



CITY OF YACHATS PLANNING WORK SESSION & REGULAR COMMISSION

DRAFT MEETING SUMMARY MINUTES

City Hall, 441 Hwy 101 N, OR 97498

Tuesday, March 18, 2025

WORK SESSION

- 1. Planning Work Session Commission Meeting 2:00 pm**
- 2. Call to Order by Tod Davies**
- 3. Roll Call**

Committee Members	P/A
Marc Sakamoto, Chair	P
Tod Davies, Vice Chair	P
Craig Hogan	P
Loren Dickinson	P
Mary Aebi	P
Jolene Gosselin	A

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, City Recorder
Neal Morphis, City Infrastructure Clerk	

Audience
9

- 1. City Manager Bobbi Price led the discussion on the Roles and responsibilities of the City Council, staff, and commissions.** The timeline for City Council Goal setting was outlined, including the need for the Planning Commission to identify their goals in November for submission during the Council's goal-setting session and an adjustment to the administrative policy to

schedule goal setting for the Planning Commission in November instead of January. The rest of the discussion focused on fostering collaboration to achieve city planning goals.

2. The Vice Chair announced her resignation and the need to appoint another member.

Motion:	The motion was made to appoint Mary Aebi as vice chair			
Moved:	Davies			
Seconded:	N/A			
Ayes:	Hogan, Dickinson, Davies, Aebi, and Sakamoto	Nays: 0	Absent: 1- Gosselin	Abstained: 0
Passed:	5/1			

Adjourned Planning Commission Work Session 2:56 pm

REGULAR MEETING

- 1. The meeting was called to order by Chair Marc Sakamoto**
- 2. Roll Call: attendance did not change.**

3. Announcements / Correspondence

4. Citizens' Concerns (5-Minute Limit)

- a. None

4. Ongoing Business

- a. None

5. New Business

- a. Discussion of [YMC Section 9.88.010](#) (Consequences for non-compliances for non-compliance with Title 9.

The discussion centers on updates to the FEMA model code and what this means for the City Council. Planner Guenther points out that these updates will complicate the permit process. The Council may temporarily pause development until the new model code is finalized. There are concerns about the model code's effect on properties in floodplains. If development destroys any habitat, developers must create new habitats to offset that loss.

The group generally agrees that the new regulations present challenges. However, they may be necessary to protect floodplains and ensure compliance with federal aid requirements. Overall, the discussion reflects a careful approach to dealing with the new regulations while considering the city's needs.

6. Reports

- a. Meeting Summary ([Information only](#))
- b. Planners Report - [Link](#)

Planner Guenther also discussed Planner Guenther, who stated that significant progress is being made on the local wetlands inventory. A retired wetland specialist from the Department of State Lands (DSL) has been contracted to help finalize the inventory, which provided feedback, raising questions and comments regarding specific wetlands, including clarifications on city limits and properties previously flagged for potential wetland status. He also identified properties by their tax map numbers that may not have been adequately studied; they need to be classified as "unknown" wetlands to ensure proper permitting when development permits are submitted. There is uncertainty about whether to attempt additional fieldwork on unexplored properties or simply mark them as unexplored, impacting how development permits are processed.

Ongoing efforts are underway to revise the fee schedule related to planning applications; discussions are planned around new FEMA model language to ensure compliance with the National Flood Insurance Program.

- c. Fire Dept - No report

7. Adjourn City Council Meeting 4:15 pm

Minutes prepared by Kimmie Jackson, City Recorder