



**City of Yachats**  
**441 N. Hwy 101, Civic Meeting Room 1**  
**Tuesday, April 21, 2026, 2:00 PM**

To Be Held In-Person & Via Zoom

Join Zoom Meeting  
<https://us02web.zoom.us/j/88930451065>  
Meeting ID: 889 3045 1065

## **Planning Commission Work Session and Regular Meeting**

### **Work Session**

- Call to order
- Review of feedback from Cascadia Partners' public engagement session
- Public Hearing timeline

### **Regular Session**

- I. Call to Order**
- II. Announcements & Correspondence**
  - a. Public Input
- III. Citizens' Concerns** (limited to items not on the Agenda, 5-minute limitation per person)
- IV. Ongoing Business**
  - a. Noxious Weed Ordinance
  - b. Tree Ordinance

**V. New Business**

- a. Request for extension of Uhan variance (Case File 1-VAR-PC-25)

**VI. Reports**

- a. Commission Chairs' Meeting
- b. Planner's Report
- c. Meeting Summary
- d. Issues List

**VII. Other Business**

- a. From Commission
- b. From Staff

**VIII. Adjourn**

This meeting is open to the public and interested citizens are invited to attend. This meeting will be audio/video taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance.

POSTED April 16, 2026 By: Kimmie Jackson, Recorder

## **WATER BANKRUPTCY**

**TO: Marc Sakamoto, Craig Birdie, Bobbi Price**

**FROM: David Diamond, Planning Commissioner**

**CC: Dr. Mark Greene, Yachats Resident**

If the dead Gray Whales that are washing up on Yachats Beaches and aphids attacking our beloved Sitka Spruce Trees haven't told us that Climate Change is moving faster than science anticipated, then Mark Greene and I won't be able to convince you that Climate Change is exposing Yachats to potential water bankruptcy. I recommend that we should not increase our population density in Yachats.

April 1, 2026

To: Marc Sakamoto, Chair Yachats Planning Commission  
Bobbi Price, Yachats City Manager  
Katherine Guenther, Yachats City Planner

CC: Planning Commission Housing Advisory Committee

From: Jacqueline Danos, Resident, P.O. Box 161

Re: Yachats Housing Related Code Update

After several years of work with Cascadia Partners on the City of Yachats' housing needs it is good to see some movement towards revising the City's Municipal Code to allow and encourage the needed housing options. I would like to take this time to respond to both the DRAFT amendments as well as the memo submitted by Steven Chase.

As a former Planning Commissioner who worked closely on the two previous housing grants I believed when I resigned from the Commission that the next phase, the code revisions, would follow the recommendations brought forward in the Housing Implementation Plan. Unfortunately, that does not always seem to be the case. I believe that the Planning Commission should review the language and scope of the DRAFT proposal again before it is submitted to the City Council.

Mr. Chase's assessments are very well written and in my opinion touch on important elements that should have been discussed and included in the code revisions. His summary points 2 and 3 in particular; the rezoning of lower density properties to higher density and the need to prohibit single dwelling units in R3, R4 and C1. As he mentions these were recommendations in the Housing Implementation Plan and it is good to see that a minimum density requirement has been included for the C1 properties. The limited number of properties zoned for commercial and higher density left undeveloped make removing the allowance of single dwelling units on these properties imperative. Realizing that the contract with Cascadia Partners is nearing completion a re-mapping of the City's zoning code to upzone sections of R1 to higher density might necessitate, immediately following acceptance of the revised code, moving into a Phase 2 of revision work.

Reviewing beyond Mr. Chase's memo there are several other areas where I believe the DRAFT changes do not move the needle far enough to see the needed variety of housing built in Yachats. Yachats has a very limited number of properties available for development and what is available is at a higher premium than most properties in Lincoln County. The ability to increase density makes it more economically feasible for development.

Following are a few additional points where I see the possibility of creating a code that can be more economically viable while maintaining the look and feel of a small coastal community which residents and tourists appreciate.

#### **Lot Size**

Clarification is needed when calculating the required minimum lot areas in all zones.

During the previous grants an estimate of developable land was done. At that time I questioned the figure and still do. I believe given the limited easily developed lands perhaps lowering the R1 and R2 minimum lot areas below the stated 7000 and 6000 square feet might be in order. Many coastal communities have a 5000 square foot lot area minimum.

## **ADU**

ADUs have been shown to be the first easily accessible step towards increasing housing availability through a gentle densification. The new code revises allowing an ADU on all residential properties, but the allowance needs clarification.

R2 Zone, as written, allows a duplex or triplex. An ADU is only allowed as one accessory dwelling unit per legal detached single-unit dwelling. Does this mean that if a duplex or triplex is attached no ADU is allowed but if they are detached each single unit is allowed an additional ADU?

R3 and R4 Zones have a similar issue, and there is no mention for C1 zoned properties. Currently there are many single dwelling units built on commercially zoned properties. Can those properties add an ADU?

## **Height**

There has been no change to the 30' height allowance throughout the city. Currently, CC&Rs in place across much of the community have kept homes under the 30' allowance. In R1 and R2 zoned areas building out rather than up allows the community to densify without being overshadowed by height. Lowering the allowable height to 24', in specified R1 and R2 zoned areas, while expanding the allowed footprint of homes would help maintain the smaller feel of the city while still increasing density.

## **Setbacks**

Similarly the front yard setbacks have not been revised for R1 and R2, they remain 20'. Requiring a 20' front setback takes away not only from the ability to add an ADU but also continues the disconnect between the common areas such as sidewalks from homes. Visually moving the front entryway of homes closer, with a 10' front setback, creates a more pedestrian friendly and visually appealing atmosphere while opening needed space for the new allowances such as ADUs. Currently many homes have no ability to add an ADU because of existing structures and setbacks, but they could if the front setback was lowered to 10'. And by allowing a 10' front setback for R1 and R2 properties as density increases there will be more of a visual connection between those and the R3 and R4 developed properties where a 10' setback is allowed.

I did not see any recommendation for a front porch to be allowed within 8' of the front property line such as the city of Ashland allows. This too would create a more visually inviting atmosphere within the community.

## **Design Standards**

The fact that R1 and R2 zones are inherently different than zones meant for multi-family housing the parking design is understandable, but the design standards for R3, R4 and C1 should be different. The revised standards do not take into consideration the desire expressed in the current Comprehensive Plan to have parking situated in the rear of properties. We have examples of where this has created discord within the architectural look of the community. Allowing parking in the front, with driveways that cross sidewalks, thereby hindering pedestrian traffic, takes away from what is trying to be saved in terms of visual appeal, economic vibrancy, and pedestrian safety.

No design standards are mentioned for the C1 properties. This is a major concern for the feel and look of the city. Updating the code to allow mixed-use by right on commercial properties makes this a housing as well as a commercial issue. Also, the ability to occupy 100% of the lot overwhelms the neighboring properties and takes away from the desired small community feel.

The code does not seem clear about configuration of commercial properties. Can they have multiple buildings, some of which would be housing and some commercial space? Allowing a mix of types would help avoid a large box of two stories of housing over a commercial first floor while also allowing for the potential of community shared space.

Alleys are included in the new code referencing parking, but Yachats does not have, nor ever will have, alleys. This seems to be superfluous, confusing and unnecessary.

### **Administrative Approval**

The revised code allows for Administrative Approval for sub-divisions, partitions, and non-conforming uses. I believe in a community such as Yachats these continue to need to go before the Planning Commission for review before approval.

In summary, Yachats is a well-loved small coastal city which prides itself on its environmental leanings and for its calls for social equity. Higher density developments create opportunity for more people to afford to live here through the development of smaller homes and options for a variety of housing choices which opens older homes to new owners or renters. Environmentally, increased density also does the following:

- Preserves undeveloped land elsewhere by accommodating growth in existing urban footprints
- Reduces overall energy consumption through shared walls/heating/cooling
- Decreases per capita carbon emissions through reduced car dependency
- Enables more efficient delivery of services and infrastructure
- Can incorporate green design elements including rooftop gardens, green spaces, and sustainable transportation
- Since most water usage in residential homes is used outdoors properties with less garden space use less water.

Providing housing in existing urbanized areas is one of the most effective strategies for combating climate change and creating more diverse, equitable and economically resilient communities.

The work that Yachats and Cascadia Partners have done together over the last several years has been well done, well received, and important. The toughest part of this work comes now with the code revisions that will enable the changes needed. Unfortunately, in my opinion, the current DRAFT proposal does not adequately move us towards better housing equity.

Respectfully submitted.

*Jacqueline Danos*

**COMMENTS FOR CONSIDERATION & DISCUSSION  
CASCADIA PARTNERS PROPOSED YMC TITLE 9 CHANGES  
Dated March 11, 2026**

**To:** Yachats Planning Commission  
Marc Sakamoto, Chair

**From:** Loren Dickinson  
Planning Commission

**Subject:** Individual proposed changes to YMC Title 9, by Cascadia Partners dated March 11, 2026.

**DISCUSSION:**

**9.04,030 Definitions.**

Suggest to add definition for “Accessory Structure” (refer to 9.52.025)

Question: Why is “Single Room Occupancy” stipulated to “no fewer than four”? Therefore, that would mean 4 to 6. What happens if an owner has only 1 to 3 rooms – appears to not be allowed or regulated. Should be regulated due to parking issues.

**9.12 R1 Zone:**

9.12.020 Permitted Uses, F, G and H, the inclusion of duplex, cottage clusters and townhouse projects within the R1 Zone: At least one zone (R1) should be reserved for single-family homes only. Multiple family structures are detrimental to the reasons property owners acquire and build single family homes. With the parking reductions proposed, overflow parking will likely occur on adjacent streets, which in the Yachats Community are more often than not inadequate to accommodate on-street parking. Increased traffic with respect to normal single family areas. Additional populations of multiple family structures may interfere with single family expectations of privacy and quiet.

One ADU shall be permitted.

9.12.040 Standards: Revise A1 through A3, B2 and D. so as not to include multi-family uses.

**9.28 C1 Zone:**

9.28.010 Permitted Uses: Still allows single-family residences – should that not be permitted in order to promote higher density? If single-family residences were not to be allowed in the C1 zone, no ADU’s would be permitted.

9.28.030 Standards, A: Lot coverage of 100% does not take required parking into account. Does this not force parking to already insufficient on-street parking?

**9.48 Parking:**

9.48 A1.b, Parking for duplex: Should this not remain at 4 parking spaces, as a duplex is more likely to be occupied by working families with two employed – the likelihood of four cars is quite high and the availability of adjacent on-street parking is highly unlikely.

9.48 A1. I: Parking for Single Room Occupancy: Single Room Occupancy is required by law in all zones. For the R1 zone “up to 6” SRO’s are permitted, and it is highly probable that each occupied room would have one vehicle, a reduction in the required parking would result in the need for on-street parking. Most current R1 properties do not have adjacent streets with paved lanes that would accommodate on-street parking. I recommend that in the R1 zone one parking space for each SRO be required. Reductiuon on parking requirements in other zones may be appropriate, Discussion needed.

9.48 B, credit for ADU’s:

Should it not be “may” instead of “shall” whether they are counted or not?

Recommend adding the requirement that the on-street be striped as B.5.

**9.50 Residential Design Standards:**

In general, I agree with implementation of residential design standards. They would increase the aesthetic quality of the Yachats Community. The community has seen what can be constructed without standards. Whether each and every proposed standard is appropriate should be reviewed and discussed individually.

9.50.050 H, Screening from arterials: This clause is inappropriate as Yachats does not have any four-lane arterials. Perhaps language could be modified to be appropriate for screening from Hwy 101.

9.56.020 Standards: Why do clauses C., D. and E. exclude “middle housing”?

9.56.030 F. Pedestrians: Should there not be as notation that all pedestrian facilities must conform to all applicable local, State and National requirements, and the Americans With Disabilities Act?

MEMO Yachats Housing Related Code Recommendations

TO: Marc Sakamoto, Chairperson, Yachats Planning Commission, Planning Commission members, City Council

CC: Kimmie Jackson, City Clerk

FROM Jolene Gosselin, Planning Commission Member

DATE: March 31, 2026

I joined the Planning Commission (PC) because I understood a need and a desire to provide workforce housing, i.e., what I thought as “affordable housing”. Part of the job as a PC member is to listen to the community. The following are concerns brought to my attention in regard to the draft housing related code recommendations and its potential (dis)connect to workforce housing needs.

What is the goal here?

There is a “thought” that more housing will translate to more affordable housing but in tourist cities across America that has not proven to be the case there is just more tourist related housing or second homes. At one point affordable housing (for workers) was considered an issue to flush out but there's no discussion at the PC to increase affordable housing, the proposed code revisions provide incentives to increase the status quo housing including for tourism. See relevant article in the San Francisco Chronicle March 29, 2026 ‘This Tahoe town is losing the fight against ‘mushroom homes’, Read in San Francisco Chronicle: <https://apple.news/AuF-cWNf7TPuuX9GbJs7Gdw>.

In order to provide affordable housing incentives and regulations would be needed. The Housing Needs Analysis and subsequent Housing Implementation Plan, identify a need for housing diversity. We have zoning in place that if regulated could go a long way toward housing diversity but somewhere along the line the city allowed R1 in all zones. We have R1, R2, R3, R4 and C1. To my knowledge no discussion has transpired to simply enforcing what is zoned. The basic issue is Yachats allows any lot to be an R1, a single family residence. Steve Chase, Planning Commission member wrote a analysis dated March 16, 2026, to the City identifying conflicts and missed opportunities in the housing documents so I am not going to rehash that discussion here but focus on community voices.

The recommendations proposed for code changes include options to diversify housing types by what the consultants are calling “gentle” upsizing in all zones still allowing R1 in all zones except C1.

Concerns expressed by community members include the unintended consequence of not doing what's necessary and instead “gently” affecting full time residences who live in Yachats specifically in R1 zoning.

Yachats like many tourist communities has an abundance of homes they just are not occupied, 9+ months of the year, 65% of the homes in our community are second homes. Solutions could include de-incentivize (charge) second homes to help build

“affordable” housing. We do know that many areas of the city are encumbered with CCR’s, HOA’s and Deed restrictions that will not allow increase density. There are areas of Yachats that are already higher density than code allows today, i.e., the cottage clusters and smaller lots surrounding the city core that could be codified allowing infill following neighboring standards.

Horizon Hill has two issues that limit increasing density that should be well thought out. First off is the road system, it’s a steep grade, narrow lane width, one way in and out for vehicular traffic most of the year and no on street parking. These are real concerns especially during an emergency. And secondly, the steep hillside is prone to landslides. Seems wise to keep as much vegetation as possible and not to increase lot coverage.

Developing ADU design standards for size and height will be worth the effort. Additionally, will we propose incentives to restrict some ADU’s to affordable housing stock? There is no information on how many ADU’s already exist in Yachats. We know that duplex’s and ADU’s exist throughout the city, built in the past and surprisingly being built today even though they are not “allowed”. What we don’t have is the actual numbers. Community members state that duplex’s and ADU’s were built in the past year and at least one built in the last year now has a sign as a short term vacation rental.

It appears R1, single family lots will take the burden of “gently” increasing density by allowing ADU and proposed yard setback reductions with increased lot coverage, while R3 and R4 which are designated for higher density can still be a single family home on a larger lot. **Allowing ADU’s within existing setbacks and lot coverage allowance for R1 lots while designating higher density zoning for R2, R3 and R4 with reduced lot coverage may be a more appropriate path.**

Homes construction in Yachats unless CCR’s, HOA’s, or Deed restricted can be constructed 30 ft in height. Codifying lower building heights would have real positive impacts on properties. Seems logical to promote an ocean view on as many properties as possible. As a coastal community Yachats could restrict building height at the waters edge including new homes and ADU’s. As well, current code changes for nuisance vegetation on lots is in the works why not include restrictions on vegetation (tree) height retaining views.

On a related issue the PC had discussions recently in regard to domestic water capacity and how that relates to increased population and climate change. Community members have questioned PC members repeatedly on water security and increasing population due to our higher than average cost of domestic water. The PC heard from Public Works and Mark Green, PhD Research Professor in Atmospheric Science and local resident (his research papers were submitted to the city, April & March 2026). The city purports that with the interconnect with Southwest Lincoln County Water PUD we are now ‘water secure’ for the foreseeable future. The scientist brought reports showing increased water due to climate change that may not be sustainable. Public works maintains that if there ever was a problem we could build a desalination plant. Droughts

do not have borders so if Yachats is in trouble water wise most likely other communities will be in a similar situation. Undoubtedly, we should be vigilant in seeking water supplies as Increased population, drought and climate change will cause water supply issues.

Bottom line, for many residents the proposed changes provide no actual affordable workforce housing and indeed appear to negatively impact many residents. Additionally, It's important to provide data to support assumptions to thwart unintended consequences of code changes which is missing in the submitted documents. My hope is there will be working groups and discussions regarding the above issues identified. It's definitely a challenge as full-time residents want a livable city, businesses need year around commerce and workforce housing and the City needs tourism dollars. Residents, businesses and the city have created a unique, quirky and much sought after place in the world, let's do the work necessary to keep it that way.

**From:** [Marc Sakamoto](#)  
**To:** [Kimmie Jackson](#)  
**Cc:** [Steve Chase](#); [Craig Hogan](#); [pccmaebi@gmail.com](mailto:pccmaebi@gmail.com); [daviddiamond955@gmail.com](mailto:daviddiamond955@gmail.com); [Jolene Gosselin](#); [Katherine Guenther](#); [Mark Green](#)  
**Subject:** Fwd: proposed housing code changes  
**Date:** Thursday, April 2, 2026 1:38:02 PM

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Kimmmie: Can you include this email in the packet for the next commission meeting?

Thanks.

Marc

----- Forwarded message -----

**From:** **Mark Green** <[mark.cgreen@gmail.com](mailto:mark.cgreen@gmail.com)>  
**Date:** Thu, Apr 2, 2026 at 10:14 AM  
**Subject:** proposed housing code changes  
**To:** [lorendickinson.planning@gmail.com](mailto:lorendickinson.planning@gmail.com) <[lorendickinson.planning@gmail.com](mailto:lorendickinson.planning@gmail.com)>, [craigyachats@gmail.com](mailto:craigyachats@gmail.com) <[craigyachats@gmail.com](mailto:craigyachats@gmail.com)>, [pccmaebi@gmail.com](mailto:pccmaebi@gmail.com) <[pccmaebi@gmail.com](mailto:pccmaebi@gmail.com)>, [daviddiamond955@gmail.com](mailto:daviddiamond955@gmail.com) <[daviddiamond955@gmail.com](mailto:daviddiamond955@gmail.com)>, <[joleneplanning@outlook.com](mailto:joleneplanning@outlook.com)>, [marcsakamoto.planning@gmail.com](mailto:marcsakamoto.planning@gmail.com) <[marcsakamoto.planning@gmail.com](mailto:marcsakamoto.planning@gmail.com)>, Steve Chase <[steve.chase@groovewasher.com](mailto:steve.chase@groovewasher.com)>  
**Cc:** [citymanager@yachatsmail.org](mailto:citymanager@yachatsmail.org) <[citymanager@yachatsmail.org](mailto:citymanager@yachatsmail.org)>

Dear Yachats Planning Commissioners

Below are comments, questions and concerns I have about the proposed housing code revisions.

Comments on Proposed changes to Yachats housing code

Mark Green

1120 Saki Lane

Yachats, OR 97498

After looking at numerous locations on the Oregon Coast my spouse and I chose Yachats to retire to. I am concerned that the proposed code changes will adversely affect my enjoyment of Yachats.

A major “selling point” of the proposed changes argues that more “workforce housing” will be available. However, the material and analysis presented to date do not make a strong argument for this. The examples showing increased affordability are for teachers (assumed \$51,000/year), police officers (\$77,000/year) and Judges ((\$174,000/year). What are not presented are most representative examples of our workforce, such as restaurant workers, room cleaners, etc.). These employees have far lower incomes than the examples given.

Will allowing duplexes in areas currently zoned for one dwelling really help these workers, or will this enable more second homes for residents of the Willamette Valley and other areas to escape the increasing heat due to climate change? Who will build the duplexes? Probably builder/developers who would then market the units to out of area

people for second homes. It is unlikely that local workers would be able to compete for these duplexes.

I would support other types of housing that truly would help local workers afford housing in Yachats, if they desire it. Has anyone polled local workers to see what they want and can afford? As there are no schools in Yachats, only expensive groceries, and few other services, they may not choose to live here even if they could afford housing here.

Another concern I have is pedestrian safety. I typically walk a few miles per day in Yachats. Most streets do not have sidewalks so walking in the street is necessary. With the proposed increased housing density we can expect increased traffic on our roads, subjecting walkers to more risk.

What will be the impact of the changes on total population? It seems logical that increased density would allow for greater population. Greater population would require greater water supplies which have been marginal in late summer and early autumn. It has been projected that with an agreement with the Southwest Lincoln Peoples Utility District, Yachats will have ample water for the next 20 years or so. However the projections did not account for the projected effects of climate change on water supply and water demand. This would exacerbate the effects from any zoning related population growth.

Before I can be satisfied with the proposed changes, I would like to see a more convincing analysis of the impact of the changes on workforce affordability, pedestrian safety and water availability.

Thank you for your attention.

Mark Green

April 20, 2026

**TO:** Mark Sakamoto, Chair, Yachats Planning Commission  
**FROM:** John Theilacker, Yachats resident  
**RE:** Housing Related Municipal Code Changes  
**CC:** Katherine Guenther, City Planner; Bobbi Price, City Manager

I wish to commend the Planning Commission for its work to implement the City of Yachats Housing Needs Analysis (HNA) and Housing Implementation Plan (HIP) by amending Title 9, Zoning and Land Use, of the Yachats City Code. I also appreciate the concerted efforts of the City's planning consultant, Cascadia Partners, to gather public input on their initial public review draft and have submitted written comments to them and attended community informational meetings. From recent comments by Cascadia, I am encouraged by many of the changes proposed for the next iteration of the public review draft.

However, I would like to call to the Planning Commission's attention two key planning issues that remain unresolved.

1. **Preserving High-Density Zoned Land for High-Density Uses:** The code amendments need to more aggressively protect the very limited vacant land that remains in zoning districts intended for high-density development, in particular the R-3, R-4, and C-1 Districts. The code changes should focus growth intentionally. By doing so, we reduce the need for increased density in other areas of our community that do not have the infrastructure (roads, sewer, water, etc.) to support higher intensity uses.
2. **Managing the Impact of High-Density Uses:** Growth and development, including high-density development, is an inevitability when living in a desirable community. When properly managed, our community can enjoy the benefits of growth and development while mitigating the harmful impacts some residents may fear or associate with population increases and higher-density development. The code changes should include basic design and parking standards, such as paved parking requirements, which would apply to higher-density residential and non-residential projects.

Regarding the first unresolved planning issue, it is equally important to consider what the intended character of our high-density zoned districts is as it is to consider the intended character of our low-density residential districts. It would not appear to be in the best interest of our community to continue to permit detached single-unit dwellings and ADUs in the C-1 District when it has been documented that vacant or underutilized C-1 zoned land is scarce. Section 9.28.010.B of Chapter 9.28, C-1 Retail Commercial Zone proposes to permit "any use which would be permitted outright in any residential zone, subject to applicable design standards". As worded, "any use" would include, but not be limited to, detached single-unit dwellings, plexes, townhomes, multi-unit dwellings, Single-Resident Occupancy (SROs), and accessory dwelling units (ADUs).

In order to utilize vacant C-1 zoned land more efficiently, the public review draft proposes: a) reduced minimum lot sizes for residential uses; and b) the use of a minimum residential density standard. Within the C-1 District, Section 9.28.020.A.2.e. states that the minimum density standard shall be 10 dwelling units (du's) per acre for any residential development. Using the example of an existing 6,000 sq.ft. lot zoned C-1, 1,377 units could be established at a density of 10 du's per acre. This minimum density permits a 6,000 sq.ft. commercially-zoned lot to be used for a detached single-unit dwelling, and possibly an ADU. Use of vacant or underutilized C-1 zoned land for low-density, detached single-unit dwellings and ADUs is inconsistent with the HNA's findings that surplus R-1 zoned land exists to meet the City's 20-year housing demand for detached single-unit dwellings. The Planning Commission should recommend to its consultant that either detached single-unit dwellings and ADUs be removed as a permitted use in the C-1 District, or the minimum density standard must be increased (ex. 15 du's/acre) for any residential development.

As another example, the soon-to-be completed mixed-use development opposite City Hall on the eastern side of Highway 101 has a gross density of 20+ dwelling units per acre (based on 9 du's and an approximate lot size of 19,400 sq.ft.). I would expect that most people would view the intensity of that development as suitable for the core of our C-1 District. The minimum density standard proposed for the C-1 District could easily be increased to 15 du's per acre to encourage multi-unit or mixed-use developments while discouraging lower density residential uses.

The second unresolved issue that I call to the Planning Commission's attention is Cascadia's proposed residential design standards found in Chapter 9.50. I do not believe these standards go far enough to yield attractive-looking, higher-density residential development. Using the relatively new development at the corner of 9<sup>th</sup> Street and Highway 101 as an example, and applying Cascadia's proposed design standards for townhouses, I see three possible changes to this development: 1) screened trash enclosure located on-site; 2) single-car garages; and 3) walkway from building entrance to....? While these are good standards, an additional design standard should be included requiring architectural relief (ex. building offsets) between the individual units for the street facing wall.

An equally important and timely code change relates to site design. Chapter 9.48, Off-Street Parking and Loading, should be amended now to require minimum parking lot design and landscaping standards. These changes would require paved, striped, and landscaped parking areas for any residential use of 4 dwelling units per acre or greater, as well as any commercial, institutional, or religious use. Gravel parking lots encourage disorganized parking and haphazard site circulation.

Finally, Cascadia's public review draft does not define the process by which the City will ensure compliance with the proposed design standards of Chapter 9.50 when an applicant proposes a higher-density residential development. What will be required of an applicant when submitting a) a building permit application, or b) an application for conditional use or variance?



April 15, 2026

To: Marc Sakamoto, Chair Yachats Planning Commission  
Bobbi Price, Yachats City Manager  
Katherine Guenther, Yachats City Planner

CC: Planning Commission Housing Advisory Committee  
Rachel Cotton, Cascadia Partners

From: Jacqueline Danos, Resident, P.O. Box 161

Re: Follow-up to Yachats Housing Related Code Update

Listening to the follow-up presentation I was happy to learn about the community responses and concerns about affordability. Throughout this process I have been worried that the voices of NIMBYs would dominate but what has happened instead is the community has spoken not only for these changes, but many community members believe these changes don't go far enough. It makes me proud to be a Yachatian. The Planning Commission has the opportunity right now to create a housing code that makes Yachats "Housing Ready" now and into the future.

There are a few areas I would like to ask for more clarity or suggest continued review.

#### **1. Height**

As was obvious by the reaction to my question regarding the State changes regarding the ability of local CC&R restrictions to limiting what types of housing are allowed, I would suggest that Yachats investigate the following:

- a. As recommended speak to a land use attorney about the implication of the changes made at the State level.
- b. Create a map showing how and where current CC&R restrictions have artificially kept Yachats a city of single-story homes.
- c. Review revising the current city-wide 30' height allowance. Certain areas, such as along the Highway 101 corridor, might lend themselves to a 30' height allowance, but others might benefit from a lowering, to a 24' height allowance. An example would be King Street south & west, jumping the Hwy 101 corridor, wrapping all the way to Ocean View Drive.

#### **2. 5' Side Yard Setback for ADUs**

It was discussed to remove the change of allowing an ADU to be built at the 5' side yard setback. Reviewing existing homes and how much land is available to them for adding an ADU it seems to be extremely difficult for many ADUs to be built if existing setbacks remain. This requirement then also goes against what community members say they are concerned with – that these changes do not go far enough in adding housing options that will become affordable to the average worker. If there is a size limitation of, for example of 1.5 stories and 800-900 sq. ft. for ADUs built up to the 5' setback perhaps a compromise can be reached. This sized ADU most likely be more affordable as well as lessening any perceived impacts by neighbors.

#### **3. ADU Size and Parking:**

Raising the size allowance of an ADU to 1200 sq. ft seems more like what might be considered a detached duplex rather than an ADU. Height and parking become issues when the dwelling units are larger, need to fit within existing developed lots and are more family focused.

#### **4. C1**

It seems that the minimum density requirements for the C1 properties might not have the desired effect of stopping single dwelling residences being built on properties zoned specifically for commercial or mixed-use. The standards recommended would allow a single detached dwelling to be built on a 6000 sq. ft. lot. Either increasing the density requirements, or preferably, banning anything but commercial and/or mixed-use development by-right on C1 zoned properties is needed.

**5. 100% Lot Coverage**

This was not discussed but like height over development of a property would give a community such as Yachats too dense a feeling.

**6. Increasing density requirements for R3 and R4**

This was very reassuring for me to hear that community members are in favor of this change. Given that community members understand the limitations of having more affordable housing options built depends on having land appropriately zoned and available for it rezoning select R1 properties to R2 or R3 would be extremely helpful in moving the needle in the direction the community is in favor of. Doing both, the code revisions as well as re-zoning, would work together. Attached is a rough example of where upzoning would be beneficial and logical.

**7. Carrot vs Stick changes**

The urge to make changes that do not "take away" anything is understandable but, the responsibility of a City and its Planning Commission is to review and develop land use for the benefit of a City's long term social, environmental, and economic sustainability and resilience. The work that Yachats began with the Housing Needs Analysis showed that Yachats is lacking the needed variety of housing types to accomplish the task required of incorporated cities. Previous land use patterns and decisions have left the city unable to have the density it was always zoned for and with too few properties left zoned for current and future needs. Given the fact that Yachats has a very limited footprint of available and easily buildable properties zone and code changes are needed to accomplish the required task without eventually having to go through the lengthy and expensive process of UGB expansion.

Of all the work that Yachats has done over the years thoughtfully increasing housing density is the most important work Yachats can do in support of the community's values as stated in its mission statement:

"Our village is a place where natural resources are valued and protected, where diversity is celebrated and where a vibrant economy and sense of community pride create and recreate a living spirit. The Yachats community cares for its citizens' basic needs and supports them in their efforts to thrive mentally, physically, artistically and spiritually. It is a community with an enduring sense of itself."

Thank you,



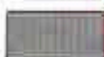
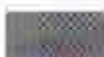
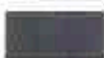




Jacqueline Danos

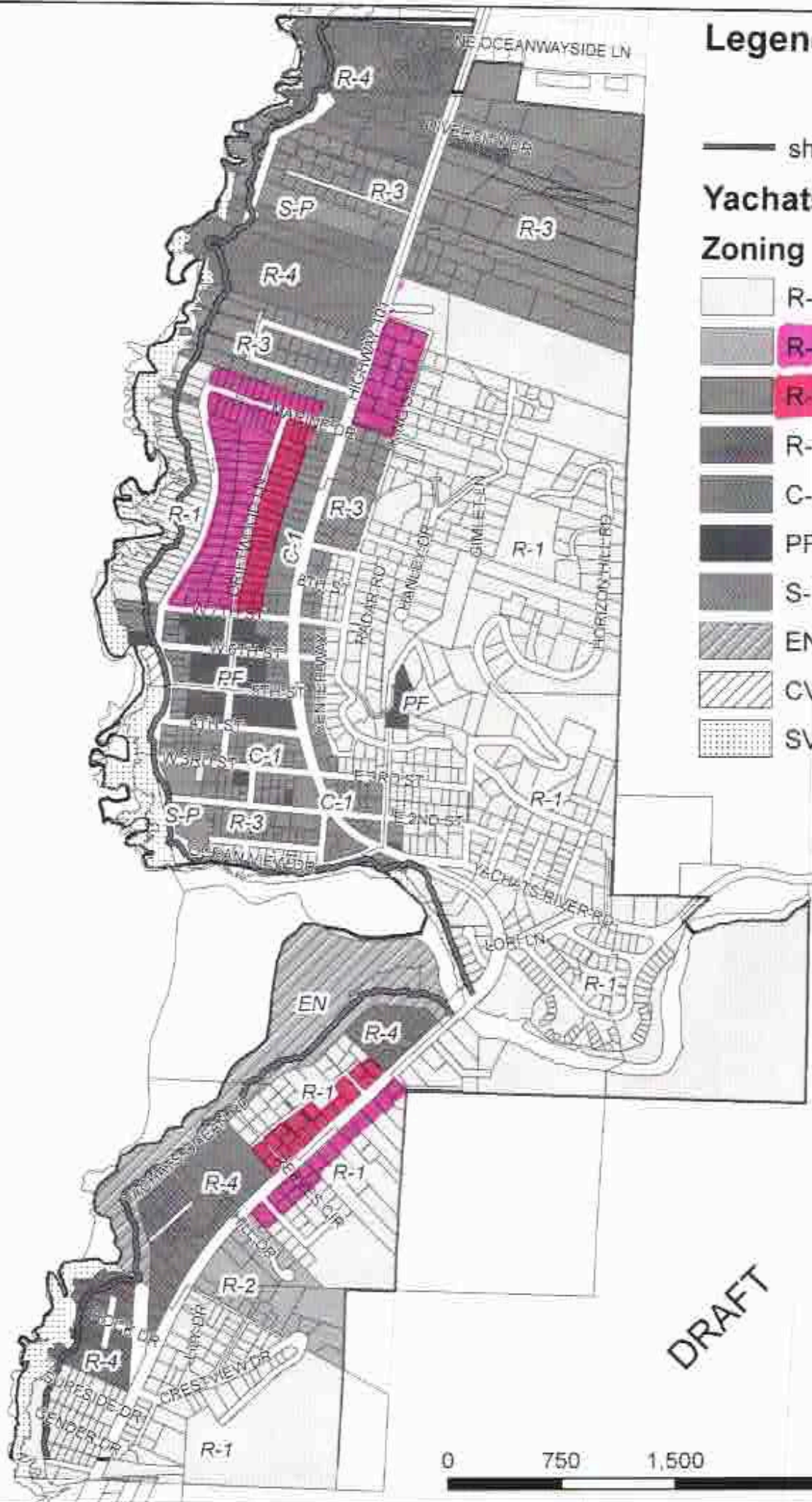
# Legend

— shoreland\_DLCD

## Yachats Zoning

### Zoning

-  R-1
-  R-2
-  R-3
-  R-4
-  C-1
-  PF
-  S-P
-  EN
-  CVL
-  SVL



DRAFT

0 750 1,500 3,000 Feet

**BEFORE THE PLANNING COMMISSION  
OF  
YACHATS, OREGON**

**Request for Variance**

**Case File: #1-VAR-PC-25**

**Applicant: Dan Hill and Nick Paino (Arbor South Architecture) for Joseph Uhan (Property Owner)**

**FINDINGS AND CONCLUSION**

**Nature of the Application**

The applicant is requesting a variance to reduce a street side yard setback. The Elk Mountain Road frontage is considered a street side yard. In the R-1 Residential Zone, a street side yard is required to be a minimum of 20 feet. The applicant is proposing to reduce this setback to 12 feet.

**Relevant Facts**

1. **Property Location:** The subject property is located at 502 Creekside Lane and described on the Lincoln County Assessor's Map 14-12-26-BB as Tax Lot 6700.
2. **Zoning:** Residential Zone R-1
3. **Plan Designation:** Residential (PUD)
4. **Lot Size and Dimensions:** The subject property is 0.18 acres, or 7885 square feet, with approximate dimensions of 75 x 100 feet.
5. **Existing Structures:** None
6. **Topography and Vegetation:** The subject property is extremely steep with a roughly 35% grade from north to south.
7. **Surrounding Land Use:** Properties immediately adjacent include undeveloped R-1 lots in the Creekside PUD and 4.21 acres of Creekside Common Area (or, dedicated open space). The Windsong subdivision is to the south on Elk Mountain Road and Yachats Memorial Park is north.
8. **Utilities:**  
Water & Sewer: City of Yachats  
Electricity: Central Lincoln PUD
9. **Development Constraints:** Steep slopes

10. **Application:** The applicant submitted the required application form and fee, a narrative addressing the proposal, and a site plan.
11. **Public Hearing:** A public meeting was held before the Yachats Planning Commission on April 15, 2025 at 3:00 p.m. in order to consider the applicant's request. Due notice of the meeting was given and all interested parties were given an opportunity to present testimony.
12. **Testimony:** The applicant presented information and answered questions at the April 15, 2025 meeting. Written testimony consisted of one letter in support of the variance from Layne Morrill of the Creekside Association. Additional oral testimony and minutes of the public hearing held before the Yachats Planning Commission on April 15, 2025 are hereby incorporated into the findings for City of Yachats Case File #1-VAR-PC-25.

**Relevant Yachats Municipal Code (YMC) Criteria:**

**Yachats Municipal Code Section 9.12.040 Standards R-1 Residential Zone**

Except as provided in Chapters 9.44, 9.48, 9.52 and 9.72, in an R-1 zone the following standards shall apply:

- A. Lot Size and Dimensions. The minimum lot size and dimensions in an R-1 zone shall be as follows:
  1. The minimum lot area shall be 7,500 square feet when the lot is served by both a public water supply and public sewage system. **(Not applicable)**
  2. The minimum lot area shall be 20,000 square feet when a lot is served by a public water supply system, but cannot be practically served by a public sewage disposal system. **(Not applicable)**
  3. The minimum lot width at the front building line shall be 60 feet for an interior lot and 65 feet for a corner lot when a lot is served by both a public water supply and sewage disposal system. **(Not applicable)**
  4. The minimum lot width at the front building line shall be 70 feet for an interior lot and 75 feet for a corner lot when a lot is served by a public water supply system, but not by a public sewage disposal system. **(Not applicable)**
  5. The minimum lot depth shall be 80 feet. **(Not applicable)**
  6. Landfill of dirt and rock only. **(Not applicable)**
  7. Hazard areas: **(Not applicable)**
    - a. Hill-side building sites, see Chapters 9.44 through 9.52;
    - b. Flood-prone areas, see Chapter 9.54.
  8. Undersize lots, see Chapter 9.76. **(Not applicable)**
- B. Yards. The minimum yard requirements in the R-1 zone shall be as follows:
  1. Front yard shall be a minimum of 20 feet.

2. Each side yard shall be a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater. Corner side yards shall not be used for clothes lines, incinerators, permanent storage of trailers, boats and recreational vehicles nor shall said yard be used for the regular or constant parking of automobiles or other vehicles.
  3. The street side yard shall be a minimum of 20 feet.
  4. The rear yard shall be a minimum of 10 feet, except that on a corner lot it shall be a minimum of either five feet or one foot for each three feet of building height, whichever requirement is the greater.
  5. All patio structures and swimming pools shall be a minimum of five feet from any side or rear property line. **(Not applicable)**
  6. No structure shall be located closer than 60 feet from the center line of any state highway, nor 45 feet from the center line of any collector or arterial street. **(Not applicable)**
  7. A fence, wall, or sight-obscuring fence may be established and maintained immediately adjacent to an abutting property line provided it is no more than six feet in height (except where the clear-vision area would be impaired as defined in YMC Section 9.64.010), or no more than eight feet in height when permitted by conditional use in accordance with Chapter 9.80 of the YMC. When such a fence, wall, or sight-obscuring fence is placed on top of a retaining wall, the combined height of the wall and fence shall not exceed eight feet. **(Not applicable)**
- C. Building Height. No building in the R-1 zone shall exceed a height of 30 feet from finished grade or from natural grade, see Chapter 9.52.180. **(Not applicable)**
- D. Lot Coverage. Structures, including, but not limited to buildings, porches and decks shall not occupy more than 30% of the total lot area. **(Not applicable)**
- E. Off-Street Parking. Refer to Chapter 9.48 – Off-Street Parking and Loading for parking requirements. **(Not applicable)**
- F. General Criteria. The vehicle and pedestrian access to the site can be safely and efficiently provided and the necessary utility systems and public facilities are available with sufficient supply and distribution capacity. If not provided by the City, it shall be the responsibility of the developer to insure these standards are met. **(Not applicable)**

**Yachats Municipal Code Section 9.52.160 General exceptions of yard requirements.**

The following exceptions to the yard requirement for a lot in any zone:

- A. The required front or rear yard for a dwelling need not exceed the existing or probable average depth of the nearest front or rear yards of dwellings on all lots within 100 feet on both sides of the proposed dwelling. **(Not applicable)**
- B. When an attached or detached garage is to be built on a lot having an average elevation at least 10 feet higher (or lower) than street level, the front of the garage may be located five feet from the front property line or at the point where ground elevation is five feet higher (or

lower) than the street level, whichever is greater. The garage and driveway shall be constructed in such a manner as to minimize traffic hazards resulting from backing onto an adjacent street.

#### **Yachats Municipal Code Chapter 9.80 Variances**

##### **Section 9.80.010. Authorization to grant or deny variances.**

The Planning Commission may authorize variances from the requirements of this title where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of this title would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or neighborhood and otherwise achieve the purposes of this title.

##### **Section 9.80.020. Circumstances for granting a variance.**

A variance may be granted only in the event that all of the following circumstances exist:

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of the ordinance codified in this title, topography, or other circumstances over which the applicant has no control;
- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess;
- C. The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy;
- D. The variance requested is the minimum variance which would alleviate the hardship;
- E. The hardship asserted as a basis for the variance does not arise from a violation of the zoning ordinance.

##### **Section 9.80.030. Variance procedure.**

The following procedures shall be followed in applying for action on a variance:

- A. A property owner may initiate a request for a variance by filing an application with the City Recorder, using forms prescribed pursuant to Section 9.88.040. The application shall be accompanied by a site plan drawn to scale showing the condition to be varied and the dimensions and arrangement of the proposed development. The City Council or Planning Commission may request other drawings or material essential to understanding of the variance.
- B. If the request for a variance meets all the requirements of this title, the City Recorder shall set a time for a public hearing before the Planning Commission on the request within 40 days from the filing thereof and shall cause notice to be given in accordance with 9.88.060.
- C. At the conclusion of the public hearing the Planning Commission may approve or deny the

request, based on findings which address applicable variance criteria, pursuant to Chapter 9.88.

**Section 9.80.040. Time limit on a variance.**

Authorization of a variance shall be void after one year unless substantial construction pursuant thereto has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year, on request.

**Findings**

YMC Section 9.80.020 states that a variance may be granted only in the event that all of the following five circumstances exist.

- A. *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of the ordinance codified in this title, topography, or other circumstances over which the applicant has no control.*
- B. *The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.*
- C. *The variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy.*
- D. *The variance requested is the minimum variance which would alleviate the hardship.*
- E. *The hardship asserted as a basis for the variance does not arise from a violation of the zoning ordinance.*

Circumstance A: After some discussion of the terms “exceptional” and “extraordinary”, the Planning Commission determined that this circumstance does apply to the subject property.

Circumstance B: The Planning Commission determined that reduction of the street side yard setback is necessary for the applicant to have substantially the same property right as owners of interior lots in the Planned Unit Development.

Circumstance C: The Planning Commission determined that the variance would not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy.

Circumstance D: The Planning Commission determined that the requested reduction in setback is the minimum that would alleviate the hardship.

Circumstance E: The Planning Commission determined that there is no violation of the zoning

ordinance.

**Conclusion**

A variance may be granted only in the event that all five of the above identified circumstances exist. Based on the above facts and findings, the Yachats Planning Commission finds all circumstances do exist.

**Order**

It is ORDERED by the Yachats Planning Commission that Case File #1-VAR-PC-25 be and is hereby approved. Said approval is subject to the following conditions:

1. Development shall be in accordance with R-1 standards except for the approved variance that allows a minimum 12-foot setback on the west side, adjacent to the Elk Mountain Road right-of-way.
2. Authorization of this variance shall be void after one year unless substantial construction pursuant thereto has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year, on request.

  
\_\_\_\_\_  
Marc Sakamoto, Planning Commission Chair

  
\_\_\_\_\_  
Date



30 March 2026

**VARIANCE EXTENSION REQUEST PER CODE SECTION 9.80 VARIANCES  
TO CERTAIN STANDARDS OF CITY OF YACHATS MUNICIPAL CODE**

**APPLICANT**

Dan Hill and Nick Paino

**ARBOR SOUTH ARCHITECTURE, PC**

380 Lincoln Street

Eugene, Oregon 97401

**OWNER**

Joe Uhan

145 W Heising Dr

Sisters, Oregon 97559

**PROPERTY**

502 Creekside Road

Yachats, Oregon 97498

**VARIANCE EXTENSION REQUESTED**

Code Section 9.12.040 B.3 - Residential Zone Standards, Yards

**SUMMARY**

Arbor South Architecture submitted a variance request on behalf of Joe Uhan regarding the property at 502 Creekside Road. This variance was approved by the Planning Commission on April 15th, 2025. Per document #1-VAR-PC-25 "Findings and Conclusions", "Authorization of this variance shall be void after one year unless substantial construction pursuant thereto has taken place. However the Planning Commission may extend authorization for an additional period not to exceed one year, on request."



After receiving the variance approval, our design team proceeded to finalize the design drawings and submitted for permit on September 09th, 2025. Lincoln County sent notice of permit approval on December 11th, 2025. Given the unfavorable weather and building conditions, we anticipated beginning construction in Spring of 2026. We expect this timeline to remain in place, and plan to begin construction in April or May of 2026. Given that the construction timeline possibly exceeds our variance application by as much as 15 days, we request a variance extension to ensure a weather event or muddy ground conditions do not cause our variance approval to expire. Our contractor, Cunningham Built (CCB #164250), is aware of our desired construction timeline and plans to begin construction as early as possible.

We initially contacted Katherine Guenther on March 16th, 2026 to inquire about a variance extension. We submit these dates to state that the request was self-initiated and made prior to the expiration of the variance approval.

Based on the above data, we respectfully request the variance proposed be approved by the Planning Commission. We appreciate a positive consideration and response.

Sincerely,

**Dan Hill**  
Architect, Senior Principal

**Nick Paino**  
Architectural Associate

**City of Yachats Building Activity  
April 15, 2026**

Project Name	Description	Parcel #	Address	Zone	Opened	Status
TAYLOR	Accessory Structure	14-12-27-DA-10601	160 West 2nd Street	C1	1/10/25	Under Inspection
DE LEON	New SDU	14-12-34-AA-200	264 Highway 101 S	R1	1/29/25	Under Inspection
MOORE	Addition to SDU	14-12-26-CB-2200	337 East 2nd Street	R1	2/5/25	Under Inspection
FISCHER	New SDU	14-12-34-AC-6700	30 Surfside Drive	R1	2/5/25	Under Inspection
CHOWDHURY	New SDU	14-12--26-BC-5300	1040 Horizon Hill Road	R1	3/5/25	Under Inspection
VALENTIN/TAYLOR	New SDU	14-12-27-DA-5100	536 West 4th Street	C1	3/7/25	Under Inspection
RAMSEY	New SDU	14-12-27-DA-8400	221 West 2nd Street	C1	6/5/25	Under Inspection
RUSSELL	New Attached Garage	14-12-26-CB-5300	479 Yachats River Road	R1	6/18/25	Under Inspection
PENWELL	New SDU	14-12-26-BC-6300	1017 Keenah Lane	R1	7/15/25	Permit Issued
FROHNAUER	New SDU	14-12-26-BB-2900	227 Windsong	R1	7/30/25	Under Inspection
FROHNAUER	Dining Room Addition	14-12-26-BB-2900	227 Windsong	R1	8/8/25	Under Inspection
UHAN	New SDU	14-12-26-BB-6700	502 Creekside Lane	R1	9/8/25	Ready to Issue
SHEPHERD	New SDU	14-12-27-AD-3400	969 Highway 101 N	C1	9/11/25	In Review (LC)
SMITH	Deck Replacement	14-12-34-AA-400	18 Reeves Circle	R1	9/15/25	Permit Issued
MOINE	Install New Window Opening	14-12-34-AA-1701	390 Yachats Ocean Road	R4	10/15/25	Under Inspection
REICHEL	Bedroom Addition	14-12-26-CC-6300	216 Combs Circle	R1	10/23/25	Under Inspection
LEVINE	New Deck	14-12-26-CB-5500	416 East 2nd Street	R1	12/8/25	Under Inspection
ORNELAS	New Manufactured Home	14-12-27-DD-2001	175 Shell Street	R1	3/5/26	Under Inspection
RAY	New SDU	14-12-23-CC-2300	1690 Highway 101 N	R3	3/10/26	In Review (LC)
PELICAN BREWING CO	Interior Alteration	14-12-27-AD-1501	580 Highway 101 N	C1	3/20/26	In Review (LC)



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

**MEETING SUMMARY MINUTES**  
**City Hall, 441 Hwy 101 N, OR 97498**  
**Tuesday, March 17, 2026, 2026**

**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>P</b>
Mary Aebi, Vice Chair	<b>P</b>
Jolene Gosselin	<b>P</b>
David Diamond	<b>P</b>
Steve Chase	<b>P</b>

<b>Staff Members</b>	
Bobbi Price, City Manager	Neal Morphis, City Clerk
Kimmie Jackson, Recorder	Katherine Guenther, Planner

**Work Session**

- I. **(02:24)** The work session was led by the City Attorney Ross Williamson, which focused on updates to public meetings law, including changes under recent state legislation. Topics included definitions of “meeting,” “deliberation,” and “convening,” with emphasis on avoiding unlawful serial communications and ensuring compliance with public meetings requirements; risks associated with informal discussions outside public meetings, including the use of intermediaries or electronic communications that could constitute a quorum; reviewed updated

training requirements, noting that Planning Commissioners will likely be required to complete formal public meetings training through the Oregon Government Ethics Commission.

Willaimson gave an overview of Oregon’s land use framework, including the relationship between state statutes, statewide planning goals, administrative rules, and local implementation through comprehensive plans and development codes; the distinction between legislative and quasi-judicial land-use processes was introduced, with emphasis on the increasing role of administrative decisions resulting from recent legislative changes aimed at streamlining housing development; covered the quasi-judicial process, including application procedures, evidentiary hearings, public notice requirements, and the requirement for written findings supporting decisions. It emphasized the importance of adhering to the 120-day decision timeline.

The City Attorney also introduced principles of impartial decision-making, including avoiding bias, ex parte contacts, and conflicts of interest, noting these are grounded in constitutional due process requirements. Commissioners asked clarifying questions.

Adjourn Work Session at 3:32 pm

### **Regular Session 3:10 pm**

- I. Announcement/Correspondence** - None
- II. (1:34:57) Citizens’ Concerns** - Mark Green, regarding climate change
- III. Ongoing Business**
  - 1. (1:44:34) Noxious Weeds** - The member briefly referenced materials in the meeting packet and noted that the document was a synopsis of prior discussions, reflecting earlier review of a draft outline. Members were asked to confirm whether the summary accurately captured previous input, with no significant additions raised at that time, and would review the materials in more detail before engaging in deeper deliberation at a future meeting.
- IV. (2:05:54) Reports**

- a. The Commission Chairs' Meeting primarily consisted of general information sharing, including ongoing projects.
- b. Planners' Report is attached to the online packet.
- c. Meeting Summary Minutes - No comments

Adjourn City Council Meeting 4:16 pm

Minutes prepared by Kimmie Jackson, Recorder

PLANNING COMMISSION ISSUES LIST as of 04/21/26

Item #	Description	Assigned	Due Date	Status
5	Amend Title 9 for Housing Implementation Plan			<p><b>Cascadia Partners.</b> 02/18/25: Contact changed at Cascadia. KG to forward questions to new contact. 01/02/25: KG to reach out to Rachel at Cascadia with final version.12/27: Draft questions forwarded to Yachats PM for review. 12/10: Creating questions for CP to review. 11/18: Had kickoff meeting. See meeting minutes. 10/15: Selected MS and MA for PMT. City conducting workforce housing survey. Will provide results. 10/08: Reviewed Statement of Work. Discussed various aspects of how project will proceed. Will discuss members of PMT at next meeting. 06/11: Cascadia Partners to start in the fall. 05/21: Will start review of Plan for new commissioner in 06/11 meeting. 05/14: Funding for implementaion approved by state. Waiting to see review scope of work document from Cascadia Partners. Will review plan with PC. 03/12: Waiting to see if 2024 State budget contains money to fund another round of grants. KG to check if what other communities. 02/23: Determine if there will be a next round of DLCD funding. Contact Cascadia Partners to get estimate of cost of hiring them to complete task. have made changes for HIP.</p>
6	Revise/update City Comprehensive Plan			<p><b>02/17: Will look for possible updates at next meeting.</b>11/18: Identified Goal G as one to focus on. Cascadia Partners offered assistance of their urban planner. Developing questions to as them. Located proposed updates in Housing Plan appendix. 10/08: Identified Goals that may need updating. 09/17: Will start review of plan with next work session. 03/12: PC to wait on #1, #5 or #8 before proceeding. 02/23: Commissioners to review existing and prioritize which section(s) to work on.</p>

7	Update application fees	KG	<p><b>05/20: Fees update completed. PC to review.</b>10/28: Review completed. to present new fees to City Council in Nov. 10/08: City Mgr reports continued progress on review. 09/17: City Mgr review almost complete. 06/11: Now part of general review of all city fees. 03/12: Bobbie committed to meet with KG soon. 02/23: KG to meet with Bobbi to set fees.</p>
8	Ordinance for ADU's		<p><b>Cascadia Partners.</b> 11/18: Discussed with Cascadia Partners in kickoff meeting. They will emphasize this in their updates to regs. 09/17: Discussed definition of ADU. Will defer until Cascadia Partners. 08/20: Have agreement with most major policy decisions. Will continue at next meeting. 07/09: Began review of various approaches to regulation. If time permits, will continue review 07/16. 06/11: Commissioners to research documentation and laws in other cities. To discuss in 07/09 meeting. 05/14: On hold to see if can be included with HIP. Collecting information from various sources. 04/09: Present concept in public forum prior to writing ordinance. 03/12: KG to look at getting copies of Waldport ordinance as well as relevant parking ordinances.</p>
11	Consolidate minor updates to ordinances		<p>06/11: On hold until after completion of #5. 04/16: Minor error in Fences and Hedges standard pointed up need to identify and consolidate into one list other minor changes/corrections to ordinances. KG to retrieve existing list for review.</p>

12	Content for city social media			<b>12/16: Next article ready for newsletter.</b> 10/15: Latest article on code approval process submitted. 06/17: Zoning variances suggested as next topic. 05/20: MA to work with MS on topics. 03/17 Content on ADU submitted to BP. 01/14/25: Content reviewed by commission and submitted to BP for 02/25 newsletter. 12/10: Needs content to create article. MS to provide. 10/22: Sent email to TD asking if interested in writing for e-newsletter. 10/08: Need to identify resource on commission to provide content.
15	Update mobile home regulations			<b>Cascadia Partners.</b> 03/26: To be included in code updates by Cascadia. 12/10: Needs review to update to current state law.
16	Define SRO	DF		<b>Cascadia Partners.</b> 06/17 : DF provided based on state reg.
17	Update Setback code	DF		06/17: General agreement that should be a variance.
18	Define Family Unit	DF		<b>Cascadia Partners.</b> 06/17: DF provided suggestion. May also be addressed by Cascadia.
19	Noxious Weed Ordinance		LD	<b>03/17: Process for creating list completed. Will review draft ordinance at next meeting.</b> 02/17: LD will cleanup draft regulations and present at next meeting.12/16: Review list of plants. LD to discuss with BP who is responsible for list going forward. 12/16 LD and MS to meet to review draft. 11/18: Draft reviewed in commission meeting. 08/15: LD working with Parks and Commons and will use their requirements for city wide ordinance
23	Public Works joint issues			<b>03/17: KG to review with PWC before discussing with PC.</b> 12/16: PWC has submitted list of issues that may overlap with PC.
24	Tree Ordinance		LD	<b>03/17: After initial meeting of work group, will continue to outline ordinance.</b>

CLOSED PLANNING COMMISSION ISSUES				
9	Add to Urban Growth Boundary			4/09: State passed legislation allowing for increase of UGB up to 50 acres with reduced requirements. Should city pursue? <b>With no expressed need to expand, decided not to pursue. CLOSED</b>
10	Credit at COG			<b>05/14: With state funding for HIP and money in budget from planning consultation, will not need COG. CLOSED.</b> 04/09: City has credit at COG for possible consultant. Could we use for HIP? Bobbi to look into this. May not be that straightforward.
3	Continue Implementation of Yachats Parking Mgmt Plan		LD	<b>10/08: Public Works reports that all projects in plan that can be completed have been completed. Closed.</b> 06/11: Continuing to make progress on various projects. 05/14: Public works to provide city with update. 04/16: LD to meet with Public Works tomorrow for update. 03/19: LD sent email and will meet with Public Works to discuss. 03/12: Public Works will probably implement portions of the plan at a time. LD to meet with Public Works to discuss next steps.
4	Obtain City Council approval of updates to Title 9			<b>11/20: Approved unanimously by City Council. Closed.</b> 10/26: 1st public hearing with City Council held. No major issues. Second public hearing in Nov. 10/08: On schedule to present at next City Council meeting on 10/23. 09/12: Update from KG that with delay of review by DLCD and internal issues may not make City Council agenda until Nov. 06/11: Reviewed and approved changes to building height calculation. KG to send update to DLCD with approved changes. 5/21: Final draft approved by commission. KG to advise DLCD of changes. 05/14: At DLCD for review. Completed review of draft with PC today. Final review 05/21. Postponed public meeting to 07/16. 04/09: Waiting on marked up version. Review in 05/14 Work Session. Present in public meeting 06/18. 03/12: PC members to review and familiarize themselves with content. Need review schedule added to application. KG to put out marked up version. 02/23: Need review by DLCD.

14	Create Folder for Cascadia Partners Document	KG		<b>CLOSED.</b> 12/10: KG to talk to Neal about organization of documents. 11/19: KG to create folder on website to store all documents.
1	Schedule next training session	KG		<b>08/19: Closed pending changes for planner position.</b> 01/21/25: Completed training with Hui. Do we need another to elaborate on topics discussed? 12/17: KG to meet with Hui R. about training on commission roles, staff relations, meeting practices. 03/12: KG to talk to Hui about guidance on best practices to update Comp Plan. 02/23: Coordinate with Hui on next topic(s) and date.
20	Water Conservation	CH		<b>11/18/25: Closed. No Planning Commission issues</b>
2	Complete Wetland Inventory	KG		<b>02/17: City Council and Mayor now receiving monthly updates from DSL.</b> 11/18: DSL and Pacific Habitat working through issues. 07/30: Per BP,KG still responding to questions from DSL. 05/20: Per BP should be completed in 30 days. 03/18: KG has received questions from DSL regarding inventory. 11/19: BP and KG met with DSL week of 11/11. No additional info required. No completion date given. 10/28: BP and KG met with DSL and Pacific Habitat to answer questions about inventory. All questions answered. 10/08: State Lands reviewing some minor discrepancies. 09/16: City Mgr. has contact in state govt and is escalating. 08/19: Mayor using state contact to escalate.05/21: KG contacted by State Lands. We are next in line for review. 04/16: KG sent email to State for update. 04/09: No update. 03/12: No update from ODSD. Link to State Lands Inventory to be added to links page. 02/23: Pending response from ODSD.
22	Future Water Requirements			<b>02/17: Rick provided updates to document and projects adequate water for the future. City will continue to work on additional supplies as needed.</b> 12/16: Rick provided updated document. Will submit revised public statement at next meeting

21	Shepherd Conditional Use site plan	KG		<b>02/17: Per KG, site plan has been submitted.</b> 12/16: Not submitted 11/18: Determine if detailed site plan has been submitted.
13	Include updates to Title 9 in city document			<b>03/17: Per KG and BP, online Municipal Code now includes updates. Closed</b> 05/20 Final still not included in Municipal Code. 11/19: Followup to make sure that changes approved by City Council are added in writing to Title 9.









