

1. 2:00 P.M. Agenda

Documents:

[2025-12-16 Planning Commission WS And Regular Agenda.pdf](#)

2. Meeting Material

Documents:

[Water Analysis.pdf](#)

[Water Demand Analysis.pdf](#)

[2026 Goals - Revised.pdf](#)

[Yachats Code Update - AC Notes 12-25.Pdf](#)

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

[2025 Building Activity.pdf](#)

[2025 Land Use Applications.pdf](#)

[2025-11-18 Planning WS And Reg Minutes Summary.docx.pdf](#)

[Planning Commission Issues List.pdf](#)



CITY OF YACHATS

PLANNING COMMISSION WORK SESSION AND REGULAR MEETING

Tuesday, December 16, 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. Water Capacity for Future Development – Rick McClung

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. Ongoing Business
 - a. Update on Cascadia Partners' Work – Mary Aebi
 - b. Noxious Weed Ordinance
- V. New Business
 - a. Expiring Terms – Seat E (Jolene Gosselin) and Seat G (Steven Chase)
- VI. Reports
 - a. Commission Chairs' Meeting
 - b. Planner's Report
 - c. Meeting Summary
- VII. 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 12/12/2025 By: Katherine Guenther, City Planner

Water Demand Analysis

December 10th, 2025

This report used data from the Water Master Plan and the Water Management and Conservation Plan to perform the analysis of water demand and population report for the City Council.

Raw water

In the late summer raw water availability can drop to 185 gallons a minute during a large drought. At this rate the water plant could produce about 200,000 gallons a day if it ran 24 hours a day.

In the past, this was not enough water, and the city would go into a water conservation phase. This problem has been solved and is no longer an issue because the city manager negotiated a contract with SWLCWPUD to purchase 100gpm, this equals 144,000 gallons a day to add to the water demand when it is needed.

In 2025 we did not use any water from SWLCWPUD because there was no need.

Creek flow data

Date	Reedy Cr	Salmon Cr	Total	./- From week before
6/23/2025	255	191	446	
7/7/2025	220	165	385	-61
7/14/2025	210	147	357	-28
7/22/2025	238	151	389	32
7/28/2025	215	140	355	-34
8/4/2025	190	125	315	-40
8/13/2025	173	119	292	-23
8/20/2025	222	139	361	69
9/9/2025	237	140	377	16

Interconnection with SWLCWPUD

The city has an interconnection with Southwest Lincoln County Water People's Utility District (SWLCWPUD), which can be used to supply the City's distribution system with water during water shortages. This interconnection has a capacity of 0.33 cfs (150 gpm) and is a two-way interconnection.

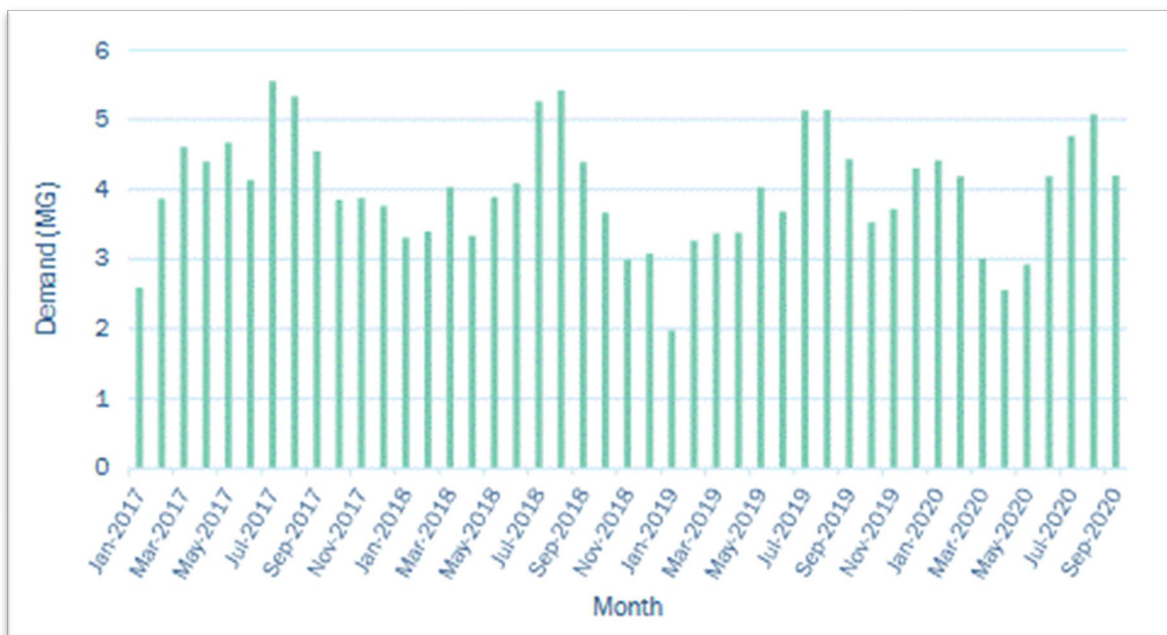
Annual, Monthly, and Seasonal Demand

The summary below presents the volumes of finished water produced annually at the water treatment plant from 2017 through 2020. It shows annual water demand, average day demand (ADD), and maximum month demand (MMD) as a volume and rate.

Summary, 2017 to 2020

Year	Annual Water Demand (MG)	Average Day Demand (ADD)	Max Month Demand (MMD)	Max Month Demand (MMD)*	Max Month Demand (MMD)*
		mgd	MG	mgd	cfs
2017	51.2	0.14	5.34	0.17	0.27
2018	46.9	0.13	5.42	0.17	0.27
2019	46.0	0.13	5.15	0.17	0.27
2020	**	**	5.08	0.16	0.25
Average	48.0	0.13	5.25	0.17	0.27
Max	51.2	0.14	5.42	0.17	0.27

The Graff shows the seasonal variations in water demand throughout the year, showing the typical pattern of increased water demand in summer and lower demand during the winter. During the summer peak demand season, the treatment plant is typically operated on a daily or almost daily basis.



Population Projections

The Portland State University Population Research Center prepared population projections for Lincoln County in 2017. These projections estimate the population of Yachats within the UGB to increase to 1,061 in 2040, based on an average annual growth rate of 1.4 percent from 2020-2035 and 0.9 percent from 2035-2067. The City used these projected annual growth rates to project that the City's population would be 940 in 2020 and 1,070 in 2041.

However, these projections underrepresent the population that the city experiences at points during the year, and as a result, the city developed population projections that account for seasonal occupancy and a wider range of users. The city considered the influence of seasonal occupancy on its water service population given that many of its connections are vacation homes or are utilized for tourism (e.g., hotels and vacation rentals). Water use from these connections fluctuates on a seasonal basis with increases during the summer, weekends, and holidays. To account for fluctuations in demand related to the degree of occupancy of the service population, the city assumed occupancy percentages associated with levels of demand, with the MMD reflecting 80 percent occupancy and MDD reflecting 100 percent occupancy of the total service population.

The city determined that its water demand projections needed to focus on a service population estimate at full occupancy comprised of three different types of water users: single-family, multifamily, and hotel rooms. The City estimated the number of people per connection for the three types of users comprising the service population: single-family units (1.8), multifamily units (1.8), and hotel rooms (1.2).

Each user type was assumed to grow at the same rate forecasted by PSU.

The data below presents the resulting projected service population at 80 and 100 percent occupancy.

Year	MMD Population	MDD Population
2020	1,753	2,191
2031	2,045	2,556
2041	2,282	2,853

Demand Forecast

The city combined the projected populations described with historical water demand data to develop its water demand projections. Specifically, the city calculated the projected MMD and MDD by multiplying the projected total service population by the estimated water use rate of the service population during corresponding occupancy (100 gallons per capita per day for both the MMD and MDD occupancy scenarios) and the corresponding occupancy rate (80 percent for the MMD and 100 percent for the MDD). Given that the City's historical water production data cannot be used to determine MDDs, the city used a conservative municipal per capita water

consumption of 100 gallons per person per day, which compared well to City data for relatively high-water demand events, including historical peak week water demands during the summer, and to water plant operator observations.

The City’s demand projections also include the following assumptions.

- Future occupancy rates will remain approximately equal to the existing occupancy rates.
- The ratio of residential to non-residential use (commercial, industrial and public uses) will remain constant. In other words, future commercial and industrial developments will track population growth.
- Long-term per capita water demands will not exceed the City’s historical averages despite anticipated longer, warmer summers due to water conservation measures that will be implemented.

Municipal Water Supply Element

- New commercial and industrial developments will not be large water users; no provision has been made for new industries with heavy water demands, such as food processing or beverage production.
- The population projections are reasonable estimates of future municipal populations and the ratio between MDDs to ADDs will remain relatively constant during the planning period.
- Future water loss will not exceed the City’s historical averages of 6 percent to 12.4 percent.
- City’s MMD projections in 2031 and 2041, which are 0.31 cfs and 0.34 cfs.
- City’s MDD projections in 2031 and 2041, which are 0.40 cfs and 0.44 cfs.

MMD Projections				
Year	Population	MMD (gpm)	MMD (mgd)	MMD (cfs)
2020	2,191	117	0.16	0.25
2031	2,556	138	0.20	0.31
2041	2,853	154	0.22	0.34

MDD Projections				
Year	Population	MDD (gpm)	MDD (mgd)	MDD (cfs)
2020	2,191	152	0.22	0.34
2031	2,556	178	0.26	0.40
2041	2,853	198	0.28	0.44

Conclusion

The average person uses 73 to 100 gallons per day. It is unlikely to reach 100 ADU's, but if we did, the water demand would be 10,000 gallons a day -very minimal. If the goes forward with ADU's it will not have any impact on the water supply.

Thank you,

Rick McClung

Yachats Water Department

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December 12th, 2025

This report used data from the Water Master Plan and the Water Management and Conservation Plan to perform the analysis of water demand and population report for the City Council.

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Raw water availability can drop to 185 gallons a minute during a large drought. At this rate the water plant could produce about 200,000 gallons a day if it ran 24 hours a day. This is not enough water to move forward into the future.

Interconnections with SWLCWPUD

The city has an interconnection with Southwest Lincoln County Water People's Utility District (SWLCWPUD), which can be used to supply the City's distribution system with water during water shortages. This interconnection has a capacity of 0.33 cfs (150 gpm) and is a two-way interconnection. Unless the city finds alternative water sources the city will need to use and depend on SWLCWPUD for supplemental water -now and in the future.

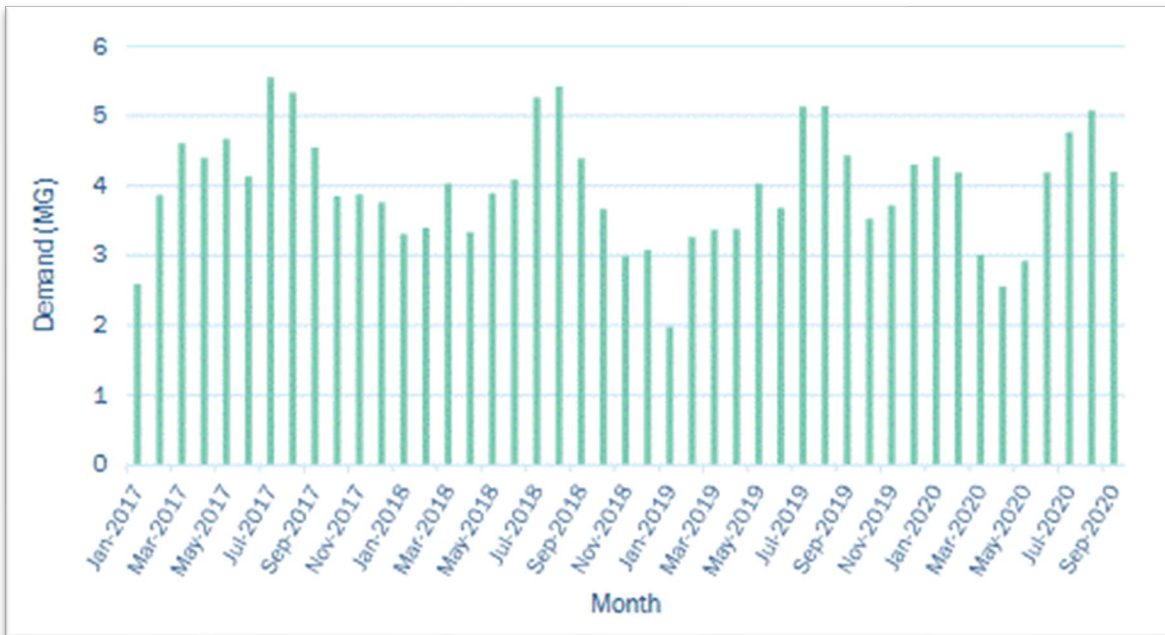
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*The average person uses 69 to 766 gallon per day

Thank you,

Rick McClung

Yachats Water Department

2026 Planning Commission Goals

- Complete draft of Invasive Plant code
- Work with Public Works on setting cap on impervious surfaces
- Schedule educational tour for commission members to see the various kinds of housing that exist in city
- Review and recommend code changes based on input from community and Cascadia Partners.
- Develop a standard response to questions regarding water supply for future development
- Explore incentives to build workforce housing



Nov 3, 2025 | Yachats Code Update: AC #2

ATTENDEES: Bobbi Price, Mary A, Katherine Guenther, Nicole Hedlund, Geo Giroux, Carita Edson, Rachel Cotton, Rhey Haggerty, Hui Rodomsky

Agenda Item	Discussion & Agreements
Introductions	<ul style="list-style-type: none"> ● Carita: Yachats resident, represents the community ● Bobbi: City Manager ● Katherine: City Planner ● Nicole: City Councilor, passionate about housing affordability ● Mary: Planning Commissioner ● Hui: Regional Rep with the Department of Land Conservation and Development ● George: Yachats residents, Commissioner on the Parks Commission ● Not in attendance: Marc Sakamoto, Planning Commissioner
Code Concept Survey Results	<ul style="list-style-type: none"> ● CP shared key takeaways from community survey results. <ul style="list-style-type: none"> ○ 42 community members took the survey. The large majority are retired homeowners. There were minimal responses from renters or those who work in Yachats but live elsewhere. ○ Respondents want to support workforce housing but are concerned about impacts to community character. Design standards have been included in the proposed amendments to address these concerns. ○ Support for middle housing and ADUs was polarized, which is not consistent with feedback from previous community events and surveys. ○ Slightly over half of respondents support middle housing in the R3 and R4 zones with some flexibility in development standards like lot size. ○ There is limited support for reducing off-street parking requirements for middle and multi-unit housing, with over half of respondents opposing such reductions. ○ There is positive support for allowing mixed-use development in commercial zones. ○ Support for allowing ADUs is polarized. ● The results indicate a need for additional feedback. ● The messaging of the package of amendments will be particularly important given that we know there is opposition out there.

Discussion
Draft

- CP shared that part of the ongoing work involves ensuring legal compliance with state statutes intended to reduce unnecessary costs and delays in housing. Non-negotiable compliance-related amendments have not been included in the discussion draft but will be included in the Public Review draft.
- CP reviewed the package of barriers-related amendments designed to address housing barriers such as low densities, overly large lot sizes and setbacks, and small lot coverages. Key proposed amendments include:
 - Allowing mixed-use development in Retail Commercial C-1 zone
 - Allowing ADUs in all locations that allow a detached single unit dwelling
 - Allowing a wider range of middle housing types with new development standards
 - Implementing design standards for housing
 - Implementing new parking requirements for ADUs and middle housing
- **ADUs.** Key proposed provisions include:
 - Allowing one ADU per detached single-unit dwelling in a variety of configurations (detached, attached, above garage, interior)
 - Max. floor area is 1000 sq ft
 - One parking space is required
 - Discussion:
 - George: There are many homes in Yachats without driveways or garages that would be automatically disqualified from having an ADUs. Could parking for ADUs be regulated on a case-by-case basis?
 - CP: Yes. In Nye Beach for example, the code allows for parking to be waived if on-street parking can be demonstrated.
 - Katherine: Reviewing applications would cause a headache, but it is worth it. The homeowner can control who they rent to and expects this could be largely self-enforced. There will be some pushback to on-street parking. The commercial code allows commercial establishments to meet on-street parking requirements anywhere within 500' of the business. A version of this could work for ADUs to satisfy street parking within the block or neighborhood.
 - Bobbi: Likes the case-by-case with a radius approach.

- CP: The radius is tricky because opposition typically comes from neighbors. The best practice is the abutting space, but we could write in additional flexibility for the other side of the street.
- Mary: It needs to be carefully worded and clear to avoid issues and confusion. There would need to be an enforcement process.
- CP: We have an opportunity for additional engagement. CP will draft language for the Public Review draft that includes a parking credit and then see what the community thinks.
- **Middle housing allowances.** Proposed amendments allow for one additional unit per lot in a “gentle density” approach. Key proposed provisions include:
 - Allowing two units in R-1 and three units in R-2
 - Defining and allowing ADUs and cottage clusters
 - Bringing factory built and manufactured dwelling standards into compliance
 - Prohibiting middle housing on lots with insufficient infrastructure
- **CC&Rs.** Per HB 2138 (2025), CC&Rs restricting middle housing are void and unenforceable if zoning permits these housing types. The enforceability of ADU restrictions is less certain. CC&Rs restricting ADUs are likely enforceable but legal challenges may provide that they are not.
- **Middle housing development standards and intensities.** Proposed changes include:
 - Reducing minimum lot areas to reduce land costs and support housing affordability
 - Controlling maximum density through lot sizes in R-3 and R-4 zones as opposed to separate maximum density requirements
 - Reducing front and side setbacks, per feedback from the Project Management Team
 - Making increases in lot coverages, per feedback from the Project Management Team
 - Reducing the requirement for separation between multi-unit buildings
 - The proposed standards map to different intensities for different zones:
 - Low intensity (additional unit on standard lots) for R-1, where the majority of buildable land is located
 - Medium intensity (smaller lots) for R-2
 - High intensity (even smaller lots) for R-3 and R-4

- There are historic examples of existing homes that are not currently allowed but would be with the proposed amendments. These examples include:
 - Multi-unit housing: There is a local example of 5 units with at least 35% lot coverage and a density of 17.5 dwelling units/acre in R-3.
 - Cottages on small lots: There are two local examples of cottages on 2,500 sq ft and 4,000 sq ft lots in R-3 with 10' front setbacks, one without off-street parking and the other with an ADU.
 - The requirements for development without sewer are inconsistent between zones. Requirements for development without public sewer could be standardized with R-2 requirements being applies to all zones, while mandating “sufficient infrastructure” for middle housing.
 - Katherine rarely applies this standard anymore since there are only 14 septic systems remaining. They don't allow subdivisions without the developer bringing in water, but that provision doesn't require sewer.
 - Discussion:
 - George: Why are there inconsistencies in required lot widths?
 - CP: Dimensions will need to be updated to make smaller lot sizes work. The additional width in R-1 was intended to maintain a larger lot size, but the minimum width requirements were somewhat arbitrary. CP will clean this up in the public review draft.
- **Design standards.** Proposed design standards are from the state model code for small cities and aim to make development more cohesive and visually appealing. Key proposed design standards for all housing types include:
 - Driveways and garage limitations to encourage yards and minimize the visual dominance of garages at the front
 - Entry orientation requirements to maintain pedestrian orientation and encourage main entrances to face the street or opening onto a porch
 - Building facade standards that require windows and doors to enhance aesthetics and maintain visibility
 - Cottage cluster standards that require cottages to be oriented around a common courtyard and parking to be buffered from the street
 - Discussion:
 - Bobbi: Likes the idea of design standards

- Katherine: Design standards may placate the community, but some elements are impractical. Rear garages aren't feasible, especially with reduced side yard setbacks. Entry orientations in the south or west are not ideal for the winter weather.
 - CP: The garage can still be in the front, but the width is limited to one car (unless rear-loaded) and set back from the house. Generally, making setbacks smaller provides more flexibility. Front entries can be on either side of the home as long as they face the street.
 - Nicole: Like the idea of design standards, but not for detached single-dwellings or duplexes. Recommend only applying design standards to higher-density (three or more unit) housing.
 - Mary & Katherine: Agree with Nicole.
 - CP to update the public review draft so design standards only apply to triplex+
 - George: Agrees that duplexes should not be subject to design standards. There are examples of lots with two units that are not attached. Allowing for detached units can be beneficial for design flexibility.
 - CP: We have allowed that in the proposed definition for duplexes and other housing types. The state considers allowed detached forms as a best practice.
 - Nicole: What is the difference between duplexes and ADUs?
 - CP: The applicant is responsible for identifying which housing type they're developing. ADUs would have certain advantages like reduced setbacks if under a certain height and a parking credit option, but are limited in height and floor area. SDC charges are also different between the housing types.
 - Bobbi: Why wouldn't we want design standards on a duplex?
 - CP: State law doesn't allow more stringent standards for duplexes compared to detached single-unit housing.
- **Parking.** Key proposed amendments include reducing parking requirements for duplexes from 4 to 3 spaces and establishing a 1.5 space/unit for cottage clusters.
 - Discussion:
 - Katherine: ADUs should be the only housing type with a parking credit option.

Next Steps

- The next step is the Public Review draft, which will incorporate feedback from the AC. The timeline will be extended due to a new grant, allowing for additional community engagement on the proposed code changes and sticky issues like parking and design standards.
- Additional engagement is intended to gather feedback from a cross-section of the community to determine how far the community is willing to go on these changes before the adoption process, avoiding potential organized opposition at later stages.
- The Adoption Draft will follow the community outreach, with the final adoption potentially pushing out to May 2026.
- Katherine invited AC members who may be new to the material or have questions to reach out with questions.
- CP will follow up with George on the manufactured housing question.
 - Post-meeting update: Per feedback from the Housing Accountability and Production Office, CP will remove the clauses regulating skirting and foundation for manufactured homes and let the building code regulations dictate those requirements.

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*

**City of Yachats Building Activity
January 1 - December 15, 2025**

Project Name	Description	Parcel #	Address	Zone	Opened	Status
KAHN	New SFD	14-12-26-BC-7400	100 Gimlet Lane	R1	11/2/23	Expired 12/3/25
TAYLOR	Accessory Structure	14-12-27-DA-10601	160 West 2nd Street	C1	1/10/25	Ready to Issue
DUEA	Garage Conversion	14-12-27-AC-6100	566 Ocean View Drive	R1	1/29/25	Finalized
DE LEON	New SFD	14-12-34-AA-200	264 Highway 101 S	R1	1/29/25	Permit Issued
MOORE	Addition to SFD	14-12-26-CB-2200	337 East 2nd Street	R1	2/5/25	Under Inspection
FISCHER	New SFD	14-12-34-AC-6700	30 Surfside Drive	R1	2/5/25	Under Inspection
HALLA	Addition to SFD	14-12-27-AA-1315	407 Aqua Vista Loop	R2	3/3/25	Finalized
CHOWDHURY	New SFD	14-12--26-BC-5300	1040 Horizon Hill Road	R1	3/5/25	Under Inspection
SERBU	Addition to Motel	14-12-27-AD-3900	TBD Highway 101	C1	3/5/25	Withdrawn
VALENTIN/TAYLOR	New SFD	14-12-27-DA-5100	536 West 4th Street	C1	3/7/25	Under Inspection
DANIEL	Solar Rack	14-12-26-BB-3000	221 Windsong	R1	3/10/25	Expired
RAMSEY	New SFD	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 SFD	14-12-26-BC-6300	1017 Keenah Lane	R1	7/15/25	Permit Issued
FROHNAUER	New SFD	14-12-26-BB-2900	227 Windsong	R1	7/30/25	Permit Issued
FROHNAUER	Dining Room Addition	14-12-26-BB-2900	227 Windsong	R1	8/8/25	Under Inspection
UHAN	New SFD	14-12-26-BB-6700	502 Creekside Lane	R1	9/8/25	Ready to Issue
SHEPHERD	New SFD	14-12-27-AD-3400	969 Highway 101 N	C1	9/11/25	Awaiting Review (LC)
SMITH	Deck Replacement	14-12-34-AA-400	18 Reeves Circle	R1	9/15/25	Permit Issued
CITY OF YACHATS	New ADA Compliant Restrooms	14-12-27-DA-4500	441 Highway 101 N	PF	10/8/25	Permit Issued
MOINE	Install New Window Opening	14-12-34-AA-1701	390 Yachats Ocean Road	R4	10/15/25	Permit Issued

REICHEL	Bedroom Addition	14-12-26-CC-6300	216 Combs Circle	R1	10/23/25	Awaiting Review (LC)
LEVINE	New Deck	14-12-26-CB-5500	416 East 2nd Street	R1	12/8/25	In Review (LC)

Yachats Planning Commission
2025 Land Use Applications

Date: 2/18/25
Case File: #1-CU-PC-25
Applicant: Nicole Hedlund
Address: 443 East 3rd Street
Request: Conditional Use Permit for a home occupation
Outcome: Approved

Date: 4/15/25
Case File: #1-VAR-PC-25
Applicant: Joseph Uhan
Address: 502 Creekside Lane
Request: Variance to reduce street side yard setback
Outcome: Approved

Date: 5/20/25
Case File: #2-CU-PC-25
Applicant: Renee Taylor and Chris Valentin
Address: 536 West 4th Street
Request: Conditional Use Permit to reduce side yard setbacks (YMC 9.28.030 (G)(1))
Outcome: Approved

Date: 6/17/25
Case File: #2-VAR-PC-25
Applicant: Michael Ornelas
Address: 198 Yachats Ocean Road
Request: Variance to reduce minimum lot depth for creation of a new parcel via partition
Outcome: Approved

Date: 6/26/25
Case File: #1-PLA-PC-25
Applicant: George Giroux and Linda Anderson
Address: 215 Crestview Drive and 123 Greenhill Drive
Request: Property Line Adjustment
Outcome: Approved

Date: 7/15/25
Case File: #1-PAR-PC-25
Applicant: Michael Ornelas
Address: 198 Yachats Ocean Road
Request: Partition request
Outcome: Approved

Date: 8/19/25
Case File: #3-VAR-PC-25
Applicant: Jonathan Fletcher
Address: 272 Combs Circle
Request: Variance to reduce a side and rear setback
Outcome: Approved

Date: 10/21/25
Case File: #3-CU-PC-25
Applicant: Barbara and Anthony Shepherd
Address: 969 Highway 101N
Request: Conditional Use Permit for mixed use in the C1 Zone
Outcome: Approved



CITY OF YACHATS
PLANNING WORK SESSION & REGULAR
COMMISSION

MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, November 18, 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	A
Mary Aebi, Vice Chair	P
Jolene Gosselin	P

Staff Members	
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, who 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.

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

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

PLANNING COMMISSION ISSUES LIST as of 12/16/25

Item #	Description	Assigned	Due Date	Status
2	Complete Wetland Inventory	KG		<p>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.</p>

5	Amend Title 9 for Housing Implementation Plan			<p>Cascadia Partners. 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>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>05/20: Fees update completed. PC to review.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>Cascadia Partners. 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			12/16: Next article ready for newsletter. 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.
13	Include updates to Title 9 in city document			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.
15	Update mobile home regulations			Cascadia Partners. 03/26: To be included in code updates by Cascadia. 12/10: Needs review to update to current state law.
16	Define SRO	DF		Cascadia Partners. 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		Cascadia Partners. 06/17: DF provided suggestion. May also be addressed by Cascadia.
19	Noxious Weed Ordinance	LD		11/18: Draft reviewed in commission meeting. 08/15: LD working with Parks and Commons and will use their requirements for city wide ordinance
21	Shepherd Conditional Use site plan	KG		11/18: Determine if detailed site plan has been submitted.

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? With no expressed need to expand, decided not to pursue. CLOSED
10	Credit at COG			05/14: With state funding for HIP and money in budget from planning consultation, will not need COG. CLOSED. 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	10/08: Public Works reports that all projects in plan that can be completed have been completed. Closed. 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			11/20: Approved unanimously by City Council. Closed. 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		CLOSED. 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		08/19: Closed pending changes for planner position. 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		11/18/25: Closed. No Planning Commission issues

