



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

**MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, October 21, 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	
	Neal Morphis, City Clerk
Kimkie Jackson, Recorder	Katherine Guenther, Planner

- I. Announcements and Correspondence** - Virtual training opportunity on Oregon Public Meetings Law, and Land Use 101, scheduled for October 29, 2025, from 8:30 a.m. to 12:30 p.m. via Zoom. The cost is \$35, reimbursable by the City. There is the same training in Depot Bay on the 30th.

Work Session

The Commission discussed the 2026 goal-setting process requested by the City Council. Chair Sakamoto proposed working with Cascadia Partners on updating the municipal code as a key goal for the coming year.

Commissioners noted the timeline may extend beyond 2026, but agreed to

aim for substantial progress and completion of most draft sections. Members also suggested reviewing and building on the 2024–2025 goals list.

Commissioner Aebi described a city field tour she took with Cascadia representatives to observe development constraints and opportunities across Yachats. She suggested organizing a similar tour for the full Commission to better understand topography, land use, and housing conditions. The group discussed logistics, open meeting requirements, and accessibility accommodations, concluding that the idea should be developed further for a future work session or goal for 2026.

Regular Session

- II. **Citizens’ Concerns** – Don Phipps, Hanley Dr., Yachats, expressed concern about traffic safety along Highway 101 and encouraged the City to consider additional crosswalks and pedestrian signage, especially near the Commons area. Another resident supported the Commission’s efforts to set environmental goals, recommending the inclusion of native landscaping incentives in future development guidelines. Commissioners thanked the speakers for their input and noted that traffic and environmental concerns would be considered in the ongoing code revision and goal-setting process.
- III. **Public Hearing** – File #3-CU-PC-25: The City Planner gave the staff report. There was no public testimony; the commission discussed the Conditional Use Permit, including citing the need for clearer and more accessible code language. Another raised concerns about increased density, potential traffic impacts, and the need for stronger environmental safeguards. After a lengthy discussion, the vote was called.

Motion:	Motion to accept the application as presented, and the owners will provide the site plan as outlined in YMC 9.72.919 to the City Planner.			
Ayes:	Gosselin, Hogan, Aebi, Dickinson, and Sakamoto	Nays: 0	Absent:	Abstained:
Passed:	5/0			

IV. New Business

1. [Volunteer Application Interviews](#) – The Commission conducted interviews with Mr. Vallerand and Mr. Chase with candidates for vacant Planning Commission positions. Each candidate discussed their background, interest in local land use issues, and ideas for community engagement. No vote was taken. There is another interview at next month's meeting.

The chair adjourned the meeting in the interest of time.

Adjourn City Council Meeting 4:56 pm

Minutes prepared by Kimmie Jackson, Recorder