



CITY OF YACHATS
PLANNING WORK SESSION & REGULAR COMMISSION
SUMMARY MINUTES OF February 18, 2025

The Work Session of the Planning Commission was called to order by Vice-Chair Tod Davies at 2:00 pm in the Civic Meeting Room of the Yachats Commons. Members present: Marc Sakamoto, Loren Dickinson, Mary Aebi, Jim Paul, and Jolene Gosselin. Absent: Craig Hogan, Staff: Katherine Guenther, Planner, and Recorder Kimmie Jackson.

Audience: 7

WORK SESSION

City Manager Bobbi Price presented the city's organization with charts showing how decision-making flows and the budget process works. The meeting centered around discussing Council goals and how they affect Planning. The discussion also included the ongoing need for continued education and public outreach.

Meeting adjourned at 2:55 pm.

REGULAR MEETING

The Regular Planning Commission was called to order by Chair Marc Sakamoto at 3:00 pm in the Civic Meeting Room of the Yachats Commons. Members present: Tod Davies, Loren Dickinson, Mary Aebi, Jim Paul, and Jolene Gosselin. Absent: Craig Hogan, Staff: Katherine Guenther, Planner, and Recorder Kimmie Jackson

I. Announcement & Correspondence

- a. None

II. Citizens Concerns

- a. None

III. Public Hearing

- a. Case File #1-CU-PC25 Hedlund Home Occupation. The public hearing was convened to gather community input regarding the proposed

proposal, zoning changes, and development plans. Chair Sakamoto opened the meeting, providing an overview of the purpose and format of the public hearing. Planner Guenther presented key information about the conditional use application, including objectives, potential impacts, and related data and research findings.

Community members were invited to provide their feedback, including support or opposition. Mike Fyfe of Yachats had questions about the signage, and the planner addressed his concerns and favored this application. The commission members had minimal questions. Chair Sakamoto thanked all participants for their contributions and reiterated the importance of community input in the decision-making process.

A Motion was made to approve case file #1-CU-PC25 Hedlund Home Occupation, accompanied by the specified conditions that the business sign will be mounted on the retaining wall not to exceed 2 feet high or 1 ½ feet if the sign is hanging.

The Vote was taken –Aye: Tod Davies, Loren Dickinson, Mary Aebi, Jolene Gosselin, and Marc Sakamoto; Absent: Craig Hogan. Abstain: Jim Paul stated he did not review the material.

IV. Ongoing Business

- a. FEMA Model Code Update –The following steps are for the Council to review the information and determine how to proceed.

V. New Business

- a. The Board of Directors of Habitat for Humanity needs volunteers. Commission members Jolene Gosselin and Nicole Hedlund have volunteered.
- b. Potential Land Bank Opportunity: City Manager Bobbi discusses the role of land banks, addressing the issues of vacant properties, exploring how land banks can address water reservoirs and housing shortages, and promoting innovative land uses.

VI. Reports

- a. Commission Chair Meeting
- b. The Planner's Report was presented at the meeting and will be added to the online packet after the meeting. Planner Guenther highlighted that the wetlands project was moving forward.
- c. Meeting summary is attached to the online packet for review.
- d. The Issues List is attached to the online packet for the status of projects and planning issues. The list of questions was sent to Cascadia Partners, and Victor Tran will take the lead on this. The community input meeting will be on March 12, 2025, and the Strong Town Meeting is tomorrow at the Commons.

The meeting adjourned at 4:17 pm.

By: Kimmie Jackson, Recorder