



**CITY OF YACHATS
PLANNING COMMISSION WORK SESSION MEETING
SUMMARY MINUTES
December 10, 2024**

Chair Marc Sakamoto called the Planning Commission's regular meeting to order at 10:00 a.m. at the Civic Meeting Room of the Yachats Commons. Members present were Loren Dickinson, Mary Aebi, Jolene Gosselin, Craig Hogan, and Tod Davies. Absent: Jim Paul. Staff: Katherine Guenther, Planner, Bobbi Price, City Manager and Recorder Kimmie Jackson. Absent:

Audience: 14

The Planning Commission held a work session to discuss housing implementation plans, focusing on ADUs, workforce housing, and design standards as top priorities. They reviewed code changes, zoning issues, and the potential for cottage clusters, while also addressing communication strategies and organizational matters. The conversation ended with discussions on Commission membership, ongoing construction projects, and upcoming events.

1. Comprehensive Plan & Code:

- o There was a discussion about the alignment between the comprehensive plan and the zoning code.
- o Cascadia Partners are assisting with recommendations for implementing code amendments that reflect housing goals.

2. ADUs and Housing Implementation:

- o Priority was placed on addressing ADU regulations as part of the housing implementation plan.
- o Clarified the process for drafting and adopting code changes, including public hearings and state review.

3. Design Standards:

- o Acknowledged community concerns about existing developments, like the controversial condominium building.
- o Discussed the need to balance the implementation of ADUs with potential design standards to address aesthetics and community concerns.

4. Cottage Clusters and Zoning:

- o Interest was shown in exploring the feasibility of cottage clusters and tiny homes, but with caution about overextending the scope.
- o Discussions included zoning challenges, such as underdeveloped and steep-slope lands, and potential rezoning areas.

5. Cascadia Partners:

- o Recognized Cascadia’s expertise and planned collaboration on urban design and ADU standards.
- o Cascadia’s timeline for delivering outputs is approximately 18 months, emphasizing community input.

Next Steps:

1. Follow-Up with Cascadia Partners:

- o Consolidate feedback and questions for Cascadia, particularly on ADUs, design standards, and potential zoning changes.
- o Schedule discussions with Cascadia’s urban designer on design standards, separate from ADU implementation.

2. Community Engagement:

- o Plan outreach to inform and gather input from the community on ADUs and future zoning amendments.

3. Documentation and Tools:

- o Recorder to compile questions and comments related to ADUs into a single document for review.
- o The Planner will share access and share the interactive map from the buildable lands inventory for better zoning decision-making.

4. Future Meetings:

- o Discuss detailed plans for rezoning and ADU implementation in subsequent sessions.
- o Revisit the topic of design standards after progressing on ADU regulations.

The meeting was adjourned at 11:15 a.m.

By: Kimmie Jackson, Recorder