



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

DRAFT MEETING SUMMARY MINUTES

City Hall, 441 Hwy 101 N, OR 97498

Tuesday, July 15, 2025

WORK SESSION

- I. Planning Work Session Commission Meeting 2:00 pm**
- II. Call to Order**
- III. 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 | Neal Morphis, City Clerk |
| Dan Fleishman, OCWCOG, Planner (Zoom) | Katherine Guenther, Planner (Zoom) |

- IV. **Announcements** - Chair Sakamoto announced an agenda change, postponing the variance request for 272 Combs Circle. Written testimony is due by the Friday preceding the rescheduled hearing on August 19.
- V. **Citizen Concerns**: Frankie Petrick raised concerns about the safety of the fence above the skate park, citing loose boards and gaps that could pose a hazard.
- VI. **City of Yachats Code Update Discussion** - The Commission discussed adjustments to zoning codes to accommodate new development,

enhance community safety, and align property use and development standards with the community's vision and goals. The discussion also addressed building height limits, setback requirements, and design standards to help preserve the neighborhood character. The plan is to hold workshops and solicit input from residents to ensure that the updates reflect the community's needs and concerns.

Also discussed were two sections of code that were not in compliance with State regulations and would not be updated by Cascadia Partners: sections related to limited land use decisions and the occupancy of recreational vehicles for disaster recovery. Dan explained that the State now requires Cities to allow RV occupancy for emergencies without requiring building permits, which differs from their current code. The Commission considered either updating their code to match State regulations or deleting the existing sections and replacing them with the State statute, with Dan suggesting they should review the language in their code to identify non-compliance issues.

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. Fletcher is now scheduled for August 19, 2025.

V. Ongoing/New Business

- a. [Application for Partitioning - Ornelas](#) - Dan introduced the partitioning application for the Ornelas property, referencing the variance granted last month concerning the minimum lot depth requirement; and stated that the submitted application is a continuation of what had been discussed in the prior meeting; the tentative partition plan remains consistent with the plan previously approved; noting that the property is a half-acre lot, and the application meets all pertinent approval criteria as outlined in the draft order of approval. A review of these procedures may be necessary moving forward.

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|----------------|--|--|--------|-----------|--------------|
| Motion: | A motion was made to approve the Ornelas partition application and authorize the signing of the draft order. | | | | |
| Ayes: | Hogan, Aebi, Dickinson, Gosselin, and Sakamoto | | Nays:0 | Absent: 0 | Abstained: 0 |
| Passed: | 5/0 | | | | |

- b. [Revision to Noxious & Invasive Plants Ordinance](#) - The discussion focused on revising the Noxious and Invasive Plants Ordinance, with ongoing efforts by the Parks and Commons Commission to compile a localized list of prevalent noxious weeds. Lauren indicated that Mayor Berdie, known for his expertise in plants, had proposed a more concise ordinance to address concerns about the existing list's length and detail. The Commission expressed the need to create a focused inventory of species relevant to their area rather than referencing those found in other regions of the state. There was also an emphasis on involving the public in the review of the proposed changes, with the acknowledgment that more information would be shared as it becomes available from the Parks and Commons Commission.

VI. Reports

- a. [Commission Chair's Meeting](#) - The Chair reported updates on Transient Lodging Tax proposals from coastal cities, which did not pass but will be revisited; the final plan for the Commons was presented to the Parks and Commons Commission; plans for soil testing and road construction for the water tank site; Volunteer & City Barbecue is on August 14; library renovations are progressing on schedule; street maintenance is underway; new flags are installed at the crosswalk for pedestrian safety; plans to replace the crosswalk light; collaboration with the Red Cross to develop an emergency shelter plan.
- b. Planners Report - None
The City Manager explained that Neal is continuing his work on various projects and is now officially part of the planning department, where he collaborates on addressing queries and learns relevant codes. Katherine is also easing back into her role.
- c. Meeting Summary - no comments

- d. [The Issues List](#) includes updates on wetland inventories and revisions to application fees, which have been completed and will be presented to the Planning Commission. There is a discussion about a contribution to the City newsletter regarding zoning variances and the status of final updates to the municipal code, which have been approved but not yet incorporated into the code. Action items from the meeting will be recapped at the end of each meeting to ensure clarity on tasks.

Adjourn City Council Meeting 3:47 pm
Minutes prepared by Kimmie Jackson, Recorder