

City Of Yachats

Comprehensive Land Use Plan

Adopted by City Council vote – May 8, 2008

And Memorized by Ordinance 279 – June 12, 2008

Financial assistance for this updated Yachats Comprehensive Plan Inventory provided by:
Coastal Zone Management Act of 1972.

Administered by the Ocean and Coastal Management Program,
Oregon Department of Land Conservation and development.

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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. Where streams and creeks intersect the Shoreland, a 25 ft. buffer shall be maintained; and where a stream and creek intersect the river edge, a 50 ft. buffer shall be maintained. The buffer is to be measured from the top of the bank; within this buffer zone, existing vegetation shall not be removed. Noxious weeds and invasive plants shall be exempt from this restriction.
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 the Shorelands along the river, a 50-foot buffer strip, measured horizontally from the edge of the bank shall be maintained. In the first 30 feet, the existing riparian vegetation shall not be removed. In the latter 20 feet, slight vegetative alteration will be allowed as long as the overstory is retained. Minor access paths leading to (but not parallel to) the river shall be allowed as long as the overstory is not disturbed. Noxious weeds and invasive plants shall be exempt from this restriction.
4. On shorelands along the ocean, a 25-foot buffer strip from the top of the bank shall exist wherein existing stabilizing vegetation shall not be removed.
5. Land use management practices (such as setbacks and maintenance of riparian vegetation) and non-structural alternatives shall be preferred methods of shoreline stabilization. Structural stabilization methods (such as riprap and bulkheads) shall be allowed when necessary for the protection of existing land uses and resources, and when designed to minimize adverse water quality, habitat and environmental impacts. Where riprap, bulkheads or seawalls are proposed as shoreline protective measures, evidence shall be provided that higher priority methods of erosion control will not work. The priorities for shoreline stabilization for erosion control area (from highest to lowest):
 - a. Proper maintenance of existing riparian vegetation
 - b. Planting of riparian vegetation
 - c. Vegetated riprap

- d. Non-vegetated riprap
 - e. Bulkhead or seawall
- 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. The City shall issue permits for beachfront protective structures only where development existed on January 1, 1977. For the purposes of this requirement "Development" means houses, commercial and industrial buildings, and vacant subdivision lots which are physically improved through construction of streets and provision of utilities to the lot and includes areas where an exception to the State Beaches and Dunes Goal has been approved. Refer to the Inventory for description of areas where development existed on January 1, 1977.
- 10 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, e.g., “green” building practices.
2. The City shall encourage non-polluting alternative energy sources such as solar, wind and wave power.
3. The City shall make available educational materials regarding energy conservation, e.g., tools and techniques Yachats area residents and business owners could use to promote energy conservation.
4. 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.
5. 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 provide educational materials about green 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 ‘green’ 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. Information and recommendations contained in current Environmental Hazard Inventory Coastal Lincoln County, Oregon by RNKR Associates shall serve as the basis for future land use determinations in hazard areas. The RNKR Associates Study is incorporated into the Yachats Comprehensive Plan.
2. 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.
3. 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.
4. 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.
5. The density of development shall be no greater than the slope can safely accommodate.
6. Developers of property where a geotechnical report is required shall be required to post a 100% performance bond guaranteeing that specified conditions will be met and appropriate safeguards provided.
7. Developments adjacent to the Yachats River shall be planned to minimize any aggravation of the turbidity and seasonal low-flow situation.
8. The City shall address concerns regarding forest activities that might adversely affect the City to the Oregon Department of Forestry.
9. 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.
10. The City shall develop a citywide storm water management infrastructure.
11. The City is committed to supporting the fire district in its fire protection efforts, both short and long-term.
12. The City shall support the Lincoln County Community Wildfire Protection Plan (CWPP) when it is completed and approved.
13. The City shall access and utilize federal and other grant dollars to implement measures to protect against natural hazards and disaster.
14. 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 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 and Planned Unit Developments shall include plans for storm water management and a performance agreement, bond, contract or other assurance for completion of the plan.
- e) Requests for building permits shall include plans for storm water management.
- f) The City shall, in conjunction with the County, develop a Yachats Community Wildfire Protection Plan (CWPP) in accordance with the Healthy Forests Restoration Act of 2003 and the FEMA Disaster Mitigation Act of 2000. The CWPP will be developed through community effort, based on the twin goals of reduction of wildland fire risk to residents and the environment within the Yachats Urban Growth Boundary (UGB) and a safe work environment for fire suppression forces.
- g) The City shall seek formal government approval of the Yachats CWPP.

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 widen and improve Highway 101 for use as hiking and biking trails.
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 residents and business owners with efficient essential public facilities and services. The City also plans for urban services to accommodate future growth. It is the City's goal to provide water and sewer services; storm drains, public safety; and emergency services to the City shall provide urban services in an economically, orderly and environmentally sound manner.

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 places a high priority on the rapid and effective identification of properties by public safety personnel and emergency response agencies.
14. The City shall consider the availability of adequate emergency services and 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. 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.

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 and the City 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.

Policy

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 sapplings 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.

COMPREHENSIVE LAND USE PLANNING
CITY OF YACHATS

Phase II - Inventory Information

Financial assistance for this updated Yachats Comprehensive Plan Inventory provided by:
Coastal Zone Management Act of 1972.
Administered by the Ocean and Coastal Management Program,
Oregon Department of Land Conservation and development.

Adopted by City Council vote – May 8, 2008
And Memorized by Ordinance 279 – June 12, 2008

INTRODUCTION

The following inventory was compiled in order to assess physical, social, biological and economic resources of the city and its immediate planning area. The inventory data was updated in 2007 and has been used for reference in the 2008 review and update of the city's comprehensive plan.

The inventory is the result of an extensive effort to objectively assess the tangible assets that make up this unique "gem of the Oregon coast". However, the desire to capture and preserve the *intangible* essence of the community is the major motivation for itemizing its resources and maintaining a comprehensive plan that will protect the proportions and combination of those elements.

Comment [C01]: De-italicize?

THE GENERAL SETTING

Yachats indeed has a multi-faceted attraction for native residents, tourists and those seeking a retirement paradise. (Located in Lincoln County on the central Oregon coast approximately 23 miles south of Newport, the county seat.) State Highway 101 runs roughly through the center of the community.

West-side homes are generally closer together, taking best advantage of private property available for river, estuary and ocean shoreline views. To the east, residential development follows the rapid rise in elevation, with homes designed and situated to take the greatest advantage of the more distant panoramic view and solar space.

The western boundary of the city is the rugged and rocky bluff that separates the city from the sea. The centerpiece of the downtown core area is the estuary, where the Yachats River interfaces with the Pacific Ocean. Tides and seasons cause the estuary to be constantly changing and somewhat unpredictable, which add to the incredible visual interest of the area.

Lands available to the public, including State parks, public facility zones and extensive pedestrian trail system; coupled with accessible privately-owned resort lands, afford public access to invaluable natural resources and activities.

The City of Yachats was incorporated in 1966, primarily to provide sewage disposal services to developed properties. City services have expanded to include water service, planning, and public service departments. The city limits, which is the urban growth boundary, encompasses approximately two square miles.

The temperate marine climate is moist, with precipitation ranging between 80 to 105 inches annually. The average minimum temperature for January is 30 to 40 degrees Fahrenheit and the average July minimum is 50 to 60 degrees. Summer winds are from the northwest and winter winds from the southwest. Average wind velocities range from 15 to 25 miles per hour, but winter gusts are occasionally over 100 miles per hour.

EXISTING LAND USE

The inventory map shows the generalized land uses in the Yachats planning area. These uses influence the pattern of future development and land use in and adjacent to Yachats. The predominant use of land within the planning area is residential. The majority of these residential uses are single family dwellings (one dwelling per lot). Exceptions to single family residential dwellings include existing or planned mixed use development (commercial/residential) in the downtown core and multifamily (apartment and condominium) development. There are also a limited number of two-family (duplex) dwellings located throughout the city.

Commercial development is concentrated on Highway 101 near the center of the city. Commercial uses also are scattered along the Highway to the north. With the exception of motels, no commercial uses exist outside of the downtown core or Highway 101 corridor.

There are no industrial uses within the planning area.

Public uses consist of the public beaches, three state parks, Yachats Community Park and other park and trail facilities, public facilities, churches, service clubs, fire hall, city water and sewer operations, post office, library, the Little Log Church and Museum, visitors' center, and other similar public uses.

Major natural resource related land uses in the planning area consist mainly of forest lands located outside of the city limits and urban growth boundary. The Siuslaw National Forest and large corporate ownerships exist to the east and southeast.

POPULATION CHARACTERISTICS

Yachats had a population of 765 according to the July 1, 2007 Portland State University Certified Population report.

Population estimates for the past few years are provided in the following table.

U.S. Census	Center for Population Research				
<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2007</u>
617	620	640	670	670	765*

* Portland State University Certified Population report

The U.S. Census identified the following age, race and sex characteristics for the 2000 population:

2000 Census Data on Population (Yachats)

		<u>Number</u>	<u>% of Total</u>
By Sex:	Male	281	45.5
	Female	336	54.5
		<u>Number</u>	<u>% of Total</u>
By Race	White	594	96.3
	Black	1	0.2
	All Other	22	3.5
By Age	0-5	10	1.6
	6-19	70	11.4
	20-24	16	2.5
	25-44	80	13.0
	45-64	243	39.4
	65 +	198	32.1
		Median Age -55.7	

In Lincoln County the median age in 2000 was 44. The higher median age for Yachats indicated a higher concentration of retirement age residents in Yachats.

Per the 2000 census "family households" made up 55.6% of the total households; however, most of those family households were married couples with no children living in the home. The average household size was 1.85 while the average family size was 2.34. Households with individuals under 18 made up 13.2% of the total and 42% had individuals over 65.

There were 551 people over the age of 16. Of those 47.5% were in the work force. The reasons why the remaining 52.5% were not in the work force were not listed; but retirement is the mostly likely reason.

In the summer, the population increases measurably as people occupy their vacation homes. According to the 2000 census, there were 619 housing units. 333 of those were occupied year round with the majority of the remaining units used for seasonal, recreational, or occasional use.

The permanent and seasonal population as well as the peak summer tourist population in Yachats are expected to increase over the next twenty years. The following table shows three sets of population projections for the city. This range of projections allows the city to estimate possible demands for services and buildable land with the understanding that the actual population increase may vary somewhat."

Resident Status	Historical							
	1970	1980	1990	2000	2010	2020	2030	2040
	Pop.	Pop.	Pop.	Pop.				
Full-Year Residents	441	492	533	617	863 low (1.06%)	844	933	1032
					893 moderate (2.55%)	1094	1340	1642
					922 high (4.58%)	1344	1959	2856
Summer Residents)				353 estimate	432 (2.25%)	530 (2.25%)	649 (2.25%)	795 (2.25%)
(Tourists) 268 motel/bed & breakfast units; 61 transient rentals 55% Occupancy Rate @ 2.5 people per room				945	1226 (2.98%)	1592 (2.98%)	1760 (1.06%)	1947 (1.06%)

NATURAL RESOURCES

The Yachats planning area is rich in natural resources. The forested hills, Cape Perpetua, the Yachats River and estuary, the rocky shoreline and the ocean provide a beautiful setting which causes people to refer to Yachats as the “Gem of the Oregon Coast.” These areas not only provide scenic beauty and a sense of openness, but also serve as habitat for a number of fish and wildlife species. These and other natural resources are described below and on the map.

Fish and Wildlife

The four major habitats in the area include the forested uplands, the ocean, the estuary and the shorelands. Perhaps the most significant habitats within these general habitat areas are the rocky intertidal areas and the estuarine migration routes of anadromous fish.

The rocky intertidal habitat in the Yachats area is very rich and productive. Mussels, sea stars, snails and green sea anemones are particularly abundant. Also, there are sponge colonies of varied colors, barnacle colonies, intertidal crabs, such as the purple shore crab and porcelain crab, leather chitons and colonies of “featherduster” tube worms. The tube worms are normally sub-tidal, but occur in intertidal areas around Yachats.

The rocky intertidal habitat provides biological, aesthetic and recreational values. The presence of these strange and beautiful rocky intertidal species helps to draw tourists to Yachats. Also, one or two commercial collectors obtain species from the Yachats area.

The Yachats Estuary serves as habitat for a number of fish and wildlife species. Of particular note are the anadromous fish which migrate up the river to spawn. These include Chinook Salmon, Coho Salmon, Steelhead and Cutthroat Trout.

Other species that use the estuary for habitat include great blue herons, mergansers, mallards, kingfishers and other waterfowl and birds. Bald eagles have been sighted in the area. Mink and beaver use the river and crayfish can be found there, too.

The estuarine habitat is valuable to the community in that it is a primary recreation resource both for fishermen and the more passive observers of the diverse species of wildlife that live there.

The various species of fish and wildlife that are known to exist in the Yachats area include but are not limited to the following:

<u>Ocean</u>	<u>Shore/Near shores</u>	<u>Estuary/ River</u>	<u>Uplands</u>
Grey Whales	Barnacles	Coho Salmon	Deer
Sea Lions	Mussels	Chinook Salmon	Elk
Harbor Seals	Snails	Steelhead	Black Bear
	Tube Worms	Cutthroat Trout	Raccoon
	Sea Anemone	Crayfish	Mountain Beaver
	Razor Clams	Mergansers	Weasel
	Surf Smelt	Mallards	Mink
	Black Rockfish	Great Blue Herons	Martins
	Greenlings	River Otter	Cougars
	Surf Perch	Bald Eagles	
	Sanderlings		
	Gulls		
	Oysters Catchers		
	Scoters		
	Pigeon Guillemots		
	Swallows		
	Cormorants		

Water Areas

The Yachats River has relatively good water quality. However, the Department of Environmental Quality has the river listed on the 303(d) list due to the high water temperature. The City of Yachats has an agreement with the Oregon Department of Water Resources which ensures the city's established water rights while protecting the environment for aquatic life.

In addition to the Yachats River, there are two named creeks within the planning area, Agency Creek and Gender Creek, however they are not considered to be potential water sources for the city.

Most of the wetlands in the city are estuarine (associated with the Yachats River). The Yachats Community Park contains wetlands. There are other wetland areas throughout the city.

The fish and wildlife habitat areas (rocky intertidal areas and anadromous fish migration routes) are protected by Comprehensive Plan policies which require setbacks from the ocean bluff and river banks, prohibit dredging or filling, and establish only natural or conservation management units within the estuary. These Comprehensive Plan policies have been reviewed by state and federal resource agencies and have been judged to provide adequate protection of these resources.

Historical and Archaeological

Before white settlers, Native Americans of the Alsi and Yahute tribes gathered, hunted, and fished in the Yachats area. Shell middens along the bluff are a reminder of the bounty the natives found in the Yachats area. The middens are piles of shells the natives left behind as they processed the mussels, clams, and crab they fished for in the Yachats area. They also caught salmon and flounder with sharp sticks. Smelt were caught in dip-nets. The fish and shellfish, together with venison and elk from the nearby hills, were smoked or dried for the winter. Local plants were gathered and dried or ground for flour. The local vegetation also provided medicines and materials for clothing and shelters.

On August 11, 1855, an unratified treaty created the Coast Range Reservation, and the Alsea Subagency was established at Yachats. This was home to natives from many different tribes and bands from throughout Oregon and Northern California. Board houses, cattle sheds, a blacksmith shop, storage buildings for farm tools, and fields for crops all occupied the area at Agency Creek, near the present day Adobe Motel.

The first post office in Yachats (then called Oceanview) was established near the old reservation. Then in 1912 the Oceanview Post Office was moved to a location near the mouth of the Yachats River. It was decided that since there were already too many towns on the coast named "Oceanview" the name should be changed. On February 18, 1917 the name Oceanview was replaced, and the Yachats postmark was established.

Other spellings and pronunciations for Yachats have included Youitts (Lewis and Clark Expedition); Youitz (Samuel Drake's Book of Indians of North America); Yawhick, Yahuck, and Yahauts (from various Indian Affairs reports); and Yahuts, Yahatc, Yahats, Yahach, and Yaqa' yik (from various history books). The current spelling and pronunciation is presumed to come from the German settlers. According to the native language, the YA means water. The rest of the word has been interpreted as "Dark water at the foot of the mountain", "Dark water between timbered hills", or "Little river with big mouth".

In 1926 through the Evangelical United Brethren Church Missions, the construction of the first real church in the area was started. The church, built in the shape of a cross, was a community effort. The land was donated and local people cut and hauled the shakes and logs. In 1969, when the congregation outgrew the church it became the property of the Lincoln County Historical Society. It was later given to the City of Yachats, and is now maintained as the Little Log Church and Museum. The church is a popular place for weddings, while the museum houses displays of historical interest and showings of local art.

Vacationers started coming to the Yachats area in the early 1900's. While some camped near the mouth of the river, others owned summer cabins. They came down the beach from Waldport or came over the Yachats Mountain Road.

In the early 1930's the section of the Roosevelt Memorial Highway around Cape Perpetua was completed. This highway is now known as Hwy 101. Construction around Cape Perpetua was difficult and dangerous. The equipment used was small and primitive compared to what road builders have today.

Today the tourist industry is one of the main businesses and much of the city's revenue comes from the transient room tax.

Two middens are located in areas owned by the Oregon Parks and Recreation Department. These middens have been heavily excavated and altered over the years. The areas are posted so as to provide the public with information explaining the origin of the midden areas. The existence of informational signs, the requirement for setbacks from the ocean bluffs, and the location of portions of the middens in the public domain will provide for the preservation of these areas for public viewing and enjoyment.

The Indian Sub-Agency no longer exists, but a sign erected and maintained by the Lincoln County Historical Society marks the site and explains its historical use. The site is bordered by a local cemetery and a low-density residential area.

Mineral Resources

The only mineral resource known to exist in the area is agates along the ocean shore.

Scenic Views and Sites

The scenic environment of Yachats is probably its most valuable natural resource. It is one of the major reasons that people come to Yachats to visit and live. To the west, one sees the Pacific Ocean and on closer look, the driftwood, a rocky coastline, crashing surf and breaking waves. To the south, stands the rocky, forested headland. To the southeast and east, one sees more tree-covered mountainous terrain. Near the center of the city one finds the mouth of the Yachats River and the open, sandy tidelands. Only a short distance to the east the river is quiet and secluded within tree-lined banks. The river is noted for its aesthetic quality. The County Road # 804

right-of-way and prescriptive easements, as identified on Lincoln County Survey 11,905 (12/18/87), provide excellent ocean viewing opportunity along the bluff. Lincoln County has transferred jurisdiction and responsibility for the County Road #804 right-of-way and prescriptive easements to the Oregon Parks and Recreation Department. Conflicting uses with the right-of-way and prescriptive easements are limited by the jurisdiction of the Oregon Parks and Recreation Department and by policies adopted by the city.

Oregon Coast Trail

The Oregon Parks and Recreation Department has developed a plan for a statewide system of recreation trails, including hiking, horse and bicycle paths. Recreation trails provide an avenue for a variety of recreational activities and interests. They also provide access to scenic resources and open spaces which might be damaged or inaccessible by other modes of transportation. The Oregon Coast Trail is a primary trail designated by the State that is proposed to extend along the Oregon coastline from the Washington to California borders. The location of the Oregon Coast Trail through the Yachats area is identified below:

Location of Oregon Coast Trail (from north to south)

- The Oregon Coast Trail extends along the sandy beaches between Waldport and Yachats, then continues along the rocky shores on the 804 North Trail approximately $\frac{3}{4}$ mile from the sandy beach to Smelt Sands State Park.
- The trail then extends along the top of the rocky coastal bluff across private properties, connecting to two public pedestrian access ways that connect to Aqua Vista Drive.
- From Aqua Vista Drive, the trail connects to Marine Drive through two publicly owned tax lots, and continues along Ocean View Drive to Highway 101 in downtown Yachats. The majority of this compacted gravel trail was constructed in 2004.
- The trail extends along Highway 101 across the Yachats River bridge, and then follows Yachats Ocean Road through Yachats Ocean Wayside State Park to Highway 101 in the south part of Yachats.
- The designated route continues south along the west side of Highway 101 to the southern city limits (Windy Way). Future plans are to construct this portion of the trail and extend the trail along the east side of Highway 101 approximately $\frac{1}{4}$ mile beyond the city limits to connect to the existing Amanda's Trail. Amanda's Trail is part of the Oregon Coast Trail system that goes up and over Cape Perpetua.

Oregon Coast Bicycle Route

The Oregon Coast Bicycle Route passes through Yachats along Highway 101.

Yachats Village Circulation Plan

The City adopted the 1997 Yachats Village Circulation Plan as part of the city's comprehensive plan. The Village Circulation Plan includes two recommended trail

system plans – a North/South Connection and an Integrated Loop System. Descriptions of these two recommended trail systems, as described in the Village Circulation Plan, are provided below.

North/South Trail Connection

The objective of the north/south trail connection is to provide a continuous pathway from the north city limits to the south city limits. Yachats has a special and unique opportunity to have a pathway near the coastal edge for the entire length of the community, unlike any other community on the Oregon coast. This is a wonderful amenity for the enjoyment of residents and visitors.

To provide a continuous pedestrian route from north to south through Yachats, easements will need to be secured between Smelt Sands State Park and Aqua Vista Drive. Consistent with the Recreation & Natural Resources map of the Comprehensive Plan, the Village Circulation Plan locates the Oregon Coast Trail on Marine Drive and Ocean View Drive.

Easements are also needed south of the village center from Highway 101 to and along the bay, through Bayview Terrace back to Highway 101 near the Yachats River bridge. This will provide a safer and more attractive route for pedestrians and an alternate route to walking along Highway 101 around the curve between the village center and the bridge.

Integrated Loop System

The objective of the integrated loop system is to provide a series of interconnected pathway, loops, and overlooks that link the trail system and provide access to important destinations throughout Yachats. The Village Circulation Plan calls for four trail or loop systems: the Northwest Loop, the Northeastern Loop, the River Loop, and the South Yachats Trail.

The Northwest Loop connects several destinations including Smelt Sands State Park, motels along the 804 trail, ocean outlooks accessed from Ocean View Drive, Yachats State Park, the village center, and The Commons (Yachats Community Park).

The Northeastern Loop links the village center with residential properties east of Highway 101. The Northeastern Loop includes existing and planned pathways from Prospect Avenue north to Third Street, King Street and Radar Road. Another planned trail connects Yachats River Road and Horizon Hill Road along Loma Avenue. A key bicycle and pedestrian connection will extend from Hanley Drive north along the eastern hillside and connect to Highway 101 near the northern city limits. This trail, identified in the Village Circulation Plan as the East Side Trail, shall be located with respect to natural topography and private ownership negotiations.

The River Loop links both the downtown area and southern Yachats with the Yachats River. The plan calls for a pathway that provides public access from the Highway 101/Ocean View Drive intersection south through the new access

provided to and through Bayview Terrace, under the bridge and along the Yachats River to Yachats River Road.

The South Yachats Loop will provide a pathway that loops around Yachats Ocean Road and Highway 101. Mitchell Lane provides a pedestrian connection between Highway 101 and Yachats Ocean Road and provides an important connection to the ocean for residents east of Highway 101. The Mitchell Lane pedestrian connection should be marked and maintained as part of the trail system.

Each of these trail loops has components and projects that need to be implemented in order to provide a comprehensive and cohesive trail system throughout the city. These projects are listed specifically in the Village Circulation Plan.

Yachats Community Park Trail System

Yachats Community Park is an integral part of the city trail system. The park serves as a trailhead providing parking and pedestrian access to the ocean and village center. The park has a recently constructed trail/boardwalk (2004 and 2007) that provides pedestrian access from the Commons to wetland areas, the spruce forest, library, and Ocean View Drive.

Highway 101 Sidewalks

Currently there is a sidewalk on the west side of Highway 101 from 3rd Street to north of 9th Street. A one-block section of sidewalk exists along the east side of Highway 101 between 2nd Street and Prospect Avenue. The 2003 Yachats Highway 101 Refinement Plan recommends continuous pedestrian sidewalks along both sides of Highway 101 from the village center north to King Street.

Open Space

The Yachats planning area is rich in open space. As stated above, the ocean, rocky coastline, headlands, forested hills and river provide an open, attractive environment. The forested hills southeast and east of Yachats are owned by private interests. The landslide and erosion hazards associated with the steep terrain, and timber conservation zoning will significantly limit other types of use. The 172 acres of tidelands at the mouth of the Yachats River and rocky coastline to the north and south of the River are owned by the State and will remain open as parks. Within the city there are 4.85 acres of city park and 3.86 additional acres of State park which serve as open space.

The County Road #804 right-of-way and prescriptive easements as identified in Lincoln County Survey 11,905 (12/18/87), are an important open space resource. Protection of the right-of-way and easements from conflicting uses is addressed in the Potential and Approved Oregon Recreational Trails section of the plan. (Adopted by Ordinance 125)

The ridge which rises to the east and partially within the City of Yachats is of Forest Site Class soil. However, its geographical location precludes effective forestry practices. The continual and harsh winds off the Pacific Ocean have a dwarfing and deforming effect on the trees which makes them unmarketable. The vegetation on this ridge has great value for slope stabilization, but is not valuable as marketable timber.¹

ESTUARINE RESOURCES

The Yachats River is an estuary as defined by the Oregon Land Conservation and Development Commission in the statewide planning goals and guidelines. An estuary is

“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 land. The estuary includes: (a) Estuarine water; (b) Tidelands; (c) Tidal Marshes and (d) Submerged lands. Estuaries extend upstream to the head of tidewater.”

Since the head of tidewater on the Yachats River is outside of the city's planning area (1½ miles east of Yachats) all of the River lying within the planning area is an estuary as defined above.

The State's classification system for Oregon estuaries indicates that the Yachats River is one of many minor estuaries along the Oregon coast. Under the classification system, all minor estuaries are in either the “Conservation” or “Natural” category.²

The Yachats River Estuary is divided into two management units. All estuarine areas within the Yachats urban growth boundary have been designated as a natural management unit. The portion of the estuary which is outside of the Yachats urban growth boundary has been designated as a conservation management unit by Lincoln County.

The classification establishes the level of development or alteration which may be allowed to occur within the Yachats Estuary.

“Natural estuaries” are defined as estuaries lacking maintained jetties or channels, and which are usually little developed for residential, commercial or industrial uses. They may have altered shorelines, provided that these altered shorelines are not adjacent to an urban area. Shorelands around natural estuaries are generally used for agricultural, forest, recreation, and other rural uses.

¹ Conversation with Gene Russell, State Forestry Department, Toledo, Oregon, November 7, 1979.

² “Proposed Administrative Rule Classifying Oregon Estuaries”, Department of Land Conservation and Development.

“Conservation estuaries” are defined as estuaries lacking maintained jetties or channels, but which are within or adjacent to urban areas which have altered shorelines adjacent to the estuary.

The Yachats River Estuary is classified by the Plan as a conservation estuary due to the level of development that has occurred on its shoreline. The Estuary Classification Rule allows both natural and conservation management units in conservation estuaries.

The Estuarine Resources Goal defines a natural management unit as follows:

Areas shall be designated to assure the protection of significant fish and wildlife habitats, of continued biological productivity within the estuary, and of scientific, research, and educational needs. These shall be managed to preserve the natural resources in recognition of dynamic, natural, geological, and evolutionary process. Such areas shall include, at a minimum, all major tracts of salt marsh, tideflats, and seagrass and algae beds.

The Estuarine Resources Goal defines conservation management units as follows:

Areas shall be designated for long-term uses of renewable resources that do not require major alteration of the estuary, except for the purpose of restoration. These areas shall be managed to conserve the natural resources and benefits. These shall include areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture. They shall include tracts of significant habitat smaller or of less biological importance than those in natural management units, and recreational or commercial oyster and clam beds not included in natural management units.

Cumulative Impact Assessment

The estuary plan limits recreational uses in the city's natural management unit to undeveloped low intensity, water-dependent and/or water-related recreational uses, such as temporary platforms for launching small boats. It is not anticipated that there will be a great deal of structural shoreline stabilization in the estuary. There is already an 800 foot riprap/dike extending northwest from the bridge on the north side of the waterway. Other development on the north side of the estuary is situated well above the water on natural banks. The majority of the mouth of the estuary is bordered by State parks.

Structural shoreland stabilization methods are only permitted in the estuary to the extent necessary to protect existing or allowed uses. Dredging and fill in conjunction with installation of pipelines, cables or utility crossings is expected to be minimal.

The most significant alteration which could occur in the estuary would be the future replacement or repair of the Highway 101 bridge over the Yachats River. However, there are no proposals for repair or replacement of the bridge at this time.

Because the Yachats is a minor estuary there is little information available concerning its physical and biological characteristics. However, sufficient data does exist to identify many of its estuarine features. This data is presented in various sections of this inventory and is summarized here for ease of reference.

Physical Characteristics

Within the planning area east of Highway 101, the Yachats River ranges in width from 50 to 150 feet. This portion of the waterway, which is generally deep enough to be used by small boats, is confined within steep banks except for extreme high flows in winter months. West of the highway, the Yachats crosses a wide sandy beach. The river becomes quite shallow and its course changes with variations in weather, tides and amount of flow.

There are no marshlands within the estuary. Wetlands consist of approximately 40 acres of sandy tidelands lying within the mouth of the River between the rocky coastlines to the north and south. In addition, some low lying land area north of the waterway lies within the 100 year floodplain (alluvial terraces).

The amount of flow in the Yachats fluctuates considerably within a year with extreme lows in late summer and early fall. Flows and temperatures are monitored and recorded by a local watershed group. Current information and data concerning the flows and temperatures can be accessed by contacting the watershed group or the other environmental agencies that report to the Environmental Protection Agency.

Biological and Recreational Importance

The Yachats estuary has biological and recreational importance. A number of fish and wildlife species including anadromous fish use the estuary as habitat (see section of "Fish and Wildlife"). As a result, thousands of angler days and dollars are expended annually in recreational fishing in the Yachats. Also, clam diggers come to the mouth of the estuary during low tides in pursuit of razor clams. These biological and recreational features as well as the scenic beauty of the Yachats help attract people to the area which is important to the local economy.

Development and Altered Shorelines

The amount of development that has altered the estuarine shoreline is minimal. It includes the footings of the Highway 101 bridge and approximately 800 feet of heavy rock rip-rap/dike extending northwest from the bridge on the north side of waterway.

Public access to the estuary, east of the highway, is limited. Access west of the highway is provided through the adjacent state park.

SHORELANDS

Coastal shorelands are defined by the state as “those areas immediately adjacent to the ocean, all estuaries and associated wetlands and all coastal lakes.”³ For purposes of identifying the extent of shorelands in the Yachats planning area, all land adjacent to the ocean, bay and river is considered shorelands. Shorelands include those areas which:

- 1) are subject to ocean flooding and lands within 100 feet of the ocean shore or within 50 feet of the estuary;
- 2) have geologic instability where the instability is related to or will impact a coastal water body;
- 3) provide vegetation necessary to stabilize the shoreline and to maintain water quality and temperature;
- 4) serve as significant shoreland or biological habitat whose habitat quality is primarily derived from or related to the association with coastal water areas;
- 5) provide areas for water-dependent or water-related uses including recreation, dredge material disposal and mitigation sites;
- 6) have exceptional aesthetic or scenic quality (including headlands).

A summary of information as it affects the designation of shoreland boundaries is provided below.

Lands Related to Hydraulic Action of Waterways

Flood prone areas are identified on the flood zone map. They include lands north of the river to the immediate east and west of the highway bridge and further to the east between Yachats Ocean Road and the waterway. Special flood hazard areas exist along the ocean shoreline with approximate inland boundaries of Yachats Ocean Road south of the river and Ocean View Drive north of the river. These areas are subject to storm waves and ocean flooding. The exact boundaries of the flood areas have been delineated by the Department of Housing and Urban Development as part of the flood insurance program.

Areas of Geologic Instability

The coastline within the area is subject to various types of erosion as noted on the map. The continual erosion of the marine terrace areas is particularly important. East of Highway 101, the river is bordered on both its north and south sides by steep slopes of greater than 25%. In some places, the slopes are greater than 50%. Also, there are areas of high water table and faults adjacent to the water bodies.

Vegetation

The banks of the Yachats River are heavily vegetated. This vegetation functions to maintain water quality in the sense that it reduces erosion and sedimentation and helps keep water temperatures low by providing shade from the sun. Because of the

³ “Statewide Planning Goals and Guidelines”, Oregon Land Conservation and Development Commission. State of Oregon. January 1977.

extreme low flows in the summer months, the vegetation serves a particularly important role in temperature control. Also, the vegetation is essential in preventing excessive erosion due to impermeable soils, steep slopes and rapid surface water runoff.

Habitat

Several of the species of fish and wildlife that inhabit or depend on the shoreland environment are listed above in the “Natural Resources” section. The extent of the habitats inland from the shoreline is not known exactly. However, it is important to maintain vegetation cover and natural shoreline contours in order to provide shelter for those species that use the land/water interface.

Areas for Water-Dependent or Water-Related Uses

There are no water-dependent or water-related uses presently occupying any of the shoreland areas in and adjacent to Yachats. It is unlikely that any of these types of uses, with exception of a fish hatchery in the upper reaches of the estuary, would locate on shorelands in the area. However, several motels and restaurants benefit from locations near the shoreline because the scenic views attract customers.

In addition, the 170 acres of shorelands included within three state parks provide recreational values to residents of the community as well as to visitors. These parks and other areas along the ocean (see Natural Resources map) provide public access to the sandy tidelands and to the rocky coastline where intertidal can be found. With the exception of an underdeveloped boat ramp, there are no access points or public recreation areas along the river.

Public Access

The Coastal Shorelands Goal, as amended by the Land Conservation and Development Commission in 1985, states in part: “Local Government shall develop and implement a program to provide increased public access.” The Goal also requires that “existing public ownerships, rights-of-way, and similar public easements in coastal shorelands which provide access to or along coastal waters 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.”

The city benefits from local funds, as well as state and federal grant funds, for improving public access. State agencies that have provided funds in the past for improved public access include the Oregon Park and Recreation Department, Oregon Department of Land Conservation and Development, and Oregon Marine Board.

There are three state parks in Yachats which provide access to the ocean. These parks are Smelt Sands Wayside on the north, Yachats Ocean Wayside on the south, and Yachats State Park centrally located at the end of 2nd Street. There are numerous public access sites in the city as follows:

Former County Road #804 now known as "the 804 Trail" - this is a state park trail which provides pedestrian access to and along the ocean shore at the north end of the city.

Smelt Sands State Wayside - this is a state park which provides pedestrian access to the ocean via an unpaved trail.

Aqua Vista - pedestrian access is provided by two ten foot wide public easements on either side of Tax Lot 300, Map 14-12-27 AB.

Ocean View Drive Public Access - Lot 26 on the west side of Ocean View Drive just south of Marine Drive, Map 14-12-27 AA, has been dedicated for access to the Pacific Ocean or other recreational use.

Ocean View Park – on Ocean View Drive across from 7th Street - Map 14-12-27-AD (Tax Lot 11500), donated to the Oregon Parks and Recreation Department in 1986, and subsequently donated to the City of Yachats.

West side of Ocean View Drive between 2nd Street and 6th Street - this is a public road-end site which provides visual access to the ocean.

Yachats State Park - this is a state park which provides pedestrian access to the ocean via steps and a paved parking lot. Access to the state park is provided from 1st and 2nd Streets and Ocean View Drive.

South side of Ocean View Drive between Yachats State Park and Highway 101 - this is a public roadside site which provides visual access to the ocean.

Yachats Ocean Wayside State Park - this is a state park that provides pedestrian access adjacent to the shore and to the ocean via steps.

Surfside Drive, Gender Drive, and Windy Way - these are public-owned road-end sites at the south end of the city which provide visual access to the ocean.

Program to Increase Public Access

The city endorses the Oregon Parks and Recreation Department's proposal to develop the Oregon Coast Hiking Trail through Yachats. Development of this trail will be part of the city's program for providing increased public access to coastal shorelands. The city has adopted the Village Circulation Plan which provides for an integrated looped pedestrian system that further identifies public coastal access points. The city has also adopted implementing measures to review potential development which may affect various rights-of-way.

The city encourages signing of existing public access, and development of handicapped-accessible access points.

Exceptional Aesthetic Qualities

Probably the most important characteristic of shorelands in the planning area is their aesthetic quality. It is this quality that attracts people to Yachats. Therefore, it provides both recreational and economic values to the community. The amount of land

area necessary to provide and protect the aesthetic characteristics determines to a large extent the amount of area that should be identified and managed as shorelands.

AREAS SUBJECT TO NATURAL HAZARDS

Areas within and adjacent to Yachats that are subject to natural disasters or hazards are generally identified in the publication Environmental Hazard Inventory; Coastal Lincoln County, Oregon, by RNKR Associates. The information in that report is incorporated as part of this inventory. The most notable areas subject to natural hazards within Yachats are the steep slopes east of Highway 101. The city's Comprehensive Plan Inventory includes a map that generally identifies areas with slopes ranging from 12-to-30% and those areas with a slope of 30% or greater. The city's Zoning and Land Use Code includes a section pertaining to development on steep slopes.

Flooding is also a natural hazard in Yachats. The Flood Insurance Rate Map produced by the National Flood Insurance Program of the U.S. Department of Housing and Urban Development identifies areas subject to flooding. The flood hazard areas are located along the ocean, bay and river. The city's Zoning and Land Use Code includes a section pertaining to the National Flood Insurance Program and regulates building activity in possible flood hazard areas in accordance with Federal guidelines.

RECREATION

Existing Facilities and Opportunities

Because the Yachats area is rich in natural resources, there are a number of recreational opportunities available to the local residents, as well as to visitors. These include: recreational fishing in the ocean, bay and river; clamming; exploring rocky intertidal habitats; watching the ocean surf; boating on the river; hiking, observing wildlife, and other active and passive recreational activities.

Existing facilities make these opportunities more accessible. Within the city, there are several access points to the rocky coastline and the intertidal habitats. Most of these access points are located in state owned parkland (includes tideland and rocky coastline). Also, there are picnic tables and restroom facilities within the state parks.

There is a boat launching site on the Yachats River near Salmon Creek. The 4.85 acre Yachats Community Park provides a playground area, field space for ball playing and summer events, picnic shelter, and trail system through wetland areas. The Commons building, Lion's Clubhouse, and Yachats Ladies Club serve as community centers for meetings and recreation.

TRANSPORTATION

Existing Facilities

U.S. Highway 101 is a two-lane facility that passes through Yachats and serves as the main transportation route running north and south from the city. The highway bridge over the Yachats River also is a two-lane facility but includes a west-side 8 foot wide bikeway-walkway with a curb separation from the traffic lanes.

County Road #804 (Yachats River Road) is a two-lane paved facility that serves as the main transportation route running east from the city. The Quiet Water Planned Unit Development, located south of Yachats River Road, includes a county road, Lori Lane, that passes through the development and connects to Highway 101. Ocean View Drive and Marine Drive are county roads west of Highway 101.

Yachats Ocean Road is located in the southern portion of the city west of Highway 101. Yachats Ocean Road is within Yachats Ocean Wayside State Park and under the jurisdiction of Oregon Parks and Recreation Department.

Most of the city's local streets are paved. There are exceptions where gravel roads exist.

The majority of Highway 101 through Yachats includes bicycle lanes. The primary exception is through a portion of the downtown core and the curve just south of downtown where there are shared vehicular-bicycle lanes.

The pedestrian system is an important mode of transportation in Yachats. Residents and visitors often walk for recreational purposes and walk to destinations, e.g. from home to the store. A description of the existing and planned pedestrian system begins on page 10 of this inventory.

Public transportation in the area is limited to Lincoln County Transit.

PUBLIC FACILITIES AND SERVICES

The following information describes the public facilities and services in the Yachats planning area. The inventory map identifies the location of facilities and present service areas.

Water Supply

A Water Master Plan was completed for the City of Yachats in 2001 by The Dyer Partnership. The Water Master Plan was prepared for a 20-year planning period (to the year 2021). The goal of the Master Plan was to develop recommendations for system improvements needed within the planning period, which will allow the City of Yachats to provide safe and adequate water service within the existing Urban Growth Boundary.

The City withdraws water from Reedy Creek to supply its system and the water is conveyed to a treatment facility that was constructed in 1992. When water quality in Reedy Creek is poor, or when demand requires it, the City withdraws water from Salmon creek. Treated water is stored in three reservoirs and a pressure tank totaling 1,211,000 gallons in storage capacity and then distributed throughout the distribution system within two pressure service levels.

Between 1997 and 2000, the average daily consumption of water in Yachats was 117,500 gallons. 50 percent of this water was used by residential customers, 42 percent by commercial customers, and 8 percent by the City and community facilities.

Sewage Disposal System

The city's wastewater system was initially constructed in 1974 and has expanded throughout the years to include approximately eight miles of gravity collection piping, five wastewater-pumping stations, a wastewater treatment plant providing primary and secondary level wastewater treatment, and an ocean outfall.

Currently, a new wastewater treatment facility is being constructed that will provide an updated facility with additional capacity. The new facility is scheduled to be completed and operational by the end of 2008.

Solid Waste Disposal

Solid waste collection service is provided by Dahl Disposal Service.

Schools

There are no schools located within the Yachats city limits. Lincoln County School District provides school facilities with an elementary, middle, and high school located eight miles north of Yachats in Waldport.

City Government

City Hall is located within the Commons building. The city is governed by a five member City Council including the Mayor. In land use matters, the Council is advised by a seven member Planning Commission. The city adopted its first zoning and subdivision ordinances in September 1972 and February 1975, respectively. The zoning and subdivision ordinances has since been combined into one Zoning and Land Use Ordinance. The Yachats Comprehensive Plan was originally adopted in 1980. The latest Comprehensive Plan update occurred in 2008.

Fire Protection

Yachats receives fire protection services from the Yachats Rural Fire Protection District. The District extends from the south city limits of Waldport to just south of Yachats. A fire station and fire fighting equipment are located within the city limits on W. 2nd Street.

Police Protection

The city does not have its own police force. Law enforcement and police protection are limited to services provided by the Lincoln County Sheriffs Department and the Oregon State Police.

Other Public Facilities

Other public and semi-public facilities in Yachats include a library, ambulance service, post office, various churches and community organizations and a cemetery. The library is located on W. 7th Street.

Medical and health facilities and services in the planning area are provided by the Yachats Community Health Clinic. This is a non-profit community clinic. Hospital services are provided in either Florence to the south or Newport to the north. Ambulance service is provided by the South Lincoln Ambulance Association, a non-profit corporation providing service through the Yachats Rural Fire Protection District. Back-up ambulance service is provided by Pacific West Ambulance.

AIR, LAND AND WATER RESOURCE QUALITY

The Yachats planning area, like other coastal areas in Lincoln County, has excellent air quality. Oceanic influence, topography and favorable wind conditions help to maintain good ventilation. The low population and absence of industrial development mean that few, if any, air quality problems exist.

Water quality in Yachats consistently exceeds required standards which is documented in the annual Consumer Confidence Report.

Sanitary sewer services are being upgraded (2006-2008) to accommodate existing and projected growth. A new wastewater treatment plant is under construction and scheduled to be completed in 2008.

ZONING AND HOUSING

Acres by Zoning Classification:

<u>Classification</u>	<u>Acres</u>
R-1 Residential	615.80
R-2 Residential	59.55
R-3 Residential	116.44
R-4 Residential	121.00
C-1 Commercial	<u>55.41</u>
Total Acres- Yachats	968.20
Total Acres- R-1 - R-4 Zones	912.79

Housing:

In 2008 there were approximately 750 water/sewer connections in Yachats. This includes connections for single family dwellings, two-family dwellings, multi-family dwellings, mixed commercial/residential, and commercial establishments. Single family housing is the predominant type of housing in Yachats. Approximately 50% of housing in Yachats are second homes and/or vacation rentals.

Vacant Lots

In 2008 there were numerous vacant buildings sites that more than satisfy estimated growth over the next twenty years. As growth occurs, the city should consider conducting a buildable lands inventory to assure the city is able to accommodate growth over a 20 year period and is therefore consistent with statewide goals.

ECONOMIC RESOURCES

The city's economic advantages are primarily associated with the travel and recreation industry, i.e. travelers seeking the natural beauty and natural resources of the Oregon coast. The Oregon coast is a destination for tourists and Yachats has become a special destination because of the natural beauty and resources of the ocean, bay, river, and surrounding forests and mountains.

URBANIZATION

The Yachats Urban Growth Boundary (UGB) is currently identical to the boundaries of the city limits. Oregon State Goal 14 Urbanization states the following: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

*Statewide goals and statutes also state that a local government **will** demonstrate that its comprehensive plan provides sufficient buildable lands within the urban growth boundary established pursuant to statewide planning goals to accommodate estimated housing needs for 20 years. Cities **must** continue to keep adequate supplies of lands available and suitable for residential uses, and continue to provide services to those buildable lands.*

The information presented in the Comprehensive Plan Inventory identifies the various factors that the city should consider in determining the rate and direction of growth in the planning area. Future development should be consistent with the supply of buildable land and the ability of the city to provide services to the new development. The demand for growth is indicated by the projected increases in population (year-round and seasonal), need for housing, economic needs and opportunities and recreational needs. The supply of buildable land is limited to vacant land that can be served by

water and sewage treatment systems and that can be developed without adversely affecting natural resources or increasing the risk of loss of property and life due to natural hazards.

At this time, there appears to be sufficient vacant land in the planning area to accommodate the projected increases in population and housing needs. However, whether this land is buildable and whether it provides sufficient choice for a variety of housing types and locations will be determined by the housing market and the planning policies adopted by the city.

BEACHES

The majority of coastline in Yachats is the rocky shore. The area around the bay is the only significant sandy beach in Yachats. Yachats Ocean Wayside State Park, on the south side of the bay/river, provides easy access to the sandy beach.

**EXISTING PLANNED UNIT DEVELOPMENTS IN YACHATS
APPROVED EXCEPTIONS TO
THE YACHATS COMPREHENSIVE PLAN AND YACHATS ZONING & LAND USE ORDINANCE**

The following table identifies exceptions to the Yachats Comprehensive Plan and Yachats Zoning & Land Use Ordinance that were approved for Planned Unit Developments.

Planned Unit Development	Exceptions to Yachats Comprehensive Plan	Exceptions to Yachats Zoning & Land Use Ordinance
Quiet Water PUD	No exceptions	Identified exceptions based on review of Findings & Conclusions (1979-1987) and 12/27/82 letter in file identifying exceptions. Setbacks. Exceptions to standard R-1 building setbacks. Lot Coverage. Buildings on ‘standard lots’ shall not exceed 75% of the lot and buildings on ‘cluster lots’ are allowed 100% coverage as opposed to the R-1 maximum 30% lot coverage. Accessory Buildings. Exception to ‘standard lots’ allows accessory buildings to be located within 2 feet of side and rear property lines as opposed to the R-1 standard of 5 feet.
Overleaf Village PUD	No exceptions	Identified exceptions based on review of file. Findings & Conclusions not found. Lot Area, Width, Depth, and Setbacks. Exceptions to residential lot sizes, lot widths, lot depths, and setbacks. Parking. Required on-site parking is 48 spaces. Approval consisted of 46 on-site spaces and additional parking spaces to be provided at nearby Overleaf Lodge.
The Dwellings PUD	No exceptions	No exceptions if dwellings are condominiums. If the condominiums are converted to single family lots, there will be exceptions to R-1 lot sizes, widths, depths, and setbacks.

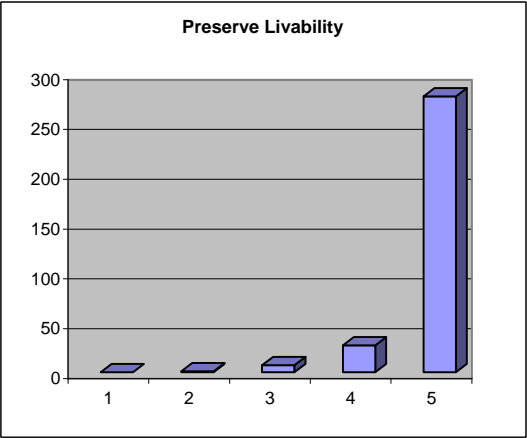
Planned Unit Development	Exceptions to Yachats Comprehensive Plan	Exceptions to Yachats Zoning & Land Use Ordinance
Creekside PUD	No exceptions	<p>Lot Area: The R-1 standard requires a minimum lot area of 7,500 square feet. Lots #2, 3, 4, 6, 7, 8, and 9 have lot areas ranging between 5,015 and 6,800 square feet.</p> <p>Lot Width: The R-1 standard requires a minimum lot width of 60 feet. Lots # 2, 3, and 4 have respective lot widths of 57.69', 46.72', and 35.10'.</p> <p>Building Height: Maximum building height of 40 feet approved as opposed to the R-1 standard of 30 feet.</p>
The Village at Yachats PUD	No exceptions	Lot Area, Width, Depth, and Setbacks. Exceptions to residential lot sizes, lot widths, lot depths, and setbacks.
Fisterra PUD	No exceptions	<p>Lot Area, Width, Depth, and Setbacks. Exceptions to residential lot sizes, lot widths, lot depths, and setbacks.</p> <p>Building Height. The community/retreat center shall have a maximum height of 35 feet as opposed to the maximum R-3 30 foot building height.</p> <p>A maximum of 65% of the Phase 1A multi-family buildings may have a maximum height of 35 feet if it qualifies and is developed as affordable workforce rental housing according to the Oregon Department of Housing and Community Services.</p> <p>Parking. The Planning Commission finds that a minimum 50 parking spaces is appropriate for the Community/Retreat Center and 18 studio getaway units.</p> <p>Signage. Exceptions were approved to the number of free-standing signs and total square footage of signs.</p>

The above identified exceptions are based on review of Findings and Conclusions, plans, and other information found in files for each PUD. – Larry Lewis, City Planner 3/25/08

PDF file attached – graphs from survey

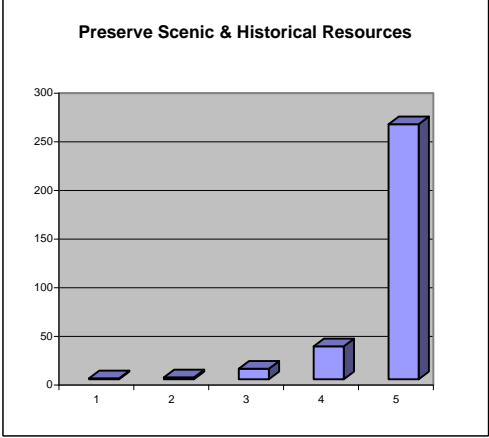
Q19.
Preserve
Livability

Median	Mean	Freq:	1	2	3	4	5	Total
5	4.9		0	1	7	27	277	312



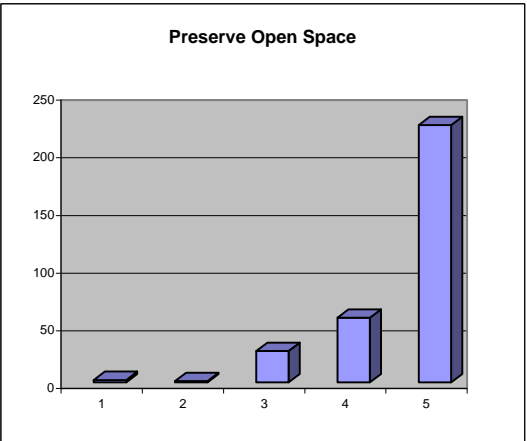
Q19. -
exist_ch
ar

Median	Mean	Freq:	1	2	3	4	5	Total
5	4.8		1	2	11	34	262	310



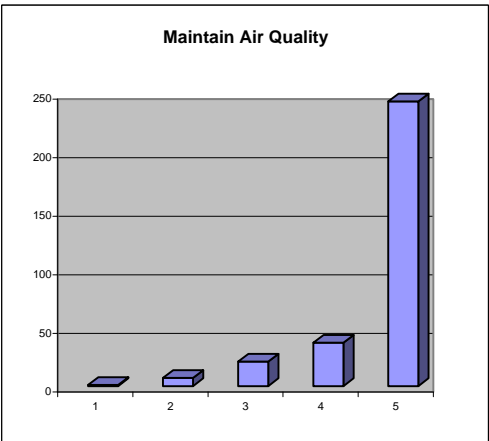
Summary from All Surveys

Q19. -	Median	Mean	Freq:	1	2	3	4	5	Total
Preserve Livability	5	4.6		2	1	27	56	223	309



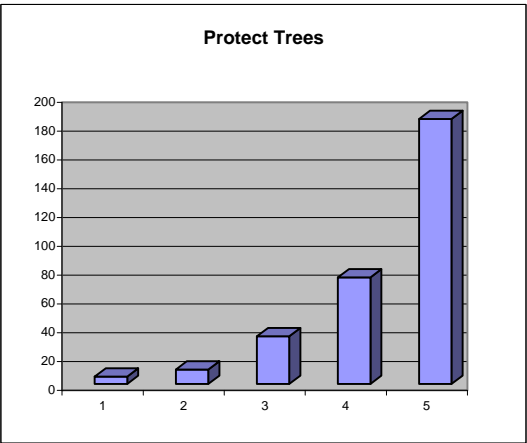
Summary from All Surveys

Q19. -air	Median	Mean	Freq:	1	2	3	4	5	Total
Maintain Air Quality	5	4.7		1	7	21	37	243	309



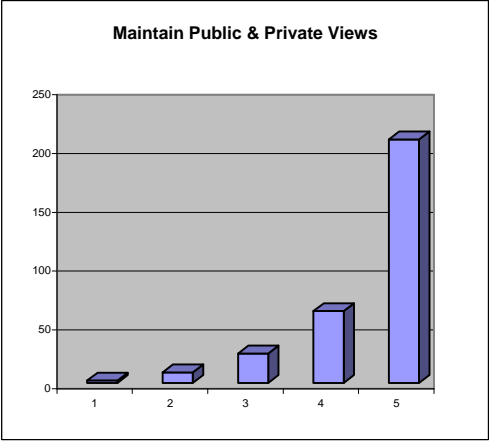
Summary from All Surveys

Q19. - trees	Median	Mean	Freq:	1	2	3	4	5	Total
Protect Trees	5	4.4		5	10	33	74	184	306



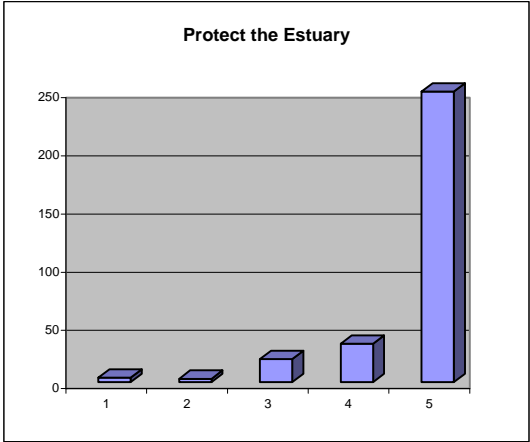
Summary from All Surveys

Q19. - views	Median	Mean	Freq:	1	2	3	4	5	Total
Maintain Public & Private Views	5	4.5		2	9	25	61	207	304



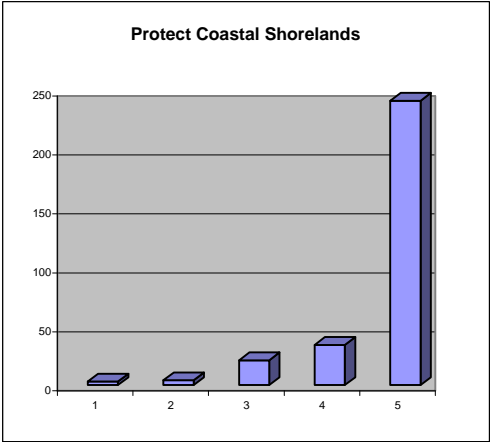
Summary from All Surveys

Q19. - estuary	Median	Mean	Freq:	1	2	3	4	5	Total
	5	4.7		4	3	20	33	250	310



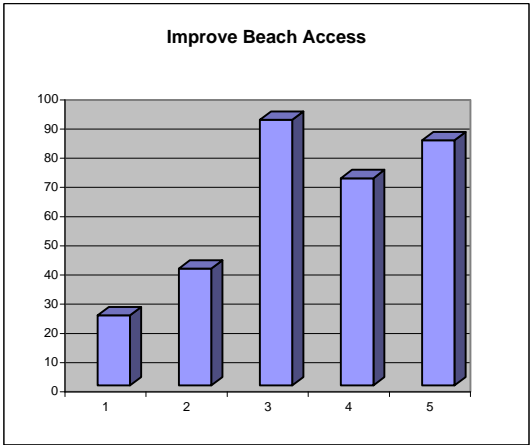
Summary from All Surveys

Q19. - shorelands	Median	Mean	Freq:	1	2	3	4	5	Total
	5	4.7		3	4	21	34	241	303



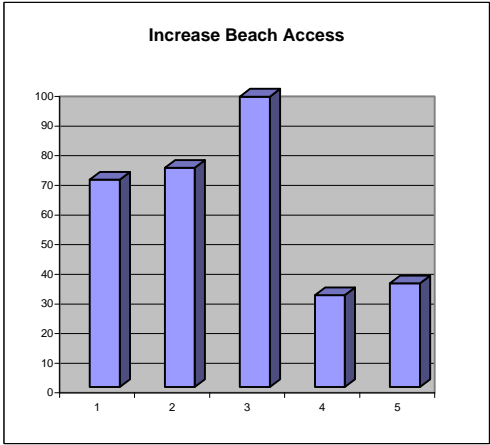
Summary from All Surveys

Q19. - Imp_beach	Median	Mean	Freq:	1	2	3	4	5	Total
	3.5	3.5		24	40	91	71	84	310



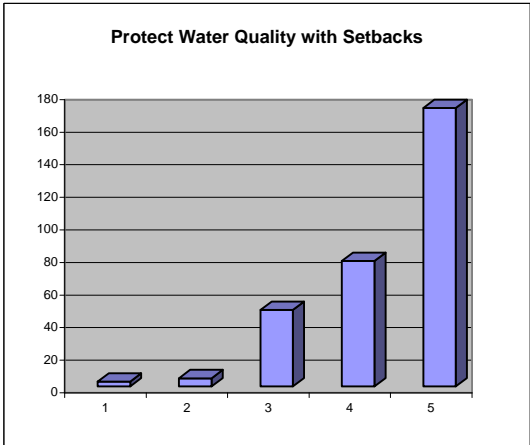
Summary from All Surveys

Q19. - Inc_beach	Median	Mean	Freq:	1	2	3	4	5	Total
	3	2.6		70	74	98	31	35	308



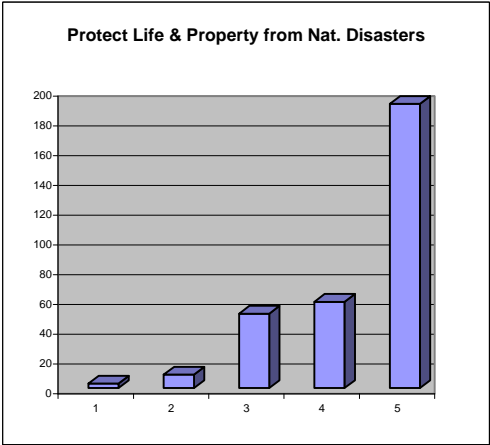
Summary from All Surveys

Q19. - setbacks	Median	Mean	Freq:	1	2	3	4	5	Total
	5	4.3		3	5	47	77	171	303



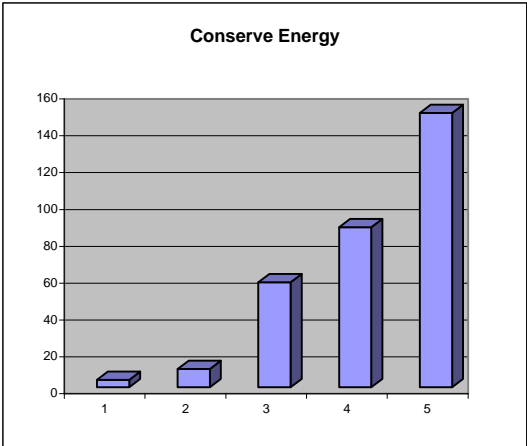
Summary from All Surveys

Q19. - life&property	Median	Mean	Freq:	1	2	3	4	5	Total
	5	4.4		3	9	50	58	191	311



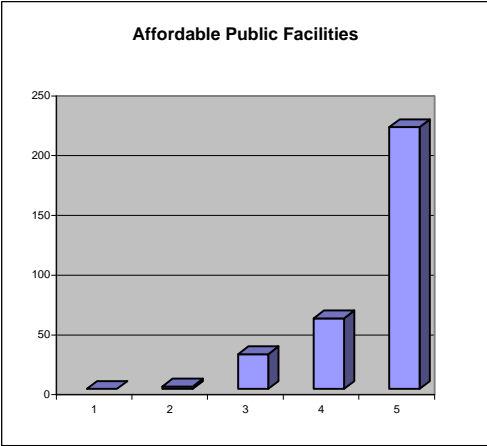
Summary from All Surveys

Q19. - energy	Median	Mean	Freq:	1	2	3	4	5	Total
	4	4.2		4	10	57	87	149	307



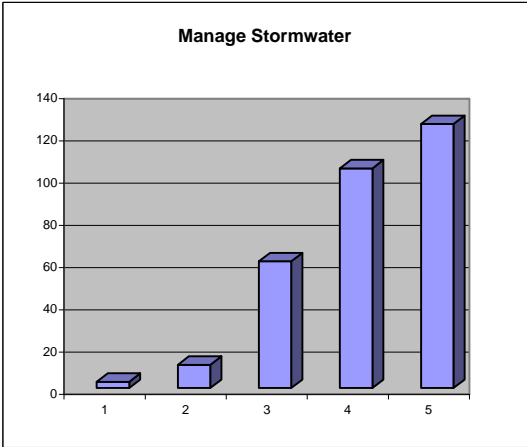
Summary from All Surveys

Q21. - pub_facilities	Median	Mean	Freq:	1	2	3	4	5	Total
	5	4.6		0	2	29	59	219	309



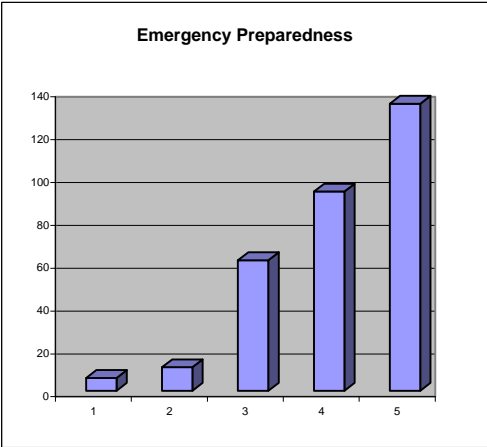
Summary from All Surveys

Q21. - stormwater	Median	Mean	Freq:	1	2	3	4	5	Total
	4	4.1		3	11	60	104	125	303



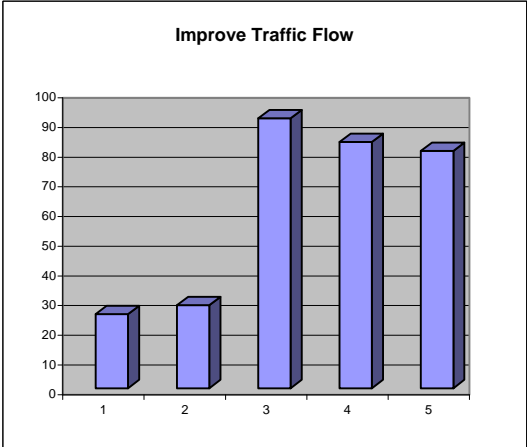
Summary from All Surveys

Q21. - emergency	Median	Mean	Freq:	1	2	3	4	5	Total
	4	4.1		6	11	61	93	134	305



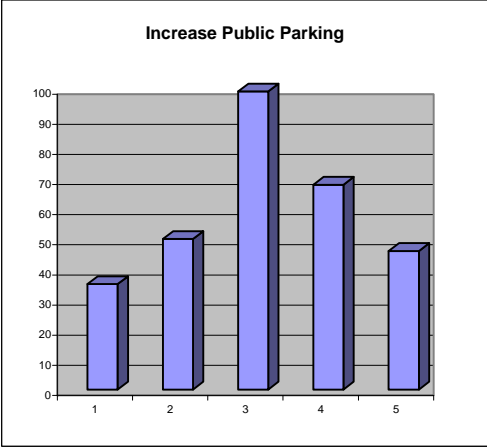
Summary from All Surveys

Q22. - traffic	Median	Mean	Freq:	1	2	3	4	5	Total
	4	3.5		25	28	91	83	80	307



Summary from All Surveys

Q22. - parking	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.1		35	50	99	68	46	298



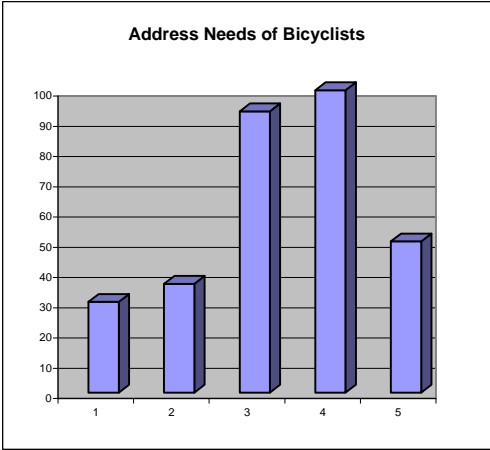
Summary from All Surveys

Q22. - pedestrians	Median	Mean	Freq:	1	2	3	4	5	Total
	4	3.9		17	18	62	93	116	306



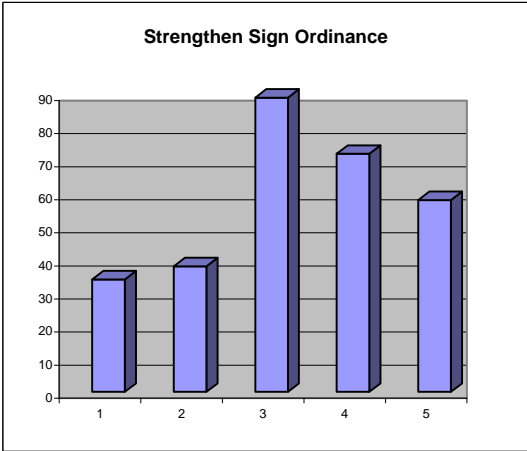
Summary from All Surveys

Q22. - bicyclists	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.3		30	36	93	100	50	309



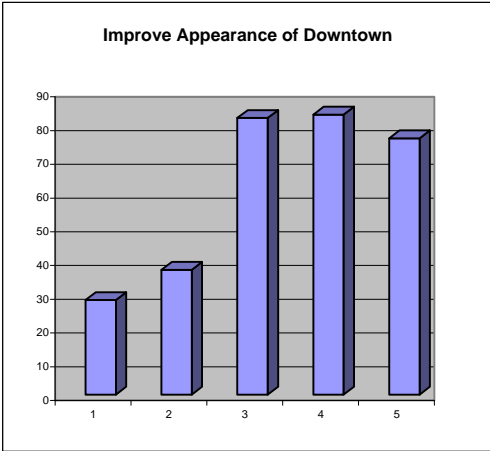
Summary from All Surveys

Q22. - signs	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.3		34	38	89	72	58	291



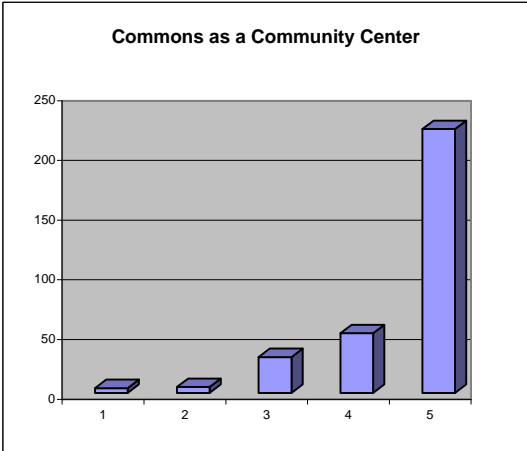
Summary from All Surveys

Q22. - downtown	Median	Mean	Freq:	1	2	3	4	5	Total
	4	3.5		28	37	82	83	76	306



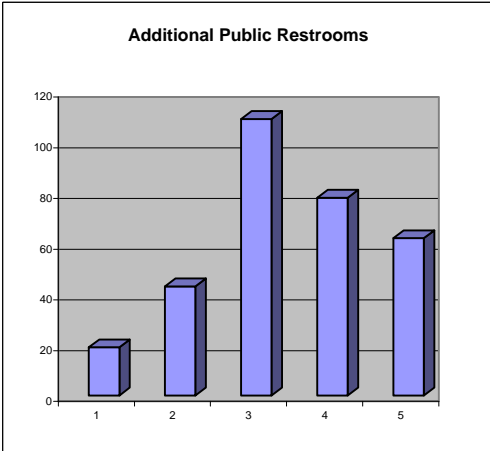
Summary from All Surveys

Q24. - commons	Median	Mean	Freq:	1	2	3	4	5	Total
	5	4.5		4	5	30	50	221	310



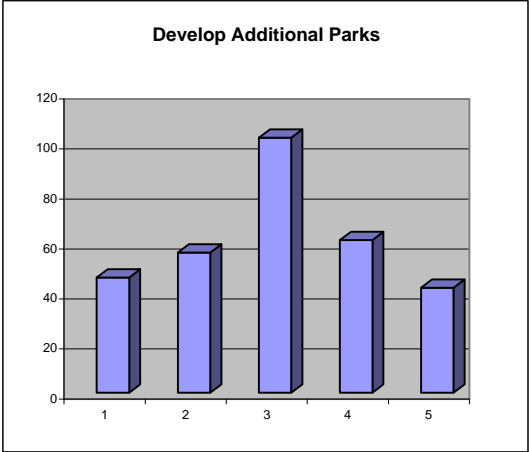
Summary from All Surveys

Q24. - restrooms	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.4		19	43	109	78	62	311



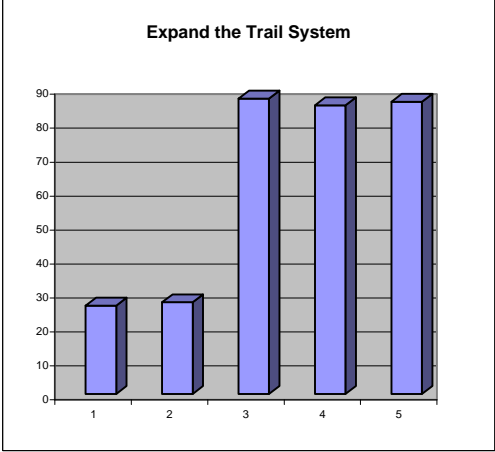
Summary from All Surveys

Q24. - parks	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.0		46	56	102	61	42	307



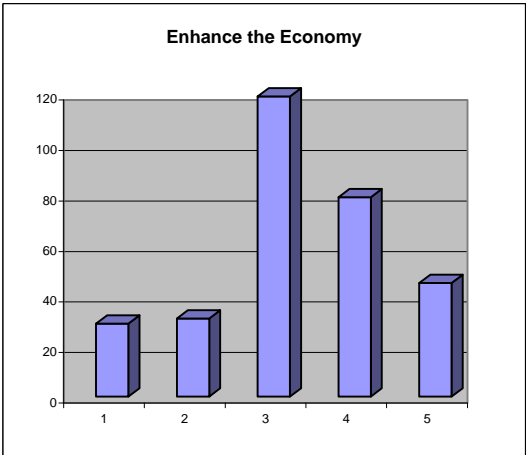
Summary from All Surveys

Q24. - trails	Median	Mean	Freq:	1	2	3	4	5	Total
	4	3.6		26	27	87	85	86	311



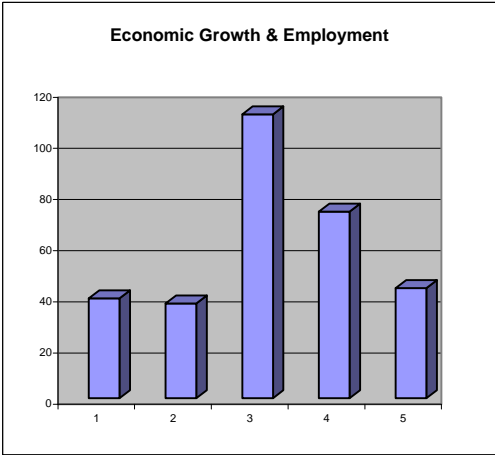
Summary from All Surveys

Q25. - economy	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.3		29	31	119	79	45	303



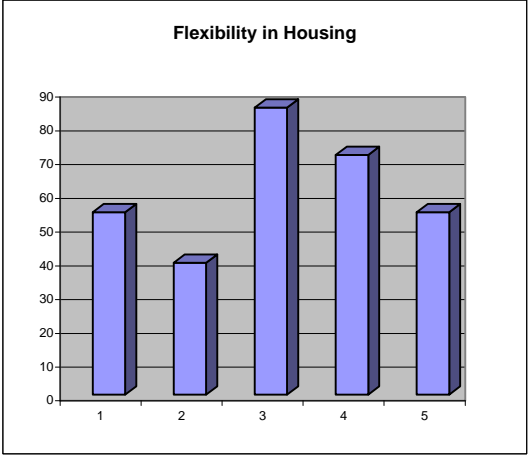
Summary from All Surveys

Q25. - growth	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.1		39	37	111	73	43	303



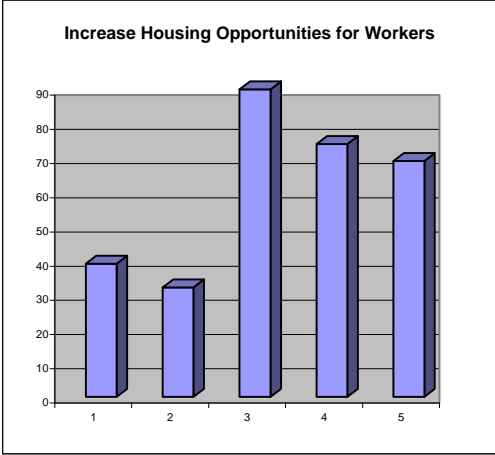
Summary from All Surveys

Q25. - flexibility	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.1		54	39	85	71	54	303



Summary from All Surveys

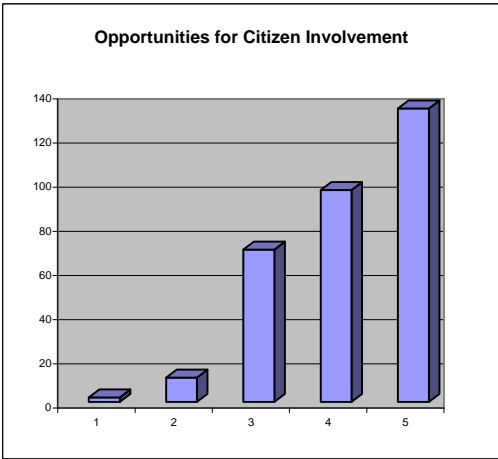
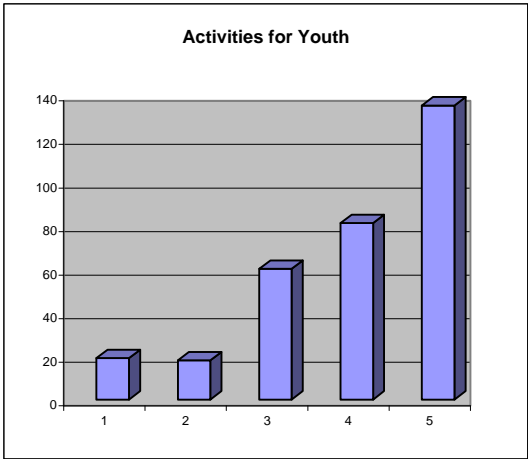
Q25. - housing	Median	Mean	Freq:	1	2	3	4	5	Total
	3	3.3		39	32	90	74	69	304



Summary from All Surveys

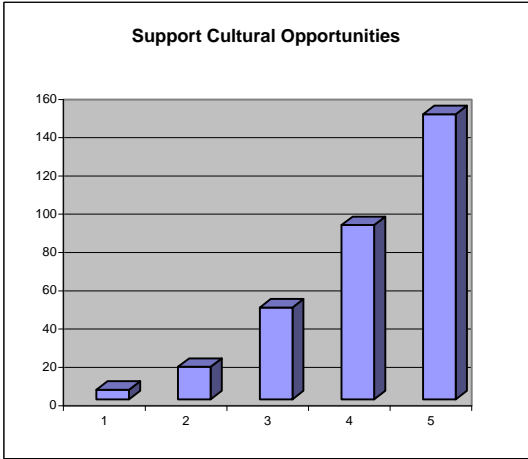
Q26. - youth	Summary from All Surveys						Total
	Median	Mean	Freq:	1	2	3	
	4	3.9		19	18	60	135
						81	313

Q26. - cit_involvement	Summary from All Surveys						Total
	Median	Mean	Freq:	1	2	3	
	4	4.1		2	11	69	133
						96	311



Summary from All Surveys

Q26. - culture	Summary from All Surveys						Total
	Median	Mean	Freq:	1	2	3	
	4	4.2		5	17	48	149
						91	310



Ledgend:

- Median:** One type of average, found by arranging the values in order and then selecting the one in the middle.
- Mean:** The mathematical average of a set of numbers. Calculated by adding up two or more scores and dividing the total by the number of scores.
- Freq:** The number of times a response occurs in the survey.

Footnote: Survey prepared and circulated by the City of Yachats during the spring of 2006.