

1. 2:00 P.M. Agenda

Documents:

[2022-10-19 City Council Regular Meeting Agenda.pdf](#)

2. Meeting Material

Documents:

[Proclamation DV 10 - 19 - 2022.Pdf](#)

[Little Log Church And Museum Condition Assessment Report 10-19-22.Pdf](#)

[Request From Mary Deriberprey Concerning The Unhoused.pdf](#)

[2022 September Public Works Department Report.pdf](#)



CITY OF YACHATS
CITY COUNCIL REGULAR MEETING & PUBLIC HEARING
Yachats OR
Wednesday, October 19, 2022, at 2:00 pm
To Be Held Via Zoom

City of Yachats is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83380335391>

Meeting ID: 833 8033 5391

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

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+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

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Meeting ID: 833 8033 5391

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Regular Council Meeting

- I. Announcements, Proclamations, and Correspondence
 - a. Domestic Violence Awareness Month
- II. Public Comment - limited to items not on the agenda
(5-minute limitation per person)
- III. New Business
 - a. LLCM Assessment Report Draft
 - b. Introduction of the new Chamber of Commerce Executive Director,
Bobbi Price
 - c. Unhoused population, Citizen request, and next steps by City

The Yachats City Council meetings are open to the public and interested citizens are invited to attend via Zoom. These are open meetings under Oregon law, but a work session is not a community forum; audience participation is at the discretion of the Council. Meetings are audio-recorded. The meeting are accessible to persons with disabilities. For accommodations, please call (541) 547-3565, or Oregon Relay 1-800-735-2900 TDD) two days in advance. City of Yachats does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation, or any other legally protected status. Sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance. POSTED 10/17/22



- d. YYFAP's possible use of the upstairs kitchen
- IV. Old Business
 - a. Public Hearing on Fences, Hedges. and Walls postponed until 11/3/22
 - b. Vacation of Shell Street postponed to 11/3/22
- V. Reports
 - a. City Manager Report
 - b. Public Works Report
 - c. Meeting Summary
- VI. Other Business
 - a. From the Mayor
 - b. From Council
 - c. From Staff

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City of Yachats

PROCLAMATION

City Council

WHEREAS, the crime of domestic violence violates an individual's privacy and dignity, security and humanity, due to systematic use of physical, emotional, sexual, psychological and economic control and/or abuse; and

WHEREAS, domestic and sexual violence crosses all social groups; but people who are women, LGBTQIA2S+, poor or working class, Native, of color, immigrant, non-English speaking, disabled, young, elderly, or otherwise marginalized not only shoulder the burdens of oppression but also experience high rates of domestic violence; and

WHEREAS, the impact of domestic violence is wide ranging, directly affecting the health and wellness of individuals and society as a whole, here in this community, throughout the United States and the world; and

WHEREAS, preventing interpersonal violence is not only possible but is our collective responsibility, and prevention requires significant changes to our social norms regarding gender roles, strength, sexuality, relationships, and the normalization of violence; and

WHEREAS, a coalition of organizations has emerged to directly confront this crisis, including advocates, law enforcement officials, health care providers, the clergy and other concerned individuals, and it is helping in the efforts to end domestic violence.

NOW, THEREFORE, in recognition of the important work done by My Sisters' Place, other domestic violence service providers, and the Lincoln County Domestic Violence Council, the members of the Yachats City Council do hereby proclaim the month of October, 2022 as **Domestic Violence Awareness Month** in Yachats, and we urge all citizens to work with these invaluable community agencies to help alleviate this problem in our community.

Dated this 19th day of October, 2022

YACHATS CITY COUNCIL



Rogue Valley Office
830 O'Hare Parkway, Ste. 102
Medford, OR 97504
541-326-4828

South Coast Office
486 'E' Street
Coos Bay, OR 97420
541-266-8601

Willamette Valley Office
200 Ferry Street SW
Albany, OR 97321
541-223-5130

North Coast Office
609 SW Hubert Street
Newport, OR 97365
541-264-7040

Date: October 19, 2022

To: Heidi Lambert, City Manager, City of Yachats

From: Timothy Gross, Senior Project Manager, Civil West Engineering Services, Inc.

RE: **Little Log Church and Museum Condition Assessment and Rehabilitation Recommendations**
Civil West Project Number: 3401-006

I. INTRODUCTION

On September 13, 2022 representatives from Civil West Engineering Services, Inc. conducted a thorough condition assessment of the Little Log Church and Museum building located at 328 West 3rd Street in Yachats, OR. The building structures span two taxlots, 14-12-27-DA-08000-00 and 14-12-27-DA-07900-00. The original church section of the building was built between 1927 and 1930 from locally sourced logs. The church footprint is constructed in the shape of cross. Although likely eligible, the church is not currently listed as a historical structure. In approximately 2004 a small museum building was constructed to the south of the



Figure 1 SITE MAP

original church. This structure was connected to the church via an enclosed entry/walkway. The museum building was designed to emulate the design features of the original church and is timber frame construction with log siding. At some point (date unknown) a bathroom addition was constructed on the west side of the entry. It appears the roof over the entire entry and bathroom was replaced with the current standing seam metal roof at that time. The three separate structures can be identified by

the varying roof types as shown in Figure 1. The church to the north has a cedar roof, the entry/bathroom between the two structures has a white metal roof, and the museum to the south has a cedar roof. The church and museum are owned by the City of Yachats. Based upon previous evaluations, the City currently restricts use of the building because of safety concerns. The City has contracted with Civil West to conduct a condition assessment and provide recommendations and costs for rehabilitating the building. The desire of the City is to open the structure for public use and ensure that any necessary rehabilitation or replacement will resemble the existing structure as closely as possible.

II. CONDITION ASSESSMENT

The original church building and two additions were constructed using very different methods. Consequently, for the purpose of the assessment they will be treated separately and hereafter referred to as the church structure, and the museum structure, which includes the museum and subsequent bathroom and entry additions. Copies of condition photos are included as Appendix A.

A. CHURCH STRUCTURE FOUNDATION

The church structure is constructed with a rough cut 4"x8" (true dimension) timber perimeter frame which supports the rough cut 2"x10" floor joists and the log walls. The timber frame is supported on cast-in-place concrete foundation blocks. The concrete foundation blocks average 24" square in dimension and varied from 9" to 12" in depth. It appears the foundation blocks were poured directly on native soil. The outside of the timber frame is clad in rough cut 2"x12" cedar which is backfilled to the top of the cladding with 2" clear river rock. Block footings appear to be located at all inside and outside corners, mid-wall, and one at mid-span on the north-south centerline of the structure. See Figures 3, 4 and 5.

The concrete block foundations do not appear original to the structure. There is evidence of original concrete block foundations that were modified/replaced at a later date with the current block foundations. The block foundations appear in reasonable condition and there should be no reason for their replacement unless future structural framing changes necessitate it.

B. MUSEUM STRUCTURE FOUNDATION

The museum/entry/bathroom foundations are 16" high cast-in-place concrete stem walls with 16" spread footings. The floors are supported below the museum and entry additions by 4"x8" (nominal dimension) beams with end and mid-span 4"x4" posts. The bathroom addition floor is supported with 2"x8" treated ledger boards bolted to the stem wall. Floor joists are 2"x8" at 16" on center hanging from the ledger board via joist hangers. See Figures 8 and 9.

The stem wall spread footing foundation appears in good condition. There is no evidence of settlement nor cracking. A foundation plan for the building is included as Figure 2 and in Exhibit A, Figure 2.



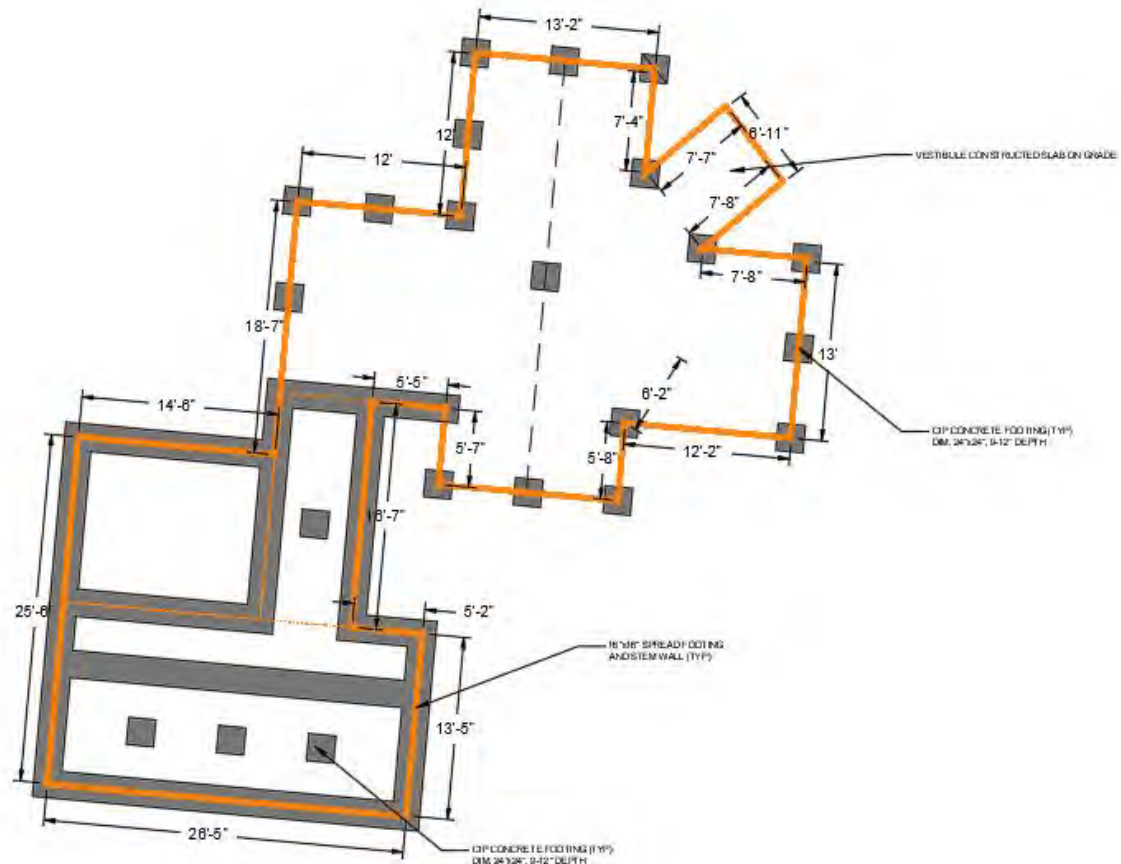


Figure 2 - FOUNDATION PLAN



Figure 3- CIP CONCRETE BLOCK FOOTING - N to S MID-SPAN, FACING WEST





*Figure 4 -CIP CONCRETE BLOCK FOOTING -
NE CORNER*



*Figure 5 - CIP CONCRETE BLOCK FOOTING -
NW CORNER*



*Figure 6- CIP CONCRETE BLOCK
FOOTING - MIDDLE N. SIDE DEPTH*



*Figure 7- CIP CONCRETE BLOCK
FOOTING - MIDDLE N. SIDE WIDTH*



*Figure 8- MUSEUM AND ENTRY
FOUNDATION AND FLOOR SUPPORT*



*Figure 9 - BATHROOM ADDITION
FOUNDATION AND FLOOR SUPPORT*



C. CHURCH ROOF

The church is roofed with cedar shakes with stainless steel flashing. See Figure 9. It appears the roof has been replaced within the last 10 years or so. The roof is in good condition. The building is equipped with aluminum gutters and they appear in good condition. Roof decking is rough sawn 1"x8" planks overlaid with tar paper when the recent cedar roof was installed. There is no evidence of rot and the planking is in good condition. The roof structure is constructed of rough cut 2"x4"'s at 24" on center. There is no ridge beam. The roof trusses are not sagging nor cracked and appear in good condition. 1"x6" planks are nailed to the underside of the trusses as sheetrock nailers. See Figure 11. There is no insulation in the attic space. The gables are covered in the original cedar board and batten. This wood is beginning to rot and should be replaced. It appears the soffits were replaced with the roof and are in good condition.



Figure 10- CHURCH CEDAR SHAKE ROOF



Figure 11 - CHURCH ROOF FRAMING



D. MUSEUM ROOF

The museum building is roofed in cedar shakes which appear to date from the original construction. See Figure 10. No shakes are broken nor missing and structurally the roof appears in good condition. However, the cedar is infested with lichen and moss growth which is slowly disintegrating the wood. See Figure 13. The City should consider some preventive maintenance including moss preventative treatments to preserve the cedar shakes. There was no apparent access to the interior of the roof therefore no assessment was conducted on the roof structural framing. The building is equipped with aluminum gutters and they appear in good condition.



Figure 12- MUSEUM CEDAR SHAKE ROOF



Figure 13- LICHEN AND MOSS ON MUSEUM ROOF

E. ENTRY WAY/BATHROOM ROOF

The roof over the entryway/bathroom between the museum and church is standing seam metal. See Figure 14. Based upon foundation observations, the entryway was constructed at the same time as the museum building and the bathroom was built sometime later. However, the standing seam roof over the two additions is continuous therefore the roof must have been constructed at the time of the bathroom addition. The metal roof slopes slightly toward the west. The roof is in good condition with no signs of joint separation nor water intrusion. There are two roof penetrations, one for the bathroom drain vent and another for the electrical service mast. Boots for both penetrations are in good condition.



Figure 14- ENTRYWAY/BATHROOM STANDING SEAM METAL ROOF



F. VESTIBULE ROOF

The vestibule where the main entrance to the church is located is roofed in cedar shakes. The roof of the vestibule appears the same age as the roof from the church and was likely replaced at the same time. The cedar shakes and soffits of the vestibule are in good condition. The bell tower appears to have been added to the vestibule roof as an afterthought. The bell tower is a separate structure that is lag bolted directly to the cedar roof shakes. There is space between the bell tower structure and cedar shakes where pine needles and other debris is trapped. It is likely that the roof will begin to rot at the interface between the two structures and possible that the roof may leak at the lag bolt locations as the bolts begin to rust and disintegrate. It is recommended that the City consider an alternate method for connecting the bell tower. Typical a structure such as this one would be connected to the structural framing on the interior of the roof, and the penetrations flashed appropriately. This would prevent the accumulation of debris and possible water intrusion due to material decay.



*Figure 15- BELL TOWER
CONNECTION TO VESTIBULE ROOF*

G. CHURCH AND MUSEUM FLOORING

The church, museum and entryway subflooring are rough cut 1"x6" pine planks. The subflooring of the bathroom is plywood. A survey was conducted within the building to determine if there was any settling in the floor across the structure. A level was set up in the approximate center of the church structure and the point was assigned an elevation of zero (0.00). See Figure 16 and Appendix B, Figure 3. An elevation was taken at each corner within the church structure relative to the zero-elevation located in the middle of the floor. All corners within the church were within 0.06 feet (6 hundredths of a foot) with the exception of the southwest corner adjacent to the entryway addition. This point in the floor is 0.16 feet (1-29/32") lower than the center of the floor. When the museum and entry addition was completed the foundation at this corner of the church was converted to a stem wall and spread footing. See Figure 2 and Appendix B, Figure 2. It is likely that the building settled slightly at that corner when that foundation change was made. The sheetrock on the interior of the building was replaced after the addition (date unknown) and there is no cracking or evidence of movement in the sheetrock so it is likely the settling took place immediately after the foundation was replaced and has not moved since.

The floor of the entryway and museum were also surveyed. The entryway has a dip to the south of 0.11' (1-5/16") in a distance of about 16 feet (0.7%). The museum also has a 0.12' (1-7/16") dip a distance of about 13.5 feet (0.9%) between the north and south walls. There is no evidence of foundation settlement nor any interior cracking or binding doors. Therefore, it is likely that these elevation differences are a result of framing or footing elevation variances during initial construction.



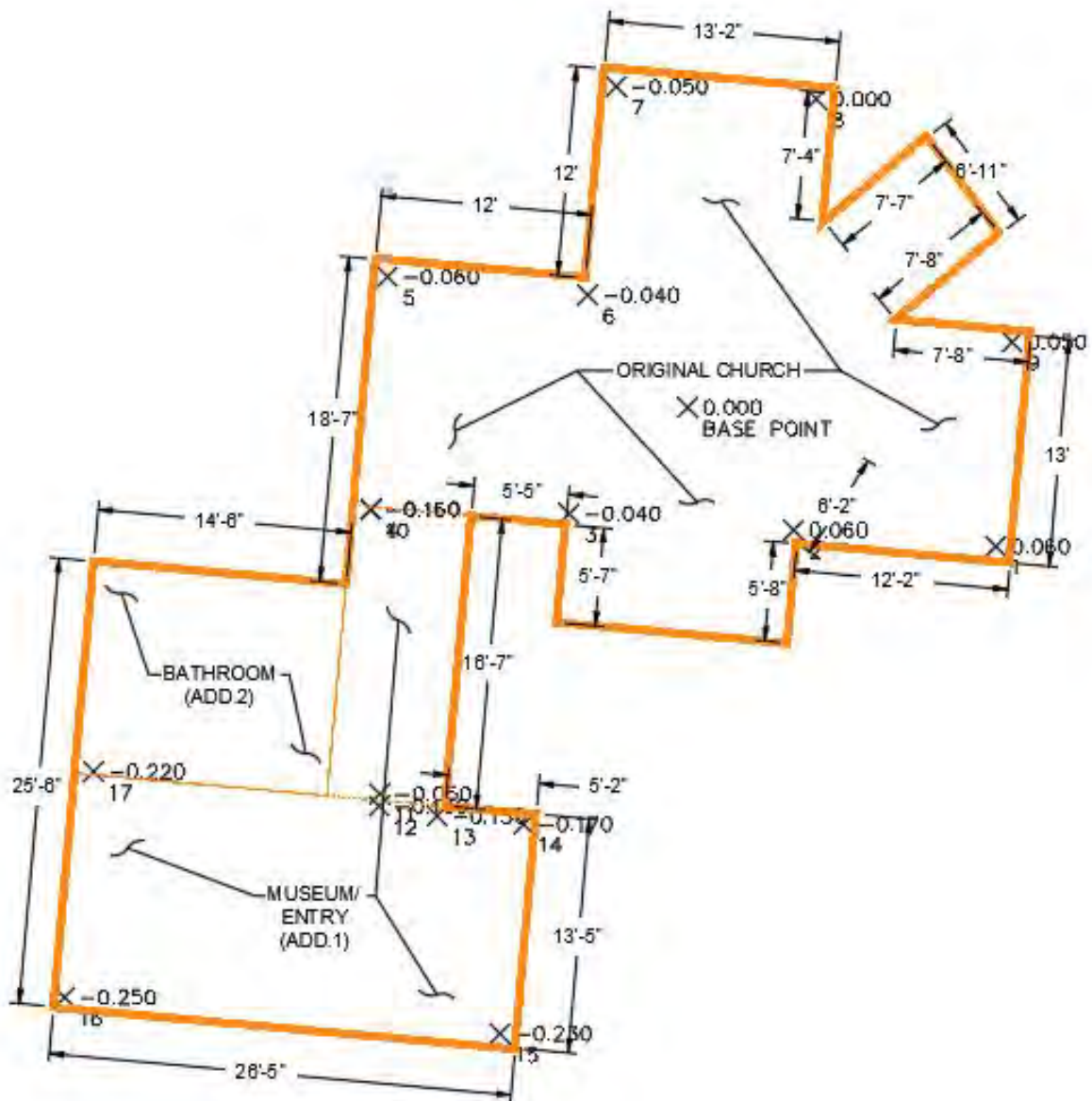


Figure 16 - FLOOR ELEVATIONS

H. MUSEUM AND ENTRYWAY STRUCTURAL FRAMING AND SIDING

The museum and entryway, based upon their time of construction and from observations are constructed of typical lumber framing with plywood or OSB sheeting, tar paper weather covering underlayment and simulated log wood siding. From the joints in the foundation and the considerable weathering difference it is easy to see the transition between the museum addition and the bathroom addition. See Figure 17.

The siding on the bathroom addition is in good condition but the siding on the museum addition is rotten and falling apart in several places, as can be seen on the right side of the building (museum addition) in Figure 17. The tar paper underlayment is visible below the siding and appears to be untorn.



If properly applied it should have protected the underlying plywood or OSB and only the siding will need to be replaced. If water intrusion has occurred, it may be necessary to replace some of the sheathing as well. There is no evidence of water intrusion in the building.

I. CHURCH STRUCTURE FRAMING AND SIDING

The church structure and siding are constructed of milled half-logs. The logs are round on the outside and flattened on the top, bottom, and inside. The logs are initially stacked on the rough cut 4"x8" perimeter beam (See II.A). The walls are constructed by stacking the logs upon one another, connecting at the corners via mitered joints. Window and door openings are framed using rough cut 4"x6" posts on the sides, against which the logs abut. Rough cut 2"x8" planks are nailed flat to the inside of the logs to hold them together and to form nailing points for the sheetrock. When the sheetrock was recently replaced, foam insulation was inserted between the 2"x8" planks and flush with the logs.

The logs on the church structure are extremely rotten in several places, in particular on the east side. See Figures 19 and 20. Large portions of the logs below and south of the east window are completely rotted away. The building is currently wrapped in tar paper and braces are supporting the north-east and south-east corners of the building. See Figure 18. Since the logs form both the structural framing and siding of the building, the braces are likely there to prevent the building from racking (tipping to the side). In typical lumber framing construction, the plywood or OSB sheathing provides protection from racking. Since this structure has no sheathing, and large portions of the logs are missing, it is possible for the building to rack in certain conditions, particularly is subjected to heavy wind loads.



Figure 17- TRANSITION BETWEEN BATHROOM AND MUSEUM ADDITIONS





Figure 18 - CHURCH STRUCTURE EAST SIDE BRACING



Figure 19 - ROT BELOW CHURCH WINDOW - LOOKING UP

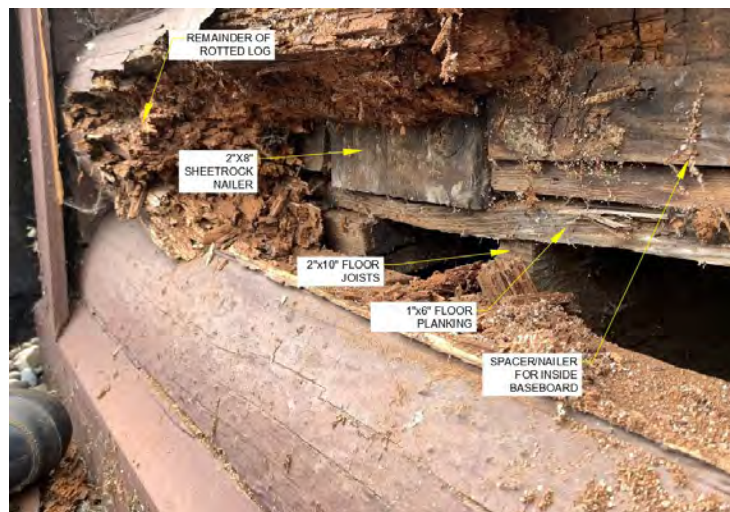


Figure 20- ROT BELOW CHURCH WINDOW, SE CORNER



During the condition analysis we only removed the tarpaper from the east side of the building, however based upon the level of rot discovered it is likely that other faces of the church structure covered by tarpaper are also in advanced stages of rotting, even if they are not fully decayed like the east side. The sheetrock and flooring on the inside of the building was examined for water damage and/or cracking and settling. The only location where damage was evident was in the south-east corner of the structure where the sever rotting damage was discovered. Please see Figure 21. It is recommended that the City completely replace the log framing/siding. Details of the replacement and estimated costs are included in Chapter III.



Figure 21 - WATER DAMAGE - SOUTHEAST CORNER

J. MUSEUM, ENTRY, BATHROOM WINDOWS

The museum, entry and bathroom windows are double pane vinyl windows. The main windows in the museum are manufactured to emulate and complement the windows in the church. The windows themselves appear in good condition but the cedar trim around the windows on the east side is beginning to rot around the base and should be replaced.

K. CHURCH WINDOWS

The City has expressed interest in saving the windows in the church. The existing windows are wood framed single pane windows. They appear to be the original windows to the structure. Although it was not possible to examine all windows from the outside, we did make observations on the window in the east wall. The wood framing on the window is beginning to decay, and at least one pane is broken. Any repair/replacement of the log walls will require removal of the windows and it is unlikely they will be able to be removed in such a condition that they could be reused. It is possible to salvage the windows but it will be costly to rehabilitate the windows such that they can be reinstalled. It is recommended to salvage the windows for an alternative purpose and replace the windows with new vinyl double pane windows manufactured to look exactly like the original windows. Although wood framed, the windows



in the museum were manufactured to emulate the church windows. Modern, weather resistant energy efficient windows can likewise be used and look identical to the originals. Costs for window replacement will be discussed in Chapter III.

L. BELLTOWER

The belltower is constructed of treated wood and is roofed with cedar shingles. Please refer to section II.F for details on the bell tower mounting to the vestibule. The belltower wood is pretty weatherworn and is beginning to decay. The bell and bell framework are very pitted and rust. See Figures 14 and 22. The bell clearly can no longer be rung, but it is possible to remove the bell and have the bell and frame stripped and restored. When the walls are repaired/replaced in the church structure, it is likely that the bell tower will need to be removed. It is recommended that the structure be rebuilt and mounted to the church structure and/or vestibule in a more permanent and weather resistant fashion. See Section II.F.



Figure 22 - BELL AND BELL TOWER

M. PLUMBING, ELECTRICAL AND OTHER BUILDING FEATURES

Only minimal assessment was conducted on the plumbing and electrical systems. The fuse box and wiring appear to have been upgraded when recent additions were added. Open crawl spaces under the structures makes revisions to plumbing and electrical relatively straightforward. There are some recommended maintenance items that should be addressed:

1. There were some sections of galvanized water piping that were observed in the crawl space of the bathroom/entry. See Figure 23. It is recommended that the City consider replacing the galvanized pipe with either PVC or crosslinked HDPE (PEX) pipe. The high iron and manganese content of the coastal water systems tends to calcify on the interior of iron pipe. Furthermore, the mixed metals between the copper and galvanized pipe causes the galvanized pipe to give up electrons and corrode at an accelerated rate. It is just a matter of time until the galvanized fails and it is advised to replace the pipe before that occurs and causes damage. See Figure 23.
2. It was also noted that water spigots and electrical outlets are unprotected and accessible for use by anyone outside the building. Accessible water and electrical service attracts the homeless to camp adjacent to the building so they can charge cellphones and use the water. At the time of



the inspection one person was camping between the church and entry, and another was keeping a water bowl for their dog next to the spigot. See Figure 24.

3. Some of the screens covering the crawl space are broken open and the crawlspace door is not locked and can be easily accessed. When inspecting in the crawlspace it was evident that people have been throwing trash into the open screens and using the crawlspace to sleep. See Figures 25 and 26.



*Figure 23- MIXED METAL PLUMBING CONNECTION
- COPPER TO GALVANIZED*



*Figure 24- ACCESSIBLE ELECTRICAL OUTLETS AND
WATER*



Figure 25 - CRAWL SPACE SCREEN MISSING

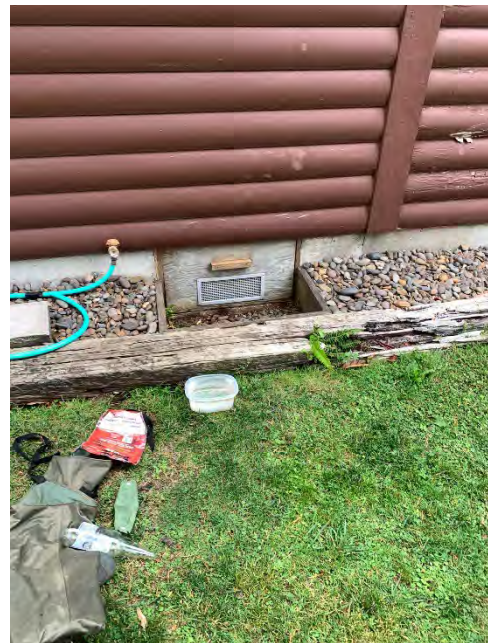


Figure 26 - CRAWL SPACE DOOR UNLOCKED



III. REPAIR STRATEGY AND COST ESTIMATES

Based upon the observed condition of the building, it is recommended to replace the entire wall structure, siding, windows, and gables of the little log church, and replace only the siding of the museum. A cost estimate was prepared assuming the walls of the church will be replaced on at a time using conventional lumber framing constructed on top of the existing perimeter beam. See Table 1. It will be necessary to support the roof structure using jacks or scaffolding and the rental and installation cost for this support was considered in the cost estimate.

The museum is currently sided with “D-siding” manufactured from pine. It is called D-siding because the cross section of the siding looks like the capital letter “D.” This siding is installed over a convention lumber framed wall covered in plywood or OSB sheeting and wrapped in weather barrier paper. This is the proposed construction method for the replacement walls of the church.

There are several siding products available that simulate logs including wood similar to the museum siding¹, metal log siding² and concrete log siding³. Prices range from \$4/SF for wood to \$18/SF for the concrete. The existing wood siding has not weathered well and is rotten in several places. Likewise, metal siding does not particularly handle coastal weather well. For the purposes pf the estimate, simulated log concrete siding from Everlog™ was used in the cost estimate using a cost of \$18/SF. A link to the manufacturer’s webpage is included in the footnote below and a brochure and price list is included as Appendix C.

The cost estimate is broken into two sections: the first is the estimate for the repairs to the church structure and the second is the estimate for replacing the siding on the museum. Labor was roughly calculated to be equivalent to the material costs. If desired, a more detailed labor estimate can be prepared. Likewise, a placeholder cost was included for any engineering design and project management. This number can also be refined as the project progresses. Material costs were determined by current values from a local lumberyard and pricing solicited from Everlog™. A contingency of 10% was added for unknowns and material pricing fluctuations.

Everlog™ also manufactures a structural concrete log that can replace the existing logs of the church to replicate the existing construction methodology of the church. This would allow the church to be reconstructed in exactly the same way it is now but with materials that are far more resilient to the Oregon coastal weather. Currently Civil West has an inquiry into the manufacturer for pricing and additional information but that was not available at the time of the writing of this report. A supplementary cost estimate using the structural concrete logs for repairing the church will be prepared and added to this report when additional information from the manufacturer is obtained.

¹ <https://www.buffalo-lumber.com/log-siding/>

² <https://www.trulogsiding.com/wp-content/uploads/2022/08/Trulog-catalog-2022-8.10.22-Comp.pdf>

³ <https://www.everlogs.com/everlog-concrete-log-siding/>



Little Log Church and Museum Condition Assessment and Rehabilitation Recommendations

TABLE 1 - LITTLE LOG CHURCH AND MUSUEM REPAIR ESTIMATE OF COSTS

10/19/2022

Little Log Church Cost Estimate

NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	2x4-14' studs	170	EA	\$8.00	\$1,360
2	2x4-14' sill and top caps	35	EA	\$8.00	\$280
3	4x8 sheeting:	71	EA	\$25.00	\$1,775
4	Everlog Concrete log siding:	2276	SF	\$18.00	\$40,968
5	Everlog Corners	18	EA	\$400.00	\$7,200
6	Everlog Board and Batten (Gables):	138	SF	\$18.00	\$2,484
7	Cedar Trim, 1x6":	1382	LF	\$2.00	\$2,764
8	Cedar base, 2x12:	163	LF	\$3.00	\$489
9	R19 16"x6" insulation	71	SF	\$1.10	\$78
10	weathershield	71	SF	\$8.50	\$604
11	16d nails	33	LB	\$1.00	\$33
12	8d nails	19	LB	\$1.00	\$19
13	1-1/2" SS roofing nails	12	LB	\$11.00	\$132
14	stainless trim nails	12	LB	\$11.00	\$132
15	Simpson Hurricane Ties	48	EA	\$1.00	\$48
16	Foundation Ties	34	EA	\$10.00	\$340
17	4x8 Sheetrock	71	EA	\$17.00	\$1,207
18	Sheetrock Screws	13	LB	\$8.00	\$104
19	Sheetrock trim	415	LF	\$2.00	\$830
20	Baseboard and Trim	249	LF	\$5.00	\$1,245
21	vinyl windows	3	EA	\$2,500.00	\$7,500
22	adhesive flashing, 6"	86	LF	\$1.00	\$86
23	Paint	12	GAL	\$25.00	\$300
24	Floor jacks and bracing	1	LS	\$5,000.00	\$5,000
25	Building/Electrical permitting Fees	1	LS	\$1,000.00	\$1,000
26	Outlets and Electrical	1	LS	\$3,500.00	\$3,500
Total Materials:					\$79,478
27	Labor	1	LS	\$79,477.60	\$79,478
28	Engineering/Project Management	1	LS	\$10,000.00	\$10,000
Total Labor and Design:					\$89,478
29	Contingency (10%)	1	EA	10%	\$24,843
Total Estimated Project Cost (church):					\$193,798

A

B

C A+Bx10%

D A+B+C

Museum Estimate (Siding Only)

NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
30	Everlog Concrete log siding:	1717	SF	\$18.00	\$30,906
31	Everlog Corners	6	EA	\$400.00	\$2,400
32	Everlog Board and Batten (Gables):	64	SF	\$18.00	\$1,152
33	Cedar Trim, 1x6":	58	LF	\$2.00	\$116
34	Cedar base, 2x12:	123	LF	\$3.00	\$369
Total Materials:					\$34,943
35	Labor	1	LS	\$34,943.00	\$34,943
Total Labor and Design:					\$34,943
36	Contingency (10%)	1	EA	10%	\$60,268
Total Estimated Project Cost (museum):					\$95,580

E

F

G E+Fx10%

H E+F+G

Total Material:					\$114,421	A+E
Total Labor and Design:					\$124,421	B+F
Total Contingency:					\$85,111	C+G
Total Estimated Project Cost:					\$289,378	D+H

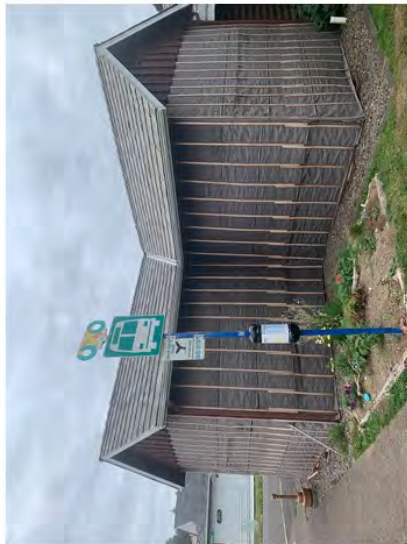


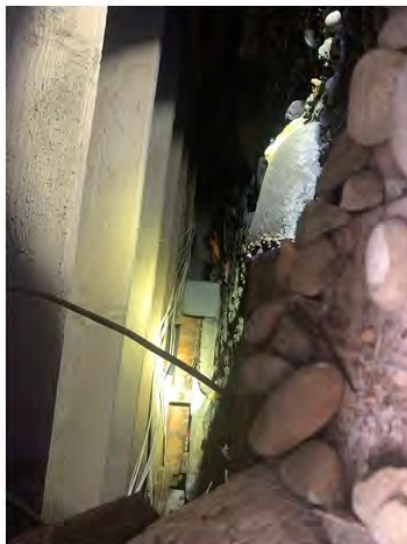
APPENDIX A

9-13-22

Little Log Church and Museum Condition Assessment

City of Yachats





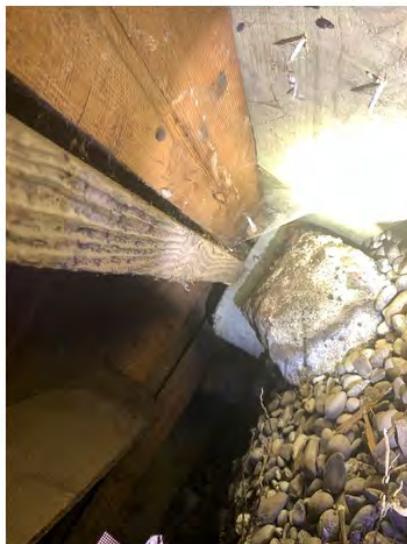
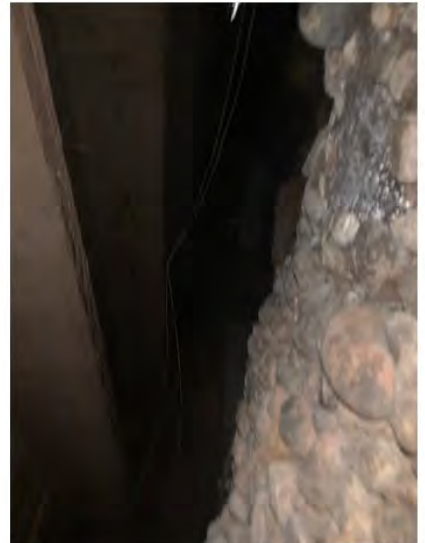
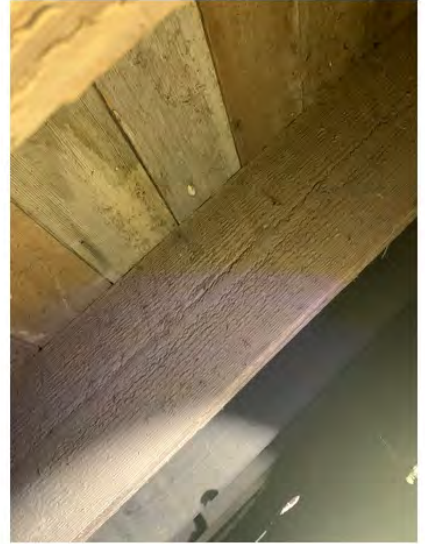
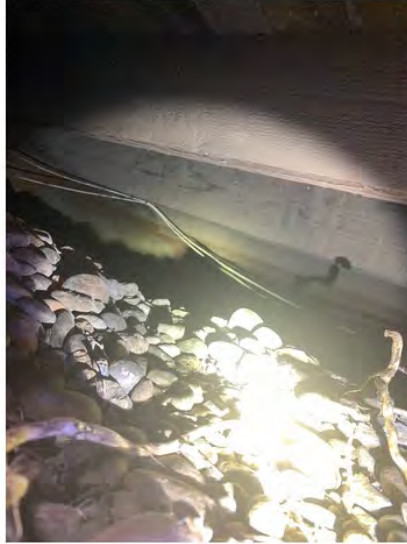
APPENDIX A

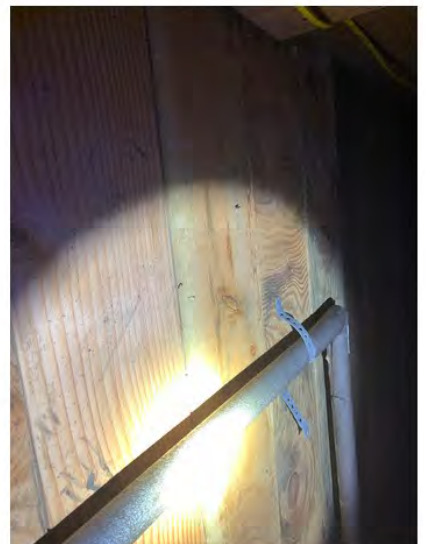
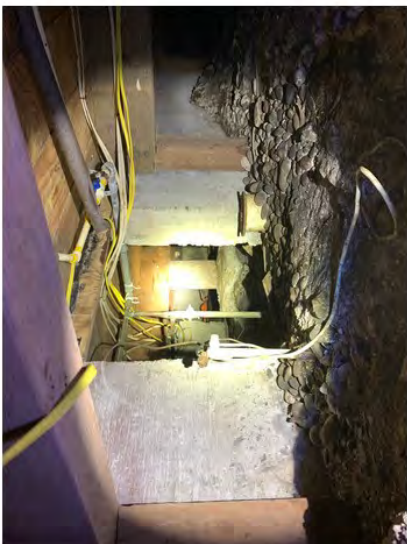
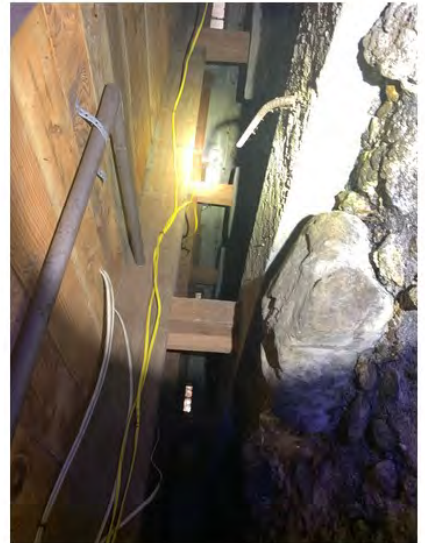
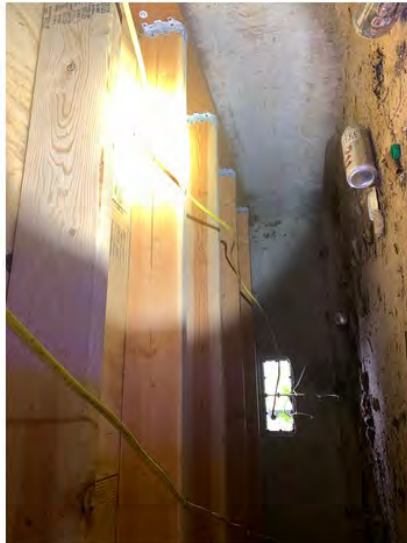
9-13-22

Little Log Church and Museum Condition Assessment

City of Yachats





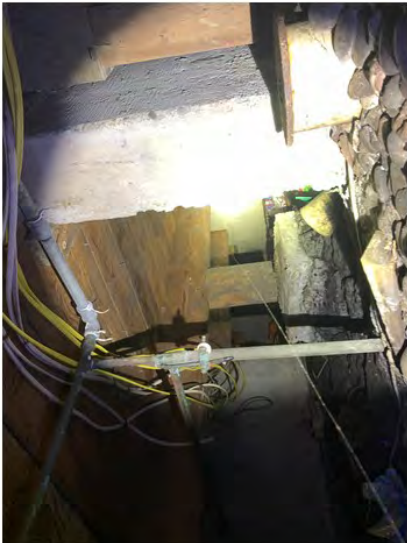
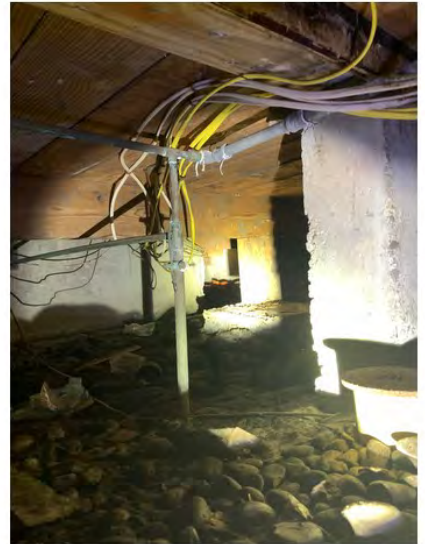
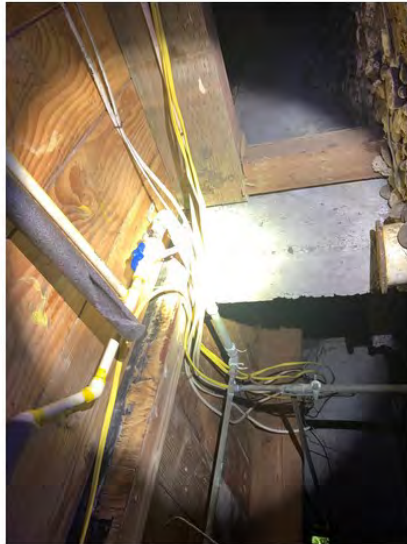
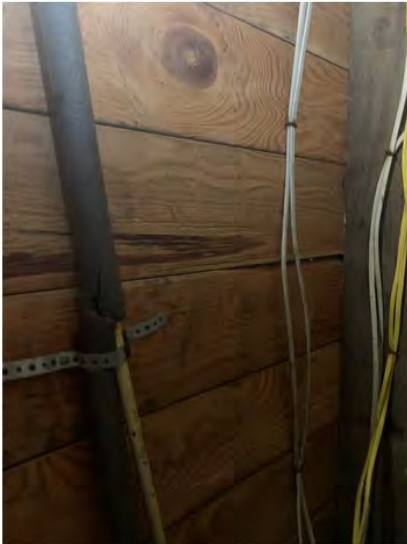


APPENDIX A

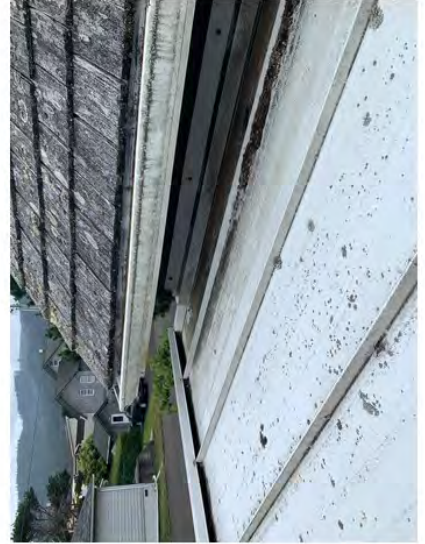
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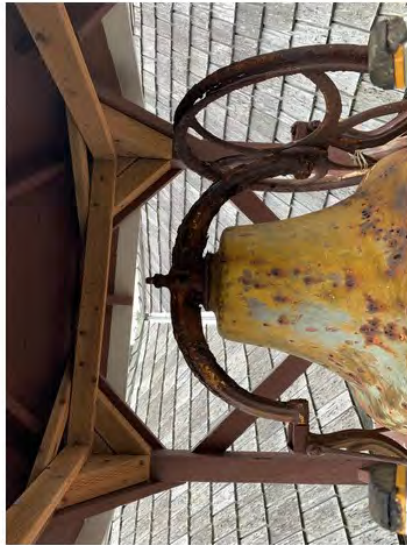
Little Log Church and Museum Condition Assessment

City of Yachats







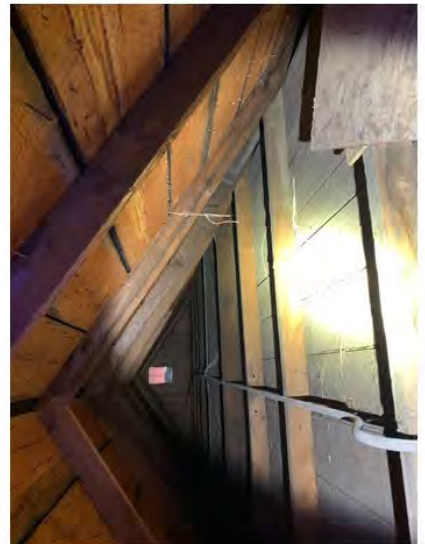


APPENDIX A

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Little Log Church and Museum Condition Assessment

City of Yachats

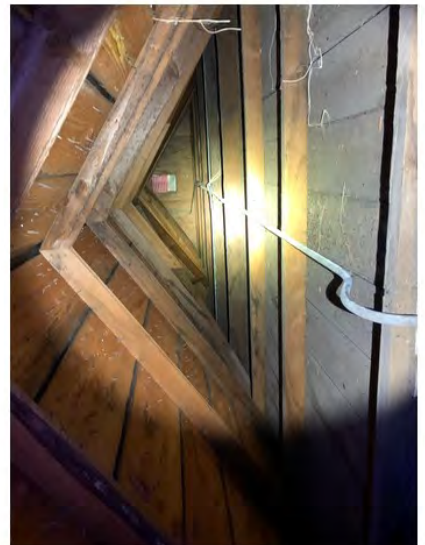
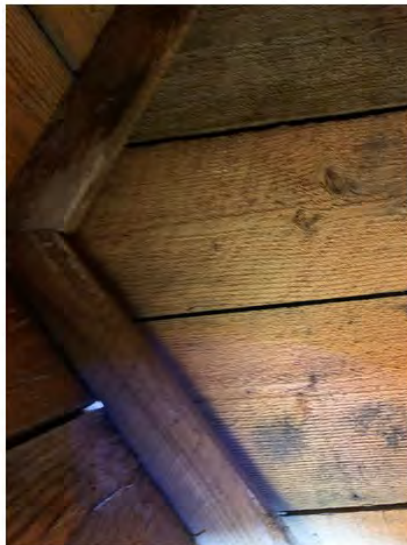
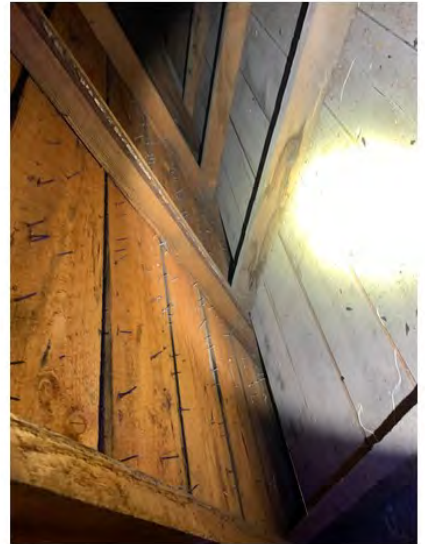
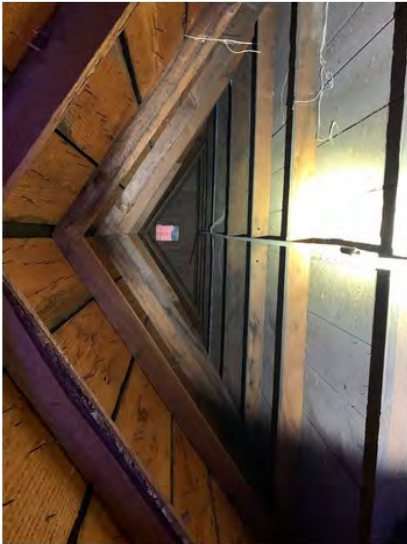


APPENDIX A

9-13-22

Little Log Church and Museum Condition Assessment

City of Yachats





9-13-22

Little Log Church and Museum Condition Assessment

City of Yachats



DATE:10/19/22 FILE:O:\CW_Projects\3401 Yachats\3401-007 Little Log Church Museum Condition Assessment\03 Planning\DWG\SSChurch Working 10-12-22.dwg



1
FIG1

SITE PLAN
SCALE: 1" = 16'



DRAWN BY: TEG
DATE: OCTOBER 2022

FIGURE
1

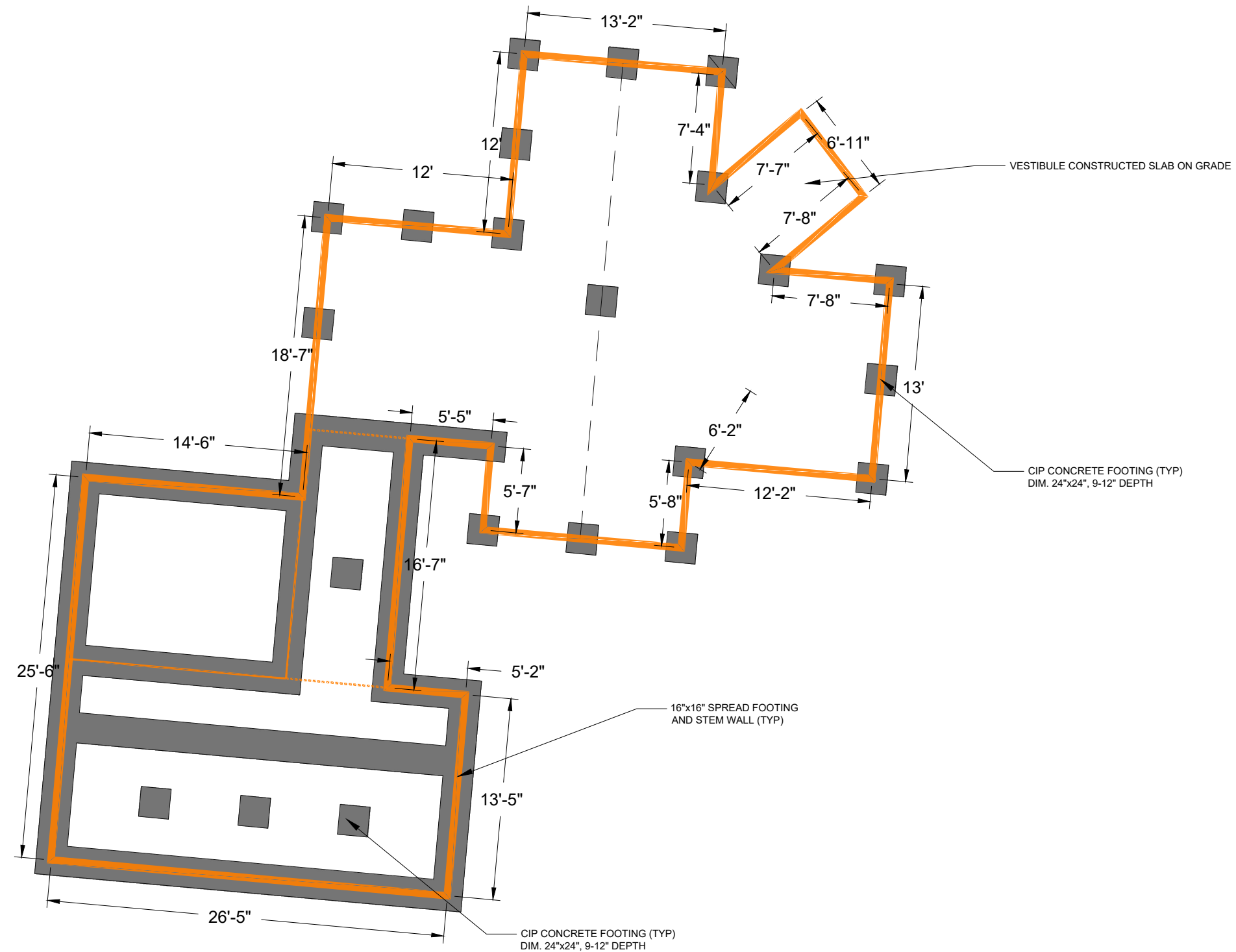
LITTLE LOG CHURCH AND MUSEUM

SITE PLAN

CITY OF YACHATS
LINCOLN COUNTY, OR

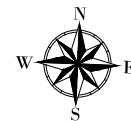


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1
FIG2

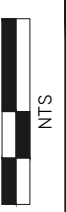
FOOTING LOCATIONS
SCALE: 1" = 16'



CITY OF YACHATS
LINCOLN COUNTY, OR

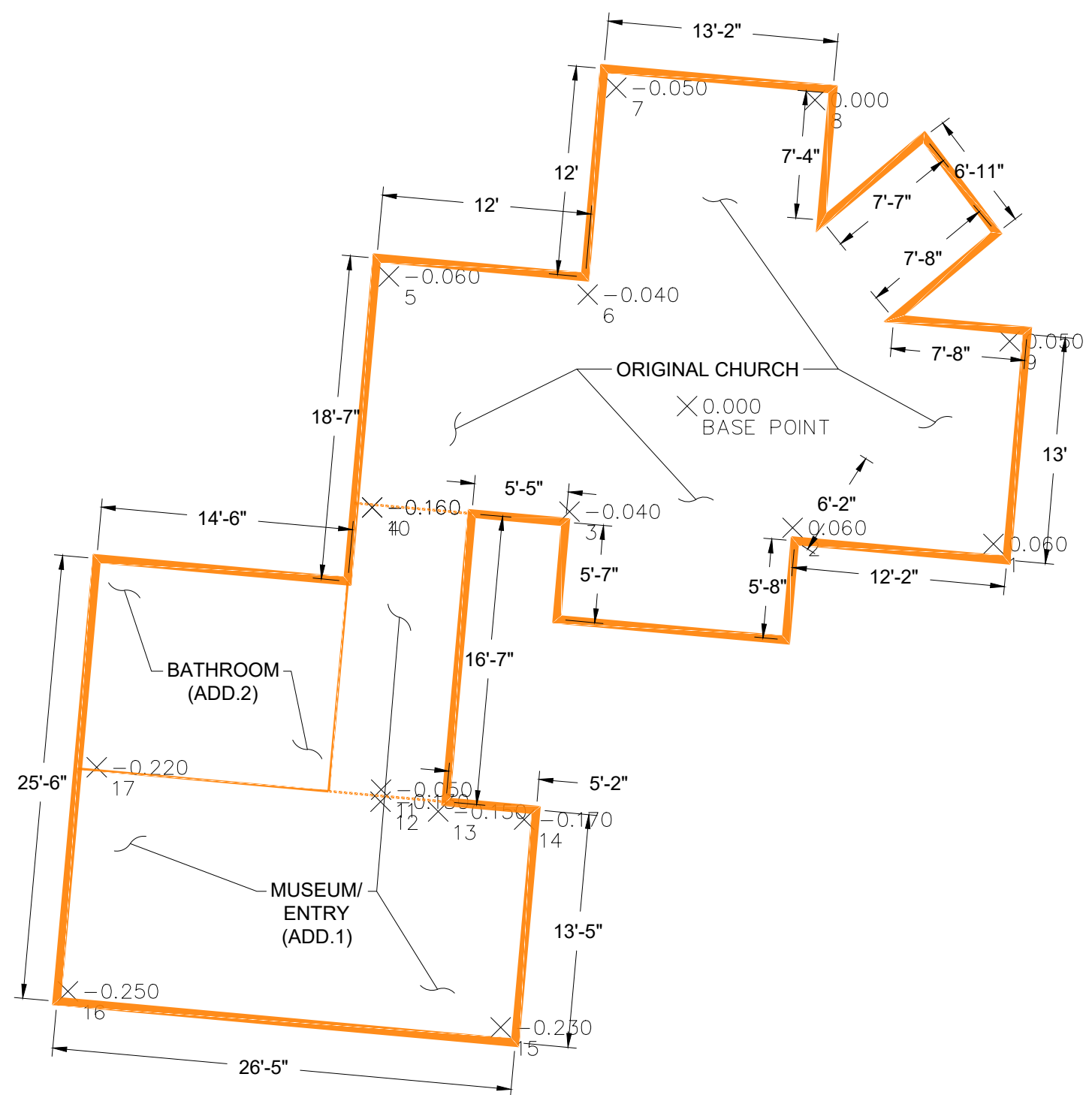
LITTLE LOG CHURCH AND MUSEUM

FOOTING LOCATIONS



DRAWN BY: TEG
DATE: OCTOBER 2022

FIGURE
2



1
FIG3

FLOOR ELEVATIONS AND DIMENSIONS
SCALE: 1" = 16'



CITY OF YACHATS
LINCOLN COUNTY, OR

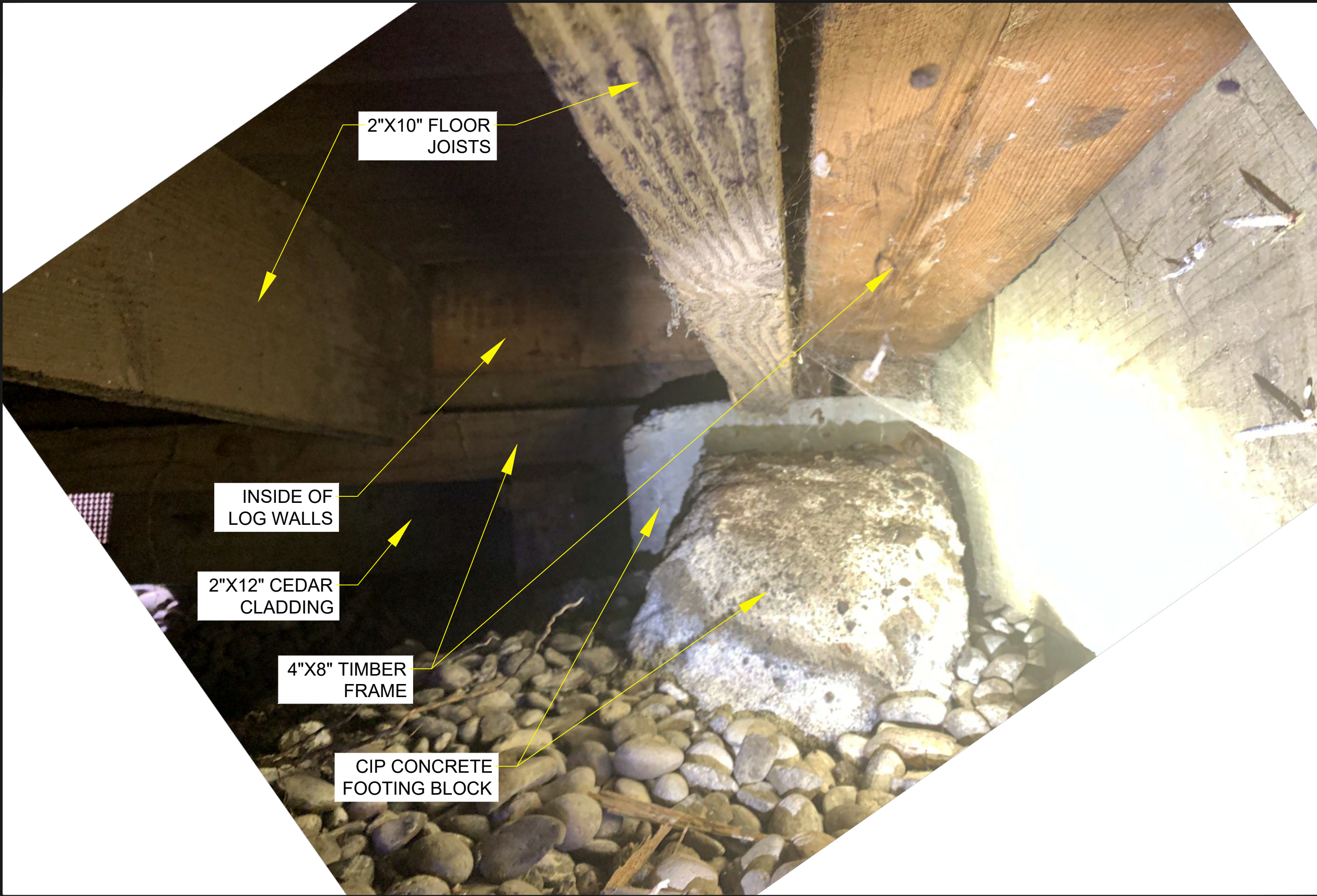
LITTLE LOG CHURCH AND MUSEUM

FLOOR ELEVATIONS AND DIMENSIONS



DRAWN BY: TEG
DATE: OCTOBER 2022

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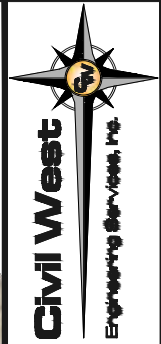


INSIDE OF
LOG WALLS

4"X8" TIMBER
FRAME

CIP CONCRETE
FOOTING BLOCK

2"X10" FLOOR
JOISTS



CITY OF YACHATS
LINCOLN COUNTY, OR

LITTLE LOG CHURCH AND MUSEUM

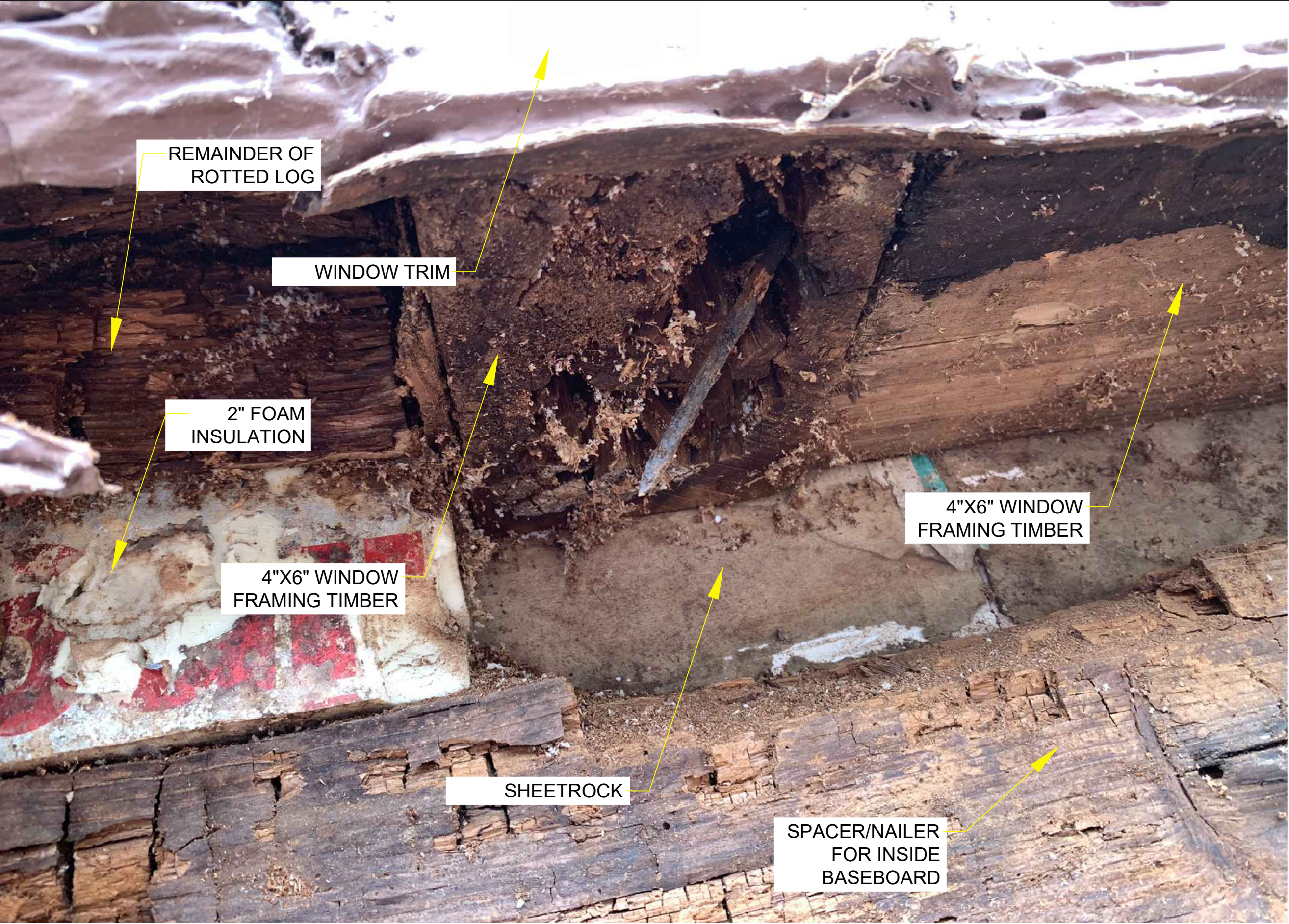
CHURCH STRUCTURE FRAMING AND FOUNDATION



DRAWN BY: TEG
DATE: OCTOBER 2022

FIGURE
4

DATE:10/19/22 FILE:O:\CW_Projects\3401 Yachats\3401-007 Little Log Church Museum Condition Assessment\03 Planning\DWGS\CHURCH FRAMING AND FOUNDATION 10-12-22.dwg



CITY OF YACHATS
LINCOLN COUNTY, OR

LITTLE LOG CHURCH AND MUSEUM

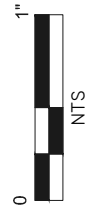
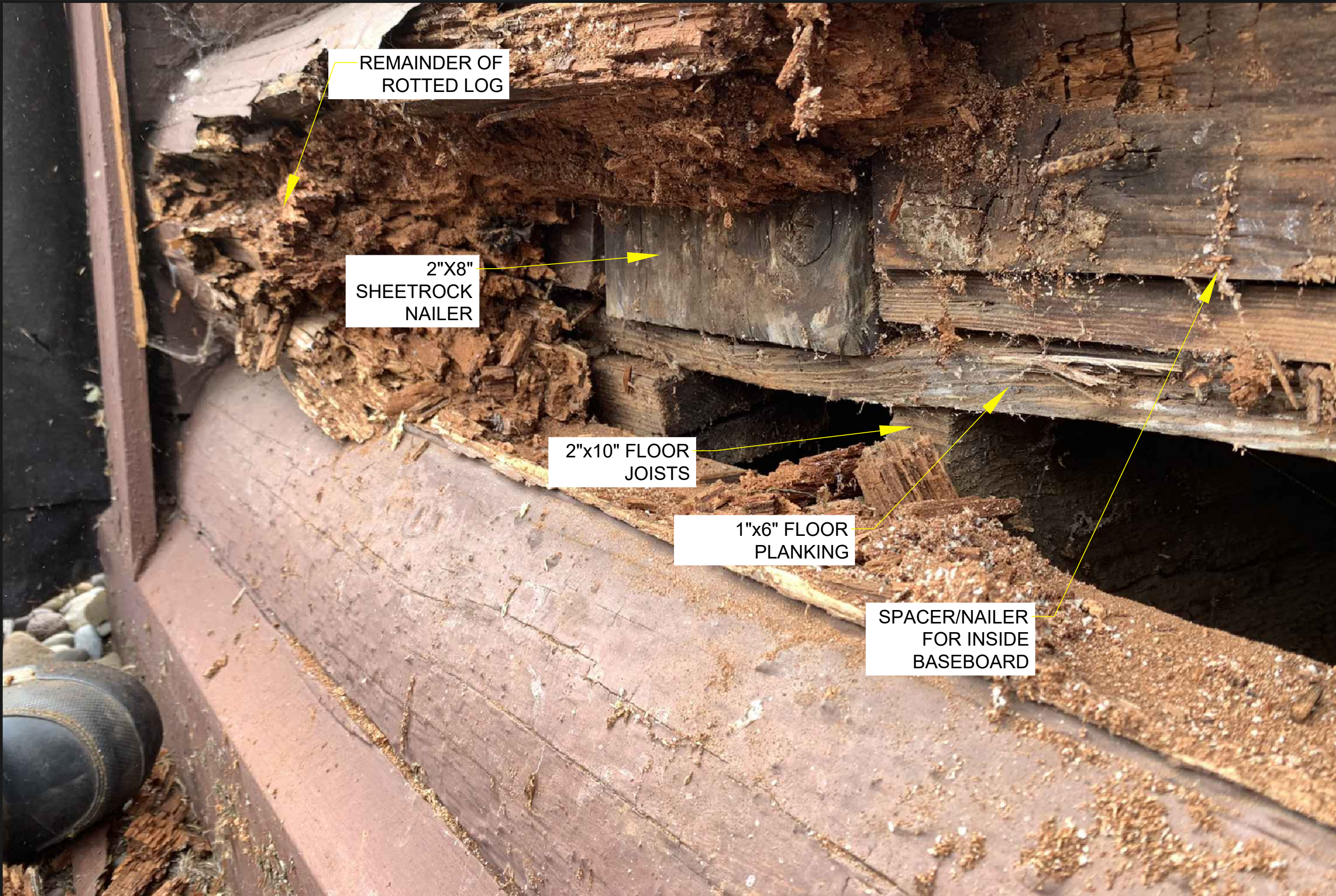
EXT. CHURCH WALL, E. SIDE BELOW WINDOW



DRAWN BY: TEG
DATE: OCTOBER 2022

FIGURE
5

DATE:10/19/22 FILE:O:\CW_Projects\3401 Yachats\3401-007 Little Log Church Museum Condition Assessment\03 Planning\DWGS\CHURCH FRAMING AND FOUNDATION 10-12-22.dwg



DRAWN BY: TEG
DATE: OCTOBER 2022

FIGURE
6

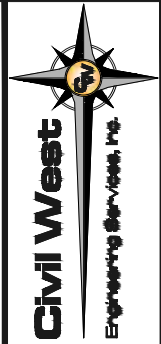
LITTLE LOG CHURCH AND MUSEUM

CITY OF YACHATS
LINCOLN COUNTY, OR

EXT. CHURCH WALL, E. SIDE BELOW WINDOW



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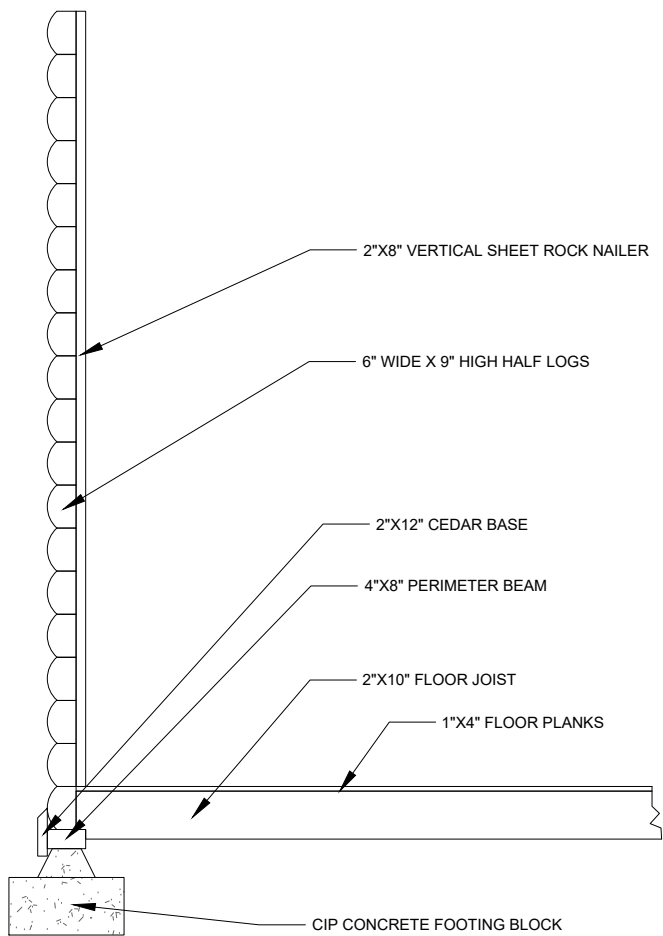


CITY OF YACHATS
LINCOLN COUNTY, OR

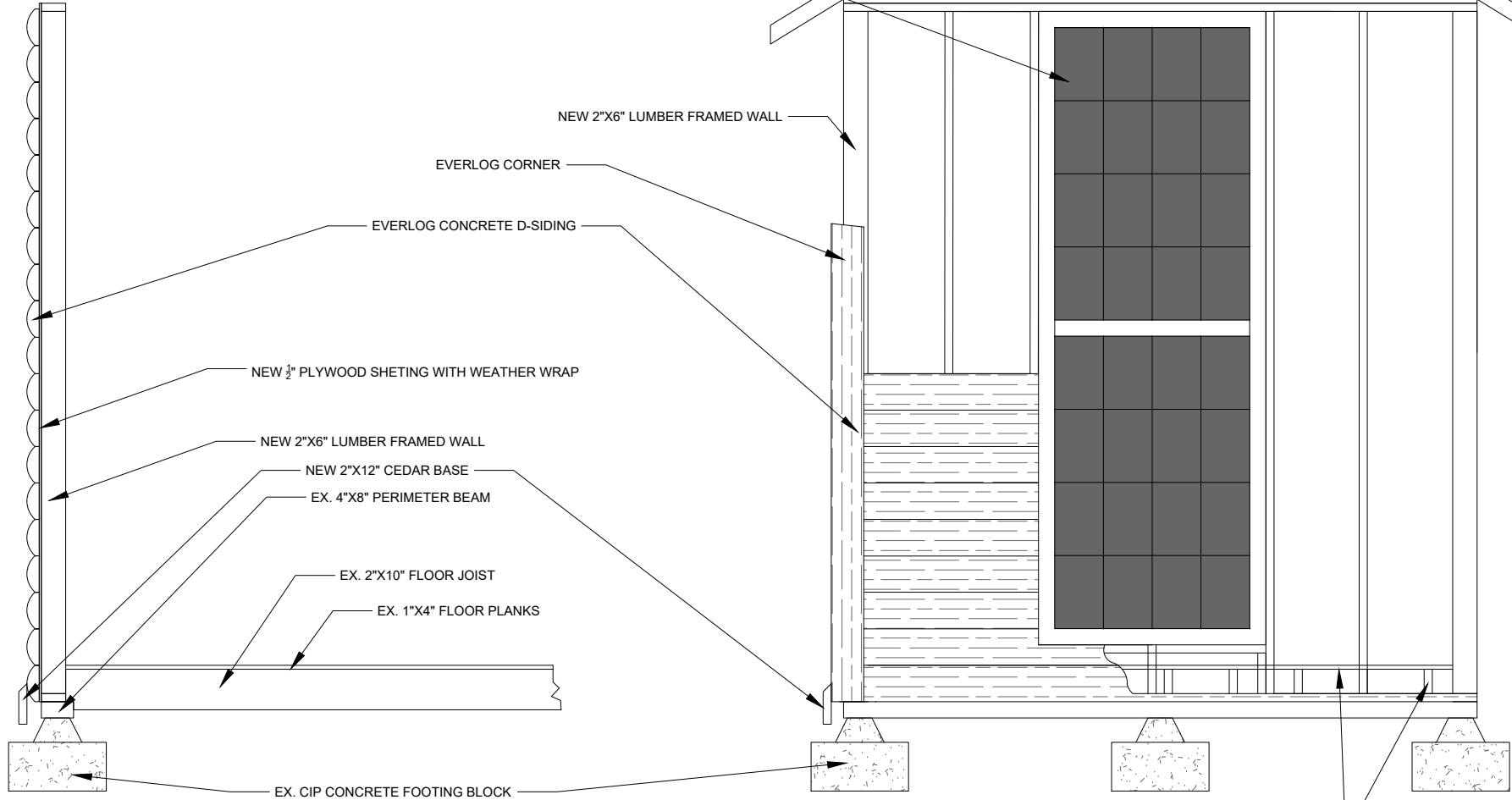
LITTLE LOG CHURCH AND MUSEUM
EX. AND PROPOSED WALL CONSTRUCTION

0 1" NTS
DRAWN BY: TEG
DATE: OCTOBER 2022

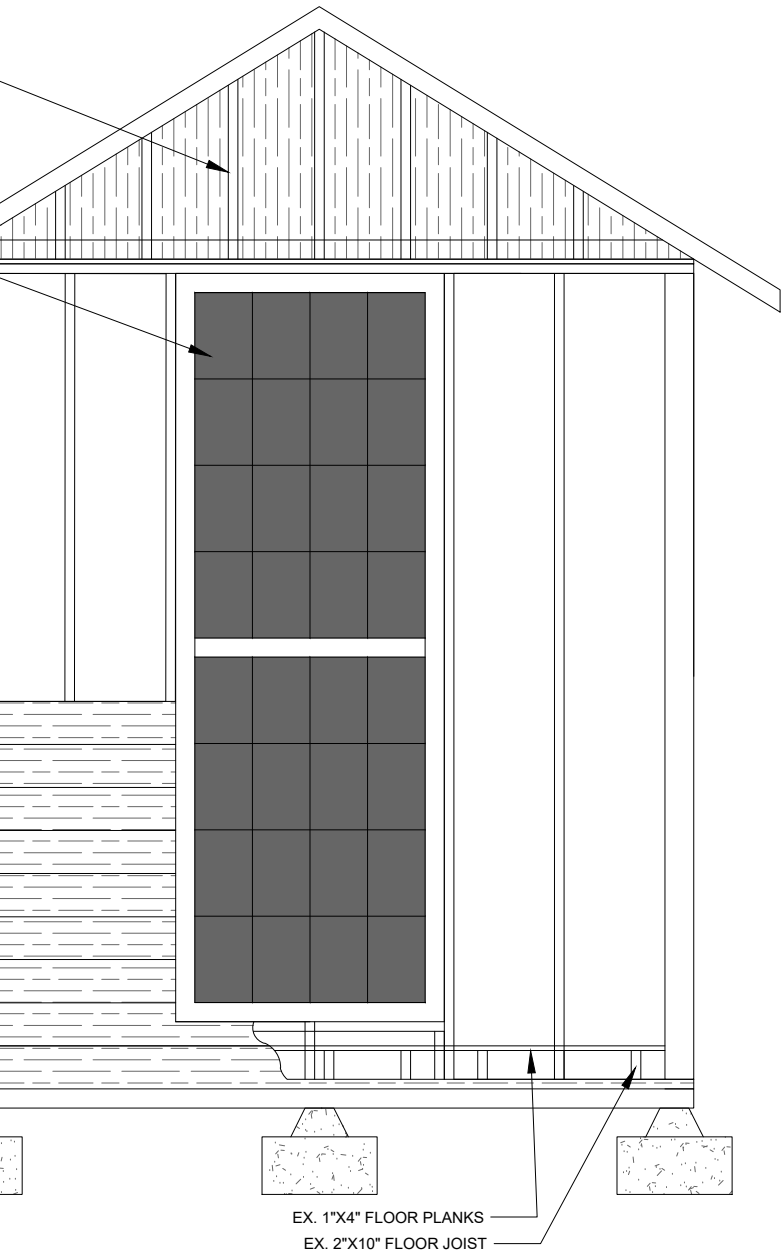
FIGURE
7



1
FIG7
EXISTING WALL CONST. (CROSS SECTION)
NTS



2
FIG7
PROPOSED WALL CONST.(CROSS SECTION)
NTS



3
FIG7
PROPOSED WALL CONSTRUCTION (PROFILE)
NTS



What is EverLog™ Siding?

EverLog Siding is an engineered concrete log siding and concrete timber siding product used in renovations and new construction. Designed to perform better than wood, our simulated log siding will instantly transform the look and performance of any cabin, home or commercial structure.

Worry-Free EverLog Siding is a patented, revolutionary engineered concrete simulated log siding. Made of lightweight reinforced concrete, EverLog Siding eliminates the costly maintenance, susceptibility to fire, mold, insects, and other problems commonly associated with wood logs or other siding materials.

#1 Reason to Choose EverLog Siding: **Exact Look and Feel of Natural Wood Logs**

Notice the knots, growth rings and grain marks in our concrete log siding. After seeing our concrete log homes, people frequently tell us how amazed they are at not being able to distinguish our concrete log siding from a natural wood log siding.



Our premium EverLog products provide peace of mind.

EverLog Siding solves the traditional issues associated with wood log siding like maintenance, rot, bugs, wildfire, shifting and settling, etc. Our patented log siding design combines an amazingly realistic log looking exterior with a worry-free, high-strength and easy to install log siding.

Once applied, our log siding products instantly transform the look and performance of any structure.

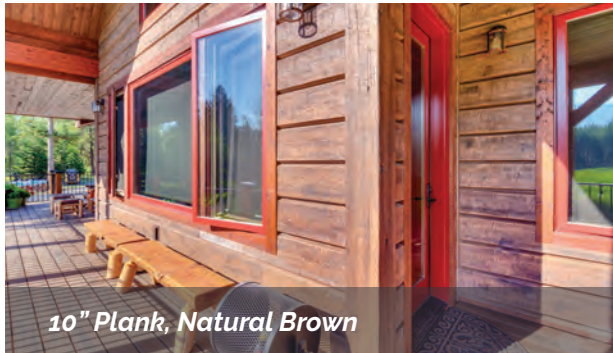
Features and Benefits:

- Worry Free
- Fire Resistant
- Resistant to insects and woodpeckers
- Maintenance Free.
- No Preserving, Re-Staining or Re-Sealing Required
- Mold Free
- No Decay
- Insect Free
- Environmentally Friendly
- Highly Energy Efficient
- No Harvesting of Trees
- Superior performance in wildfires
- Substantially reduces maintenance and operating cost over life of the structure
- Easy installation with common tools

Contact us today for more information about EverLog Siding, to order a sample or to get a personalized quote.



16" Hand-Hewn, Weathered Gray



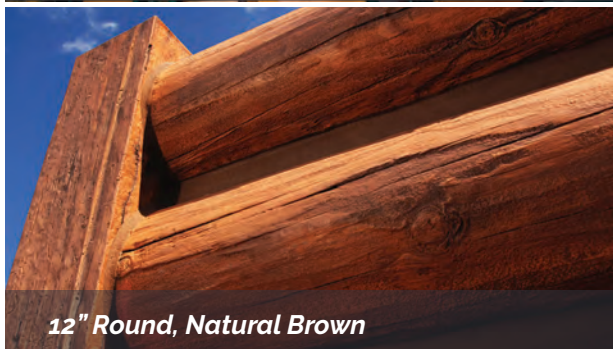
10" Plank, Natural Brown



Board & Batten, Weathered Gray



8" Round, Golden



12" Round, Natural Brown



PRICING GUIDE

Our premium EverLog products provide peace of mind by solving the issues of maintenance, rot, bugs, wildfire, shifting/settling, etc. Below is a list of standard pricing.

SIDING *Siding is priced per square foot of wall space



16" Hand-Hewn
\$13/sf.* CHINKING REQUIRED



10" Plank
\$15/sf.* CHINKING OPTIONAL



8" Round
\$17/sf.* CHINKING OPTIONAL



12" Round
\$18/sf.* CHINKING REQUIRED



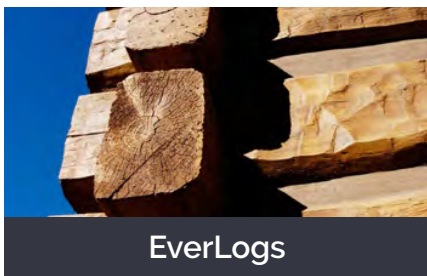
Board & Batten
\$18/sf.*



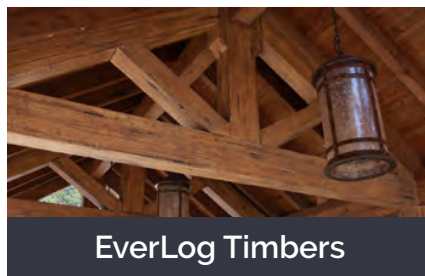
Three Standard Colors
WEATHERED GRAY, GOLDEN &
NATURAL BROWN

Standard and custom angled corners are 10' in length and range from \$180 to \$400 per corner.

STRUCTURAL



EverLogs

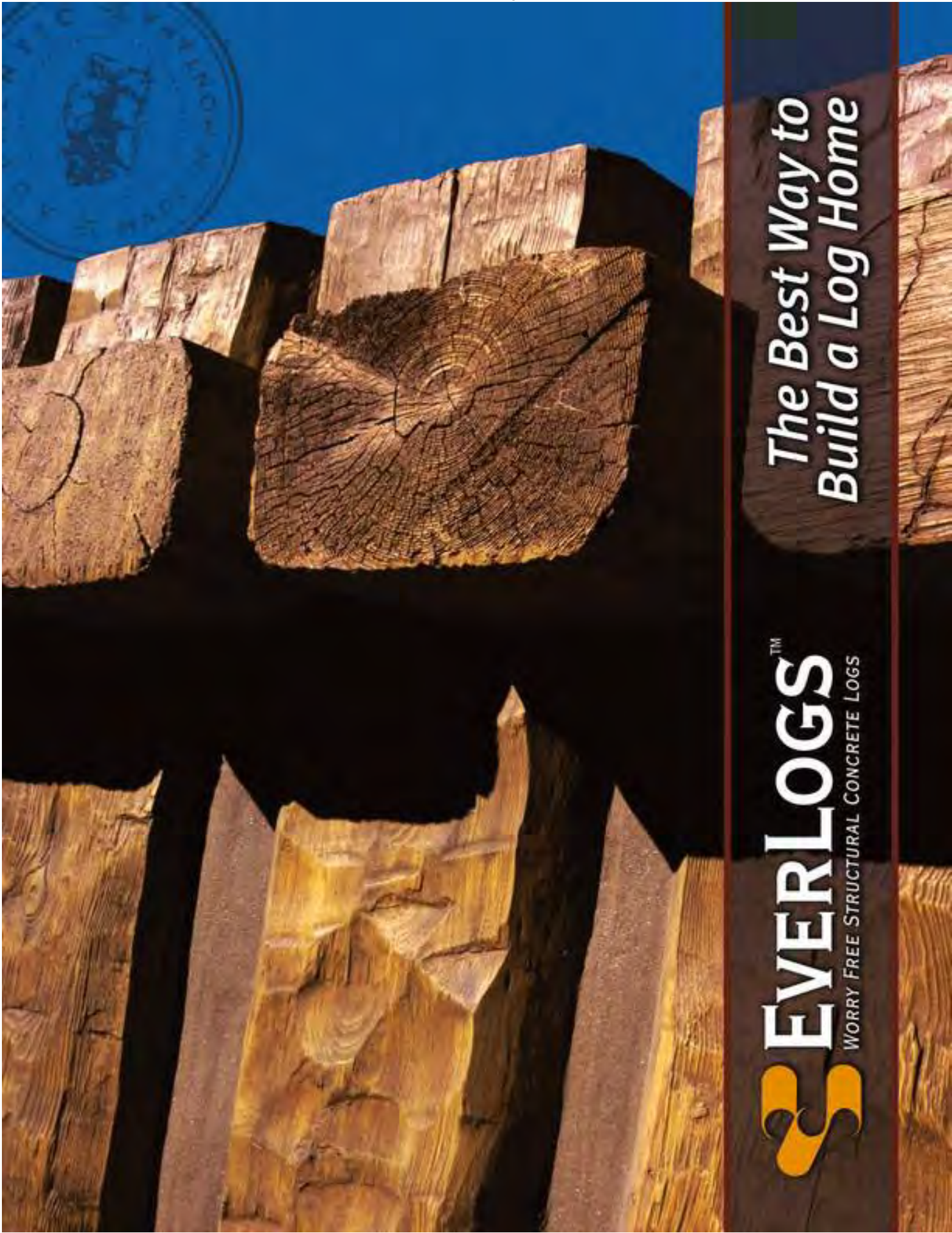


EverLog Timbers

Our structural EverLogs and EverLog Timbers are custom made and priced per plan. Please call to discuss your project.

To get more information about EverLog products, visit everlogs.com.
For a personalized quote, contact us at 877.257.5647 or info@everlogs.com

Prices include the material, pre-finished in one of our 3 standard colors. Custom colors are also available. Siding panels all come in 12' lengths. Prices do not include the delivery, installation, fasteners, chinking/chinking material, door/window/misc. trim, flashing, etc., these items are typically provided and installed by others. View the [siding brochure](#). View our [siding installation video](#).
Purchase a sample of our concrete log siding. Any payment for samples will be reimbursed if you place a siding order.



 **EVERLOGS™**
WORRY FREE STRUCTURAL CONCRETE LOGS

*The Best Way to
Build a Log Home*

Welcome to EverLog™ Systems' Family of Products

EverLog™ products are the worry free and environmentally friendly solution to wood log construction. Our products are concrete based and offer the exact character, texture and warm appeal of quality wood logs and timbers. EverLog™ products also eliminate the instability, costly maintenance and susceptibility to fire, mold, insects and other problems commonly associated with wood log construction.

Our family of products include:



*Sheridan, Wyoming
12" Round EverLogs™*



*Olla, Louisiana
12" EverLog™ Timbers*



In this Brochure: Structural EverLogs™ and EverLog™ Timbers

What are EverLogs™ and EverLog™ Timbers?

EverLogs™ are structural concrete logs used primarily as an exterior wall system in a variety of residential and commercial applications. EverLog™ Timbers are structural exterior components including posts, beams, knee braces and trusses. Both products come in a variety of shapes, sizes and colors.

What do EverLogs™ and EverLog™ Timbers do?

Both products solve the traditional problems associated with wood log construction. Our products enable architects, builders and homeowners to design, build and live in ways not previously possible.



Salida, Colorado
16" Hand-Hewn EverLogs™
12" EverLog™ Timbers

Why use EverLogs™ & EverLog™ Timbers?

Features and Benefits:

Refined

- Exact Look and Texture of Wood Logs
- Multiple Log Profiles and Colors Available

Worry Free

- Fire Resistant
- Maintenance Free. No Preserving, Re-Staining or Re-Sealing Required
- Mold Free
- No Decay
- Insect Free

Environmentally Friendly

- Highly Energy Efficient
- No Harvesting of Trees

Structural Performance

- No Shifting, Twisting, Settling, Shrinking or Checking
- Superior Performance in Natural Disasters including Wildfires, Earthquakes and Hurricanes

Cost Savings

- Insulated EverLogs™ Substantially Reduce Heating and Cooling Costs
- Lower Homeowners' Insurance Premiums
- Competitively Priced with Hand-Crafted Wood Logs
- Higher Resale Value
- Delivery, On-site Erection, Chinking and Finishing Included in Wall Package Price



Missoula, Montana
16" Hand-Hewn EverLogs™

Olla, Louisiana – Home of "Country Bucks" on A&E Television
16" Hand-Hewn EverLogs™, 12" EverLog™ Timbers





*"We want to enjoy life on Flathead Lake and not worry
about maintaining our log home."*

16" Hand-Hewn EverLogs™

Jo and Ken Daniels - Flathead Lake, Montana

Side by Side Comparison

EVERLOG™ HOME VS. HANDCRAFTED WOOD LOG HOME

Based on a 2500 Square Foot Home

Typical Handcrafted Wood Log Home

EverLog® Home

Cost of Wall Package	Same	Same
Erection of Log Package	\$0 included in wall package price	\$15-\$25 per sq. ft. in addition to cost of wall package
Delivery of Wall Package	\$0 included in wall package price	In addition to cost of wall package
Chinking & Finishing of Wall Package	\$0 included in wall package price	In addition to cost of wall package
On-site building modifications	Not Necessary	Yes
Heating / Cooling Costs - Est. Annual	30-40% less	30-40% more
Home Owners Insurance - Est. Annual	20-30% less	20-30% more
Maintenance Costs - Annual	\$0 maintenance free	\$750 plus a year
Preserve, re-stain, and seal - every three to four years	\$0 maintenance free	\$6,000-\$8,000 every three to four years
Environmentally Friendly	Yes	No
Logs Shift & Settle	No	Yes
Logs Shrink & Twist	No	Yes
Fire Resistant	Yes	No
Resistant to insects and woodpeckers	Yes	No
Resistant to mold and other decay	Yes	No
Superior performance in wildfires, earthquakes and hurricanes	Yes	No
Substantially reduces maintenance and operating costs over the life of the structure	Yes	No



"We operate two 12-year-old wood log buildings and have experienced shrinking logs, unexpected settling, and heating challenges, not to mention the regular and costly maintenance of re-staining and chinking. We selected EverLogs™ for our new lodge because they provide real value. We received the great log look without the hassles or ongoing expenses of wood logs. Increased energy efficiency is an added bonus. In the end, less maintenance means more time to fly fish!"

g" D-EverLogs™

Dan Larson - Managing Partner, Madison Valley Ranch, Ennis, Montana.

Smart and Responsible Living

How are EverLogs™ enviromentally friendly?

No Harvesting of Trees

No trees are used to produce our exterior wall system, thus eliminating the need to harvest forest products.

Recyclable Materials

We are refining the use of recycled materials in our concrete mix. EverLog[®] Systems is testing the use of materials like fly ash (*a by-product of coal production*) to reduce the amount of cement in our concrete mix.

More Efficient Heating and Cooling

Concrete retains internal temperature more efficiently than wood. We compound this natural advantage by casting additional insulation into our logs. Our patented method of assembly provides an exacting fit, further improving the integrity of our log structure. On average, our customers will save 30-40% on their annual heating and cooling costs compared to a wood log home.

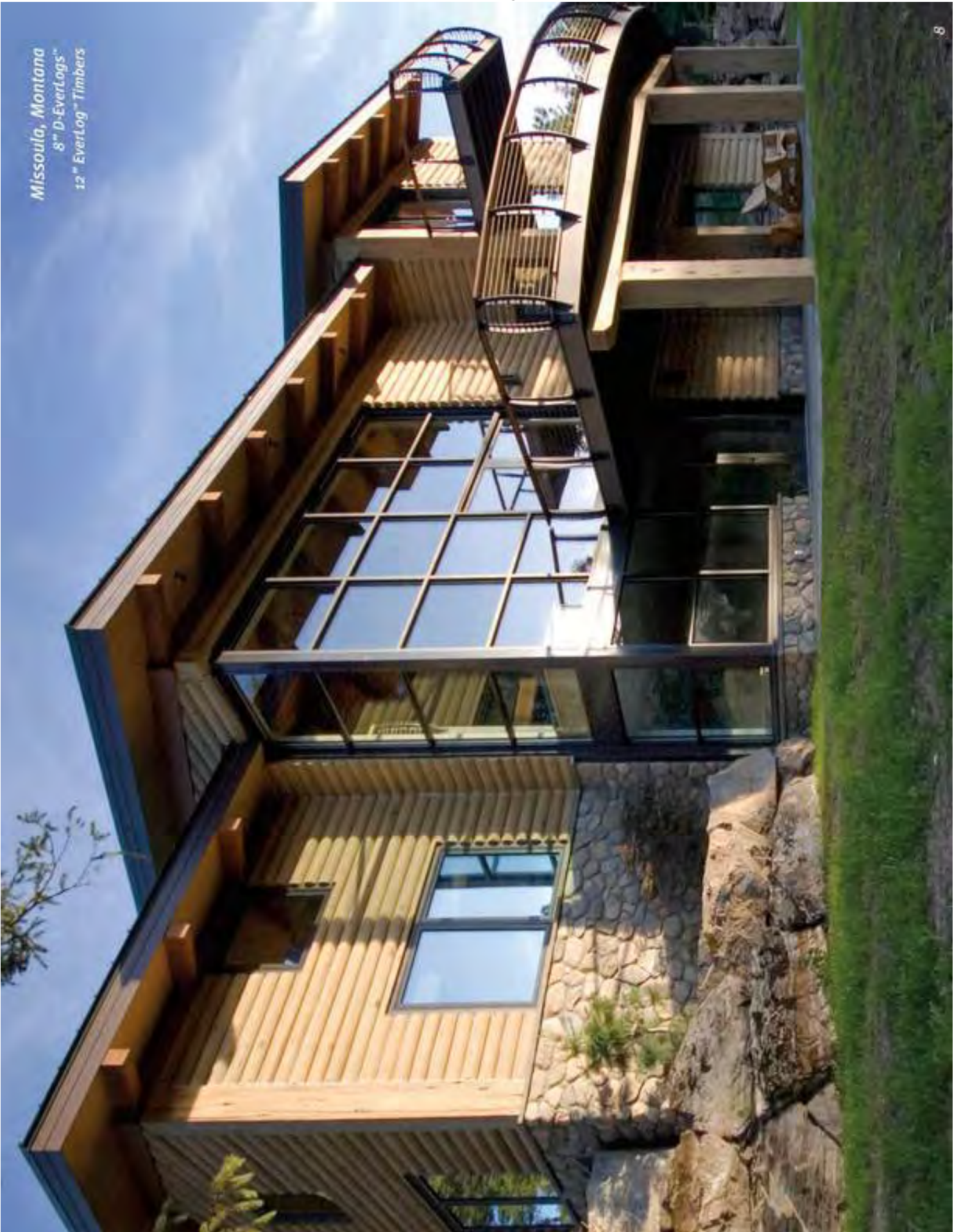
Less Fossil Fuels

Because our homes offer superior insulation qualities, less fossil fuels are needed for heating and cooling. This significantly reduces the home's carbon footprint.

Alberton, Montana
16" Hand-Hewn EverLogs™
12" EverLog™ Timbers



Missoula, Montana
8" D-EverLogs™
12" EverLog™ Timbers



Mountain Living

natural

DREAM HOME

featuring EVERLOGS™

Green Details

Project Title The Natural Dream Home
 Building Use Residential
 Location Larkspur, CO, USA
 Size 9,656 SF

Estimated Annual Energy Cost *

Use	MMBtu	Cost
Heating	168.5	\$1,349.00
Cooling	7.5	\$192.00
Hot Water	3.6	\$29.00
Lights/Appliances	96.3	\$2,404.00
Photovoltaics	(10.1)	(\$261.00)
Service Charges	n/a	\$152.00
Total		\$3,864.00 (\$322/mo.)

Carbon Dioxide Emissions Avoided	15.13 (ton/year)
Energy Star	EPA Qualified Energy Star Home
Certification Level	5 Star Plus (Highest Rating Possible)
Built Green® Colorado	2007 Home of the Year
Mountain Living® Magazine	2007 Natural Dream Home
*Testing Agency	EnergyLogic

BUILT GREEN
BUILT BETTER

EverLogs™ were the key ingredient to The Natural Dream Home, built to preserve the environment and serve the community.

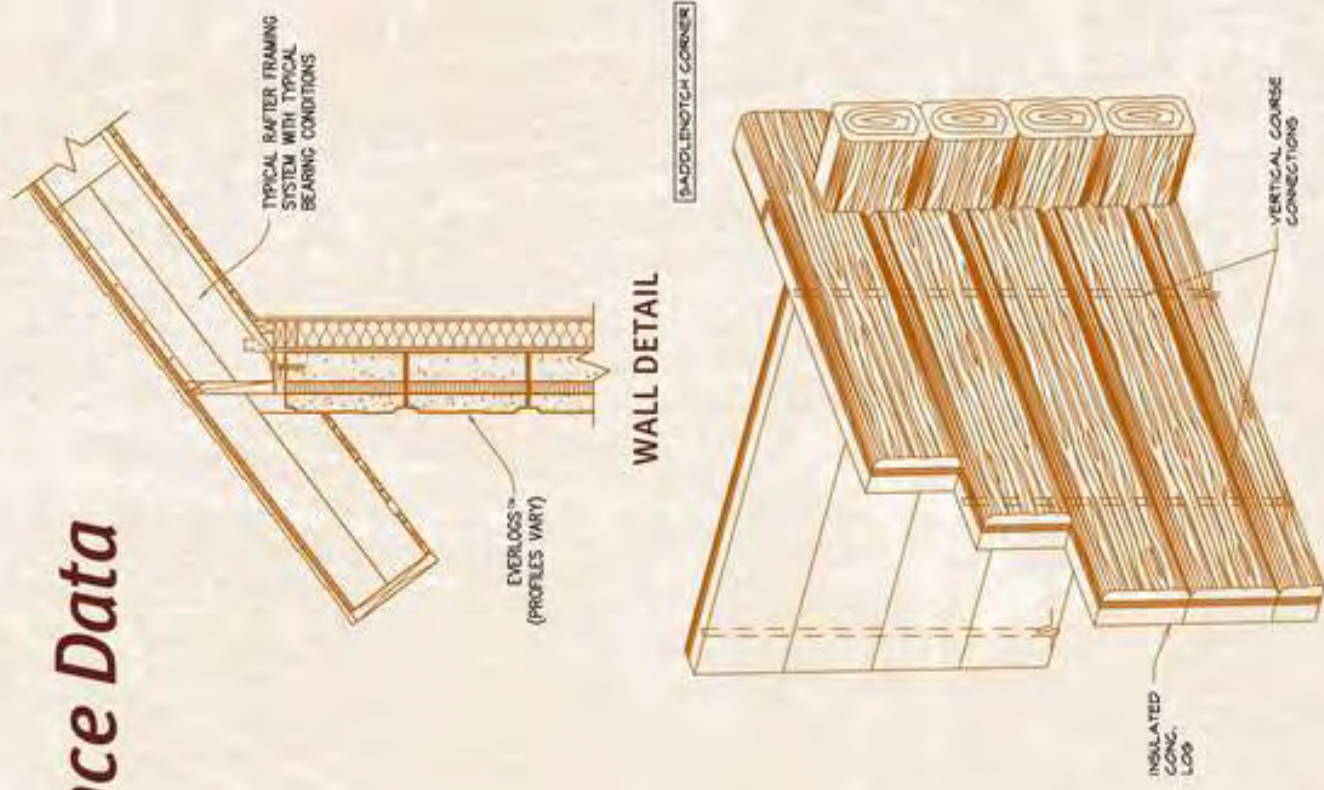
Larkspur, Colorado
16" Hand-Hewn EverLogs™
14" EverLog™ Timbers



Natural Dream Home in Colorado. This luxury “green” home was designed and built as an example for sustainable and ecological living, building, and design.

Engineering and Performance Data

- High strength and steel reinforced concrete.
- Minimum load capacity of 4000 psi.
- 4 hour (Class A) fire rating. Logs will not burn.
- Insulated. Wall system performs at a R-19 value.
- Superior performance in natural disasters including wildfires, earthquakes and hurricanes.
- Complies with both Uniform Building Codes (UBC) and International Building Codes (IBC).
- No shifting, settling, shrinking, twisting or checking.
- Resistant to insects and woodpeckers.
- Resistant to mold and other decay.
- Visit EverLogs.com for additional technical information.





ENGINEERING

“From an engineering perspective EverLogs™ has developed a structurally superior product. Their system will not shrink or settle, which are significant concerns with natural wood log construction.”

Tom Beaudette, PE, Principal, Beaudette Consulting Engineers



Lake County, Montana
16" Hand-Hewn EverLogs™
8" EverLog™ Timbers

**Madison Valley Ranch
Ennis, Montana
8" D-EverLogs™**

Architect: Tom Milleson

**Stevensville, Montana
16" Hand-Hewn EverLogs™
8" EverLog™ Timbers**

Architect: Kelly Karmel

EverLogs™ Profiles and Corners



16" HAND-HEWN EVERLOGS™ (SADDLE NOTCH CORNER)



12" ROUND EVERLOGS™ (POSTED CORNER)



8" D-EVERLOGS™ (BUTT-N-PASS CORNER)



8" SQUARE TIMBER EVERLOGS™ (SQUARE CORNER)

EverLogs™ Profiles and Corners



16" HAND-HEWN EVERLOGS™ (DOVETAIL CORNER)



8" BARN WOOD EVERLOGS™ (POSTED CORNER)



16" RECYCLED TIMBER EVERLOGS™ (POSTED CORNER)



12" ROUND EVERLOG™ (ROUND CORNER)

Flexible Interior Finishes



Flexible Interior Finishes



Columbus, Montana
 16" Hand Hewn EverLogs™
 16" Hand Hewn EverLog™ Siding
 12" EverLog™ Timbers

EverLog™
 Siding Corner

16" Hand Hewn
 EverLog™ Siding

16" Hand Hewn
 EverLogs™

12" EverLog™
 Timbers

EVERLOG SYSTEMS
 WORKS WITH
 CONCRETE LOGS

EVERLOG™ Systems' Family of Products:

EVERLOGS™
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Photo: James Woodcock

Winter and pavilion

Mary D <mfrand2001@gmail.com>

Sun 10/16/2022 8:03 PM

To: Leslie Vaaler <Leslie@YachatsMail.org>

Dear City Council,

I request that the Pavilion be available for the unhoused on stormy nights this coming winter as you graciously allowed it to be used last year. I make this request as a private citizen aware that last year's problems must be addressed. Thank you.

-Mary Deriberprey (Resident who has sadly seen the number of unhoused grow incrementally in Yachats since 1997)

Date: September 4, 2022

To: Heide Lambert, City Manager

From: Public Works Department

Re: September 2022 Public Works Report

Rainfall at Yachats Public Works:

	<u>Inches</u>			
	2022	2021	2020	2019
September	0.69	2.54	2.23	3.50
Rain year to date:	36.48	32.51	36.73	38.37

Total wastewater treated: **3,740,000 gallons**

The following is a list of what was done by Public Works staff in September 2022.

Streets:

- Side-arm Mowing.

Storm Drainage:

- Gender storm drain culvert installation complete.
- Culvert repair on Greenhill Drive.

Water Treatment Plant:

- Water systems operations.
- Plant Maintc.
- Cleaned Reedy Creek screen.
- Replaced lagoon pump.

Distribution Sys:

- Meter reading.
- Meter maintc.
- Water leaks repaired on Ocean View Drive, Hwy 101 S, and Shell Street.

Wastewater Treatment Plant:

- Wastewater systems operations.
- Plant maintc. & clean-up.
- Biosolids operations.
- SBR aerator replacement completed.

Collection Sys:

- Lift station inspections.
- Degreased Lift Stations.
- Cleaned and CCTV'd 300 feet on 9th Street and 289 feet on Hwy 101 S.

Public Works:

- Shop maintc. and clean up.
- Fleet maintc. & repair.
- Equipment maintc. and repair.
- Multiple locates.
- Brush box handling.
- PW administration.
- Piles picked up for Trails crew.
- Equipment fueling.
- Fire extinguisher inspections.

Parks, Commons and City Hall:

- Misc. work orders.