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

**MEETING SUMMARY MINUTES  
City Hall, 441 Hwy 101 N, OR 97498  
Tuesday, November 18, 2025**

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**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>P</b>   |
| Craig Hogan              | <b>P</b>   |
| Loren Dickinson          | <b>A</b>   |
| Mary Aebi, Vice Chair    | <b>P</b>   |
| Jolene Gosselin          | <b>P</b>   |

| <b>Staff Members</b>     |                             |
|--------------------------|-----------------------------|
| Bobbi price              | Neal Morphis, City Clerk    |
| Kimmie Jackson, Recorder | Katherine Guenther, Planner |

**Work Session**

The discussion included an update on the recent meeting with the Cascadia Advisory Committee. The committee reviewed a code audit and discussed compliance with existing codes, highlighting that residential homes and facilities were in good standing but that areas requiring partial compliance were identified, particularly regarding manufactured homes and related subdivisions. Significant revisions were needed for codes regarding land occupancy, recreational vehicle occupancy, and single-room accommodations.

The group stressed the need to adapt codes to promote affordable housing, especially in commercial areas, and to increase housing density and adjust

height restrictions. They identified middle housing and accessory dwelling units (ADUs) as primary focus areas, stating that addressing these issues would require considerable effort to rework existing regulations.

**Regular Session**

**I. Citizens’ Concerns - None**

**II. Public Hearing - None**

**III. Ongoing Business -**

- a. Interviewed David Diamond, moved to Yachats in 2016 and expressed his appreciation for the community, referencing his role as a vendor at the Yachats Farmer’s Market. He indicated his desire to join the Planning Commission to assist with future growth and development in the area, noting that neighbors had encouraged him to apply. Diamond recounted his history in the Willamette Valley since 1972, including his education at Oregon State University and his extensive career in the recreation vehicle industry, where he rose to the position of Chief Operations Officer.
- b. Recommendation to Council for Commission Applicants. Voting Cards were compiled and ranked from 1 to 3.

|                |  |       |         |            |
|----------------|--|-------|---------|------------|
| <b>Motion:</b> | The vote was call to choose one of the three applicants: 1. Roland Vallerand, 2. David Diamolnd, 3. Steven Chase |       |         |            |
| <b>Ayes:</b>   | N/A  | Nays: | Absent: | Abstained: |
| <b>Passed:</b> |  |       |         |            |

**IV. New Business**

- 1. Planners Report, the Planner discusses current building activity and planning, and plans to prepare a full building activity report and a year-end report, including land use applications. There's an increase in building activity as local builders begin planning for spring. Still, the county is becoming stricter about requiring substantial progress after permits are issued, which poses challenges for contractors. Katherine emphasizes the importance of allowing sufficient time for projects to ensure they are completed correctly and fully permitted, rather than rushing to meet deadlines, and the need to finalize all permits and inspections so that no issues remain.

2. Habitat for Humanity - Jolene reported is a nonprofit organization dedicated to providing affordable housing for low-income families. By partnering with these families, they promote "sweat equity," requiring families to help build or renovate their homes. The organization believes everyone deserves a decent place to live and focuses on empowering families to become homeowners. In addition to building homes, Habitat advocates for affordable housing policies and offers resources for financial literacy and home maintenance. Their mission is to create safe, sustainable housing to help families thrive in their communities.

Adjourn City Council Meeting 3:49 pm

Minutes prepared by Kimmie Jackson, Recorder