



CITY OF YACHATS PLANNING WORK SESSION & REGULAR COMMISSION

**MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, April 15, 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
Craig Hogan	P
Loren Dickinson	P
Mary Aebi, Vice Chair	P
Jolene Gosselin	p

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, City Recorder
Katherine Guenther, Planner	

Audience
19

II. Review of Cascadia Partners' Materials

Vice Chair Aibe started the meeting by discussing the materials from Cascadia Partners addressing housing issues, including reviewing draft code concepts for amendments necessary to comply with state regulations while improving housing production; and provided insights on the information gathered during previous meetings, highlighting the need for more

transparent and more objective standards in housing development. During the commission discussion, key points included redefining the term "family" to reflect better contemporary household structures, which could streamline processes without overwhelming the City Council with extensive changes. Based on outdated notions of family, the existing definition was deemed unenforceable and unsuitable for modern workforce housing needs.

Commissioner Gosslin will attend Habitat for Humanity's April 26 Open House in Newport.

Adjourned Planning Commission Work Session 1:45 pm

REGULAR MEETING

- I. Meeting Called to Order
- II. Announcements and Correspondence
 - a. None
- III. Citizens' Concerns (limited to items not on the agenda and 5 minutes per person)
 - a. J. Danos, Spring Hill Road, gave information on housing and low-interest loans. [\(Link\)](#) Jacqueline Danos expressed her concerns during the public hearing regarding the Creekside variance application. She emphasized the potential impact of the proposed reduction in the street-side yard setback on the neighborhood's aesthetics and property values. Danos highlighted the importance of adhering to setback requirements to maintain consistency and the overall character of the area. She urged the Planning Commission to consider these factors carefully before deciding on the variance request.
- IV. Public Hearings
 - a. **(56:42)** Case File #1-VAR-PC-25: 502 Creekside Variance Request
The public hearing focused on the Creekside variance request (VAR-PC-25) submitted by Dan Hill and Nick [Last Name], represented by Joseph Yu from Harbor South Architecture. The request is to reduce the street-side yard setback to 12 feet.

No citizen concerns were raised. Commissioners were prompted to declare any potential conflicts of interest, with one commissioner mentioning they lived nearby. Still, they had not received notice, and another acknowledging a visit to the property without prior discussion with anyone else.

The city planner was asked to confirm that all written testimony submitted had been shared with the commission. The hearing was left open for public testimony, after which the commission would deliberate and decide regarding the variance request.

(1:42:05)

Motion:	The motion was made to approve a 12-foot setback. Conditions of approval shall be per R-1 status except for the approved variance that allows for the 12-foot side yard adjacent to the upbound road right-of-way. The authorization of this variant shall be void after one year unless substantial construction has occurred. In addition, the Planning Commission may extend approval for an additional period, not to exceed one year, upon request.			
Moved:	Gosslin			
Seconded:	N/A			
Ayes:	Hogan, Dickinson, Davies, Aebi, Gosselin, and Sakamoto	Nays: 0	Absent: 0	Abstained: 0
Passed:	6/0			

b.(1:44:36) FEMA PICM Model Code discussion focused on the implications of the federal floodplain management regulations and their impact on local land use and development. Key points included that complying with updated FEMA flood maps and regulations is necessary to ensure community safety and reduce flood risk; accurate data in assessing flood zones and how this affects property development and insurance rates. The report examines the challenges residents and developers face in navigating the regulations, emphasizing the need for clear communication and education on floodplain management.

(2:05:33)

Motion:	Motion to recommend the City Council review another round and advise that the City that there are no page numbers; it refers to no net loss standards in section 6.0 of the model code; 6.0 of FEMA's code is 9.54.060 of our code; recommend with one more proofread by the Planner to make
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	sure that those internal references point to the right thing.			
Moved:	Gosslin			
Seconded:	N/A			
Ayes:	Hogan, Dickinson, Davies, Aebi, Gosselin, and Sakamoto	Nays: 0	Absent: 0	Abstained: 0
Passed:	6/0			

V. Ongoing Business

a. None

VI. New Business

- a. (2:08:07) Recommendations for Housing Code Advisory Committee, to review and update Housing Codes, evaluate and revise housing codes to reflect current needs, safety standards, and best practices in construction and design. Discussed asking Carits Edson and Nicole Hedlund to be part of this group.

VII. Reports

a. Commission Chairs' Meeting -The Commission Chair meeting addressed key topics essential for effective operations. Updates were provided on ongoing projects and public concerns, while an emphasis was placed on following public hearing protocols to ensure transparency and encourage public participation. Commissioners were reminded to disclose any potential conflicts of interest to maintain integrity in decision-making. Strategies for enhancing community engagement were discussed, focusing on improving communication and soliciting feedback from constituents. The chair outlined upcoming agenda items requiring preparation and suggestions for streamlining processes and enhancing discussion efficiency. The meeting aimed to ensure the committee operates effectively while addressing community needs comprehensively.

b. Planner's Report - None

c. [Meeting Summary](#)

d. [Issues List](#)

4. Adjourn City Council Meeting 4:37 pm

Minutes prepared by Kimmie Jackson, City Recorder