



CITY OF YACHATS
PLANNING COMMISSION REGULAR MEETING
SUMMARY MINUTES
September 17, 2024

The regular meeting of the Planning Commission was called to order by Chair Marc Sakamoto at 2:00 p.m. in the Civic Meeting Room of the Yachats Commons. Members present: Loren Dickinson, Mary Aebi, Jim Paul, Jolene Gosselin, Craig Hogan, and Tod Davies (zoom). Staff: Katherine Guenther, Planner (zoom) and Recorder Kimmie Jackson.

Audience: 11

I. Announcements & Citizens' Concerns None.

III. Ongoing Business

Accessory Dwelling Unit Zoning Discussion

The commission discussed the definition and implications of an Accessory Dwelling Unit (ADU) in different zoning areas. The group agreed that an ADU is defined by the presence of a kitchen, bathroom, and sleeping area. However, it was noted that the rules change when an ADU is added to an existing R1 zone, turning it into an R2 or R3 zone. Also discussed the potential for more lenient parking requirements for ADUs, which could influence the choice between building an ADU or a duplex. The conversation ended with the question of whether the code defines what a kitchen and bathroom are.

Accessory Dwelling Unit Kitchen Requirements

The commission discussed defining a kitchen for accessory dwelling units; and agreed that a stove is required but were uncertain what qualifies as a stove; addressed concerns about homeowners adding kitchens after inspection. A member proposed establishing clear kitchen requirements for 80 units; discussed measuring the city's accessory units and the need for more housing stock. The conversation ended with an open question about identifying units when kitchen components are unclear.

Addressing Unofficial Housing Units in Yachats

A member proposed a simple code change to address the issue of unofficial housing units in Yachats, which the Planner confirmed would be assisted by consultants through Grant and DLCD. The team discussed the potential benefits of legitimizing these units, including improved health and safety, and added value to the houses; discussed the challenges of tracking and regulating rental rooms in the city, with the planner suggesting a survey to determine the number of shared water meters. The conversation ended with the assumption that each unit in a building should have a separate door, indicating the

1 number of units in the building. Also discussed the census data, its accuracy, and the
2 housing needs analysis conducted by Portland State University.

3 4 **Discussing Vacant Home Rentals and Growth Projections**

5 It was discussed charging a fee or tax on vacant homes to encourage owners to rent them
6 out; suggested discussing this with the mayor and city manager. It was mentioned the
7 Council is reviewing utility rates. They acknowledged potential parking issues with renting
8 large homes to multiple unrelated individuals, which is limited to two additional people by
9 legal definition; discussed the 30% population increase from 2020 to 2024 due to the
10 pandemic and remote work, with the planner noting the potential for more remote work.
11 The planner praised the housing plan's professionalism while noting some unpopular
12 recommendations.

13 14 **Addressing Housing Affordability and Density Challenges**

15 The commission discussed the issue of single-family houses dominating the residential
16 zones in their city, leading to a lack of affordable housing; and considered the possibility
17 of incentivizing higher density zones, such as multifamily units, but acknowledged the
18 legal challenges and potential backlash from property owners. It was suggested that the
19 city's growth would continue regardless, with more people moving in and more houses
20 being built; also discussed the lack of control the city has over how existing houses are
21 used, with no incentive for property owners to disclose their rental arrangements. The
22 conversation ended with the understanding that the city's growth and housing issues are
23 complex and require further exploration.

24 25 **City Housing Needs and Efficient Resource Use**

26 The meeting revolved around the discussion of the city's housing needs and the potential
27 for growth. The participants agreed that the city should not overbuild and should prioritize
28 the efficient use of existing resources. They also discussed the need for a 20-year
29 buildable inventory within the city limits, as required by the State of Oregon. The idea of
30 incorporating higher density housing in commercial zones was also brought up, but it was
31 decided that the city should not build residential housing in commercial zones. The
32 participants agreed to put together a list of questions for the consultants to address, and
33 they also discussed the need for the city to provide services to all residents within the city
34 limits. The conversation ended with the suggestion to reserve commercial land for its
35 intended use.

36 37 **Housing Plan Discussion and Implementation Strategy**

38 The commission discussed the complexities of a housing plan, particularly the balance
39 between commercial and residential areas. They agreed to revisit the plan and address
40 any questions or concerns before the next meeting; also considered the potential for
41 upzoning some residential areas to accommodate higher density. It was emphasized the
42 importance of pragmatism in their approach, suggesting they should not wait for a perfect
43 solution but instead focus on a sensible plan. The next meeting will focus on the housing
44 implementation plan and any outstanding questions. A question was raised about the
45 city's obligations, specifically the 6-mile radius beyond the city limits as mentioned in the
46 Oregon Revised Statutes; and expressed uncertainty about how the city could influence
47 planning in that area. One member suggested not focusing on this issue at the moment
48 and instead moving on to other agenda items.

Wetlands Inventory, Fire Code, and Title 9 Updates

The planner confirmed that DSL and Pacific Habitat are communicating on the local wetlands inventory. The mayor and city manager escalated the communications to several state contacts to expedite inventory approval. The Planner reported a new county fire code adding a permitting step. Updates were given on the parking plan and title 9 to Council, with uncertainty about the latter's agenda; said the DLCD was still reviewing title 9 changes that Council could potentially review in October, but the decision was Council's. The members are concerned about restarting the process if Council found issues. The planner said the changes were minor and unlikely to violate laws. The city manager confirmed the City Council meeting was rescheduled to October 23rd.

City Council Meeting and Comprehensive Plan Update

The group discussed the upcoming City Council meeting and the need for external consultation on updating the Comprehensive Plan, which believe is within the budget. The planner suggested focusing on the housing part of the plan and tying it to the new code, with Kimmie agreeing to discuss this in the next work session. The city manager suggested involving Cascadia partners to support the group in moving forward with each section of the Comp review. Will be discussing all city fees plan to bring it to the city council in November.

Next Steps

- All commissioners to review the housing implementation plan, housing needs analysis, and buildable lands inventory documents before the next meeting.
- All commissioners to prepare questions about the housing plans for discussion at the next work session.
- Planner to send a copy of the Measure 56 notice to the city manager for the City Council meeting notice.
- All planning commissioners to attend the October 23rd City Council meeting where Title 9 updates will be discussed.
- The planner to review the comprehensive plan and select a housing-related goal to focus on at the next work session.
- The planner to follow up with Cascadia Partners on their timeline for the housing implementation plan work.
- The city recorder is working on an analysis of surrounding communities' fees for presentation to City Council in November.
- Planner to look for recordings of previous Cascadia Partners presentations to share with commissioners.

Meeting adjourned at 3:21pm

By: Kimmie Jackson, Recorder