



City of Yachats
441 N. Hwy 101, Civic Meeting Room 1
Tuesday, January 20, 2026, 2:00 PM

To Be Held In-Person & Via Zoom

[Join Zoom Meeting](https://us02web.zoom.us/j/88930451065)
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Meeting ID: 889 3045 1065

Planning Commission Work Session and Regular Meeting

Work Session

- Call to Order
- Continue Discussion of Water Capacity for Future Development

Regular Session

I. Call to Order

II. Announcements & Correspondence

III. Citizens' Concerns (limited to items not on the Agenda, 5-minute limitation per person)

IV. Ongoing Business

- a. Update on Cascadia Partners' Work
- b. Noxious Weed Ordinance

V. New Business

- a. Discussion of Comprehensive Plan Update

VI. Reports

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

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 January 14, 2026 By: Neal Morphis, City Clerk

DRAFT ORDINANCE CHANGE WITH RECOMMENDATIONS & QUESTIONS
Dickinson 09-05-2025 – Berdie comments in blue and red standard font– **Dickinson**
comments in bold red italics

Section 5.08.110 Noxious and invasive vegetation.

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.

Commented [CB1]: Unclear as to why the ordinance spells out riparian areas. This occurs throughout the ordinance. Same weeds, same rules would simplify the ordinance.

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 knowingly propagated on their property.

Commented [CB2]: Why knowingly. Propagated can be understood to consciously causing more to grow. Simpler is better.

C. For purposes of this section, “noxious vegetation” is defined as: introduced “weed” species and native vegetation that is, or is likely to become:

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; or

Dickinson proposed language for 5, with link to separate list on City website:

5. A regionally abundant weed of economic importance and which is listed as a noxious weeds as identified in *Yachats noxious plants list (insert link to City website)*, weeds listed by Oregon State Department of Agriculture Weed

Control Board on the A (T) or “B” list and other designated weeds, 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).

Commented [CB3]: Weeds listed as A (T) are also to be controlled

Commented [CB4R3]: King County, City of Portland, City of Eugene?

Delete the following and accompanying list (Subparagraph 5.). The list will be the Yachats noxious plant list.

5. 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). Of significance, ~~or potential significance,~~ in the Yachats area are the following:

Commented [CB5]: Weeds listed as A (T) are also to be controlled

Commented [CB6R5]: King County, City of Portland, City of Eugene?

- a. Canada thistle,
- b. French, Scotch, and Spanish -broom,
- c. Gorse,
- d. Himalayan blackberry,
- e. Japanese knotweed,
- f. Poison hemlock,
- ~~g. Purple loosestrife,~~
- ~~h. Scotch broom,~~
- i. Waterweed (Elodea),
- j. Tansy ragwort.

Commented [CB7]: Include Latin name for entire list

k. Hedge and Field Bindweeds (Morning Glory) (Calystegia sepium and Convolvulus arvensis)

~~D. For purposes of this section, “invasive plants within a riparian corridor” are identified as the following:~~

Commented [CB8]: Delete references to Riparian Corridor. A weed is a weed. Continue letter sequence from C, 5.

- 1. Common Fennel (Foeniculum vulgare);
- 2. Policeman’s Helmet (Impatiens glandulifera);
- 3. Knotweeds* Polygonium species *Elimination only by approved practices;
- 4. Old Man’s Beard and Silverlace Vine (Clematis vitalba and Polygonum albertii);
- 5. Atlantic, Irish and English Ivy (Cultivars Hedera hibernica and Hedera helix);
- 6. Yellow Flag Iris (Iris pseudacorus);

7. Purple Loosestrife and Garden Loosestrife (*Lythrum salicaria* & *Lysimachia vulgaris*);
8. Butterfly Bush (*Buddleja davidii*);
9. Reed Canarygrass (*Phalaris arundinacea*).
10. Italian Arum (*Arum italicum*)
11. English Holly (*Ilex aquifolium*)
12. Queen Anne's lace (*Daucus carota*)
13. Robert geranium (*Geranium robertianum*)
14. Pampas Grass (*Cortaderia selloana*)
15. Crocosmia/Montbretia (*Crocosmia crocosmiiflora*)
16. Orange and Late Cotoneaster (*Cotoneaster franchetii* and *Cotoneaster lacteus*)
17. English and Spanish Laurel (*Prunus laurocerasus* and *lusitanica*)

E. No owner or person in charge of property shall allow noxious vegetation to be on property or in the right-of-way of a public thoroughfare abutting the property. *? Infers private control of noxious weeds within public property – DISCUSSION NEEDED – desirable? Legal? Insurance ramifications? DLCD recommendations?*

Commented [CB9]: How far does abutting right-of-way extend? E.G. does it include a platted street not in use or utility access points. If shared by two properties, how far does obligation extend? ½ way?

F. 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. *?*

Commented [CB10]: This is an awkward paragraph. I.E. vegetation determined by the City to be necessary if it is or to prevent...

Commented [CB11R10]: Suggest deleting this paragraph or rewriting it doesn't seem to add anything

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

Commented [CB12]: Probably should be Lincoln Soil and Water Conservation

H. 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, pampas grass, or other vegetation listed in the Yachats noxious plant list, to become a fire hazard. This section shall not apply to any of the following:

1. ~~Any maintained landscaped area~~ **Keep / delete? (see below)**
2. Any crop grown and maintained for lawful agricultural purposes;
3. Any natural area on publicly owned land of Yachats;
4. Any property defined as wetlands by proper authority, if control of vegetation would violate federal, state, or county laws; ~~or~~
5. ~~Any property defined as a riparian corridor.~~

Commented [CB13]: Vague: opens up argument – “I like Ivy / Scotch Broom / Blackberries etc.)

Commented [CB14R13]: Not sure why H is so specific. Should be any noxious vegetation as earlier defined.

Commented [CB15]: This exception is inconsistent with D.

Recommendation: Consider placing control methods/measures within the Invasives plant list rather in body of the Ordinance?

Such vegetation shall be removed or eliminated ~~before July 1st of each year, or at any time the City Council declares a period of extreme fire danger;~~ by cutting to a height of no more than six (6) inches and mulching all cut materials. *For Tansey, cut and remove all blossoms and dispose of in trash – pull remaining plant out by roots.* 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.

I. 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~~.

J. 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)

Commented [CB16]: July 1 is burdensome on staff. Plus why only once a year. Better - not allowed to grow or establish. Okay: three times a year April, July, and September.

Commented [CB17]: Not clear why no weed eaters/mowers. Is this some county restriction? How else would it be accomplished?

Open Questions:

- 1) Should specific plants be listed in the ordinance or referred to in an appendix or from a separate source? **Current discussion: Separate list with descriptive photos and link to City website.**
- 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? **Discussion**
- 4) Or, should specific slopes or other conditions, upon appeal, require a plan (below) **Discussion**

Commented [CB18]: Noxious weed sources should be readily available: E.G. BLM, King County, Cities of Portland, Eugene, etc.

- 5) Should we add a delay with a plan for remediation: E.G. 3 or 5 years and then who approves plan etc. *Discussion*
- 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
- 4) 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..
- 8) 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

2)

Early PC discussion (08-19-2025) included the possibility of making determination of enforcement actions at the discretion of the City Enforcement officer. This would include enforcement timing (rather than a firm date, as noted above), enforcement conditions in sloped areas and formally planted areas, etc, *Discussion*

Note: the term “Yachats invasive plant list”, as used in this DRAFT, may be revised and a different title as selected.

SAMPLE NOXIOUS PLANT LIST WITH PHOTOGRAPHS

Yachats Ordinance Revision

September 1, 2025

Noxious weeds and invasive plants prevalent in the Yachats area

Mar 15, 2025

This list may be revised from time to time, depending upon new data from sources listed below.

See also [Ordinance Section 5.08.110](#).

Suggestion: List alphabetically

- A. Canada thistle
- A. French, Scotch, and Spanish broom
- A. Gorse
- A. Himalayan blackberry
- A. Japanese knotweed
- A. Poison hemlock
- A. Waterweed (Elodea)
- A. Tansy ragwort
- A. Hedge and Field Bindweeds (Morning Glory) (Calystegia sepium and Convolvulus arvensis)
- A. Common Fennel (Foeniculum vulgare);
- A. Policeman's Helmet (Impatiens glandulifera);
- A. Knotweeds* Polygonum species *Elimination only by approved practices;
- A. Old Man's Beard and Silverlace Vine (Clematis vitalba and Polygonum albertii);
- A. Atlantic, Irish and English Ivy (Cultivars Hedera hibernica and Hedera helix);
- A. Yellow Flag Iris (Iris pseudacorus);
- A. Purple Loosestrife and Garden Loosestrife (Lythrum salicaria & Lysimachia vulgaris);
- A. Butterfly Bush (Buddleja davidii);
- A. Reed Canarygrass (Phalaris arundinacea).
- A. Italian Arum (Arum italicum)
- A. English Holly (Ilex aquifolium)
- A. Queen Anne's lace (Daucus carota)
- A. Robert geranium (Geranium robertianum)
- A. Pampas Grass (Cortaderia selloana)
- A. Crocosmia/Montbretia (Crocosmia crocosmiiflora)
- A. Orange and Late Cotoneaster (Cotoneaster franchetii and Cotoneaster lacteus)
- A. English and Spanish Laurel (Prunus laurocerasus and lusitanica)
- B. Vinca (Periwinkle varieties)**

Suggestion: For the most prevalent plants in the Yachats area, provide photographs

The following are some of the more prevalent and easily recognizable noxious weeds and invasive plants in the Yachats area.

Common Name: **Hedera Helix** Scientific Name: **English Ivy**

**Can provide second row here to save space
Size to get 6 per page, two rows**



Special Control: Remove roots, prevent
From climbing trees and walls

Common Name: **Gorse** Scientific Name: **Ulex (var.)**



Special Control:

Common Name: **Himalayan Blackberry** Scientific Name: **Rubus Ameniacus**



Special Control:

Common Name: **Scotch Broom** Scientific Name: **Cytisus Scoparius**



Special Control:

City Of Yachats

Comprehensive Land Use Plan

Adopted by City Council vote – May 8, 2008

And Memorized by Ordinance 279 – June 12, 2018

Modified by Ordinance 358 – February 6, 2019

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Attached:

- Plan Inventory
- Existing Planned Unit Developments In Yachats Approved Exceptions To The Yachats Comprehensive Plan And Yachats Zoning & Land Use Ordinance
- Summary from All Surveys – Graphs with Legend

I. Introduction and Purpose

In 1973, the State Legislature passed Senate Bill 100 (ORS 197) which established certain statewide requirements for land use planning. Each city and county in the state is required, under the statute, to prepare and adopt comprehensive plans consistent with the statewide planning goals approved by the Land Conservation and Development Commission. In response to this law, the City of Yachats has prepared this plan.

The Land Conservation and Development Commission initially acknowledged the Comprehensive Plan for compliance with the State Planning Goals in 1980. The Plan has been periodically reviewed by the City in coordination with the Department of Land Conservation and Development and updated to ensure that it continues to comply with these goals. The Comprehensive Plan has been drafted to reflect the needs of the residents of Yachats and has been reviewed to ensure consistency with other relevant plans from other jurisdictional agencies.

This 2008 update to the Comprehensive Plan has been developed by a public process that included staff, public, Planning Commission and City Council advisory committee reviews. A variety of public involvement opportunities were used, such as mail-back and a Web-based survey, open house and community discussions.

The City's comprehensive plan is intended to not only address statewide planning goals, but to take into account local land use planning needs and issues and responds to the desires, needs, and aspirations of the citizens of Yachats. The plan, once adopted, will serve as a guide to land use within and immediately adjacent to Yachats. It establishes policies and land use designations (maps) which will be implemented throughout the City's zoning and land use ordinance.

Land use policies procedures and applications shall complement the natural beauty of Yachats' location and its environment, which has led to Yachats' long-standing reputation as "The Gem of the Oregon Coast."

Land use policies, procedures and applications shall acknowledge certain economic characteristics of the City, namely, that retirement and tourism are major industries. Non-polluting commercial, professional and home businesses are also an important part of the economy.

The construction and maintenance of public, commercial, professional and residential buildings, their siting, design materials and landscaping, within reasonable variation,

shall enhance rather than detract from the quiet coastal ambiance of the City as noted above.

The Yachats Comprehensive Plan provides goals, guidelines and standards for decision makers, including City employees and officials, citizens, developers, community groups, and other local, state, regional, and federal agencies. The powers granted by the City through its charter shall be guided constructively by these principles. These principles shall guide the deliberations, interpretations, and judgments of the Council, the Commissions, City agents and employees.

Comprehensive city planning addresses a wide range of topics and issues related to the growth and development of a community. This plan includes background and analytic sections that support recommendations for the protection of natural resources, recreational opportunities, control of urban growth and form, and providing for economic growth, adequate public facilities, housing, transportation and other functions. The plan is comprehensive in scope and its goals and policies are intended to be supportive of one another.

The plan provides the basis for other plans, ordinances, and other implementing documents that set forth more detailed direction regarding specific activities and requirements. All City plans and implementing ordinances must be consistent with the Comprehensive Plan.

The Plan is organized around the Statewide Planning Goals and each chapter corresponds to a specific Statewide Goal. Some goals are not applicable to the City of Yachats and are not included in this plan. Specifically, the following goals are not included: Goal 3 (Agricultural Resources), since there are currently no commercial farming operations within City limits; Goal 4 (Forestry Resources), since there are currently no commercial forestry operations within City limits; and Goal 15 (Willamette Greenway).

II. Plan Organization

Adoption of the policy statements and plan maps included herein will help the City of Yachats to reach the above objectives. This will be possible by using the policies and maps to guide future decisions pertaining to land use in the City.

The Comprehensive Plan is organized around the Statewide Planning Goals and contains background information and findings that support City goals, policies, and recommended action measures.

The goals and policies contained within this plan have the force of law and the City is obligated to adhere to them in implementing the Plan. Additional background information about City goals, policies, and recommended action and implementation measures are articulated herein and within attached appendices.

Goal. A statement indicating a desired end or aspiration including the direction the City will follow to achieve that end. The City's goals must be consistent with the Statewide Planning Goals.

Policy. A statement indicating a definitive course of action to implement City goals. A policy may not be the only action the City can take to implement the goals. The City must follow relevant policies when developing other plans or ordinances that affect land use, such as transportation and public facility plans, zoning, and development standards.

Proposed Actions. A statement outlining a specific City activity, action, project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to courses of action the City desires other jurisdictions to take regarding specific issues, and help define the relationship the City desires to have with other jurisdictions and agencies in implementing the Comprehensive Plan. These statements are guidelines and recommendations to City decision-makers as ways to implement the goals and policies. Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies will depend on a number of factors such as City priorities, finances, and staff availability.

III. Planning Goals and Policies

In March and April of 2006, the Planning Commission and City Council advisory committee members conducted community discussions on the core values of City residents. In May, the City conducted a mail-back and web-based survey, open to all City and surrounding area residents. The results of that survey, a June open house, subsequent Planning Commission work session, community discussions and public hearings are reflected in this comprehensive plan update.

Goal A. Protection of Natural Resources

In conjunction with county, state and federal agencies as well as area residents and landowners, The City shall work to protect and enhance its rich natural, scenic and historic resources. Forests, beaches and water areas, wetlands, air quality, fish and wildlife habitats, historical and archaeological sites, and, in particular, open space and scenic views all contribute to the high quality of the City's environment. These resources are Yachats' main assets in that they make it a beautiful place for people to live in and visit.

Policies

1. The City shall ensure that the quality of air, water and land resources is maintained.
2. The City shall protect significant marine habitats, as identified on the City's adopted Natural Resources map and inventory data, from proposed land uses that will, or might, modify their indigenous characteristics.
3. The City shall preserve existing open space and identify new areas appropriate for designation as open space.
4. The City shall encourage orderly development of land through zoning, land use codes and the timing and placement of public improvements in order to conserve natural resources.
5. The City shall assist the State and County in protecting the County Road 804 right-of-way and the prescriptive easements accepted by the Oregon Supreme Court as established by the Lincoln County Surveyor (Survey 11,905 12/18/87) from alterations that would prevent the establishment and maintenance of this segment of the Oregon Coast Hiking Trail within the public right-of-way.
6. The City shall concur with all pertinent and legally authorized agencies, both federal and state, in a mutual effort to retain the character of those natural qualities identified in the adopted Natural Resources Map and Inventory Data.
7. The City shall consider the quality of the resources areas as shown on the adopted Natural Resources Map and inventory data in adopting land use designations or in undertaking land use actions or decisions.

8. The City shall direct its growth so as not to encroach upon public or commercial forestlands.
9. The City shall protect significant archaeological and historic resources through survey identification, recordation and adoption of preservation codes, consistent with the standards of the State Historic Preservation Office (SHPO), affected tribes and federal laws. Specific sites for protection include, but are not limited to, the Little Log Church, Yachats Middens, Native American villages and other identified recorded or unrecorded archaeological or historic sites.
10. The City shall not support offshore oil and gas development and associated facilities due to potential conflicts with existing ocean fisheries, impacts on aesthetic and recreational values, and degradation of the marine environment. This includes leasing, exploration, and oil and gas extraction within the state territorial sea and federal waters.
11. Established trees contribute to the aesthetic and environmental quality of the City. Significant trees and groves of trees shall be protected through a tree protection ordinance or other voluntary mechanisms to ensure their health and retention.
12. View sheds and corridors are unique characteristics of the City. They contribute to the community identity and aesthetic values of City residents and visitors.
13. The City shall protect streams and creeks.
14. The City shall provide educational material regarding the responsible use of chemicals.

Proposed actions:

- a) The City shall incorporate soil capacity analysis into the land use code for protection of prime forest soils.
- b) The City shall develop a methodology to designate archaeological and historic properties to the City inventories.
- c) The City shall conduct archaeological and historic resource inventories consistent with Goal 5 and the SHPO and rank significant properties for protective measures. Priority sites shall be identified on the City's Natural Resources map or separate archaeological and historic resources map consistent with state law.
- d) The City shall explore actions to preserve trees and establish a tree protection ordinance.
- e) The City shall identify and rank significant view sheds and corridors.
- f) The City shall conduct a City-wide urban growth boundary natural resources inventory and assessment.

- g) The City shall research view protection strategies. Those strategies may include, but not be limited to, overlay zones, tree trimming standards, and voluntary deed restrictions.
- h) The City shall explore actions that would improve air quality, such as City-wide composting.
- i) The City shall develop an ordinance to protect inland stream and associated riparian areas.

Goal B. Protection of Estuarine Resources

In concert with adjacent property owners and relevant government agencies, the City shall protect its estuarine areas from development, dredging and fill. All estuarine areas within Yachats Urban Growth Boundary are classified as a natural management unit, and will be managed to conserve the natural habitats and wildlife therein.

Policies

1. The City shall cooperate with appropriate government agencies in the development of biological, aesthetic, recreational, and economic values and benefits of the Yachats River Estuary, subject to the availability of local funds and the individual commitment of local agencies and residents.
2. The City shall, in recognition of the unique and abundant qualities of the Yachats River estuary, work with Lincoln County and relevant special districts, the Department of State Lands, U.S. Army Corps of Engineers, and other state and federal agencies in the implementation of the comprehensive estuarine management plan for the Yachats River estuary within the Yachats urban growth boundary.
3. The City shall classify the Yachats River as a conservation estuary and be shown on the City’s Natural Resource Map for purposes of resource management. All estuarine areas within the Yachats urban growth boundary shall be classified as a natural management unit, and shall be managed to preserve the natural habitats and wildlife therein.
4. The City shall protect the natural habitat areas and aesthetic values in all City decisions regarding land and/or water use actions in or affecting the estuary. The inventory information and the Natural Resources Map are sources of information regarding the aesthetic and natural values of the Yachats River estuary and the benefit derived therefrom to the City.
5. The City shall allow dredging and fill in estuarine areas only:
 - a. If required for navigation or other water dependent uses that require an estuarine location or for a use specifically allowed in the applicable estuary zone;

- b. If a need (i.e., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights; and
- c. If no feasible alternative upland locations exist; and
- d. If adverse impacts are minimized.

Other uses and activities which could alter the estuary shall be allowed if the requirements in (b), (c), and (d) are met

- 6. Permitted uses in the natural estuary management unit are intended to be undeveloped low-intensity, water-dependent recreational uses; protection of wildlife and their habitat and nutrients, fish, wildlife and aesthetic resources; research and educational observation; navigation aids; vegetative shoreline stabilization; and passive restoration measures. Uses which are allowed where consistent with the resource capabilities of the area and the purposes of this management unit are active restoration of fish and wildlife habitat or water quality and estuarine enhancement; on-site maintenance and repair of existing structures or facilities; riprap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archaeological values, and public facilities; temporary alterations, and pipelines, cables and utility crossings, including incidental dredging necessary for their installation, and bridge crossing support structures.
- 7. Snag and debris removal for the purpose of maintenance shall be allowed in the estuary as permitted by Federal and State Agencies.
- 8. Unless specifically exempted by the Director of the Department of State Lands under ORS 541.626 dredging or fill (including dredged material disposal) in intertidal or tidal marsh areas shall be mitigated by creation, restoration or enhancement of estuarine areas. The adequacy of a proposed mitigation project shall be determined by the Department of State Lands.
- 9. The City shall require a clear presentation of the impacts of the proposed alteration where a use could potentially alter the estuarine ecosystem.

Proposed Action

The City shall develop the City's Natural Resources Map. The map shall include access points along the shoreline and note the condition of accesses and if they are compliant with the Americans with Disabilities Act (ADA).

Goal C. Protection of Shoreland Resources

The City recognizes the environmental, social and economic values of the shorelands. The City shall coordinate with state agencies to protect its coastal shorelands from development through shoreline stabilization activities. Water-dependent/water-related uses are preferred in the shorelands. In order, then, to maintain the environmental, social and economical values of the shorelands, the City shall apply the following policies to its land use actions/ decisions:

Policies

1. The City shall cooperate with appropriate government officials in the protection of biological, aesthetic, recreational, and economic values and benefits of shorelands under public control.
2. The City shall reduce or mitigate adverse effects upon water quality and fish and wildlife habitat resulting from the use of shorelands.
3. In order to recognize, protect, and maintain the value of the Yachats River, a buffer shall be provided from the edge of the bank. The buffer will contribute to maintenance and enhancement of water quality, fish and wildlife habitat, recreation and aesthetics, and provide open space. The buffer will also help protect property from flooding and help manage stormwater drainage.
4. In order to recognize, protect, and maintain the value of the ocean, a buffer shall be provided from the top of the bank. Existing stabilizing native vegetation shall not be removed within the buffer in order to help stabilize the bluff and mitigate erosion. The buffer will also help protect adjacent property from flooding and erosion.
5. The City shall provide implementing ordinances in the Zoning & Land Use Code to protect, maintain, and stabilize the shoreline. Stabilization and erosion control methods shall be included in the Zoning & Land Use Code.
6. The City shall develop and implement programs for maintaining and improving public access to the estuary and ocean and pursuing adequate signage of existing access points. The City supports future public access sites to be accessible in conformance with the Americans with Disabilities Act (ADA).
7. The City shall permit structural shoreline stabilization only if:
 - a. There is a demonstrated need to protect property or existing structures that are threatened by erosion;

- b. Impacts on adjacent property due to increased erosion and sedimentation are minimized;
 - c. Visual impacts are minimized;
 - d. Long-term or recurring costs to the public are avoided;
 - e. Riparian vegetation is preserved as much as possible; and
 - f. The proposed project will not restrict existing public access to publicly owned lands or interfere with the normal public use of fishery, recreation, or water resources.
8. The City shall coordinate with the Oregon Department of Parks and Recreation and the Department of State Lands in any review of beachfront protective structures.
 9. Existing public ownerships, rights-of-way and similar public easements in estuary and ocean shorelands which provide access to or along the estuary or ocean shall be retained or replaced if sold, exchanged or transferred. Rights-of-way may be vacated to permit redevelopment of existing developed Shoreland areas, provided public access across the affected site is retained.

Proposed Action

- a) Where necessary, the City shall strengthen codes to protect shorelands.

Goal D. Conservation of Energy

The City supports the energy conservation efforts of its residents and business owners and encourages the use of energy-efficient procedures and the use of alternative, renewable energy sources.

Policies

1. The City shall encourage future developments to use energy efficient design, siting and construction.
2. The City shall encourage non-polluting alternative energy sources such as solar, wind and wave power.
3. The City shall seek and support programs that provide or subsidize alternate energy or energy efficient technology. These technologies may include insulation and weatherization of habitable building, installation of energy efficient water heating systems, or energy efficient heating systems.
3. The City shall encourage the use of modes of travel that contribute to clean air and energy efficiency.

Proposed Actions

- a) The City shall develop and/or make available educational materials about using alternative/renewable energy sources and following environmentally sustainable and energy efficient building practices for the public.
- b) The City shall demonstrate and use energy conservation principles and practices.
- c) The City shall investigate opportunities and assist development of alternate energy sources, such as wind and water, subject to reasonable safety, noise, and visual controls.
- d) The City shall develop guidelines and/or ordinances for using alternative/renewable energy sources and following environmentally sustainable and energy efficient remodeling and initial construction for both residences and business owners.

Goal E. *Protection from Natural Hazards and Disasters*

Through regulation of the location and type of development, the City shall work to protect life and property from natural disasters and hazards, such as landslides, fires, tsunamis and flooding. The City recognizes that with the reduction of wildland fuels, we move closer to achieving the goal of all structures surviving an on-coming fire. The City regulates activities in known areas of natural hazards and limits development that may affect the integrity of steep slopes or impact fire hazards.

Policies

- 1. Developments subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural hazards without appropriate effective mitigation strategies. Such strategies shall be attested to by a State of Oregon certified engineering geologist.
- 2. New construction or substantial improvements in identified flood hazard areas shall have the lowest floor level elevated to or above the 100-year flood level.
- 3. Low density and open space uses that are least subject to loss of life or property damage shall be preferred uses in flood-prone and steep-sloped areas.
- 4. The density of development shall be no greater than the slope can safely accommodate.
- 5. The City shall follow recommendations in the Lincoln County Natural Hazards Mitigation Plan.
- 6. Developments adjacent to the Yachats River shall be planned to minimize any aggravation of the turbidity and seasonal low-flow situation.
- 7. The City shall address concerns regarding forest activities to the Oregon Department of Forestry.

8. The City shall participate in Community Emergency Response Team (CERT) Programs and will help or take the lead to inform its residents and business owners about preparedness measures.
9. The City shall develop a citywide storm water management infrastructure.
10. The City is committed to supporting the fire district in its fire protection efforts.
11. The City shall support the Lincoln County Community Wildfire Protection Plan (CWPP).
12. The City shall access and utilize federal and other grant dollars to implement measures to protect against natural hazards and disaster.
13. The City shall set realistic expectations to reduce wildland fire risk, prepare for, respond to, and suppress wildland and structural fires.

Proposed Actions

- a) The City shall amend the City codes as necessary to reflect best practices related to natural hazard and disaster prevention and mitigation.
- b) The City shall prepare and distribute tsunami preparedness information to all residents, property owners and business owners in the City. The City shall make the information available at tourist accommodations (vacation rentals) and points of interest.
- c) The City shall participate in emergency preparedness training drills on a regular basis with other agencies and jurisdictions.
- d) Applications for subdivisions, Planned Unit Developments, and building permits shall include plans for storm water management.
- e) Requests for building permits shall include plans for storm water management.

Goal F. *Providing Recreation Opportunities*

The City provides access to a range of recreational opportunities for its residents and visitors. The City shall enhance existing facilities and expand services as necessary.

Policies

1. The City shall encourage the development of diverse recreational and cultural opportunities to meet the needs of Yachats.
2. The City shall encourage the state to maintain its parks and beach access areas for the benefit of residents and visitors. Changes in park use or creation of new park facilities shall be reviewed by the City as specified in the Zoning and Land Use Ordinance.
3. The City shall encourage the Oregon Department of Transportation to improve Highway 101 for pedestrian and bicycle use.

4. The City shall support the identification of existing parks and development of additional parks and open spaces.
5. The City shall support and encourage the development of recreation centers for youth and seniors.
6. The City shall encourage the State Fish and Wildlife Department to maintain sufficient stocks of fish in the Yachats River and its tributaries for recreational purposes.
7. The City shall support the continued use of the Yachats Commons and the Community Park to provide for recreational, educational, and open space needs.
8. The City shall maintain and encourage affordable public facilities for recreation.
9. The City shall develop and maintain hiking, walking, and biking trails throughout the community to provide recreation and exercise.

Proposed Actions

- a) The City shall maintain a consistent, identifiable logo and signage program for recreational facilities.
- b) The City shall require State Park sanitary facilities to be connected with the City sewer and water systems.

Goal G. Control of Urban Growth and Form

The City shall ensure that growth and development within the City's urban growth boundary will be orderly and efficient, and consistent with adopted land use plans.

Policies

1. The City shall contain future urban development within the adopted Urban Growth Boundary.
2. The City shall affirmatively establish, through City Council action, the capability and desire of the City to provide necessary public services to the area before additional lands are considered for annexation to the City or for inclusion in the Urban Growth Boundary.
3. Annexation will require concurrent Comprehensive Plan and Urban Growth Boundary Amendment and a zone change to reflect the action taken.
4. Annexations shall be governed by Oregon Revised Statutes, Chapter 222 and the Yachats City Charter. Council decisions shall consider such factors as the City's capacity to provide services and the compatibility with the character of the area.
5. The City recognizes the Lincoln County Board of Commissioners' responsibility under Oregon Revised Statutes, Chapter 215, for all planning and zoning decisions in the unincorporated areas of the County. The City reserves the right

to request specific information in order to obtain facts on sites outside the City UGB but located within adjacent unincorporated areas.

6. The City shall, through development regulations, ensure that new development shall be of an appropriate scale to retain and enhance the small-town, ocean side character of the Yachats community.
7. The City shall encourage improvement of the community's visual character.
8. The City shall support the preservation of open space on private land through such means as set back standards and limiting lot coverage and encourage the preservation of open space when new subdivisions and planned unit developments are considered for approval.
9. The City shall preserve public views of wetland areas, beaches and stream corridors.
10. The City shall protect the valuable views from Yachats of the ridgelines and forests.
11. The City shall actively pursue the acquisition of additional open space, to include property within the urban growth boundary and also property visible from Yachats.
12. The City shall seek external funding for acquisition of open space.

Proposed Actions

- a) The City shall review the sign ordinance.
- b) The City shall develop a procedure for accepting donations of private land for public use.
- c) The City shall provide regulations, which will limit the building of structures that protrude above primary and secondary ridgelines, or will mitigate the appearance of such structures if prevention is not possible.
- d) The City shall develop criteria for the design of unified open space system, rather than a collection of interesting yet unrelated parcels. The development process will include community input.
- e) The City shall seek community consensus to implement site and building design standards and the use of other tools such as incentives and grants.

Goal H. *Provide for Economic Growth*

The City supports and protects businesses that serve the needs of residents and tourists, especially businesses that are locally owned. The City seeks to accomplish this by ensuring the availability of areas to accommodate economic growth and employment at appropriate locations that stimulate a vibrant, distinct and attractive downtown core. To this end, the following policies shall be followed:

Policies

1. The City shall maintain and enhance the economic stability of the City without diminishing the livability of the area.
2. The City shall provide adequate and suitable opportunities for economic growth.
3. The City shall permit home-based businesses that are compatible with residential neighborhood character.
4. The City shall, through development regulations, ensure that new businesses shall be of an appropriate scale to retain and enhance the small-town, ocean side character of the Yachats community.
5. Casino gambling shall not be allowed since it is incompatible with the character of the community.
6. The City shall increase public parking in the downtown area.
7. Activities to improve the visual character of downtown Yachats such as the undergrounding of utilities, face improvement, incentive programs, and encouraging off-street, behind building parking shall be encouraged.

Proposed Action

The City shall review standards for home occupations as a permitted use in residential areas.

Goal I. Provide Adequate Public Services

The City provides efficient essential public facilities and services to accommodate future growth including water and sewer services, storm drainage, public safety, and emergency services.

Policies

1. The City shall provide sufficient quantities of high quality water at adequate pressures to meet the needs of the community. Water quality shall be maintained at a level that meets or exceeds all State and Federal water quality standards.
2. The City shall provide a reliable supply of water to the community through the development and maintenance of an alternate source(s) for use during emergencies or periods of extremely high demand.
3. The City shall promote water saving strategies and techniques. The City shall accomplish this through education, encouragement and, in some cases, requirements for the application of water saving technology.
4. The City shall develop a citywide storm water management infrastructure.
5. The City shall promote a logical, direct, and connected street system through the development of street plans.

6. The City shall identify opportunities to extend and connect streets, provide direct public right-of-way routes, and limit the use of cul-de-sac and other closed-end street designs.
7. The City shall assure that roads and footpaths can be used safely by providing, improving and maintaining effective and efficient street lighting and illuminated traffic signs that contribute to improved environmental standards and community safety.
8. The City shall encourage the formation of local improvement districts (LIDs) for the construction of transportation infrastructure, which may include streets, curbs, or other structures, pedestrian or bicycle facilities, and drainage.
9. The City shall require that development projects acknowledge existing conditions and/or hazards which may pose a threat to residents—such as proximity to physical hazards—and the responsibility to mitigate such threats through appropriate site planning, buffering, and other physical design approaches.
10. The City shall encourage utility providers to strengthen, relocate, or take other appropriate measures to safeguard pipelines, underground utilities, transmission lines, and other utility infrastructure in areas subject to elevated natural hazard risk.
11. The City shall maintain an efficient maintenance program to control long-term costs and to establish the most efficient operation of public services.
12. The City shall plan, develop, implement and monitor a comprehensive emergency preparedness and disaster response plan in cooperation with appropriate emergency agencies.
13. The City shall place a high priority on the rapid and effective identification of properties by public safety personnel and emergency response agencies.
14. The City shall require emergency access routes in the approval of developments and subdivisions.
15. The City shall encourage its residents to accept some responsibility for personal safety through emergency medical training in first aid, cardiopulmonary resuscitation (CPR), and similar methods.
16. The City shall investigate the feasibility and desirability of increasing the number of public restrooms.
17. Any current, new or amended water, wastewater or storm water plans shall be incorporated into the Yachats Comprehensive Plan.

Proposed Actions

- a) The City shall continue to upgrade the water collection, filtration, storage, and distribution system, through the efforts of the Public Works Department and an engineer.

- b) The City shall explore methods of funding storm water management infrastructure, such as System Development Charges.
- c) The City shall coordinate with Lincoln County Emergency Services and their public safety policies and procedures.
- d) The City shall provide CERT training to City staff and volunteers.
- e) The City shall develop an emergency incident plan based on the National Incident Management System (NIMS).

Goal J. Meeting Housing Needs

The City encourages a variety of housing choices in appropriate locations to accommodate a range of needs and incomes including the housing needs of local workers. The City finds that providing opportunities for affordable housing to meet the needs of people of all income levels as a necessary and desirable goal.

Policies

- 1. The City shall ensure that sufficient vacant and redevelopable buildable land shall be designated for residential uses to accommodate the projected increases in year-round and part-time populations and to provide a choice of housing location, type and price, to meet the needs of the community.
- 2. Housing development within the City and Urban Growth Boundary shall proceed at a rate commensurate with the City’s ability to provide water and sewer service.
- 3. The City shall encourage participation in available government and private loan or other programs in order to provide for the housing needs of all income levels.
- 4. The City shall actively encourage opportunities to create affordable housing.
- 5. The City recognizes that the private sector, as well as the public sector, contributes to and shares in the responsibility of providing adequate housing opportunities for all segments of the population.
- 6. The City strongly encourages developers to make government assisted housing units available to income eligible persons who are employed in the local area workforce on a preferential basis to the extent allowed by law.

Proposed Actions

- a) The City shall develop procedures for accepting property or funds dedicated to affordable housing.
- b.) The City shall develop an informational pamphlet for distribution to developers illustrating the needs/benefits of affordable housing in Yachats and encouraging them to participate.

Goal K. Public Involvement in Land Use Planning

The City encourages the public to participate in governmental decision-making processes by providing policies and procedures and access to public information.

Policies

1. The City shall institute a program that enables the community to identify and comprehend relevant issues, obtain public information and participate in public hearings and other forums on issues related to the growth and development of the City.
2. The City shall review its comprehensive plan, inventory data information and applicable ordinances, and determine what revisions and/or additions, if any, are appropriate at least every five years. Review through a public process shall be initiated by the City Planning Commission.
3. The comprehensive plan for the City shall be filed in the City Office and shall be made available to the public at the City Office, the online document library, and the Yachats Public Library.
4. The City shall follow the notice and procedural requirements of the Oregon Public Meetings law.
5. The City shall encourage opportunities for public involvement and networking.

Proposed Action

The City shall continue to use the adopted public involvement plan.

Goal L. Beaches

The City shall work to enhance existing access points to its beaches and protect its beaches from erosion and other degradation.

Policies

1. The City shall, in conjunction with applicable County, State and Federal agencies, prohibit residential, commercial and industrial buildings or development on beaches and along waters of the state.
2. The City shall improve public access to the beach and river shores by acquiring land and easements.
3. The City shall accept donations and dedications of land and easements for public access, open space, and habitat protection.
4. The City shall identify appropriate sites for emergency and public access to the beach.

5. The City shall investigate a diverse range of beach access types (pedestrian, official vehicular, view) and a range of amenities (parks, walkways/boardwalks, street ends) while maintaining a balance between resource protection and human use.

Goal M. *Transportation*

The City shall ensure that automobiles, bicyclists and pedestrians can move safely and efficiently to destinations within and beyond Yachats.

Policies

1. The City shall ensure that designated parking areas are maintained in the downtown core.
2. The City shall maintain all City streets to ensure safe passage and emergency access.
3. The City shall require future developments to provide safe, well-marked pedestrian ways that do not conflict with vehicular traffic.
4. The City shall require future developments to provide adequate off-street parking.
5. The City shall require streets created by land divisions to tie into existing and anticipated road systems to provide for cross-circulation.
6. The City shall cooperate with the Oregon Department of Transportation in the development and implementation of their Highway Improvement Program for projects within the Yachats urban growth boundary.
7. The City shall explore options to increase public parking.
8. The City shall explore options to improve traffic flow.
9. The City shall encourage and support alternative transportation where safe passage can be maintained.
10. The current Village Circulation plan and any new or amended plans are incorporated into the Yachats Comprehensive Plan.

IV. Plan Maps

The attached maps depict the preceding policies through identification of land use designations. The City shall use the maps along with the policies to guide decisions pertaining to land use and development within the Urban Growth Boundary. The maps establish long-range land use patterns for the City and represent the City Council's best attempt to accommodate residents' and landowners' input.

V. Definitions

Affordable Housing. As defined by the U.S Department of Housing and Urban Development (HUD).

Coastal Shorelands. Those areas immediately adjacent to the ocean, all estuaries and associated wetlands, and all coastal lakes.

Development. The result of bringing about growth; of constructing or altering a structure, conducting a mining operation, making a physical change in the use or appearance of land, dividing land into parcels; or of creating or terminating rights of access, vegetation removal and/or any construction or placement of facilities on that site.

Estuary. A body of water semi-enclosed by land, connected with the open ocean, and within which salt water is usually diluted by fresh water derived from the land. The estuary includes; (a) estuarine waters (b) tidelands (c) tidal marshes and (d) submerged lands. Estuaries extend upstream to the head of tidewater. In Yachats, all of the waters of the Yachats River within the City limits and urban growth boundary are defined as estuary.

- a. **Natural Estuary.** Estuaries lacking maintained jetties or channels without adjacent urban areas that have altered shorelines (shorelines with bulkheads, riprap or other physical structures). Shorelands around natural estuaries are generally used for agriculture, forest, recreation and other rural uses. They usually have little developed area for residential, commercial or industrial uses.
- b. **Conservation Estuary.** Estuaries lacking maintained jetties or channels but which are within, or adjacent to, urban areas which have altered shorelines adjacent to the estuary.

Low Density Residential. Residential units at a concentration of less than one unit per two acres.

Management Unit. A discrete geographic area, defined by biophysical characteristics and features, within which particular uses and activities are promoted, encouraged, protected or enhanced and others are discouraged restricted or prohibited.

Natural Hazards. Natural events are known to result in death or endanger the natural or built environment. These may include river and ocean flooding, weak foundation soils, landslides, erosion, etc.

Open-space: Open-space Land is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as following:

- a. Open space for the preservation of the natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, banks of rivers and streams, and watershed lands.

- b. Open space used for the managed production of resources.
- c. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- d. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

Overstory. The canopy is the uppermost level of a forest, formed by the tree crowns. Canopy trees refers to the trees in a forest which form the canopy. The uneven layers of the canopy is formed by both dominant and co-dominant trees.

Public Facilities & Services. Projects, activities and facilities that the City determines to be necessary for the public health, safety and welfare. These can include water and sewer service, streets, storm drains, police protection, parks and open space, library services, etc....

Understory: The area of a forest which grows in the shade of the emergent or canopy forest canopy. Plants in the understory consist of a mixture of seedlings and saplings of canopy trees together with understory shrubs and herbs.

Seasonal low-flow. Minimum flow in a river during the dry periods of the year.

Turbidity. The cloudiness or haziness of a fluid caused by individual particles (suspended solids) that are generally invisible to the naked eye.

Urban Growth Area. That area between the City limits and the Urban Growth Boundary.

Urban Growth Boundary. The geographical limits within which urban growth will be contained.

View Shed. A view shed is an area of land, water and other environmental elements that is visible from a fixed vantage point. The term is used widely in such areas as urban planning, archaeology, and military science. In Urban Planning, for example, view sheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. The preservation of view sheds is a goal in the designation of open space areas, green belts and community separators.



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

**MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, December 16, 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
David Diamond	P
Steve Chase	P

Staff Members	
Bobbi Price	Neal Morphis, City Clerk
Kimmie Jackson, Recorder	Katherine Guenther, Planner

Work Session

- I. Water capacity for future development - McClung - The work session focused on the city’s current and future water capacity for development. The commission invited Rick from Public Works/Water Treatment to present updated data and answer questions. Rick explained that, thanks to a contract with South Lincoln, the city now has access to a reliable supplemental water supply, bringing the total daily capacity to 350,000 gallons—well above peak summer demand. The discussion included projections for population growth, the impact of vacation rentals vs. full-time residents on water usage, and the city’s

ability to support additional accessory dwelling units (ADUs) and future residential development. Commissioners asked about contingency planning for droughts, contractual obligations with South Lincoln, the costs and rate structure for purchasing water, and the status of local infrastructure upgrades. Sewer capacity was also addressed, with assurance that the wastewater plant is running at 50% and can accommodate future growth. The session concluded with plans to present clear, data-driven information to the public regarding water supply and growth, and to coordinate future population and housing projections with Cascadia Partners for planning purposes.

Regular Session

- I. **Citizens' Concerns** – Mark Green, Saki Lane: question about what will happen to the water supply under climate change.
- II. **Public Hearing** – None
- III. **Ongoing Business**
 - a. Update on Cascadia Partners' work –The Planning Commission reviewed the Housing Implementation Plan with Cascadia Partners, focusing on expanding housing options and affordability through code changes. Major points included: parking requirements for ADUs (with interest in case-by-case flexibility), expanding middle housing (duplexes, triplexes, cottage clusters), and how density is regulated, while noting most higher-density-zoned land is already built out as single-family homes. Design standards were discussed, with the Commission considering visual and neighborhood impacts while recognizing state law limits stricter standards for duplexes. Survey results showed strong polarization around density and housing types, underscoring the need for better public education and broader engagement. The Commission also discussed system development charges (SDCs), water metering, and the possibility of amnesty for existing unpermitted ADUs. Cascadia Partners will return with draft code recommendations, and the Commission plans to address required state changes first, then phase in more controversial reforms with ongoing public input.

- b. Noxious Weeds Ordinance – The Planning Commission reviewed the update, focusing on a more flexible, up-to-date, and user-friendly version. The proposal is to remove the lengthy, invasive-plant list from the city code and instead maintain it as a dynamic, web-based resource, referenced by link or appendix in the ordinance. This would allow the list to be updated easily as new species are identified, without requiring a code amendment.

IV. New Business

- 1. Expiring Terms – Jolene Gosselin will continue for another term on the Commission.

Motion:	The vote was called to approve Gosselin for another term on the Planning Commission.			
Ayes:	Hogan, Dickinson, Aebi, Diamond, Chase, Gosselin, and Sakamoto	Nays:	Absent:	Abstained:
Passed:	7/0			

V. Reports

- a. Commission Chairs’ Meeting – The Commission Chair’s report highlighted ongoing collaboration with ODOT to launch a formal Transportation System Plan, a review of septic and sewer connections in city neighborhoods, and the transition of the Parks and Commons Commission to a committee structure to improve efficiency. The Chair also noted updates on the wetland inventory, upcoming Council presentations, and ongoing efforts to clarify term renewals for commission seats.
- b. Planners Report – The Planner’s report provided a summary of current building permits and land use applications, noting the need for closer tracking of final inspections with the county
- c. Meeting Summary Minutes – No questions.

VI. Other Business

- a. From Commission – Habitat For Humanity – Jolene, updated Habitat for Humanity, with two homes currently being built in Waldport. One one-bedroom home is available due to the initial

applicant falling through, and a new application process will open in January. The Commission stressed the need to inform residents and businesses, aiming to fill the home with someone from the area who qualifies (about 30% of Lincoln County's median income, with a homeowner cost of approximately \$135,000 for a \$300,000 home). Previous application rounds saw limited interest from single or two-person households, so outreach is being encouraged. There is also interest in exploring a future Habitat project within the city itself.

b. From Staff

Adjourn City Council Meeting 4:25 pm

Minutes prepared by Kimmie Jackson, Recorder

PLANNING COMMISSION ISSUES LIST as of 01/20/26

Item #	Description	Assigned	Due Date	Status
2	Complete Wetland Inventory	KG		<p>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.</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		11/18: Identified Goal G as one to focus on. Cascadia Partners offered assistance of their urban planner. Developing questions to ask 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.
7	Update application fees	KG	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.
8	Ordinance for ADU's		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
11	Consolidate minor updates to ordinances		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.

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		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
21	Shepherd Conditional Use site plan	KG		12/16: Not submitted 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	<p>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.</p>
20	Water Conservation	CH	<p>11/18/25: Closed. No Planning Commission issues</p>

To: Planning Commission

From: Public Works & Streets Commission

We (PW&SC) would like the Planning Commission to consider the following items and integrate something that would assist Public Works (PW) in the process of doing their job. Clean up responsibilities.

1. Require some Erosion Control measures on all Sites when construction is taking place until its completion. This is typical in most Communities. A lot of our renaming sites are steep and there will be erosion. All construction sites drag mud, dirt and gravel out onto the streets.
 - a. The lack of this contributes to debris on streets, in ditches and culverts that PW has to clean up.
 - b. The lack of control measures will be impacting more and more properties being developed as most are on hillsides. The flow of dirt and debris is going to happen during rainy periods. Enforcement is minimal if there is anything City can do about it and the potential impact on adjacent sites can be great.
 - c. Several Communities require a separate document and fee (Plan, details and text) to be submitted with an application for the Planner to approve along with \$\$

2. Property Owners to be more responsible for maintaining ditches, culverts and streams on their property free of debris or anything that might block or reduce the flow of drainage. This somewhat exists but apparently has no teeth as it is not strictly enforced. PW frequently is cleaning up debris left in ditches.
 - a. PW ends up spending a lot more \$ on those ditches to maintain annually than they can budget for.
 - b. If debris is left or dumped, then water backs up in rain events and in many cases has caused damage to homeowners on a downhill side.....whose responsibility? The ditch is in the ROW but typically the homeowner is responsible for general maintenance.

3. Future developments: Commercial, single family and multi-family should be required to follow all PW Design Standards regarding streets, roads, aprons, water and wastewater development, stormwater management and maybe sign agreements to allow enforcement?
 - a. 'Single Family Residence made aware of and become responsible for maintenance of.....' (whatever is pertinent to that development).....Planning Contract?
 - b. 'multi-family development responsible for maintenance of.....'.Planning Contract?
 - c. multi-family development should not be given any latitude via negotiations in water, wastewater, stormwater design and maintenance without PW approval
 - i. Impact can be different for various developments on the existing system and may require PW to alter their system to accept it.

- ii. They need to provide full design based on PW Standards, submitted to PW for review and approval.....separate fee for this process to compensate PW time.
 - iii. PW should be reviewing all proposed developments. Impact on existing systems needs to be kept up to date.
4. Drainage frequently occurs across one site to another to get to a storm system (ditch, culvert etc). PW has no access to work on or respond to this kind of issue. PW **does not** want access on those sites. They want the property owners to take responsibility for their sites and the impact they create on an adjacent site.
- a. Be responsible for accepting the water as it flows onto your property and maintaining control of it as it flows across and off.
 - b. Be responsible for how much is flowing onto adjacent properties.
 - c. Future development on the hillsides is going to put a lot more water on multiple properties below them.....how can this be handled?

Temporary on-site retention:

- Swales
- Ponds / water features
- Drywells
- Widened drainage flow areas

All of these require a means of enforcement??