



# CITY OF YACHATS

## BUILDING CONSTRUCTION INFORMATION

### Building Permit

Submit your completed application packet to the Lincoln Co. Building Department first for a preliminary review. Within three business days, they will determine if the plan is considered a "simple plan review" or if a more complex process must be followed. Once that determination is made the packet will be forwarded to the City of Yachats for review by City Planner Larry Lewis for conformance with city land use regulations. If approved the application it is then routed back to the Lincoln Co. Building Department to set and collect permit fees, perform a plan check, and issue the building permit. By contract, Lincoln County acts as the City of Yachats' building official. They can be contacted at:

**Lincoln County Dept. of Planning & Development**

210 SW 2nd St • Newport, OR 97365

(541) 265-4192 • (541) 265-6945 Fax

### City System Development Charges

Systems Development Charges (SDC's) are due when your building permit is approved and must be paid in full *before* the building permit is forwarded to the County. SDC's can be paid in advance but remain as a non-transferable asset to the property. For calendar year 2018, the *minimum* SDC charges are **\*\$12,528.34:**

\$1,445.91 - Storm Drain

\$4,348.85 - Water (based on min. meter size of ¾" x 5/8")

\$6,733.57 - Sewer

SDC's help fund future improvements to City systems for all residents and do not include water or sewer installation charges. \*Charges are subject to change each calendar year.

### City Water and Sewer Service Installation

Construction and installation costs of water meters and sewer systems are borne by the property owner. The City charges **\$850.00** for water installation and **\$375.00** for sewer installation. If installation requires more than 4 man-hours and additional tools, there will be an additional charge that will be invoiced by Public Works. Hand valves are required on property owner's side of the meter and installed by the City (the cost is included in the water installation charges).

Please read the "Contractor's Information for Water/Sewer Installation on City Property/Right-of-Way" information sheet included in this packet and review all ordinances regarding water and sewer installation and standards. When you are ready to have water and sewer service installed call or come by Yachats City Hall.

Upon installation completion, the monthly base rate of \$44.69 for water and \$43.61 for sewer charges for both begin whether or not connected to functional fixtures and regardless of use. 2 units of Water/sewer usage is included in the monthly base rate—Water is \$5.18 per unit (748 gallons) over the first 2 units and Sewer \$5.74 per unit and is an unmetered service based on water usage at a 1:1 ratio, i.e., 1 unit of water use

equals 1 unit of sewer use.

### **Driveways, Access Roads: Access from City Streets**

Access from City Roads: Complete the “Driveway Culvert Application” included in this package. The permit fee is \$25. When conditions warrant, a culvert will be waived. When a culvert is required, the standard length is 20 feet; the minimum diameter is 12 inches.

Access from County Roads: Apply to Lincoln County Public Works Department 880 NE 7th St • Newport, OR 97365 • (541) 265-5747 • (541) 574-1295 Fax

Access from State Highway: Apply to Oregon State Highway Division • 3700 SW Philomath Blvd • Corvallis, OR 97333 • (541) 757-4211 • (541) 757-4111 Fax

**➔Application must be returned to the same office it originated from➔**

### **Electrical and Plumbing Permits**

Apply for State Electrical and Plumbing permits at: Lincoln County Department of Planning & Development  
• Public Service Building • 210 SW 2<sup>nd</sup> St • Newport, OR 97365 • (541) 265-4195 (541) 265-6945 Fax •  
[www.co.lincoln.or.us/planning/building](http://www.co.lincoln.or.us/planning/building)

### **Telephone Service**

Prior to new construction contact Pioneer Telephone Cooperative • 575 W Willow St. • Waldport OR 97394  
• (541) 563-3135. To view facility placement requirements for all new construction log on to  
[www.pioneer.net/assistance/pioneer-service-standards.pdf](http://www.pioneer.net/assistance/pioneer-service-standards.pdf) to read “Service Guidelines for Planning & Providing Communications Services.”

### **Street/Road Cuts**

If utility installation requires a cut into any road or street a “Public Street Excavation Permit” is required (application is included in packet). Contact City Hall for regulations and fees.

### **Unnecessary Noises**

Improvements to property, including, but not limited to, new construction, excavation, demolition, alteration or repair of any building other than between the hours of **7 a.m. and 6 p.m. is prohibited.** The City may grant a permit authorizing an exception for a period of ten days in case of urgent necessity when in the interest of public welfare and safety and the permit may be renewed for periods of 5 days when urgent necessity continues to exist. If the City Council determines that the public health, safety and welfare will not be impaired by improvements to property, including, but not limited to, new construction, excavation, demolition, alteration or repair of any building between the hours of 6 p.m. and 7 a.m. and if the Council further determines that loss or inconvenience would result to any person unless such work were permitted within those hours, the Council may grant permission for work to be done within the hours of 6 p.m. and 7 a.m. Consideration by the Council for an exemption to normal hour restrictions may be requested at the time the permit for the work is awarded or subsequently.

The owner or occupant of a property may do work on the property they occupy between the hours of 6 p.m. and 10 p.m. without obtaining a permit as herein required.

Extracted from Yachats Municipal Code 5.08.160