



# **CITY OF YACHATS PLANNING WORK SESSION & REGULAR COMMISSION**

## **DRAFT 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**
- 3. Roll Call**

| <b>Committee Members</b> | <b>P/A</b> |
|--------------------------|------------|
| Marc Sakamoto, Chair     | <b>P</b>   |
| Craig Hogan              | <b>P</b>   |
| Loren Dickinson          | <b>A</b>   |
| Mary Aebi, Vice Chair    | <b>P</b>   |
| Jolene Gosselin          | <b>A</b>   |
|                          |            |

| <b>Staff Members</b>           |                                          |
|--------------------------------|------------------------------------------|
| Bobbi Price, City Manager      | Kimmie Jackson, City Recorder            |
| Dan Fleishman, OCWCOG, Planner | Neal Morphis, Planner Asst. (City Clerk) |
|                                |                                          |

| <b>Audience</b> |
|-----------------|
| 14              |

## **II. Cascadia Meeting Update**

In the meeting with the Cascadia Advisory Committee, Mary Aebi discussed compliance issues stemming from a recent code audit. The

committee found residential homes compliant but identified partial compliance needed for manufactured homes and subdivisions. Significant revisions were suggested for occupancy limits and regulations regarding affordable housing on commercial land. The commission's priorities included addressing middle housing, accessory dwelling units (ADUs), reforming residential regulations, and increasing affordable housing in Yachats.

Discussion continued on the terms "family" and "household" as they relate to the city code, particularly in the context of single room occupancy (SRO) regulations. The term "family" has been identified as having an ambiguous connotation within the current code. This ambiguity may affect housing and occupancy regulations, particularly for manufactured homes and recreational vehicles.

Also, the need for revisions or the creation of new codes regarding single-room occupancy was highlighted, and included exploring how these definitions and regulations could be clarified and adjusted to ensure compliance and facilitate the development of affordable housing options.

### **Adjourned Planning Commission Work Session 3:00 pm**

#### **REGULAR MEETING**

##### **I. Meeting Called to Order**

##### **II. Announcements and Correspondence**

- a. Jolene Gosselin has joined the meeting via Zoom.

##### **III. Citizens' Concerns (limited to items not on the agenda and 5 minutes per person)** None.

##### **IV. Public Hearing**

- a. 2-CUP-25\_Taylor -The Planning Commission held a public hearing to consider a request for reducing side yard setbacks in the C-1 district. Dan Fleishman, planner, clarified that this was not a conditional use application.

The applicants proposed building a 1,928-square-foot home in a commercial zone, seeking a reduction in side yard setbacks. They argued that their design would support medium-density housing goals and maintain the neighborhood's character. Support from neighboring property owners was noted. During the meeting, the commission approved the setback reduction application and discussed the need for clear criteria in future requests. The Planner suggested that decisions should be made by staff if the requirements are precise, rather than by the commission, and recommended against using neighbor objections as a criterion. The commission agreed to explore establishing specific guidelines for setback reductions.

|                |                                                                                                                                                                      |            |                            |                 |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------|-----------------|
| <b>Motion:</b> | The Motion was made to approve the application and direct staff to further revise the order of approval to reflect the testimony received during the public hearing. |            |                            |                 |
| <b>Ayes:</b>   | Hogan, Aebi, Gosselin, and Sakamoto                                                                                                                                  | Nays:<br>0 | Absent:<br>1<br>-Dickinson | Abstained:<br>0 |
| <b>Passed:</b> | 4/0                                                                                                                                                                  |            |                            |                 |

V. Additional topics were covered, including invasive plants and the need for Parks and Commons to develop an ordinance, which will then be passed to the planning commission. The City currently has a section in the municipal code addressing noxious and invasive vegetation, and the Planning Commission is reviewing and clarifying this code.

Jolene Gosslin mentioned her appointment to the Lincoln County Habitat for Humanity board.

**Adjourn City Council Meeting 3:54 pm**  
**Minutes prepared by Kimmie Jackson, Recorder**