

1. 2:00 P.M. Agenda

Documents:

[2025-11-18 Planning Commission WS And Regular Agenda.pdf](#)

2. Meeting Material

Documents:

[YMC 5-08-110 Noxious Vegetation-DRAFT-Berdie.pdf](#)

[2026 Goals.pdf](#)

[Diamond Volunteer App_Redacted.pdf](#)

[2025-10-21 Planning WS And Reg Minutes Summary.docx.pdf](#)

[Planning Commission Yachats Newsletter 4_25.Pdf](#)



CITY OF YACHATS

PLANNING COMMISSION WORK SESSION AND REGULAR MEETING

Tuesday, November 18, 2025, at 2:00 pm

To Be Held Via Zoom & In Person at:

Commons Bldg., Civic Meeting Room 1

441 Hwy 101 N., Yachats OR 97498

Join Zoom Meeting

<https://us02web.zoom.us/j/88930451065>

Meeting ID: 889 3045 1065

Work Session

- I. Meeting Called to order
- II. Update to YMC Section 5.08.110 Noxious and Invasive Vegetation
- III. 2026 Planning Commission Goals

Regular Meeting

- I. Meeting Called to Order
- II. Announcements and Correspondence
- III. Citizens' Concerns (limited to items not on the agenda, 5-minute limit per person)
- IV. Public Hearings - None
- V. Ongoing Business
 - a. Interview with Planning Commission applicant David Diamond
 - b. Recommendation to Council on Planning Commission applicants
- VI. New Business
- VII. Reports
 - a. Commission Chairs' Meeting
 - b. Planner's Report
 - c. Meeting Summary
- VIII. Other Business
 - a. From Commission
 - b. From Staff

This meeting is open to the public and all interested persons are invited to attend In Person and ZOOM Meetings. 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 11/10/2025 By: Kimmie Jackson, Recorder

Noxious weeds in YMC Revision (Berdie) V1

Text of Draft Ordinance	Notes/comments
<p>Section 5.08.110 Noxious and invasive vegetation.</p> <p>A. No owner or person in charge of real property shall permit, grow or allow noxious vegetation to grow on the property. Nor shall any owner or person in charge of real property permit listed invasive plants within a riparian corridor, as described in Section 9.52.070 of this code (hereafter riparian corridor). Noxious vegetation and invasive plants within a riparian corridor are declared a nuisance, and their presence is non-conforming with the Yachats Comprehensive Plan. Some species of noxious vegetation are declared public health hazards.</p> <p>B. The owner or person in charge of real property shall abate noxious vegetation from the property, or invasive plants within a riparian corridor and do so in a manner that will prevent noxious vegetation from going to seed or propagating by other means. The owner and the person in charge shall be jointly and severally liable for the cost of abatement and may be liable for personal injury or damage resulting from the presence of noxious vegetation on their property.</p> <p>C. For purposes of this section, “noxious vegetation” is defined as: introduced “weed” species and native vegetation that is, or is likely to become:</p> <ol style="list-style-type: none">1. A health hazard, including plants such as Scotch Broom and others that may seasonally cause severe allergic reactions, and plants such as Poison Hemlock which is extremely toxic if ingested. Any such vegetation shall be prima facie evidence of a health hazard;2. A fire hazard, including native and introduced grasses, bushes, weeds or other noxious vegetation allowed to grow in vacant lots or other open areas. Any such vegetation shall be prima facie evidence of a fire hazard;3. A traffic hazard, including the presence of trees, bushes, or other tall vegetation that impairs the view of the public thoroughfare, street corner, path, or trail making use of the thoroughfare hazardous. Any such vegetation shall be prima facie evidence of a traffic hazard;4. An invasive vegetation competitive with, and destructive to, native vegetation and desired landscape and garden plants; or5. A regionally abundant weed of economic importance and which is listed as a noxious weed by Oregon State Department of Agriculture Weed Control Board on the A (T) or “B” list and other designated weeds as identified by Yachats Trails site, Lincoln County Vegetative Management, Lincoln Soil and Water Conservation District or Field Guide to Weeds of the Oregon Coast (Institute of Applied Ecology – Funding from Oregon Bureau of Land Management).6. Noxious weeds and invasive plants of significance in the Yachats area are linked here. <p>D. No owner or person in charge of the property shall allow noxious vegetation to be on the property or in the right-of-way of a public thoroughfare abutting the property. ???</p> <p>E. An owner or person in charge of property, including any property in the right-of-way of a public thoroughfare abutting the property, shall cut down or destroy noxious vegetation determined by the City to be necessary if it is or to prevent it from becoming a health or fire hazard, or, in the case of weeds or other noxious vegetation, from invading an environment otherwise occupied by native vegetation or ornamental plants not listed as noxious vegetation by a County or State Weed Board. ???</p> <p>F. Questions regarding vegetation identification and methods for the control or eradication of noxious vegetation shall be referred to the Lincoln County Vegetation Management Committee or to the Oregon State Department of</p>	

Agriculture Weed Control Division, and to the Oregon Revised Statutes, Chapter 570.

- G. No owner or person in charge of property shall allow the uncontrolled growth and accumulation of dead or dormant weeds, brush, high grass, scotch broom, gorse, Himalayan blackberries or pampas grass to become a fire hazard. This section shall not apply to any of the following:
1. Any crop grown and maintained for lawful agricultural purposes;
 2. Any natural area on publicly owned land of Yachats;
 3. Any property defined as wetlands by proper authority, if control of vegetation would violate federal, state, or county laws.
 4. Such vegetation shall be removed or eliminated by cutting to a height of no more than six (6) inches and mulching all cut materials. If any owner or person in charge of property does not comply with this subsection, the City may contract with a firm licensed to do business within the City limits to bring the property into compliance as provided in Section [5.08.250](#), Summary abatement. The City may recover all costs as provided in Section [5.08.240](#), Assessment of costs.
- H. Unless a part of a City-approved natural conditions restoration project, within the first thirty (30) feet of a riparian corridor, nonspecific means, including, but not limited to, chemical sprays, mowers or weed eaters shall not be used to control or remove vegetation.
- I. Any actual costs incurred by the City in enforcing this section, including, but not limited to, summary or other abatement costs pursuant to subsections B and G of this section, shall become a lien against the property and perfected and recorded as such according to State law. (Ord. 341, 2016; Ord. 283, 2009; Ord. 244, 2004; Ord. 221, 2001)

Open Questions:

1. Should specific plants be listed in the ordinance or referred to in an appendix or from a separate source?
2. If externally listed, who is the authority - how are plants determined and justified to be labeled as noxious weeds?.
3. Should a slope designation exemption be added?
4. Or, should specific slopes or other conditions, upon appeal, require a plan (below)
5. Should we add a delay with a plan for remediation: e.g., 3 or 5 years and then state who must approve the plan etc.
6. Should there be a funding source for private remediation? Educational resources?
7. Clarity around "right-of-way" versus street plats, plated utility easement, etc
8. Is **July 1** for removal appropriate? (Leaves limited time for enforcement, smooth work load for code enforcement, some lower plants are obscured by then, etc..)
9. Would like to see something re. sterile varieties. For example, there are now a few sterile varieties of butterfly bush. There are a few forms of English laurel that are unlikely to flower and thus spread. This would require that the property owner document that they planted one of these varieties.

*Note: **July 1st** reference was removed from the body of the draft ordinance*

2026 Planning Commission Goals

- Complete draft of Invasive Plant code
- Work with Public Works on setting cap on impervious surfaces
- Schedule tour for commission members to see various kinds of housing in city
- Implement Cascadia Partners recommendations
- Develop a standard response to questions regarding water supply for future development
- Explore incentives to build workforce housing

From: noreply@civicplus.com
To: [City Hall](#); [Kimmie Jackson](#)
Subject: Online Form Submission #363 for City of Yachats Volunteer Agreement
Date: Thursday, October 2, 2025 11:53:57 AM

City of Yachats Volunteer Agreement

City of Yachats
501 Highway 101 N

PO Box 345

Yachats, OR 97498

Phone: 541-547-3565

Fax: 541-547-3063

Thank you for your interest in volunteering for City of Yachats!

We value community involvement and look forward to partnering with volunteers to help us better serve the citizens of Yachats. To ensure the safety of our volunteers and protect the interests of the City, all prospective volunteers are required to complete a brief application and follow the process outlined below.

The application process includes the following steps:

1. Complete the volunteer application form & submit
2. The City Recorder will schedule a meeting between the applicant and the City Manager to discuss the role and what to expect.
3. The application will be forwarded to the relevant commission or committee for review.
4. If selected to move forward, the applicant will be interviewed by the City Council.
5. City Council will then vote on the appointment.

Thank you again for your willingness to contribute your time and talents. We appreciate your interest in serving our community!

First Name David

Last Name	Diamond
Address	[REDACTED]
City	Yachats
State	Oregon
Zip Code	97498
Daytime Phone	[REDACTED]
Evening Phone	[REDACTED]
Email	[REDACTED]

(Section Break)

Volunteer Activity

Please describe the type of volunteer work you are interested in performing, activity/event, or Commission/Committee you wish to volunteer for.	Planning Commission
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Please list the date(s) or range of dates for which you would like to volunteer	October 2025 - October 2029
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Statement of Interest or Related Experience for Commissions & Committees	My work career was as a Vice-President of Engineering for the high line Motorhome Company, Country Coach. When I retired I had been promoted to Chief Operations Officer. During my professional tenure I became involved in building codes and standards for RV's and Manufactured Homes. An example is that I served on the Oregon State Manufactured Structures and Parks Advisory Board that met in Salem. So I have experience in codes and administrative rules as well as protocol for meetings and commissions.
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Upload document, if needed	<i>Field not completed.</i>
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References

Please list two references that are **not related to you** and that have knowledge of

your relevant experience for the type of volunteer activity you are interested in.

Reference 1

First Name Craig

Last Name Hogan

Address [REDACTED]

City Yachats

State Oregon

Zip Code 97498

Phone Number [REDACTED]

Relationship Neighbor

Years Known 3

Reference 2

First Name Mark

Last Name Green

Address [REDACTED]

City Yachats

State Oregon

Zip Code 97498

Phone Number [REDACTED]

Relationship Neighbor

Years Known 3

Emergency Information

Name and contact information for the person(s) to reach in the event of an emergency.

Name Barbara Mosegard-Diamond

Phone Number [REDACTED]

Relationship Wife

Name *Field not completed.*

Phone Number *Field not completed.*

Relationship *Field not completed.*

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential
- I may be subject to background and motor vehicle record checks.
- I will adhere by Oregon Occupational Safety and Health Division (OR-OSHA) safety standards and training I am provided.
- I have read and understand the Volunteer Policy.

I hereby certify that the facts set forth in this volunteer registration are true to the best of my knowledge. I agree that if the information given in my registration, resume, or any other materials, or during any interview, is found to be false in any way, it shall be considered sufficient cause for denial of volunteer status.

I understand that City of Yachats is not obligated to appoint me to a volunteer position and that nothing contained in the volunteer registration form is intended to create a contract between City of Yachats and me. In addition to the above items, I agree to comply with the policies, rules, regulations, and procedures of City of Yachats, which I understand may change at any time and I understand that my volunteer status can be terminated with or without cause or notice, at any time, at the option of either me or City of Yachats.

Signature David Diamond

Date 10/2/2025

Required for all Minors: Parent or Guardian's Authorization for Medical Care & Consent to Agreement

I PARENT/GUARDIAN as parent or legal guardian, hereby grant permission for MINOR to do volunteer work for City of Yachats. In the event of an emergency, accident, or illness, I authorize City of Yachats and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature in the following hereby represents that I have read, understand, and to this agreement.

Parent/Guardian *Field not completed.*

Minor *Field not completed.*

Signature *Field not completed.*

Date *Field not completed.*

Version 2025-08-28

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**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

Planning Commission article for Yachats Newsletter April 20215

By Tod Davies

What your Planning Commission is up to: The Yachats City Council has identified as one of its main priorities for 2025 issues surrounding housing supply, specifically the identifying of ways to expand the existing housing supply and diversify housing options. Allowing Accessory Dwelling Units (ADUs) is a way forward for possible code changes allowing greater housing supply.

What's an ADU? It's a secondary housing unit on a residential lot. This additional residence can exceed the present zoning restrictions for that lot, whether a conversion of a part of the existing residence, an add-on, or a detached structure.

Currently ADU's are not allowed in Yachats although there are a number of "informal" ADU's in the city. The Planning Commission is studying the advantages and disadvantages of a code change to allow a wider latitude of permitted ADUs.

Our findings will be given as recommendations to the City Council. Steps after the council considers the recommendations will involve community engagement and involvement in the final decisions. There will be plenty of opportunities for input during public forums, City Council and Planning Commission meetings.

So stay tuned.