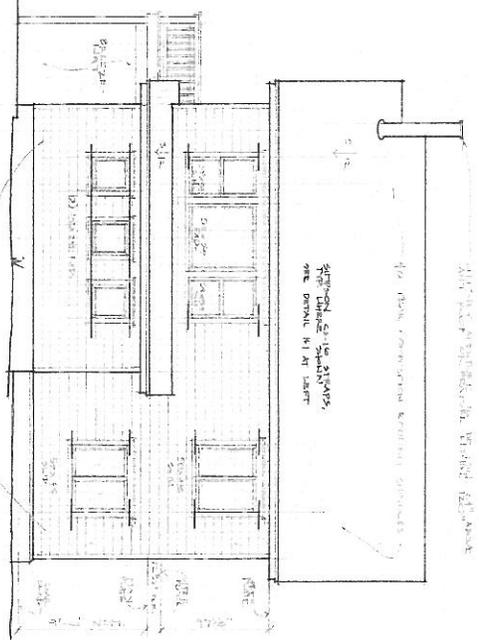
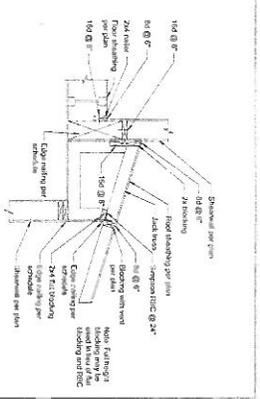
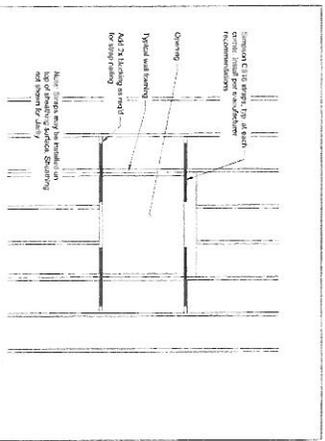
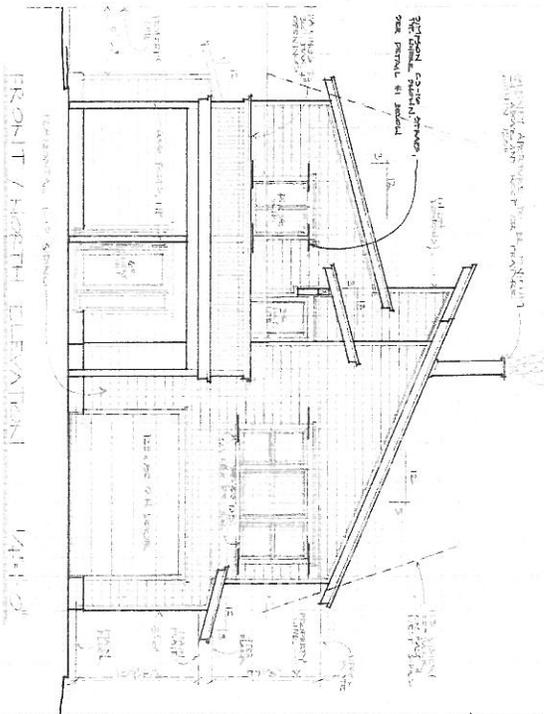
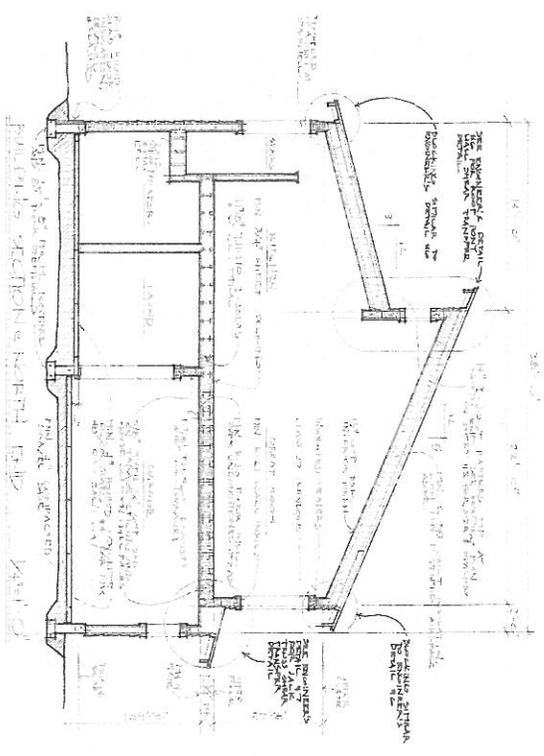
GENERAL INFORMATION		SCHEDULE		REMARKS	
NO.	DESCRIPTION	QTY	UNIT	NO.	DESCRIPTION
1	STEEL PLATE	100	SQ. FT.	1	STEEL PLATE
2	STEEL STRUT	50	LINEAL FT.	2	STEEL STRUT
3	STEEL SHEAR TRANSFER	20	SQ. FT.	3	STEEL SHEAR TRANSFER
4	STEEL HOLEDOWN	10	SQ. FT.	4	STEEL HOLEDOWN
5	STEEL BRACKET	5	EA.	5	STEEL BRACKET
6	STEEL ANCHOR BOLT	100	EA.	6	STEEL ANCHOR BOLT
7	STEEL WELD	100	LINEAL FT.	7	STEEL WELD

UPPER LEVEL FLOOR PLAN

1100 SQUARE FEET UNFLOOR AREA



TYPICAL HALL SECTION



**DEAN ENGINEERING**

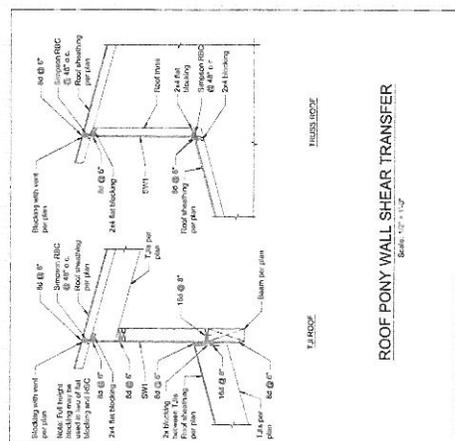
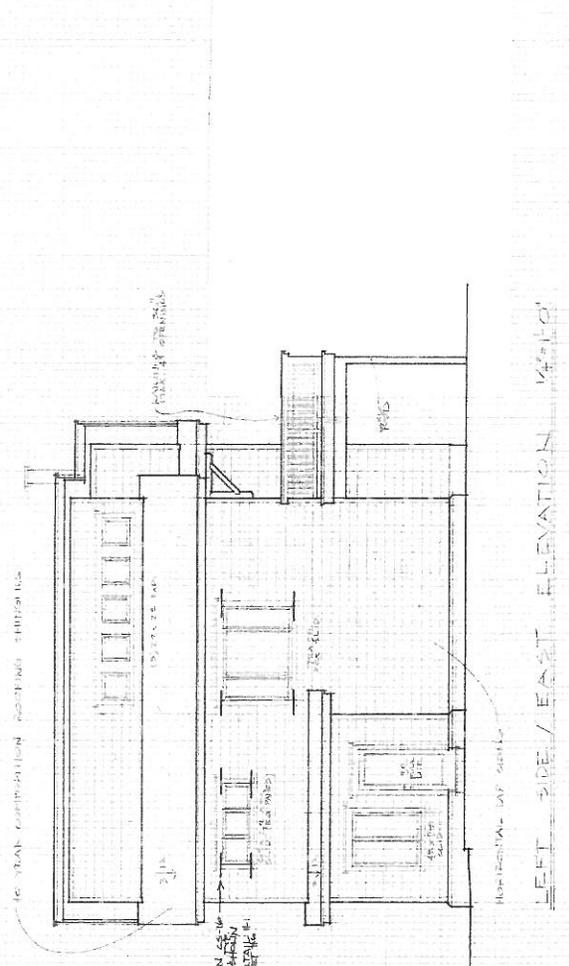
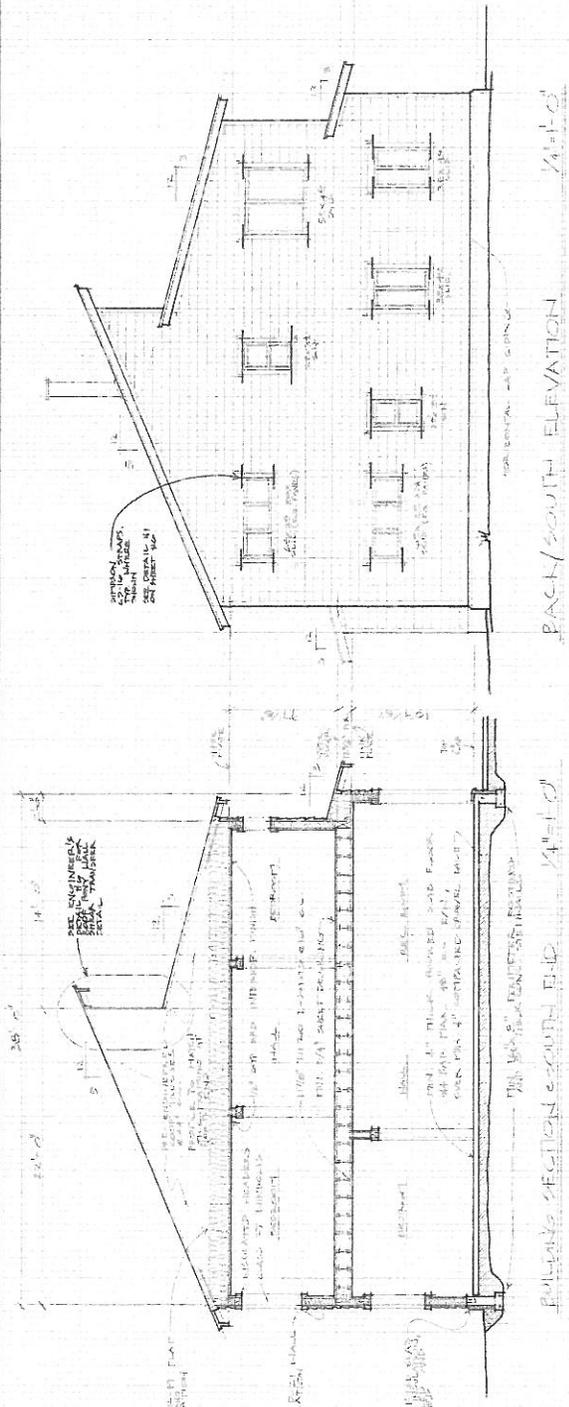
CUSTOM NEW DWELLING  
at  
536 4th Street, Yachats, OR

1

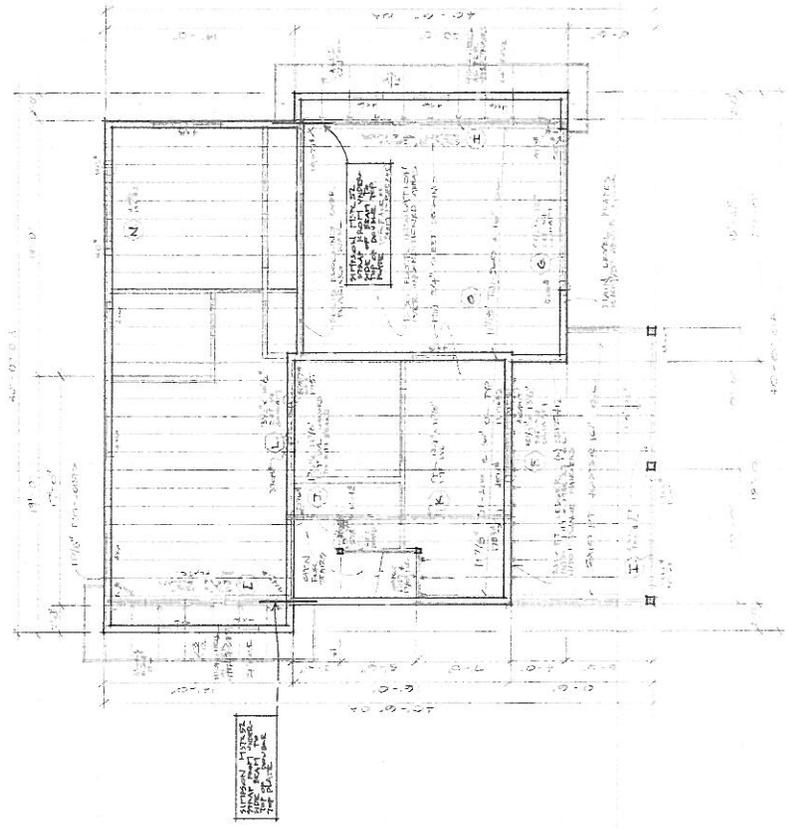
**DEAN ENGINEERING**

CUSTOM NEW DWELLING  
at  
536 4th Street, Yachats, OR

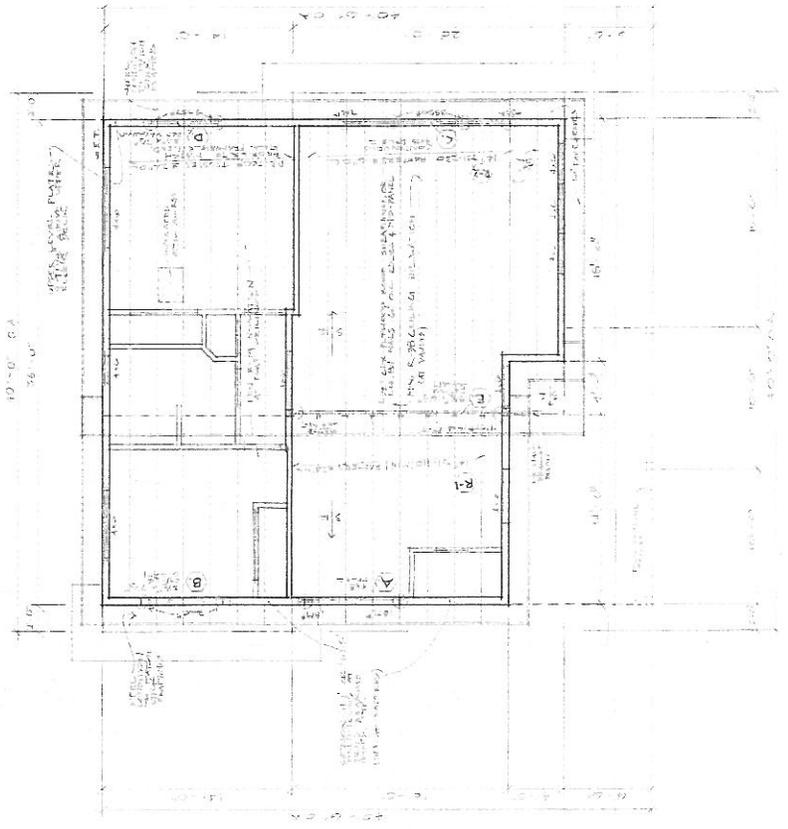
7



DATE: 08/20/2024	PROJECT: 77
DRAWN BY: JLD	CHECKED BY: JLD
SCALE: 1/4" = 1'-0"	PROJECT: 77
CUSTOM NEW DWELLING at 536 4th Street, Yachats, OR	
<b>DEAN ENGINEERING</b>	
<b>6</b>	

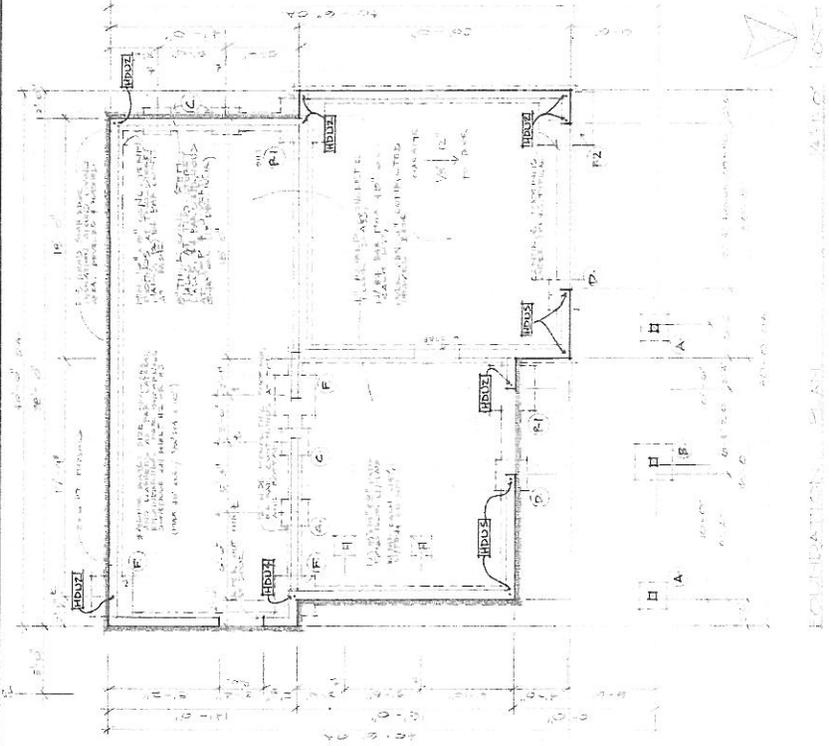


1ST LEVEL PLAN



2ND LEVEL PLAN

FOR THE RECORD, THE ARCHITECTURE, ENGINEERING, PLANNING AND CONSTRUCTION SERVICES (AEPC) HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND DOES NOT REQUIRE A VISUAL IMPACT STATEMENT (VIS). THE VISUAL ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE VISUAL IMPACT STATEMENT (VIS) GUIDELINES AND THE VISUAL IMPACT STATEMENT (VIS) REPORT. THE VISUAL ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE VISUAL IMPACT STATEMENT (VIS) GUIDELINES AND THE VISUAL IMPACT STATEMENT (VIS) REPORT. THE VISUAL ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE VISUAL IMPACT STATEMENT (VIS) GUIDELINES AND THE VISUAL IMPACT STATEMENT (VIS) REPORT.



NO.	DATE	BY	CHKD.	APP.
1				
2				
3				
4				

NO.	DESCRIPTION	DATE
1	FOOTING SCHEDULE	
2	FOOTING SCHEDULE	
3	FOOTING SCHEDULE	
4	FOOTING SCHEDULE	
5	FOOTING SCHEDULE	
6	FOOTING SCHEDULE	
7	FOOTING SCHEDULE	
8	FOOTING SCHEDULE	
9	FOOTING SCHEDULE	
10	FOOTING SCHEDULE	

FOOTING SCHEDULE  
 1. ALL FOOTINGS TO BE CONCRETE ON GRADE  
 2. ALL FOOTINGS TO BE 12" MIN. THICK  
 3. ALL FOOTINGS TO BE 12" MIN. WIDE  
 4. ALL FOOTINGS TO BE 12" MIN. HIGH  
 5. ALL FOOTINGS TO BE 12" MIN. LONG  
 6. ALL FOOTINGS TO BE 12" MIN. SPACED  
 7. ALL FOOTINGS TO BE 12" MIN. DIA.  
 8. ALL FOOTINGS TO BE 12" MIN. DIA.  
 9. ALL FOOTINGS TO BE 12" MIN. DIA.  
 10. ALL FOOTINGS TO BE 12" MIN. DIA.