



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

**MEETING SUMMARY MINUTES  
City Hall, 441 Hwy 101 N, OR 97498  
Tuesday, September 16, 2025**

**WORK SESSION**

- I. Planning Work Session Commission Meeting 2:00 pm**
- II. Call to Order**
- III. Roll Call**

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

<b>Staff Members</b>	
	Neal Morphis, City Clerk
Kimkie Jackson, Recorder	Katherine Guenther, Planner

**Work Session**

- I. Upcoming public meeting with Cascadia Partners  
City Planner Catherine Gunther reported on upcoming public involvement efforts, highlighting the Cascadia Group’s scheduled presentation on Accessory Dwelling Units (ADUs) on September 30, 2025, from 5:30 to 7:00 p.m. at the Commons. Commissioners agreed on the importance of attending to hear public input and respond to questions, while clarifying that no final recommendations have been adopted as of yet. The discussion emphasized the need to reassure the public that there will be multiple opportunities for input, including additional hearings, before any changes are made. Staff will work to centralize Cascadia’s materials, surveys, and presentations on the city

website for easier access. The Commission also discussed issues related to ADUs, including the presence of unpermitted units, the possibility of establishing an amnesty program, safety and code compliance concerns, and the challenges posed by high construction costs on the coast. Commissioners agreed that public education and clear communication will be essential in moving forward. Additional topics included reviewing the Commission's annual goals in November for submission to Council, ongoing research into an invasive plant ordinance with updates expected at the next session, and upcoming interviews for two new Planning Commission applicants scheduled for October.

### **Regular Session**

- I. Announcements and Correspondence - None**
- II. Citizens' Concerns** - George Giroux, 215 Crestview, addressed the Commission regarding property on Green Hill zoned R-2. He expressed interest in developing a duplex but noted high construction costs. He also raised concerns about Cascadia's draft recommendations for minimum square footage and requested clarification on the matter.
- III. Reports**
  - a. Commission Chairs Report - Updates included progress on the library project, walkway marker repairs, and budget updates, indicating the City is slightly under budget.
  - b. The Planner stated that there is a steady building activity that continues despite high costs. Progress has been made on the Local Wetlands Inventory, and it should be nearing completion.
- IV. Other Business**

There was a discussion about the clarification provided regarding manufactured housing and code language. Commissioners confirmed that discriminatory provisions against single-wide manufactured homes will be removed.

Adjourn City Council Meeting 4:51 pm  
Minutes prepared by Kimmie Jackson, Recorder