



CITY OF YACHATS
PLANNING COMMISSION REGULAR MEETING
SUMMARY MINUTES
October 15, 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 Absent: Tod Davies. Staff: Katherine Guenther, Planner and Recorder Kimmie Jackson.

Audience: 10

I. Announcements & Citizens' Concerns - No announcements or correspondence were presented for inclusion in the record and no public attendees raised concerns.

II. Ongoing Business
Comprehensive Plan Updates

Discussion centered around reviewing and updating the Comprehensive Plan. Key focus areas included Goal E: Natural Hazards and Disasters (currently deferred for further review to ensure recent ordinance updates are integrated correctly); Goal G: Urban Growth and Form; and Goal J: Meeting Housing Needs.

Discussions continued around Comprehensive Plan Appendices. Cascadia Partners provided housing plan suggestions and appendices, including revisions to accessory dwelling unit regulations.

Housing Plan Revisions - Noted improvements in understanding housing-related state policies over time. Suggestions include integrating insights and updates into future drafts.

Visual Character of Developments - Concerns were raised about the design and aesthetics of new developments, particularly townhouses and multifamily projects, integrating clearer design standards and improving the site plan review process for future developments.

Site Plan Review Enhancements - Previous challenges were highlighted due to a lack of detailed site plans (e.g., incomplete parking requirements). Recent policy changes aim to require detailed site plans for conditional uses and townhouse developments. Consider applying these policies more broadly across multifamily projects. It was noted that current ordinances for detailed site plans lack uniform enforcement.

Suggestions were made to require more detailed site plans for developments, especially those under the Planning Commission's purview.

Challenges Identified - Incomplete integration of 2021 ordinance updates into the comprehensive plan; and the need for clearer and more enforceable design and site plan standards to address aesthetic concerns and compliance issues.

Aesthetic & Urban Design Goals- The goal is to maintain the small-town and natural character of Yachats. Challenges in achieving this due to a lack of clear design guidelines were discussed. Cascadia Partners' involvement in updating design standards was noted.

Next Steps

- Address gaps in the comprehensive plan, particularly Goal E.
- Consider collaboration with Cascadia Partners for urban design standards.
- Evaluate the feasibility of performance bonds to prevent incomplete projects.
- Engage Cascadia Partners to provide a framework for design standards.
- Potential subcommittee formation to explore and implement design goals.
- Community workshop scheduled for December 12, 2024, at 4:00 PM at the Commons, focusing on the Civic Campus Master Plan. Will need one member to volunteer for this work group.
- Planning Commission members are to send questions for Cascadia Partners to kimmie@yachatsmail.org by next Tuesday; to compile questions, forward them to City Planner, to give to Cascadia Partners
- The Planner to provide information on comprehensive plan history, purpose, and current use to Planning Commission members.
- The Planner to prepare a year-end report summarizing building activity and land use applications.
- Joanne Kittel to inform the City Manager of her interest in joining the Civic Campus Master Plan advisory committee.
- The Planner to send out a video link for the parking webinar to Planning Commission members.
- Member Hogan to bring up the question about the Forest Plan update at the next City Council meeting.
- Planner to review email from a citizen regarding property subdivision.

Develop clear and objective design requirements Key recommendations included Establishing district-specific design guidelines and introducing incentives to lower building heights in exchange for increased lot coverage or reduced parking requirements. Balancing affordability and aesthetics in building regulations

The meeting adjourned at 4:05 pm.

By: Kimmie Jackson, Recorder