



City of Yachats
441 N. Hwy 101, Civic Meeting Room 1
Tuesday, March 17, 2026, 2:00 PM

To Be Held In-Person & Via Zoom

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

Planning Commission Work Session and Regular Meeting

Work Session

- Meeting Called to order
- Training with Ross Williamson – Local Government Law Group

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. Noxious Weed Ordinance
- V. New Business**
 - a. Discussion on Tree Ordinance
- VI. Reports**

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

VII. Other Business

- a. From Commission
- b. From Staff

VIII. Adjourn

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

POSTED March 12, 2026 By: Kimmie Jackson, Recorder

REVIEW GUIDELINE
REVISIONS TO ORD 5.08.110 Noxious & Invasive Vegetation
For PC Meeting 3-17-2026

Invasive Plants 5-08-110 DRAFT Ordinance Revisions is the current ordinance with revision based on all current input. **This is the one that needs review.**

Noxious and invasive vegetation is the current ordinance on-file.

Noxious weeds in YMC.... Is the original markup by Craig Berdie with additional comments and input by me and Wally Orchard. You will note that the base ordinance is not the current one ... I do not know where Craig obtained it for use as the base for his comments.

The Plant List Example-DRAFT is the proposed format for the list that would be posted separately in the City's website and referred to in the ordinance revisions.


These documents were reviewed with City Manager Bobbi Price on February 26th. She agreed with having the Plant List prepared by other than the Planning Commission, although it was not discussed as to who would accomplish it. The DRAFT document that the PC would provide would be a guideline with recommendations.

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.

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.

 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).

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, in the Yachats area are the following:


- a. Canada thistle,
 - b. French, Scotch, and Spanish broom,
 - c. Gorse,
 - d. Himalayan blackberry,
 - e. Japanese knotweed,
 - f. Poison hemlock,


 - i. Waterweed (Elodea),
 - j. Tansy ragwort.
 - k. Hedge and Field Bindweeds (Morning Glory) (*Calystegia sepium* and *Convolvulus arvensis*)
- :
1. Common Fennel (*Foeniculum vulgare*);
 2. Policeman’s Helmet (*Impatiens glandulifera*);
 3. Knotweeds* *Polygonum* 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?*

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. ?

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.

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. *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
5. .

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

Such vegetation shall be removed or eliminated - 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)

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***
- 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

8) Is July 1 for removal appropriate? (Leaves limited time for enforcement,
8) smooth work load for code enforcement, some lower plants are obscured by
8) then, etc..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

**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.*

§ 5.08.110. Noxious and invasive vegetation.

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- 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.
- 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
 - 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 "B" list and other designated weeds. Of significance, or potential significance, in the Yachats area are the following:
 - a. Canada thistle,
 - b. French broom,
 - c. Gorse,
 - d. Himalayan blackberry,
 - e. Japanese knotweed,

- f. Poison hemlock,
 - g. Purple loosestrife,
 - h. Scotch broom,
 - i. Waterweed (Elodea),
 - j. Tansy ragwort.
- D. For purposes of this section, "invasive plants within a riparian corridor" are identified as the following:
1. Common Fennel (*Foeniculum vulgare*);
 2. Policeman's Helmet (*Impatiens glandulifera*);
 3. Knotweeds* *Polygonum* 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*).
- 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.
- 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.
- 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.
- 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, blackberries or pampas grass to become a fire hazard. This section shall not apply

to any of the following:

1. Any maintained landscaped area;
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.

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 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.

- I. Unless a part of a City-approved natural conditions restoration project, within the first 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. 221, 2001; Ord. 244, 2004; Ord. 283, 2009; Ord. 341, 2016)

DRAFT REVISIONS for PC 03-17-2026

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 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
 - ~~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 "B" list and other designated weeds. Of significance, or potential significance, in the Yachats area are the following:~~
 5. A Regionally abundant weed of economic importance and which is listed as a noxious weed in the Yachats Noxious and Invasive Plant List ([insert link to City of Yachats website?](#)), weeds listed by the Oregon State Department of Agriculture Weed Control Board on the "A(T)" or "B" list, and other designated weeds in Lincoln County Vegetative Management, Lincoln County Soil and Water Conservation District, Lincoln County OHS Extension, and Field Guide to Weeds of the Oregon Coast (Institute of Applied Ecology – Funding from Oregon Bureau of Land Management).

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

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

- ~~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).~~

~~D. 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.

~~E. 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.~~

~~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.~~

~~E. 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, ~~or~~ pampas grass, or other vegetation listed in the Yachats Noxious and Invasive Plants List, to become a fire hazard. Such vegetation shall be removed or eliminated at any time the City Council declares a period of extreme fire danger, or when directed by City Enforcement Agent, by cutting to a height of no more than six 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. This section shall not apply to any of the following:

1. Any maintained landscaped area;
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. ~~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 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.~~

~~F. I.~~ Unless a part of a City-approved natural conditions restoration project, within the first 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.

~~G. 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.

H. Noxious and Invasive Plant control methods shall be in conformance with recommendations by Oregon State Department of Agriculture Weed Control Board, Lincoln County Vegetative Management, Lincoln County Soil and Water Conservation District, Lincoln County OHS Extension, and Field Guide to Weeds of the Oregon Coast (Institute of Applied Ecology – Funding from Oregon Bureau of Land Management).

Possibly add the following:

I. See also Yachats Municipal Code section 9.52.050, Geological Hazard Overlay Zone for possible applicable requirements.

(Ord. 221, 2001; Ord. 244, 2004; Ord. 283, 2009; Ord. 341, 2016)

SAMPLE NOXIOUS AND INVASIVE PLANT LIST WITH PHOTOGRAPHS

Yachats Ordinance 5.08.110 Revision

DRAFT for PC March 17, 2026

Noxious weeds and invasive plants prevalent in the Yachats area

SUGGESTIONS (in blue)

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

Include “See also Ordinance Section 5.08.110. “ on page.

List alphabetically by common name, include botanical names.

Possibly reference sources for control methods as included in the ordinance revisions.

Lincoln County Soil & Water Conservation District – “Noxious Weed Control & Prevention”

Canada thistle

French, Scotch, and Spanish broom

Gorse

Himalayan blackberry

Japanese knotweed

Poison hemlock

Waterweed (Elodea)

Tansy ragwort

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

Common Fennel (Foeniculum vulgare);

Policeman’s Helmet (Impatiens glandulifera);

Knotweeds* Polygonium species *Elimination only by approved practices;

Old Man’s Beard and Silverlace Vine (Clematis vitalba and Polygonum albertii);

Atlantic, Irish and English Ivy (Cultivars Hedera hibernica and Hedera helix);

Yellow Flag Iris (Iris pseudacorus);

Purple Loosestrife and Garden Loosestrife (Lythrum salicaria & Lysimachia vulgaris);

Butterfly Bush (Buddleja davidii);

Reed Canarygrass (Phalaris arundinacea).

Italian Arum (Arum italicum)

English Holly (Ilex aquifolium)

Queen Anne’s lace (Daucus carota)

Robert geranium (Geranium robertianum)

Pampas Grass (Cortaderia selloana)

Crocoshia/Montbretia (Crocoshia crocosmiiflora)

Orange and Late Cotoneaster (Cotoneaster franchetii and Cotoneaster lacteus)

English and Spanish Laurel (Prunus laurocerasus and lusitanica)

Vinca (Periwinkle varieties)

Alternative 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:

REPORT FOR PLANNING COMMISSION
RE: TREE ORDINANCE
For Planning Commission Meeting March 17, 2026

General:

Subject: Tree Ordinance

Bobbi Price (City Manager), Adam Altson (Parks & Commons / Open Spaces Chair) and I met with Allison O’Sullivan and Evan Elderbrock from the Oregon Dept. of Forestry, to discuss how their offices can be of assistance to the City of Yachats in establishing a tree ordinance.

Discussion:

A tree ordinance is a requirement for a municipality to be designated a “Tree City”.

Dept of Forestry (DoF) has a planting list for public and private properties – will share. “Oregon Resilient Tree List” includes requirements, criteria, regional guidelines, prohibited trees, etc.

Received DoF “How to Write a Municipal Tree Ordinance” guideline, information on “Tree City USA” and other printed information. Bobbi will distribute when and as needed.

Many Oregon cities (some coastal) have tree ordinances that may provide examples - models for preparation of an ordinance.

Reviewed video presentation.

Citizen input is important. Required for new ordinance approvals.

The City of Yachats has an agreement with ODOT to maintain landscape within the Hwy 101 right-of-way. Plans underway for tree plantings.

What is to follow:

Loren will be working with Adam Altson’s team in the near future to determine the most effective process. No time frame was determined to begin work on the new ordinance.

LOREN DICKINSON
Planning Commission
February 26,2026

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

Project Name	Description	Parcel #	Address	Zone	Opened	Status
TAYLOR	Accessory Structure	14-12-27-DA-10601	160 West 2nd Street	C1	1/10/25	Under Inspection
DE LEON	New SDU	14-12-34-AA-200	264 Highway 101 S	R1	1/29/25	Under Inspection
MOORE	Addition to SDU	14-12-26-CB-2200	337 East 2nd Street	R1	2/5/25	Under Inspection
FISCHER	New SDU	14-12-34-AC-6700	30 Surfside Drive	R1	2/5/25	Under Inspection
CHOWDHURY	New SDU	14-12--26-BC-5300	1040 Horizon Hill Road	R1	3/5/25	Under Inspection
VALENTIN/TAYLOR	New SDU	14-12-27-DA-5100	536 West 4th Street	C1	3/7/25	Under Inspection
RAMSEY	New SDU	14-12-27-DA-8400	221 West 2nd Street	C1	6/5/25	Under Inspection
RUSSELL	New Attached Garage	14-12-26-CB-5300	479 Yachats River Road	R1	6/18/25	Under Inspection
PENWELL	New SDU	14-12-26-BC-6300	1017 Keenah Lane	R1	7/15/25	Permit Issued
FROHNAUER	New SDU	14-12-26-BB-2900	227 Windsong	R1	7/30/25	Permit Issued
FROHNAUER	Dining Room Addition	14-12-26-BB-2900	227 Windsong	R1	8/8/25	Under Inspection
UHAN	New SDU	14-12-26-BB-6700	502 Creekside Lane	R1	9/8/25	Ready to Issue
SHEPHERD	New SDU	14-12-27-AD-3400	969 Highway 101 N	C1	9/11/25	In Review (LC)
SMITH	Deck Replacement	14-12-34-AA-400	18 Reeves Circle	R1	9/15/25	Permit Issued
MOINE	Install New Window Opening	14-12-34-AA-1701	390 Yachats Ocean Road	R4	10/15/25	Under Inspection
REICHEL	Bedroom Addition	14-12-26-CC-6300	216 Combs Circle	R1	10/23/25	Under Inspection
LEVINE	New Deck	14-12-26-CB-5500	416 East 2nd Street	R1	12/8/25	Permit Issued
ORNELAS	New Manufactured Home	14-12-27-DD-2001	175 Shell Street	R1	3/5/26	In Review (LC)
RAY	New SDU	14-12-23-CC-2300	1670 Highway 101 N	R3	3/10/26	In Review (CoY)
JENSEN	New SDU	14-12-34-AC-6800	20 Surfside Drive	R1		Pre-application
EGLI	New SDU	14-12-34-AC-5400	30 Surfside Drive	R1		Pre-application



CITY OF YACHATS
PLANNING WORK SESSION & REGULAR
COMMISSION

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

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 (Zoom)	P
David Diamond	P
Steve Chase	P

Staff Members	
Bobbi Price, City Manager	Neal Morphis, City Clerk
Kimmie Jackson, Recorder	Katherine Guenther, Planner
Rick McClung, WW Lead	

Work Session

- I. **(01:58)** Request from Public Works & Streets Commission - The Commission discussed a memorandum from the Public Works / Streets Commission regarding erosion control and runoff concerns. Members reviewed current practices, including DEQ permit requirements and complaint-driven enforcement; considered whether additional code amendments were necessary and discussed the possibility of a refundable deposit system similar to the street cut permit process. It

was determined that existing regulations may be sufficient, and the matter was deferred pending further coordination with Public Works.

- II. Noxious Weed Ordinance – Members agreed that specific plant species should not be listed directly in the ordinance but instead referenced through an externally maintained list. Enforcement will rely on existing nuisance and abatement procedures, including notice, cost recovery, and liens. They also agreed to cross-reference geologic hazard provisions to address slope concerns and to avoid rigid remediation timelines in the code, and will prepare a revised draft incorporating these changes for further review.

Regular Session 3:00 pm

I. Announcement/Correspondence – None

II. Citizens’ Concerns – None

III. Ongoing Business

1. (1:02:21) Update on Cascadia Partners’ work: Cascadia Partners updated the Commission on proposed code amendments, including expanded housing options, mixed-use development, and updated standards for housing and parking. Next steps include distributing draft amendments and scheduling meetings with the City Council and the Advisory Committee.
2. (1:12:19) Update on Water Sustainability – the Water Lead presented findings that Yahats has more than enough water capacity for at least the next 20 years, thanks to agreements with South Lincoln. Current projections show that anticipated demand through 2041 remains well below available supply, even accounting for potential increases in usage due to climate change. The City is pursuing the acquisition of private land in the Salmon Creek watershed to secure additional water sources, leveraging available grants and loans. Commissioners emphasized the importance of ongoing monitoring and updating projections as new data becomes available, factoring in both population growth and climate impacts.
3. (1:39:39) Comprehensive Plan Update – The members discussed reviewing and updating key goals in the comprehensive plan related to

housing needs (Goal J) and urban growth and form (Goal G) in preparation for future updates, ensuring alignment with ongoing code amendments and city planning efforts.

IV. (1:57:25) Reports

- a. Commission Chairs' Meeting - City Council is restructuring commissions, converting Parks and Commons to a committee and the Library to a workgroup. The Planning Commission will remain. The Library's grand opening is upcoming.
- b. Planners' Report - The planner reported ongoing permit challenges, including extended timelines and uncompleted projects. SDC refunds are now available for inactive projects
- c. Meeting Summary Minutes - No comments

Adjourn City Council Meeting 4:08 pm

Minutes prepared by Kimmie Jackson, Recorder

PLANNING COMMISSION ISSUES LIST as of 03/17/26

Item #	Description	Assigned	Due Date	Status
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 DLCDD 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>02/17: Will look for possible updates at next meeting.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		02/17: LD will cleanup draft regulations and present at next meeting. 12/16: Review list of plants. LD to discuss with BP who is responsible for list going forward. 12/16 LD and MS to meet to review draft. 11/18: Draft reviewed in commission meeting. 08/15: LD working with Parks and Commons and will use their requirements for city wide ordinance
23	Public Works joint issues			12/16: PWC has submitted list of issues that may overlap with PC.

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
2	Complete Wetland Inventory	KG	02/17: City Council and Mayor now receiving monthly updates from DSL. 11/18: DSL and Pacific Habitat working through issues. 07/30: Per BP,KG still responding to questions from DSL. 05/20: Per BP should be completed in 30 days. 03/18: KG has received questions from DSL regarding inventory. 11/19: BP and KG met with DSL week of 11/11. No additional info required. No completion date given. 10/28: BP and KG met with DSL and Pacific Habitat to answer questions about inventory. All questions answered. 10/08: State Lands reviewing some minor discrepancies. 09/16: City Mgr. has contact in state govt and is escalating. 08/19: Mayor using state contact to escalate.05/21: KG contacted by State Lands. We are next in line for review. 04/16: KG sent email to State for update. 04/09: No update. 03/12: No update from ODSD. Link to State Lands Inventory to be added to links page. 02/23: Pending response from ODSD.
22	Future Water Requirements		02/17: Rick provided updates to document and projects adequate water for the future. City will continue to work on additional supplies as needed. 12/16: Rick provided updated document. Will submit revised public statement at next meeting
21	Shepherd Conditional Use site plan	KG	02/17: Per KG, site plan has been submitted. 12/16: Not submitted 11/18: Determine if detailed site plan has been submitted.

