



# NEWSLETTER



**CITY OF YACHATS**

**March 2003**

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FROM THE MAYOR

TRAILS

The first public hearing that I attended in Yachats was in

March of 1998 when the City Council was deliberating incorporation of a Village Circulation Plan into the Yachats Comprehensive Plan. It was a spirited meeting, particularly relating to parking in the residential area of 2<sup>nd</sup> and 3<sup>rd</sup> streets. In order to move forward, the Council removed the parking component from the Plan and passed the balance, which established a series of trails to extend throughout the community. I was struck by two things at that meeting; first, the participation by informed and concerned residents and second, by the unusually far-sighted planning incorporated into the Village Circulation Plan. The estimated cost to accomplish the various trails, over a 10 year time period, was approximately 3 million dollars—an ambitious undertaking for a community of this size. Why would we even attempt such a daunting undertaking? I believe there are several good reasons. First, Yachats is clearly a tourist destination with an interest, primarily, in enjoying the ocean, the beaches and tide pools. Ability to access these areas on foot is paramount. Second, well-developed trails invite and promote a safe, healthy pedestrian environment for all of us, visitor and resident alike. Third, the Yachats Coastal Trail provides another link in the Oregon Coastal Trail, which is intended to stretch from Washington to California. So where are we 5 years later?

Although there is very little physical evidence of the trail system as yet, there has been significant progress in the 5 years since adoption of the Plan. A major milestone was achieved with the conclusion of the 804 Mediated Settlement Agreement which removed a number of issues and created a fund of almost \$300,000 to be used, in part, for right-of-way acquisition, improvement of ocean beach access, and creation of a coastal trail. Following this, the City was successful in obtaining a grant of

\$125,000 from the Oregon Parks and Recreation Department for a furtherance of the trails, and several smaller grants have been secured for specific improvements. Obviously, we have the money needed to make the trail system a reality. So why isn't it built? A number of legal issues have had to be completed before construction can start. Much of this is now done and I anticipate starting to see actual construction shortly—probably during this coming summer. Here's where we are, starting from the North and working through to the Southern city limits:

- Various agreements are in process, which will allow for connection of the trail from Smelt Sands south to Marine Drive.
- A Eugene engineering firm has been selected, by Lincoln County, to design the portion from Marine Drive, along Ocean View, through the State Park at 2<sup>nd</sup> Street, and along the Estuary back to Highway 101 at the Landmark. This design incorporates appropriate drainage, road overlay and trail location. Once completed to City standards it is anticipated that Marine Drive and Ocean View will be dedicated to the City.
- Following appropriate public hearings, the engineered design will be adopted and construction can begin.
- Lot 1 (on Ocean View just North of 7<sup>th</sup> Street) and Lot 26 (on Ocean View just South of Marine Drive) are slated to become public viewpoints with natural trail access and viewing platforms. Beach access at Lot 26 is to be provided. Design of these lots will be under way shortly.
- A "T" intersection is under design currently through ODOT for the southern most end of Yachats Ocean Road. This will provide for improved North and South access from Highway 101 and will create an area for trail parking and a "gateway" location for the Southern entrance to the city.

These are the big pieces. Many smaller ones are fitted into this rather complex jigsaw puzzle that will eventually be a major link in the Oregon Coastal Trail System. In addition, the Circulation Plan

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anticipates an upper trail with connections from the town core and on which we will be working next.

It is my belief that this trail system, when completed will provide a unique pedestrian experience that will be beneficial to us all. I'm anxious to see construction begin. When completed, I think this will put Yachats "on the map" more than any other single improvement we might make. For these reasons I'm a real "trail booster". I hope you will be also. This short article can't hope to cover all of the complexities involved in creating this trail system. Should you wish more information, please contact Larry Lewis, City Planner, or me at 547-3565.



### **CITY COUNCIL CONTINUES VACATION REQUEST**

At the City Council work session City Planner, Larry Lewis, reported that he and the Public Works Director, John McClintock had met with Mr. and Mrs. Chandler to review the area of Old Radar Road the Chandlers have requested be vacated and the property/right-of-way markings surveyed by Gary Nyhus. Lewis explained that along King Street it is evident that a portion of the water line is located outside the King Street right-of-way and on the Chandler's existing property north of the proposed street vacation. The water line is also likely located on the westerly portion the proposed vacation of Radar Road. McClintock said that there is ample room for the street and utilities if the vacation is granted. McClintock and Lewis agreed that there is no potential need for that road access, since it is too steep for either a road or a utility line. Lewis said that the City needs to acquire, through a land swap or easement, those areas where the fire hydrant and water line are on Chandler's property, and if the street vacation is approved, the City Council should determine whether or not an easement is needed in the area vacated.

City Council also discussed an additional area that the Chandler's would like to have a vacated - it is a generally flat area located west of existing Radar Road vacated which was used as a staging area when the water reservoir was constructed. The Chandler's have said that they would like this land to be vacated to their ownership in exchange for land adjacent to King Street that would be dedicated to the King Street right-of-way.

At the regular meeting on Thursday, March 13, Ann Chandler said that while they were aware that the fire hydrant was on their property they had not been aware that portions of the water main was

on their property. Moreover, since the area that would be involved in the easement is greater than originally anticipated they felt it was fair to include an equal amount of City property to the vacation. Devin Chandler said that the waterline goes zigzagging through their property so they would like to see an equal amount of square footage added to their land in exchange for the easement needed for that waterline.

McClintock said that visibility and safety on King Street would be enhanced if the City were able to widen the street as a result of the "exchange" and would therefore benefit the City.

McClintock said that the Radar Road right-of-way narrows abruptly from 50' to 30' at the point where Old Radar Road meets Radar Road and if the additional area were done at an angle it would make that change more gradual.

Councilor Joel Evans stated that if this were done the City would be widening King Street at the expense of Radar Road. People are starting to build houses up there and the City should not make the road narrower. Councilor Ray Meehan said that he did not want to duplicate the current King Street problems on Radar Road.

Evans said that he could not support any vacation unless there is a clear benefit to the City and so he would only be able to consider the vacation if the easements were granted for the water line and the fire hydrant as part of the process.

The vacation issue was continued to the April Meeting to allow staff time to prepare specific and detailed information regarding the vacation and City Council met on the site March 18 to so they would have a clearer understanding of the area being discussed.

### **OCEAN VIEW EROSION UPDATE**

City Planner, Larry Lewis, in reporting to City Council about his meeting with the County,

State Parks, the Department of Land Conservation and Development, and a geologist concerning the erosion on Ocean View near Fourth Street, said that while all participants agreed that there was a problem, there are still some questions that need to be answered. Lewis said that the County said that they did not have the resources to put towards the problem. Mayor Corbin said that there will probably be no agency that would have the resources to protect the road from the forces of the ocean, so right now the main thing that needs to be done is



protect the public from the hazard. Corbin said that it may be that the road will not be useable in the future.

Public Works Director, John McClintock said that the problem may not be fixable. McClintock explained that some of the road is actually on private property so there is very little room to make repairs.



#### **TREE EAST OF KING STREET TO BE REMOVED**

Public Works Director, John McClintock, explained that a property owner near the tree has requested the tree be

removed because he is concerned that the tree will fall onto his house. McClintock explained that he had visited the property and contacted a Geotechnical service recommended by the City's insurance company to assess the stability of the hillside. The firm recommended removal of the tree. McClintock reported that he has received bids ranging from \$750-1,800 for the work. The Job Corp was also contacted but they are unable to remove the tree due to its proximity to power lines.

After a discussion of the potential for changes in water flow patterns, the impact that would have on the property owners in the area, the cost of removal, liability issues, and the trees proximity to power lines, the City Council voted to remove the tree as recommended by the geotech firm. City Council reiterated that the property owners should understand that the City should not be held liable for alterations in water flow.

As per the geotech report, the stump will be left in place and the disturbance to the surrounding area will be minimized as much as possible.



#### **HIGHWAY 20 FUNDING REQUEST SUPPORTED BY YACHATS COUNCIL**

Councilor Jerry Kraft related that Lincoln County Commissioner Don Lindly asked the City Council to send a letter of support for a \$30 million dollar request for Hwy 20 from the Federal Discretionary Funds when the Transportation Act is authorized by Congress. The money would make the last segment of improvements, from Pioneer Mountain to Eddyville, possible.

The project will require the rerouting the highway so the entire project must be completed at one time, Lindly explained. Lindly stated in his request for support that the amount of the request is crucial because it is the number required to get ODOT matching money.

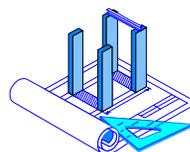
Completion of the final phase of modernization will make Hwy 20 safer, more efficient, and will improve the chances for economic development in Lincoln County.

City Council voted to send a letter of support to Representatives Darlene Hooley and Peter DeFazio as well as Senators Gordon Smith and Ron Wyden.



#### **IN OTHER BUSINESS**

- City Council adopted Resolution No. 404 - Reallocation of Funds - 2002-2003 Budget. This resolution authorizes minor changes in the Library and Little Log Church and Museum budgets
- City Council adopted the Stage, Sound and Lighting Policy as recommended by the Parks and Commons Commission.
- City Council adopted the rental rate changes as proposed by the Parks and Commons Commission.
- City Council reappointed Dale Garell and Ed Pfannmuller to the Budget Committee.
- Council voted to direct the Budget Officer to include a line item of approximately \$1,500 for ordinance enforcement.
- City Council discussed better ways to accommodate citizens who would like to address the Council regarding concerns.



#### **PLANNING COMMISSION NEWS**

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City Planner, Larry Lewis, reported that the Planning Commission has finished their review of the bluff protection draft ordinance; and, have asked him to bring them some additional information and language for them to consider at their next meeting.

Following the recent public hearings several of the proposed ordinances will be referred to City Council for the next round of public hearings at their April meeting. Two matters, the expansion of the urban growth boundary and the Accessory Dwelling Unit (ADU) ordinance have been continued. Planning Commission will consider the ADU standards at their work session in April, with the next hearing scheduled for June.



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#### **PUBLIC WORKS COMMISSION NEWS**

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Public Works and Streets Commission Chair, Drew Roslund, reported that at the public meeting held to discuss the funding for road maintenance there was no support for assessing a monthly fee. Roslund asked that a summary of the comments be included in the newsletter. The Public Works and Streets Commission will continue to discuss a five-year maintenance plan, which they will then forward to City Council.

Roslund said that Overleaf Village dedicated an easement for a gateway at the true City Limits at north-east corner of their property and would like to place some dirt and a culvert there but they will need some assistance from the City to make those improvements. Roslund said that ODOT turned down their permit application for the culvert, but they indicated that they would consider allowing the improvements if the City stated that it would be a benefit to the community.

Mayor Corbin agreed to pursue the matter with ODOT.

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#### **PUBLIC WORKS DIRECTOR'S REPORT**

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By John McClintock

- Several members of the Public Works and Streets Commission and City Council toured the sewer plant recently.
- The water efficiency was 76% last month. The crew is continuing their efforts to find and repair leaks.
- The County Emergency Services is requesting information regarding the City's plan for emergencies.



- Public Works crewmember Russ Roberts will be take his exam for water treatment soon. He has been cross training and operated the plant while McClung attend school.
- The DEQ reports that the signed MAO should be received by the City soon.
- The EPA audit has been completed, which is part of the MAO. The final report should be completed in the next 7 to 10 days.
- The City has received the draft of the discharge permit. The City needs to review it and return it to the DEQ. Public hearings will be held.
- The City has received an application for a grant from ODOT for the special allotment program. Second Street seems to fit the criteria and should qualify.
- Work is being completed on the Seventh Street storm drain project.

McClintock also reported that he and the Mayor met with Steve Majors from the Dyer Partnership concerning the two proposals they had submitted for the facilities plan and the Inflow and Infiltration Rehabilitation Project. The two project will cost \$95,000. Mayor Corbin said that there is money in reserves to pay for it, however the City is also applying for grants and very low interest loans.

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#### **YACHATS RIVER WATER QUALITY MONITORING GROUP**

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Andrea Scharf and Jim Adler reported on the third annual Yachats River water quality monitoring project at the recent City Council meeting.

Scharf said that the group has been gathering the data and now has the ability to add that information to a software program so they can create graphs. Some of the data is very interesting. The group is looking for a grant to allow them to continue the project since they would like to gather data for at least 10 years.

Adler reported that It is nice to have three years worth of data so they can begin looking at trends, explaining that the baseline study is done each year, then special studies are conducted concerning any special conditions.

Adler said that this year they found This year they found a very warm, dense salt water layer in the estuary in which there is very little oxygen. They determined that it is because the silt at the mouth of the river restricts the incoming tide. Next year elevated pH at the mouth of the South Fork will be investigated. Adler explained that the Yachats River is too warm according to the EPA and the DEQ. They consider anything over 64 degrees as

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unhealthy. The warm temperatures may be because the river gets too much sunlight and does not have enough debris in it.

Adler and Scharf invited anyone interested in volunteering to get in touch with them.



### Commons News

By Susan Garner - Commons Coordinator

The Yachats Commons is still getting its facelift inside, new carpeting in city hall and the civic meeting room, new paint around the building, especially the bathrooms. This is certainly a building the community can be proud of. Many hours of volunteer work has gone into it, and it shows, there is lots of attention to small details here.

Now the playground around the back of the building could use some work. Summer is coming right up and the playground will be full of kids, locals and tourists. Our playground could use a crew of volunteers to weed the grass out of it, spruce up the equipment, and get it all right again. If you would like to be on a committee (no, no meetings, I promise!) to work on the playground and have some fun while we are doing it, please call me at 547-4734. I would like to get a work party together for this spring and have some fun weeding and cleaning!

The Commons continues to shine with incredible cultural events. Coming up around the corner is the Chautauqua talk, "Taps, the Civil War in Word and Song" on April 11 at 7 pm. This talk is brought to you, free of charge, by the Friends of the Commons.

Another great event not to be missed, is the April 27 concert by the Oregon Coast Chamber Orchestra. This event will be at 2 pm and should be a great one. The Yachats Youth and Family Activities Program is sponsoring this concert. If classical and inspiring music is to your liking, then don't miss it.

Crafts on the Coast is putting on another arts and crafts fair on May 24 & 25. This is one of those craft fairs that are fun for the whole family. Mark your calendar now.

Coming up in the next few months are many other great programs here at the Commons. Check your local newspaper and our famous readerboard. See you there!



### LIBRARY VALUES ITS DONORS

By the Library Commission

What does the Yachats Public Library do to support itself? The support comes from donated time and donated resources. First, the head librarian is an unpaid volunteer as are all the people who catalog and check in books. The people that bake and sell the lemon pies for our Lemon Pie Social are volunteers (we netted \$295). The annual Fall Book Sale is organized and run by volunteers (we made \$457). Last month we sold our first-edition "On the Road" (\$1,225) through the efforts of our dedicated volunteers. Our successful Gates Foundation grant (\$5,200) came about with the help of a volunteer. The weekly Homework Night for students and the summer reading program for children would not exist without the volunteer staff.

In 2002, some 24 people logged 1823 hours of volunteer time. If we had had to pay minimum wage for that time, we would have spent \$12,578.70. Thanks to our volunteers, we have been able to open the Library 6 days a week (12-4 weekdays, 10-4 Saturday) and provide our patrons with excellent service while keeping our expenses to a minimum.

The Library receives many donations from its patrons. The amounts vary (usually \$1 - \$5 but we received a total of about \$2,000 a year. Patrons also donate books, many of them new. Some books are cataloged and shelved while others are put on sale. The ongoing book sales give us another source of revenue.

The Yachats Public Library Commission would like to thank the volunteers and patrons for their ongoing support. With your help we will continue to offer a quality resource to Yachats residents and visitors.



City Code requires that each homeowner install a hand valve on their side of the meter. This hand valve should be used to turn the water off when the house will be left empty to prevent cold water damage or unauthorized water use. But installing them is not good enough if they can't be used. Moles and other small animals digging around the meter, leaves and other debris, or mud can all cover

up the hand valve making it difficult to find or use. Twice a year, at the same time you change your smoke detector batteries and change your clocks...make sure your hand valve is accessible.

### **CITY NEWSLETTER CHOICES**



Every month (except July and December) the City of Yachats mails nearly 700 newsletters to residents, property owners, and other interested parties. That is nearly 7,000 a year! But mailing is not the only choice you have for delivery. You can help the City save paper and postage if you choose electronic delivery or if you view it on the city web-site.

If you would like your newsletter emailed (text only) please send an email to [nancyo@ci.yachats.or.us](mailto:nancyo@ci.yachats.or.us) and your email address will be added to the distribution list for electronic delivery.

If you would like to view the newsletter on the Internet at [www.ci.yachats.or.us](http://www.ci.yachats.or.us) please send an email to the above address letting us know that you would like to be removed from the mailing list. If you like we could even send you an email letting you know when it has been updated.

And don't forget, there is a lot more on the web-site than the newsletter. You can access the minutes of all the City Council and Commission meetings, a calendar of events at the Commons and all the meetings, reports on the quality of the drinking water, water conservation tips, download any number of forms and much, much more.

### **General Information about the Rates and Rational**

A comprehensive financial analysis is currently being conducted by a consultant in Portland. He is looking at the water and wastewater systems in depth - analyzing the need for future improvements, growth expectancies, and the availability of grants or low cost loans, as well as the daily operational costs.

Federal and State mandates associated with the Safe Water Act, repayment of bonds issued for improvements to the system, bond sale conditions requiring that the systems be self supporting, and the need to set aside money in reserve for future improvements, all contribute to the cost of water and sewer services. The cost of chemicals required to treat the water and wastewater; and, the cost of living adjustments given City employee are also taken into consideration when the rate schedules are developed. These expenses are related to

requirements that all cities must meet regardless of the size of their customer base. Because those expenses must be borne by the customers, larger cities with more customers may be able to charge less because they have more people to pay the bills. Unfortunately smaller cities have fewer people to share the expenses.

A base rate is charged each month regardless of water used. Even if the water was turned off for non-payment of prior bills, the current charges would continue to accrue. The base is designed to cover the accessibility to the service and to maintain the infrastructure.

Cities having large seasonal populations must maintain a larger water and sewer system than would normally be required by the year-round residents. In order to meet the higher seasonal demand on our services we have to keep this larger system in operation the entire year. Yachats has many dwellings that are used for only a few months during the year. If these customers do not contribute a monthly base rate to pay for the upkeep of the system the City could not afford to maintain the system in order to meet the higher demand in the summer months. So it is our policy to require that all customers pay a monthly base rate and share equally in the cost of maintaining the system.

However, while it is necessary to maintain a larger system than would be required by the full-time residents, the room taxes paid by the tourists fund a large amount of the general administration, the streets, parks, Commons, museum, and library. These are all services which are used by the citizens and property owners, as well as those tourists. The bed taxes are a way to ensure visitors help pay for the things that benefit them. In this way, the property owners are not completely financially responsible for those improvements and services.

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