



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

**DRAFT MEETING SUMMARY MINUTES**

**City Hall, 441 Hwy 101 N, OR 97498**

**Tuesday, May 20, 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>p</b>
Mary Aebi, Vice Chair	<b>P</b>
Jolene Gosselin	<b>P</b>

<b>Staff Members</b>	
Bobbi Price, City Manager	Lorraine Barrett, Admin
Dan Fleishman, OCWCOG, Planner	

<b>Audience</b>

**II. City of Yachats Code Update Discussion** - Dan Flashman, the Interim City Planner, reviewed the attached document, which outlines several proposed amendments aimed at improving regulatory clarity and addressing current urban challenges; the need for precise definitions,

particularly for "single-room occupancy" housing, which had not been clearly defined in the existing code; regulation specifics for manufactured housing; the definition of "front lot line" for properties with two parallel street frontages. It was suggested that the front boundary should be determined by the street that provides vehicular access, clarifying potential ambiguities in the current code and ensuring consistency in development practices. Additional discussions and refinement of these amendments would be needed in future meetings to finalize the code changes.

**Adjourned Planning Commission Work Session 2:55 pm**

**REGULAR MEETING**

- I. Meeting Called to Order at 3:00 pm by Chair Marc Sakamoto**
- II. Announcements and Correspondence - None**
- III. Citizens' Concerns - None**
- IV. Public Hearing**

- a. Michael Ornelas Variance2-VAR-PC-25

Mr. Ornelas presented testimony to support his application for a variance regarding the minimum lot depth standard.

The commission heard from planning staff, the applicant, and other interested parties. After public testimonies, the Chair closed the hearing, deliberated, and decided whether to approve, approve with conditions, or deny the application. One commissioner raised a concern about not receiving a notice regarding the hearing, but stated that she could remain impartial despite being within the notification area; a stipulation that says that any future lot would not infringe on the yard requirements of the existing residents, and encourage the designer to make every effort to put something together that the neighbors can live with.

<b>Motion:</b>	The move to approve the application for a variance submitted by Michael Ornelas regarding the minimum lot depth standard Number 2 - VAR-PC-25, in the R1 district, based on the findings that the application is in conformance with the City's comprehensive plan and meets the applicable standards outlined in the Yahas Municipal Code.
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<b>Ayes:</b>	Hogan, Aebi, Dickinson, Gosselin, and Sakamoto		Nays:0	Absent: 0	Abstained: 0
<b>Passed:</b>	5/0				

**V. Ongoing/New Business**

- a. Jolene Gosselin is on the board for Habitat for Humanity in Lincoln County, and they have a request. They are looking at combining Northwest Coastal Housing, the Housing Authority, and Habitat for Humanity to identify housing needs. Jolene will contact the City Manager for further discussion.
- b. Commission Chair meeting -During the Commission Chair's meeting, it was reported that the library's construction is on schedule, with a new website nearing completion; Public Works focused on emergency medical support planning, including preparations for Conex boxes and potential evacuations; discussed provisions for emergency housing and food; Parks & Commons are progressing with noxious weed regulations and wetland signage while continuing work on the Master Plan; and budget meetings are complete, with finalized numbers to be presented to the City Council for approval.
- c. Planners Report - Dan Fleishman mentioned the COG agreement with the City is to provide services until June 30th.

The commission's conversation primarily discusses upcoming plans and applications related to city planning and variances; Dan mentions an upcoming trip with his spouse across the country but indicates he can still be available for meetings and communication. Commission members were concerned about a pending application that has not yet been submitted but is expected for a project called "quiet water"; update on library connectivity and ongoing issues with the wetland inventory, although no new information has surfaced; review for these fees will be forthcoming; including a variance topic in the city newsletter is proposed,

**Adjourn City Council Meeting 4:03 pm**  
**Minutes prepared by Kimmie Jackson, Recorder**