

ATTACHMENT A: PLANNING COMMISSION INPUT AND RESPONSE

The Yachats Code Update project aims to 1) bring the City’s code into compliance with state requirements for needed housing , and 2) support the community’s housing and livability goals by preparing and adopting code amendments with guidance from the recently completed Housing Needs Analysis and Housing Implementation Plan. The table below summarizes key concerns and questions raised by the Planning Commission at the outset of the project and specifies how each will be addressed.

The code concepts presented at the first PC/CC work session will continue to be shaped by community feedback throughout the course of the project to inform the final code amendments.

PC Concern	Key Questions and Concerns	How It Will be Addressed
Allow ADUs?	<ul style="list-style-type: none"> • Separate entrance for interior ADUs? • Off-street parking requirement? • "Dwelling unit" and "Accessory dwelling unit" definitions 	Code Concepts
Design Guidelines	<ul style="list-style-type: none"> • Should some or all housing be subject to design standards? • Design standards should be objective to avoid referral to a design committee or the planning commission. 	Code Concepts
Housing Production	Need strategies to prevent single family residences from being built in multifamily zones.	Code Concepts
ADUs & Cottage Clusters	Propose that this process continue to focus on ADUs but use community meetings to educate community on the concept and possible implementation of Cottage Clusters.	Code Concepts
Cottage Clusters	How ready are proposed regulations for Cottage Clusters (Housing Implementation Plan – Appendix B) for inclusion in code?	Code Concepts
Manufactured Housing	Review code on manufactured homes and remove sections that are antiquated and out of compliance.	Legal Compliance Review
C-1 Zone Residential Uses	Create code to prevent C-1 property from being used for residential development.	Code Concepts