

1. 2:00 P.M. Agenda

Documents:

[2025-07-01 Parks And Commons Agenda.pdf](#)

2. Regular Meeting Material

Documents:

[2025-06-03 Draft Parks Summary Minutes \(1\).Pdf
Commons Report.pdf](#)
[City Of Yachats Workgroup Report- June 2025.Pdf](#)
[Yachats_Greater_Commons_Plan_25-0627 \(1\).Pdf](#)
[Ord_244 Noxious Vegetation Working Copy SANS NUISANCES CHAPTER 5.08
But INCLUDES FIRE HAZARD Section - USE \(5\) \(1\).Pdf](#)
[Noxious Weeds In YMC Revision \(Berdie\) V1 \(4\) \(1\).Pdf](#)
[PCC- Combo Mayor And CM \(1\) \(8\) \(1\).Pdf](#)



CITY OF YACHATS
PARKS & COMMONS COMMISSION
441 Hwy 101 N. Commons Civic Meeting Room 1
Yachats, OR 97498
Tuesday,
July 1, 2025, at 2:00 pm
To Be Held In-Person & Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/83554861795>

Meeting ID: 835 5486 1795

AGENDA

I. Meeting Called to Order (reminder to silence phones)

II. Announcements

III. Public Comment

- Limited to items not on the agenda (5 min. limitation per person)
- Concerns/issues may be considered for inclusion in future agendas by PCC

IV. Review and approval of meeting minutes ([Link](#))

V. Reports (an opportunity for Commissioner questions and comments) a.

[Commons Report](#)

b. Workgroups Report ([link](#)); This doc may contain any of the following

- Trails/YIPS!
- Keeping Yachats Beautiful
- Estuary Walkway
- Landmark Property
- Commons under-stage project

VI. New Business

Public comment will be permitted on agenda items prior to and after Commission deliberations, and as determined by the Chair (2 min max per person per agenda item)

- 1. Scharen Design Studio update presentation on Greater Commons Master Plan (30 min) - [Link](#)**
- 2. Update on subcommittee progress for wetlands boardwalk signage project (10 min)**
- 3. Continue discussion on replacement of the Yachats' noxious weed policy – Yachats Municipal Code Section 5.08.110 Noxious and Invasive Vegetation (20 min)**
 - [Ord 244 Noxious Vegetation](#)
 - [Noxious weeds in YMC Revision \(Berdie\) V1](#)
- 4. Discuss reimagined PCC Guidelines (25 min)**
 - [DRAFT Proposed PCC Guidelines](#)

5. Quarterly budget report (5-10 min.)

VII. Updates on Previous Business (Action Items and/or Other Business) (5 min)

- a. Greater Commons Master Plan Advisory Group (Adam or George)
- b. Other

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance. POSTED 02/29/24 By: Kimmie Jackson, Deputy City Recorder



**CITY OF YACHATS
PARK & COMMONS COMMISSION
MEETING MINUTES
Civic Meeting Room 1, 441 Hwy 101 N. OR 97498
Tuesday, June 3, 2025 at 2:00 pm**

I. Call to Order

II. Roll Call

Commission Members	P/A
Meg Simans	P
Dan Sterling (Zoom)	P
Ron Simans	P
George Giroux	P
Adam Altson	p
John Pravel	p
Dan Wright	P

Staff Members	
Bobbi Price, City Manager	
Neal Morphis, City Clerk	Rosa Marchand, Commons Coordinator

III. Announcements

- a. Dan Sterling Resignation
- b. Ron Simans will be presenting a quarterly budget report at the July meeting.

IV. Public Comment

- a. None

V. Reports

- a. Meeting Summary: no changes.
- b. [Commons Report](#) - ([attached](#)) The report highlighted that Arrow Heating has conducted a maintenance check, and Pioneer Connection evaluated opportunities to enhance internet connectivity at the Commons. A structural sound engineer assessed the stage for safety and installation of speakers; Bobbi Price, Nichole Lippencott, and Kristi, Executive Director from YYFAP, formed a work group to explore the expansion of YYFAP and prepare for child care infrastructure grants to be applied for in the fall; and a work group has been established for the bathroom project.
- c. Included updates on the under-stage project, which is in progress. Scharen Design will present its final ideas at the July meeting.

City Manager Price provided an update on the ADA Bathrooms, reviewed the plans (attachments can be viewed in the online packet) with the commission, and

addressed questions.

- d. [Trails/YIPS](#) - reported ongoing maintenance to ensure trail safety and accessibility. It discussed the difference between maintenance and development projects and when things need to be addressed with the City Manager or brought to the Commission for review.
- e. [Estuary Walkway](#) - Discussed that Bob Langly and the City Manager are working on a presentation to give to the State Park Commission for the next step in their funding request from the LGGP grant.
- f. [Landmark property](#) - No progress to report. However, the city has received the proper application to submit the first version of the plans to ODOT for their feedback.

VI. VI. New Business

- a. [Bird City Designation](#) - Catherine Witten-Carey recapped from the May meeting and to poll the members in supporting this designation; and would like at least one member of the commission to be a part of the committee; the City Manager suggested they work with the Chamber due to the benefit to the tourism draw. The Commission agreed to move forward with Catherine sending a proposal to the City Manager to present to the Council.

Motion:	The motion was made to support the proposal being presented to the City Manager for consideration of making Yachats a Bird City.			
Moved:	Simans, M.,			
Ayes:	Wright, Pravel, Giroux, Simans, R., Altson, Simans, M., and Sterling	Nays:	Absent:	Abstained:
Passed:	7/0			

- b. [PCC Guidelines](#) - The Parks and Commons Commission reviewed and discussed their guidelines document, focusing on the collaboration and coordination sections. They agreed to replace "open spaces" with "community spaces" in the guidelines. They decided to maintain the civic campus master plan section, with City Manager Price stating it was necessary for the implementation and stewardship of the 25-year plan. The Commission also discussed the role of volunteer work groups and their collaboration with city staff.
- c. [Wetlands Boardwalk signage project](#) - The subcommittee was formed at the last meeting (Adam, John, and Meg). The group met once and discussed thor notes; realizing that there are six entrances into the park and the need to have the trail maps at each entrance; reviewed the need for trail maps in the park, maps are only available at one entrance, which may lead to tourists missing them; suggested placing trail maps at all entrances to inform visitors better. Move Noxious Weeds to the July meeting.

Adjourn Parks & Commons Commission Meeting 4:02 pm

Minutes prepared by Kimmie Jackson, Recorder

June PCC Report

Links and documents to review

Commons Report

[Link for Schedule Spreadsheet](#)

Quarterly User Charts

[Link for Community Space Usage Chats](#)

Improvements and Highlights in the Commons

- Airrow Heating came out for maintenance and a tune up.
- Pioneer Connection came out to the Commons to see how the connection can be improved.
- A Structural Sound Engineer came out to check the stage to see if the stage will support the new speakers. Waiting for an ETA at the start of work.
- CPR/First Aid/AED training scheduled at the Commons for June 12th at 1pm
- The under the stage project continues
- George, Stephen Farish and I have started a work group to get the ADA Bathroom project underway.
- Bobbi Price, Nichole Hedlund, Kristi Anderson and I have started a work group to begin looking into the Child Care Infrastructure Grant for the YYFAP Expansion.
- Parts for the broken playground equipment have arrived. Repairs are underway.
- I canceled all reservations for the Pavilion
- Public works moved all the Pavilion Picnic Tables to the blacktop to create an outdoor seated area, while the Pavilion is under construction
- YYFAP put up bird houses and decorated the outdoor seated area with colorful planted flowers pots.
- Lorraine and I separated, folded and stored the table clothes in bins for future rentals access.
- I have been working with the Pride Committee well in advance to make sure their event runs smoothly and is safe from danger.
- I am looking into an estimate from NBS for Zoom and Live Streaming capabilities for Room 3 and the Multipurpose room.

- Looking into possible future Live Music/ Merchandise sales/ silent auction Fundraisers at the Commons to help offset the cost of current CIP projects.
- I am Waiting on an ETA for Searose Construction to begin work on the basketball hoops in the Multipurpose Room.
- I continue to schedule future reservations, conduct walk through, and help with all aspects of events at the commons

Events at the Commons

- Jennifer Likens' Wedding
- Mudslingers
- Wild Things
- Final Community Input Session – Greater Commons Master Plan
- The Story Beneath the Scenery
- Yachats Art Guild – Art Show
- Deanna Dickie sound healing

Electrical Room	Notes	Completed
Continued waterproofing and dehumidification	Old boiler chimney is leaking. Removing for resiliency grant will resolve the issue.	Done
Partitioned off storage space	May allow limited storage. Chain link with padlock.- Not doing, not allowing store for fire code compliance	Not doing
Clear out clutter and prep for chimney demo	Farmer's market is moved out. Items remain. Find owners, dispose of trash. Justice from pw is going to clean	Done
Replace rusty components	This work will likely tie into the resiliency grant	
Commons	Notes	Completed
Replace N roof	It may make sense to replace this roof portion due to the possibility of uncovering rot during fascia repair.	
Fascia	Wait for Civic Campus Plan to CIP budget for	
New eave PVC needs to be welded to existing roof	Complete	Completed
Paint	Wait for Civic Campus Plan to CIP budget for	
East gutter drainage	Water on east side of building drains into the soil next to the foundation. It no longer flows into the vents, but the water should be routed away. Will need a creative solution.	
Generator Housing	Wait for Civic Campus Plan to CIP budget for	
Generator move?	Wait for Civic Campus Plan to CIP budget for	
Generator connector	Scheduling time for an electrician, PUD, and the generator staff to come out to the Commons to complete this project. Power to the Commons will be shut off for the day while the work is being done.	
Emergency Shelter	Linn West is reaching out to the Red Cross to get us enrolled in a class for the setup and requirements certification process.	
Replace crawl space access door	Door lock is rusted and difficult to open.	
Under stage storage system	Geo will share plans soon.	
Room 7	Temporary storage space	
Storage	Reduce clutter and efficiently store items.	
Heating and cooling system	Wall mounted remotes in each room on order. Civic meeting room and kitchen have fried boards from the storm. Parts delayed in transit. Civic meeting room unit to be repaired 2/6. Adding wall mount remote to each room. UPDATE- Wrong parts sent twice. Repair delayed. UPDATE- Repairs completed. Remotes still need to be installed. UPDATE: 2/12/25 Estimate a Commercial system for the Commons- Coordinate the system with work to the commons identified in the Civic Campus plan	
Art Hanging System	Done	Complete
Leak in YYFAP office	NW Roofing added caulking and believes this has been resolved.	Completed
Find out why the storage closet smells like mold now	Chimney is leaking. There may be leaking roof drainage pipes as well. UPDATE 2/12/25 No more mold smell	Completed
Civic room upgrades	LED wafer lights in May Custom desk in July- UPDATE: Lights complete, wait on desk until Civic Campus Master Plan	
Library in room 8	The reduced library opens in room 8 May 29th. Many tasks associated.	Completed
Pavilion	Notes	Completed
Outlets and lights	Work light over sink. LED pendant lights in center of building. Breakers tripping.	
Bird strike decals	Discuss with community/PCC- UPDATE: Pavilion work being done that includes blocking the open eaves	
Stain building and picnic tables	Spring- Follow up with Bobbi & Public Works when the building work is complete	
Cabinet to store cleaning supplies. Possible additional countertop space.	Rolling cart with supplies and bringing tables out may be a better fit. Need community input.	
PERMITTING	We are working with an architect and the building official to bring the building up to code.	Completed
City Hall	Notes	Completed
Siding	Due to high cost we will need to wait. May replace only fascia and gutters for now. UPDATE: Gutters & Fascia work being done February 2025	Complete

Windows	Glass is ordered. To be installed in February.	Complete
Seal front door	Drafts- Wait for Civic Campus Master Plan	
Remove maglock system	Find buyer? YYFAP use?	
Ramp at front door	Wheelchair ramp directly in front of city hall entrance. Move ada parking spots to ramp location.- Wait for Civic Campus Master Plan	
Install antenna	Parts in. Waiting for install date from contractor. Neal sent one of our old radios so they can pre program our new ones before install	Complete
Reinstall bike rack	Once ramp is installed for ada access. Bike rack was temporarily removed to allow safer wheelchair access	
Tint front windows	Micro dot Newport Sign. Estimate coming soon- Review in Spring 2025 if still needed	
Exterior Lights	Light posts and drive thru lights are not working. We have a problem with breaker tripping. Work has started. Light post repair 3/7	Complete
Playground	Notes	Completed
Lighting	Led focused lights. 2-4 on perimeter of playground. Programmed to shut off after hours? Bid from Alsea Electric coming soon.- UPDATE: Rosa to follow up 2/12/25	
Sand and paint structures	Paint arrived and we are working on an install date with public works	
Install seesaw	Public works will be completing this project soon	Completed
Fence treehouse bench stain	Spring	Completed
Additional wood chips		
Replace rusted panels on climbing structure	Shipment arrived and we are working on an install date with public works	Completed
LLCM	Notes	Completed
Find lost concept drawings		
Restart the LLCM		
Exhibits		
Volunteer Scheduled		
Track Rehabilitation progress & work	Take photos and send to Bobbi, work with Neal on tracking the schedule of the work being done, report to Bobbi	
FOB System	Notes	Completed
Program System		
Keyholder list		
Fob assignment spreadsheet		
Commons	Notes	Completed
Locking system	Individual code for renters, last 4 digits of renters phone number	
Ring Camera	Placed at all Commons doors, Lorraine and Rosa have access to footage	
Pavilion	Notes	Completed
City Hall	Notes	Completed

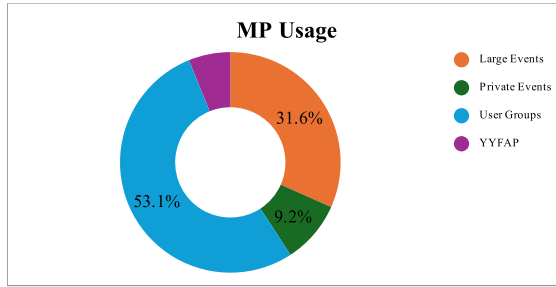
Master Lock Boxes	Notes	Completed
Change master code	Change Monthly Codes in Maintenance Schedule	
Commons Master Keys	Neal has been working with a lock smith to have the locks at the commons replaced. Determining how many Master keys willbe needed for YYFAP staff, Library staff, City Staff, and locked boxes	

Used Space

MP Room

Large Events	31%
Private Events	9%
User Groups	52%
YYFAP	6%

total 484.75 hours

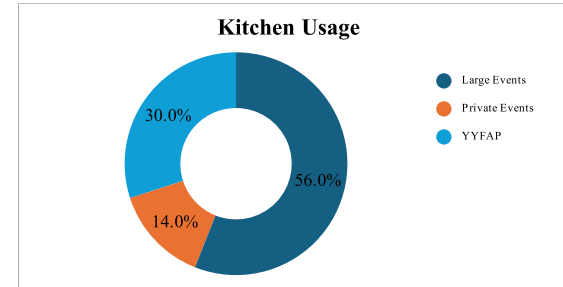


Used Space

Kitchen

Large Events	56%
Private Events	14%
User Groups	0%
YYFAP	30%

Total 271 hours

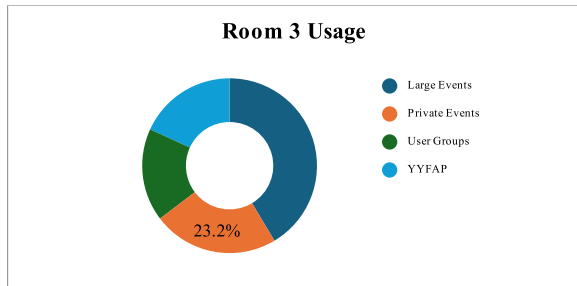


Used Space

Room 3

Large Events	41%
Private Events	23%
User Groups	17%
YYFAP	18%

total 205.5 hours

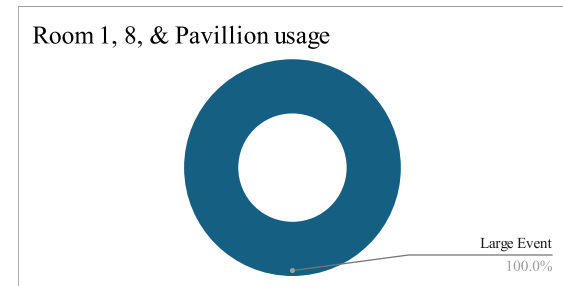


Used Space

Room 1, Room 8, & Pavillion

Large Eve	100%
Private Eve	0%
User Group	0%
YYFAP	0%

total 85 hours



Commons Quaterly Usage Report

Types of usage Hours

Large Events

MP Room	152
Kitchen	152
Room 3	85
room 8	85
Pavillion	10
Room 1	85

Private Events

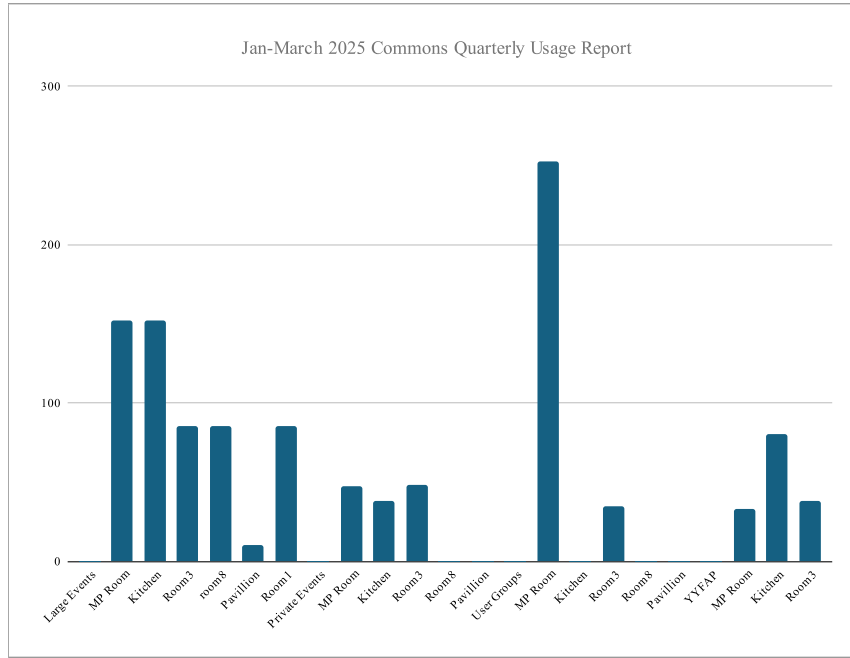
MP Room	47.5
Kitchen	38.5
Room 3	48
Room 8	0
Pavillion	0

User Groups

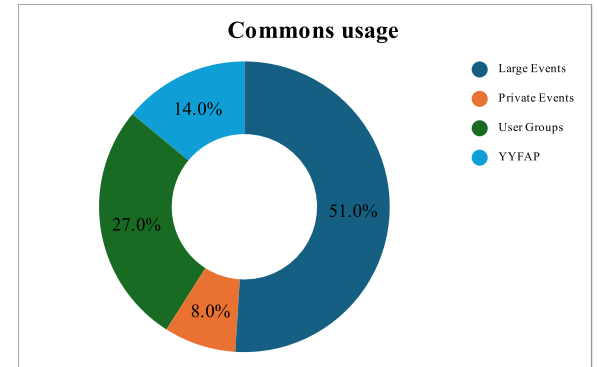
MP Room	252.25
Kitchen	0
Room 3	34.5
Room 8	0
Pavillion	0

YYFAP

MP Room	33
Kitchen	80.5
Room 3	38

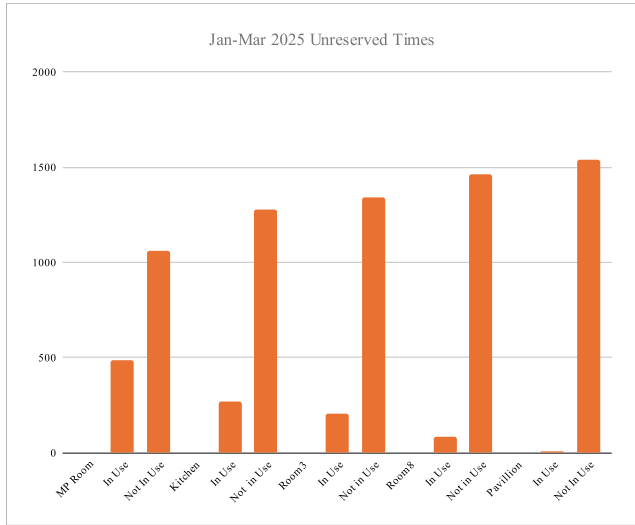


Large Events	51%
Private Events	8%
User Groups	27%
YYFAP	14%



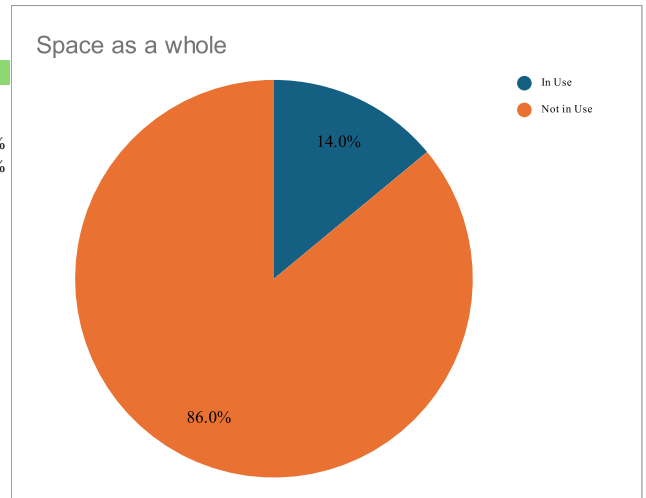
Unreserved Times

Space	Hours
MP Room	
In Use	484.75
Not In Use	1062.25
Kitchen	
In Use	271
Not in Use	1276
Room 3	
In Use	205.5
Not in Use	1341.5
Room 8	
In Use	85
Not in Use	1462
Pavillion	
In Use	10
Not In Use	1537



Space as a whole

In Use 14%
Not in Use 86%





City of Yachats Workgroup Report- June 2025 - DUE JUNE 25

Workgroup: Trails/YIPS

Report Date: 06/24/2025

Progress and Achievements -

- Barb and Wally met with folks from the Midcoast Watersheds Council to get advice about plants to add to those already planted in the Sunset Parks, N and S. Planting will likely happen in the fall.
- Removed weed cloth from area that is being rehabbed just S of the library
- Loren talked with the supervisor of library construction about how the project design will accommodate a trail along the E side of the building.
- Completed step construction and trail widening on Amanda Trail just S of Windy Way
- Tree and vegetation removal were done in the Amanda Gathering Area

Challenges and Issues - last work session was rained out, so there will be a little catching up to do, as vegetation is growing quickly this time of year.

Financial Overview - spent approximately. \$700 on pressure-treated lumber and rebar

Next Steps and Future Plans - materials are procured and on site for a relatively major repair on a section of the Amanda Trail

Workgroup: Keeping Yachats Beautiful

Report Date: 6/24/25

Overview of Activities

- 6/18 had 12 volunteers weeded between 2nd and 4th

Progress and Achievements

- Still a little more before July 4th
- Also put 120 lbs of rock salt around the lower bench on 4th street

Challenges and Issues

- Looking for another flower bed to be adopted. Would like to get someone before the 4th just to clean it up. If I can't find someone, I'll do it myself.

Financial Overview

- Spent \$25 on the salt

Next Steps and Future Plans

- Another weed party before the 4th.
- Find another adoptee for flower bed

Requests for Support or Resources

-

Workgroup: Estuary Walkway

Report Date:

Overview of Activities

- Bob and Bobbi have an interview with LGG review team on July 29th in Salem.

Progress and Achievements

- During the meeting, Bob presented a summary of the grant appl, and we discussed salient points to be presented as well as compelling photos that Bobbi brought up on the screen.

Group Goals

- To complete a PowerPoint for the review presentation on July 29th.
- Will have the final review at the workgroup meeting on July 22nd

Recommendations

- None

Challenges and Issues

- None

Requests for Support or Resources

- Any additional photos should be sent to Bob.

Workgroup: Under Stage Storage @ Commons

Overview of Activities

- Prepared hemlock trim boards

Progress and Achievements

- Planned edge of trim. Rounded the edges

Group Goals

- Add trim to under-stage doors, then paint to match.

Recommendations

- None

Challenges and Issues

- Tried to gather doors for trim installation on Saturday, 6/22, but there was an event in progress

Financial Overview

- No change

Next Steps and Future Plans

- Retrieve one door at a time to install trim boards. Then, prep doors and trim for new paint

Requests for Support or Resources

- I'd like to coordinate with Rosa regarding when doors can be gathered, and how to plug the under-stage door openings while doors are being worked on. Covering the door openings proved important during pickleball and ping pong.

Workgroup: ADA Restroom/North remodel

Overview of Activities

- The group met several times to reach a final decision: ADA restrooms will be included in phase 1, and a larger remodel of the storage, offices, entry, and hallway will take place in phase 2. Architecture is currently designing both phases, and they are expected to be ready for permit submission by mid-July.

Progress and Achievements

- Plans are to the Architect, builder is lined up, ready to submit for plans, and start the project.

Group Goals

- Begin the build by the end of July, finish the ADA restrooms by November, and coordinate effectively with the Library throughout the process.

Challenges and Issues

- Getting everyone on the same page, I think we're mostly there. The plus side is that room 8 will have access to a bathroom, as well as the hall. Which is the original goal.

Financial Overview

- Estimated \$40,000 cost from the Architect for phase 1, \$83,000 estimate for phase 2

Next Steps and Future Plans

- Plan and budget for phase 2
- Keep going on phase 1



YACHATS GREATER COMMONS PLAN

CITY OF YACHATS, OREGON

DRAFT - JUNE 2025

ACKNOWLEDGMENTS

The City of Yachats and Yachats Parks and Commons Commission is grateful to the many community members, advisory committee, organizations, consultants, and staff who contributed to this plan.

ADVISORY COMMITTEE

- Catherine Whitten-Carey, Yachats City Council
- Jolene Gosselin, Planning Commission
- Joanne Kittel, Yachats Trails and View the Future
- Adam Altson, Activities Facilitator
- Rick McClung, Public Works
- George Giroux, Yachats Parks & Commons Commission
- Gretchen Dubie, View the Future
- Kristi Anderson, Yachats Youth & Family Activities
- Sandy Dunn, Polly Plumb & Friend of Yachats Library
- Traci Altson, Yachats Library

YACHATS STAFF

- Bobbi Price, City Manager
- Rosa Marchand, Commons Coordinator
- Neal Morphis, City Infrastructure Clerk

CONSULTANT TEAM

Arkitek

- Christopher Brown, AIA
- Jane Alexanderr, RLA
- Biandona Recalde
- Aki Robinson

Scharen Design Studio

- Shelby Scharen, RLA

Jeremy Russell, Audio Engineer

Construction Focus



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Wetland in Yachats Commons Park

INTRODUCTION

OVERVIEW

PROJECT PURPOSE

STUDY AREA

OVERLAY AND FOCUS TOPICS

PROCESS AND COMMUNITY INVOLVEMENT

SUMMARY OF RELATED PREVIOUS STUDIES

OVERVIEW

Yachats Greater Commons is a destination for thousands of local residents and regional visitors each year. Situated at the center of the city, resources include City Hall, Commons Building, Yachats Library, Little Log Church Museum, Pavilion, Commons Park & Wetland Boardwalk, Sunset Park North, and Sunset Park South.

As a much-loved and much-utilized place, the City of Yachats is creating a community-vetted vision for the Yachats Greater Commons to be implemented over the next 20 to 25 years.

This document includes a review of previous studies and ideas that have informed the Plan, analysis of existing site and building conditions, and an overview of the area's history. Recommended design solutions are presented in graphic and narrative form, followed by implementation strategies.



Project Scope Area and Vicinity Overview

PROJECT PURPOSE

Planning for the future needs of the Yachats Greater Commons plays a critical role in the mission of the City of Yachats. This plan sets a vision to guide long-term development and improvements to city-owned buildings, parks and open space, and guides the stewardship of facilities to ensure they reflect the needs of the community.

The completed plan creates a 25-year vision for facilities maintenance, utilization and configuration of space. The plan addresses existing deficiencies, use conflicts, and aspirations. The plan provides phased implementation for design solutions and a cost breakdown for capital improvement projects.



Yachats Commons Building

PROCESS & COMMUNITY INVOLVEMENT

The Yachats Greater Commons Plan is based upon discussions with the public, City staff, and an Advisory Committee composed of members representing various community groups. The project included site and building analysis, field investigations, and aerial mapping. Public outreach included public surveys hosted on the City's website in December 2024 and March 2025; and public workshops held in December 2024, March 2025, and in May 2025. Summaries of public meetings, survey results, ballot summary of preferred ideas are included in the appendix.



Community Meeting, March 12, 2025



- | | | | |
|--------------------|-------------------------|---------------------|-----------------------------|
| 1 COMMONS BUILDING | 4 SKATE PARK | 7 LIBRARY | 10 LITTLE LOG CHURCH MUSEUM |
| 2 CITY HALL | 5 COMMONS PARK | 8 SUNSET PARK NORTH | 11 PLAYGROUND |
| 3 PAVILION | 6 WASTE WATER TREATMENT | 9 SUNSET PARK SOUTH | |



Yachats Greater Commons Study Area

STUDY AREA

The Yachats Greater Commons encompasses City Hall, the Yachats Commons Building, and Commons Park, from Ocean View Drive on the west to Highway 101 on east, W 7th Street on the north to W 3rd Street on the South (see Figure). The sum of these connected properties is approximately 8.2 acres and is zoned PF (Public Facilities). The area offers ecological and social benefits with its approximately 1.84 acre wetland and spruce forest.

Noncontiguous properties included in the Greater Commons include the Little Log Church Museum, which sits on two connected parcels with a combined area of approximately .25 acres, and Sunset Park North & Sunset Park South, which are each approximately .12 acres.

Primary uses within the Greater Commons include City business, community programs and classes, book lending and sales, child care, education, active and passive recreation, and play. In addition to everyday uses, the Greater Commons is also the primary venue for all seasonal larger events in the City.

OVERLAY AND FOCUS TOPICS

Accessibility was consistently identified as a top theme and priority by the public. The final recommendations and plan will be developed through the lens of addressing improved access and accessibility throughout the Yachats Greater Commons.

Sustainability and climate resiliency is something that the community highly values. The Greater Commons holds potential solutions and innovations that might benefit the region.

Cultural significance, historical land uses, and community traditions helped inform the analysis by highlighting values, narratives, and practices that shape how the land is experienced and used today.



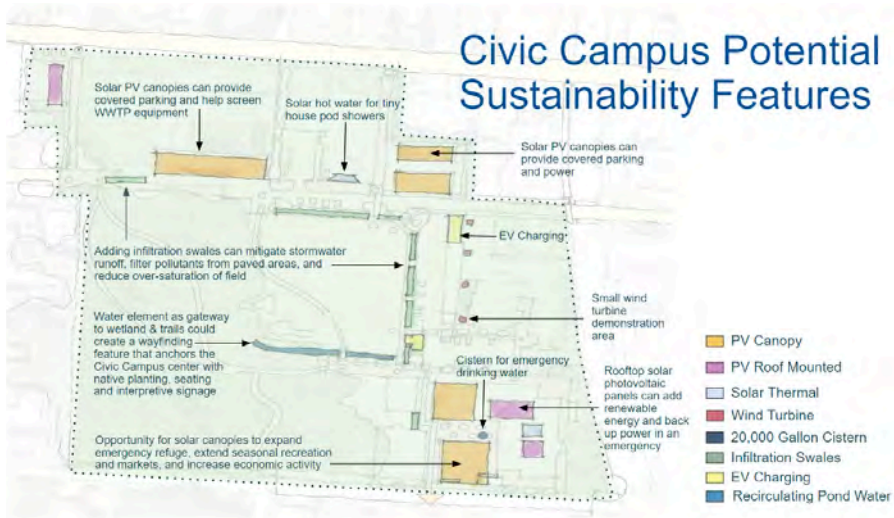
Greater Commons Focus Area

SUMMARY OF RELATED PREVIOUS STUDIES

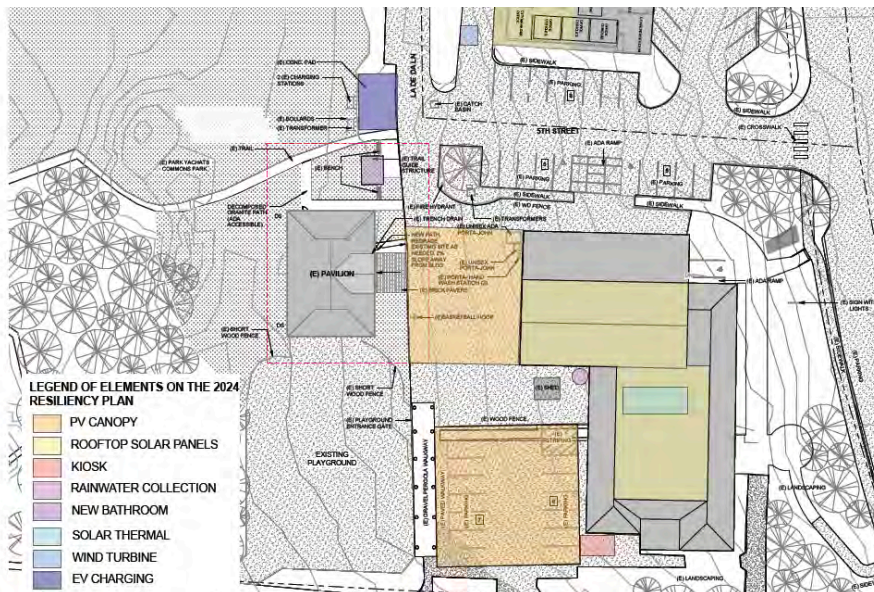
Yachats Resilient Civic Campus Plan, 2024

This document focuses on community renewable energy and resiliency planning. This plan was based on community involvement to identify projects that will enhance resiliency. The identified projects aim to enhance the resilience of the Civic Campus by providing durable power, improving energy efficiency, and supporting community refuge and recovery during hazard events. The priority projects to enhance resiliency in the Yachats Resilient Civic Campus Plan included:

- Upgrade electrical infrastructure and add rooftop solar panels to reduce reliance on diesel fuel for emergency power and provide power for up to 3 months during the worst solar power generating days. (This project was submitted for an Oregon Department of Energy (ODOE) Community Renewable Energy Planning Grant but was denied).
- Energy Efficiency Measures: Improve energy efficiency for the buildings on the North and Southeast Edges of the Civic Campus. Update buildings and seek grant funding for sensors and controls that allow shutdown of circuits during a prolonged outage.
- Solar Canopy Adjacent to Commons and 4th Street: Create a covered public space for economic and social activities.
- Solar Canopy over Parking: Place solar panels on structures over the parking stalls between the Commons and City Hall.



Yachats Resilient Civic Campus Plan, Sustainability Features. 2024



Yachats Resilient Civic Campus Plan, Sustainability Features. 2024

- South of Yachats River Refuge and Resilience Center: Plan and develop a refuge and resilience center south of the Yachats River, including identifying a suitable site and confirming program elements such as caches, renewable power, communication, and access across the Yachats River.

Resident Sentiment Survey, 2024

The survey asked for resident's opinions on how the City government was functioning and ongoing projects. A few key take-aways related to the Commons include:

- some comments on the green waste program, and request of a recycle center
- maintain small town feel and limit growth
- limit impacts of tourists on community
- more amenities like trash cans, comfortable furniture, dog waste bags, pay phone
- want more public open space
- slow traffic on 101 (many comments)
- improve pedestrian and bicycle safety (sidewalks, crosswalks, and converting ocean view drive to one-way traffic)
- food trucks (more affordable dining locations)
- more recreational facilities
- 'day-use' signs & enforcement
- better signage for visitors
- emergency shelter needed
- water conservation
- light pollution
- senior center
- Commons building dilemma of child safety and public use of the building

Yachats Commons Condition Assessment Report, 2023

The 1930s Commons school building was evaluated to determine its current condition. Assessment included for the structure, fire code, doors & windows, HVAC, roof, drainage, lighting & electrical, finishes, and other existing conditions. (ADA accessibility was not included.) Overall, the condition of the building is good with a new roof and windows. There is an issue with water coming into the electrical room and emergency exits need to be brought up to code.

Downtown Yachats Parking Plan, 2022

The Downtown Yachats Parking Plan provides an inventory of existing parking and recommendations for addressing parking deficiencies. The study identified that Yachats has sufficient parking supply to meet demand during most events. Recommendations focus on maximizing the utility of existing parking through improved striping, signage, and way-finding. Key suggestions include discouraging long-stay parking in high-demand areas and considering time limits. Enhancing walk-ability and encouraging development that prioritizes pedestrian access over parking is emphasized. The City should install consistent and high-quality bicycle parking and look for opportunities to increase transit service. Specific areas for improvement include 4th Street, Pontiac Street, and La De Da Lane, with potential for shared use agreements with local churches for event parking.

Greening the Commons, 2020

This document includes conceptual drawings of a potential design for the green open space around Commons Park. The design includes a new interpretive center, play lawn, dog area, indigenous garden, memorial garden, picnic area, and wetland zone.

Parks and Commons Survey, 2021

This survey includes input from roughly 40 participants who expressed concerns about homeless, expense, and maintenance. People were generally in favor of improvements.

City of Yachats Comprehensive Plan, 2019

1. 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.
2. Will serve as a guide to land use within and immediately adjacent to Yachats.
3. Establishes policies and land use designations (maps) which will be implemented throughout the City's zoning and land use ordinance.
4. 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."
5. 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.



Yachats Parking Plan. 2022

Yachats Parks and Open Space Plan, 2011

The Yachats Parks and Open Space Plan created a design for Commons Park and around the Commons Building. The design included a circular path around the park with formalized entry courts, softball field, exercise equipment, and outdoor multi-use court between the Commons Building and Pavilion.



Yachats Community Park General Plan, 2011



Commons Map

OTHER DOCUMENTS

Numerous other drawings and informal notes exist that illustrate ideas for expansion and reconfiguration of the Commons Building and Commons Park, put forth by citizens and various committees. While not expanded upon here, these previous ideas have been reviewed and incorporated into this planning process.

- 2024 Yachats Resilient Civic Campus Plan
- 2024 Yachats City Pavilion Upgrades
- 2024 Yachats Commons ADA Restrooms
- 2024 Resident Sentiment Survey
- 2024 Little Log Church Museum Rehabilitation
- 2024 City of Yachats New Library Bidding Documents
- 2024 Yachats City Commons Stairs
- 2024 City of Yachats Capitol Improvement Projects
- 2023 City of Yachats Zoning Map
- 2023 Yachats Commons Condition Assessment
- 2022 Parking Management Plan
- 2020 Driftwood Paving Project
- 2020 Greening The Commons
- 2019 City of Yachats Comprehensive Land Use Plan
- 2017 City of Yachats Parks & Open Spaces Master Plan
- 2015 History of the Yachats Community Park & Wetlands
- 2011 Commons General Plan
- 2008 YYFAP Expansion Proposal
- 2006 Wetland Restoration Plan
- Yachats Boardwalk Project
- 2004 Yachats Community Park Conceptual Master Plan
- 2000 Yachats Commons Facility Master Plan
- 1999 Yachats Village Circulation Plan

HISTORIC CONTEXT, ANALYSIS OF EXISTING CONDITIONS, & FUTURE NEEDS

HISTORIC CONTEXT

ANALYSIS OF EXISTING CONDITIONS

PROGRAM

CIRCULATION AND ACCESS

PARKS AND OPEN SPACE

BUILDINGS

DEMAND, TRENDS, AND FUTURE NEEDS

HISTORIC CONTEXT

The Yachats region has been inhabited for millennia. The Alsea people had numerous villages in the region with one band, the Yahuch, establishing a village within the present location of the City of Yachats.

Native peoples' lives were drastically impacted as white settlers began homesteading in the region. The Yachuch band fell to smallpox and tuberculosis, the US Army forced the Coos and Lower Umpqua tribes onto the Alsea Sub-Agency Reservation in Yachats until 1875. Those on the reservation suffered greatly from starvation, exposure, disease and abuse until homesteading in the local area forced native people to relocate again.

In 1917, the City was named "Yachats," and the local economy relying upon logging and tourism. The Yachats Commons building was constructed in 1930 by Lincoln County School District with adjacent park land set aside as a play area for the students. Due to dwindling enrollment, the school closed to students in the 1990s and was revitalized as City Hall and the Yachats Youth and Family Activities Program.



Scene from Ya'Xaik Trail



Early Map of Yachats Area, Courtesy of Hazel Miller
 "The Ya'xaik Native People, Origins of the Yachats Name, and the Prison Camp Years,"

The Yachats region has been inhabited for millennia.

Ancient pit-house remains date back to 570 AD and these, along with seashell middens and ancient grave sites, indicate that people relied on proximity to the ocean for key resources.



Ya'xaik Men Smelt Fishing, Painted by Phillip Schuster
 "The Ya'xaik Native People, Origins of the Yachats Name, and the Prison Camp Years,"

1892: First post office was established in the area known as "Oceanview."

1905: Tourism increased, first hotel established from chittum bark warehouse.

1917: The city was officially named "Yachats."



Early 1900s view of Oceanview from "Yachats History," a 2016 presentation by Clair Hall

Before 1800s

The Alsea Native People had numerous villages in the region with one band, **the Yahuch, establishing a village in the area.** The homes were subterranean structures with gabled cedar plank roofs. A diverse diet of fish, mammals and local fruits, nuts, seeds and vegetables provided year-round food sources.



Photo from "View the Future"

1800s

The Homestead Act of 1862

Native peoples' lives were drastically impacted as white settlers began homesteading in the region. The Yahuch band fell to smallpox and tuberculosis.

The US Army forced Coos and Lower Umpqua tribes onto **the Alsea Sub-Agency Reservation** in Yachats until 1875. Those on the reservation suffered greatly from starvation, exposure, disease and abuse until homesteading in the local area forced these native people to relocate again.

The story of **Amanda's Trail** dates back to this time.

early 1900s



Photos from "Yachats History," 2016 presentation by Claire Hall

World War I (1914-1918)

Wartime efforts included spruce logging for aircraft construction in the Blodgett Tract area. The **Alsea Southern Railroad** was built to transport logs. Manary Logging, a private company, continued the logging operation known as "Camp 1" after the war until 1937.



World War II (1939-1945)

The Civilian Conservation Corps built the West Shelter near the top of Cape Perpetua as a wartime observation site. Foxholes and gun emplacements were built along the ocean drive in Yachats. After the war, the US Coast Guard discovered Japanese mines along Yachats beaches, which were hauled out to sea and destroyed.



2024 photo of wetlands at Yachats Commons

2003-2010: Yachats Community Park and Wetlands

With the improvement of the Yachats Commons, local volunteers began work on restoring the adjacent 4 acres of wetlands on city property where a drainage ditch was previously located.

mid 1900s

1927: The Yachats Ladies Club was created as a core civic hub to serve the growing community.

1929-1930: Rev. Rolla and Stella Phelps led the building of **the Little Log Church** from donated logs hauled down the Yachats River

1931: Roosevelt Memorial Highway was constructed to improve access to the city.

1930s: The Lincoln County School District built the local elementary school now serving as the current **Yachats Commons** building.

late 1900s

1980s-1990s: Yachats Commons

When dwindling enrollment in the late 20th century led to the permanent closure of the school, the **Yachats Commons Foundation** was created to revitalize the building as a civic center to house **City Hall and the Yachats Youth and Family Activities Program.**

1991: The Whale Park and Bazalgette the whale were created thanks to the work of local artists

2000 and on



Yachats Commons Buildings, from "Yachats History," a 2016 presentation by Clair Hall



The Whale Park, photo from city website



1996 "Yachats Area: An Active Vision to Create Community"

City of Yachats Comprehensive Land Use Plan developed to conform with 1980 State Planning Goals.

Master Plan for the Commons commissioned

by Yachats Parks Advisory Board and City Council.



2017 Parks & Open Space Master Plan Image

Yachats Community Park General Plan was completed as an update to the Master Plan for the Commons to include all city-owned property contiguous to the Commons site.

1980

1996

2004

2008

2011

2017

Yachats Area Strategic Plan

("Yachats Area: An Active Vision to Create Community")

Community participants identified priority areas for development:

1. Fostering Community
2. Guiding Growth
3. Stewarding the Landscape
4. Urban Services
5. Growth Management

Comprehensive Land Use Plan Update

Yachats Parks & Open Space Master Plan created as an update to the Yachats Community Park General Plan. The first section identifies plans for existing parks, including three State Parks. The second section identifies several potential public open space opportunities in the broader community: the Evans-Betz property, the Southeast View-shed, and the East Hillside View-shed.



1996 "Yachats Area: An Active Vision to Create Community"

SOURCES:

View The Future (<https://viewthefuture.org/>)

Yachats History," 2016 presentation by Clair Hall

"Those Who Came Before," by Michael K. Shay (https://www.yachatsrails.org/uploads/4/2/0/0/42005667/those_who_came_before.pdf)

"The Yaxaik Native People, Origins of the Yachats Name, and the Prison Camp Years," by Joanne Kittel and Suzanne Curtis, 2nd rev 2023 (<https://viewthefuture.org/wp-content/uploads/2023/04/Yaxaik-Native-People-Update-2023.pdf>)

Visit Yachats Oregon (<https://www.yachats.org/>)

Wikipedia, "Yachats, Oregon" (<https://en.wikipedia.org/wiki/Yachats,Oregon>)

Commons Green space planning ideas for potential program uses continued to be refined with public input.



Image from "Old Yachats Commons Design" document

Yachats Commons Condition Assessment Report prepared to review the condition of the original 1930s building and identify updates to meet current code.

2019

2020-2022

2023

2024

Comprehensive Land Use Plan Update

The Yachats Resilient Civic Campus Plan was developed to understand how renewable energy could help in hazard event planning and identify opportunities for improved community resilience.

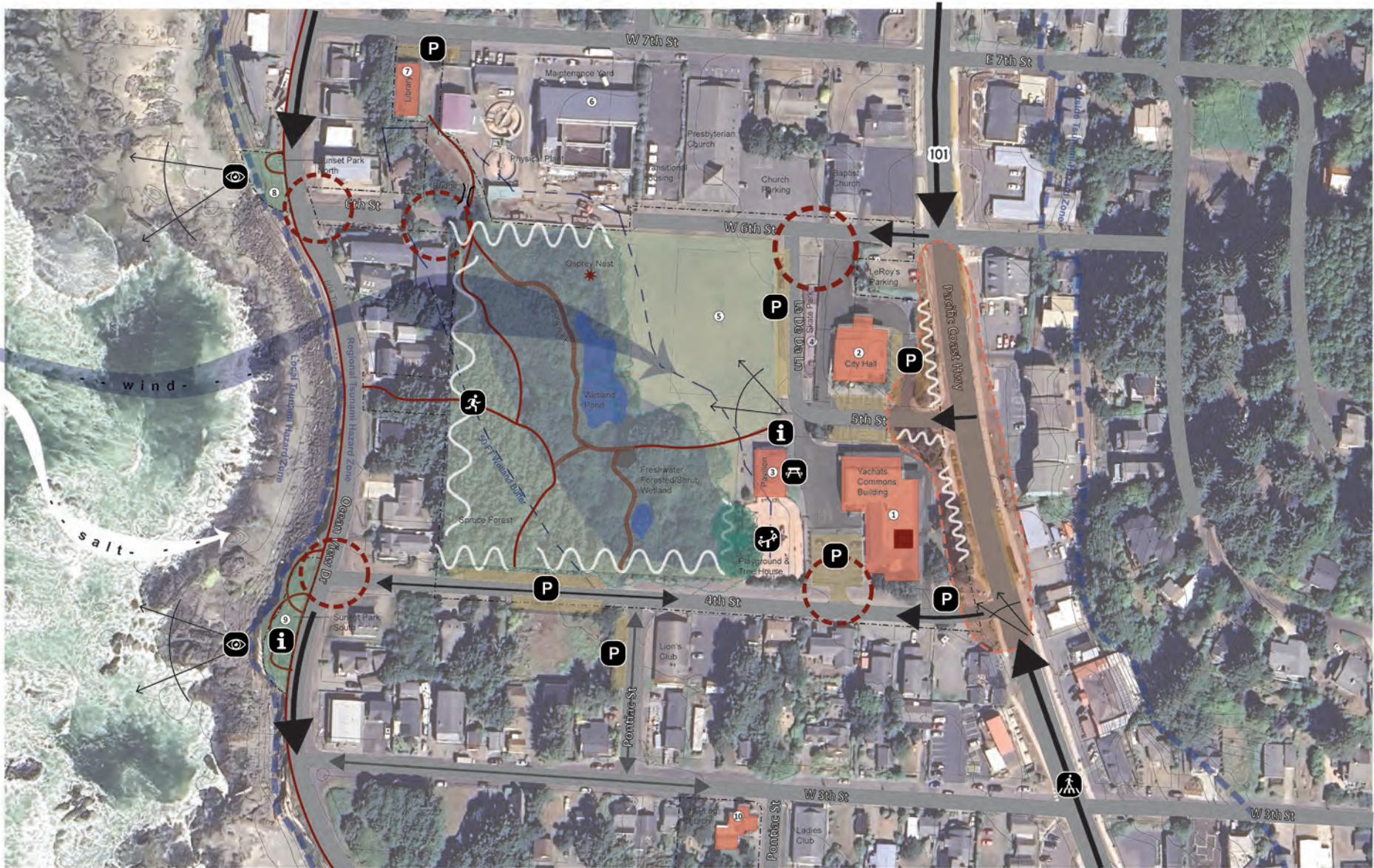
The Community Renewable Energy Priority Projects Plan identified details for future solar improvements in the Commons.

A Resident Sentiment Survey was distributed online to collect feedback on government and ongoing civic projects.

The Five Year Capital Improvement Plan Updates document was prepared, identifying future library renovation work and pavilion upgrades



Image from the 2024 Yachats Resilient Civic Campus Plan



- | | | | |
|--------------------|-------------------------------|---------------------|----------------------------|
| ① COMMONS BUILDING | ④ SKATE PARK | ⑦ LIBRARY | ⑩ LITTLE LOG CHURCH MUSEUM |
| ② CITY HALL | ⑤ COMMONS PARK | ⑧ SUNSET PARK NORTH | |
| ③ PAVILION | ⑥ WASTE WATER TREATMENT PLANT | ⑨ SUNSET PARK SOUTH | |

View (major)	Wetland, designated
Arrival Experience	Edge/ barrier
Major traffic pattern	Landmark



ANALYSIS OF EXISTING CONDITIONS

In the autumn of 2024, the design team conducted a series of interviews, meetings, and fieldwork sessions to assess the current issues, concerns, and ideas for the Greater Commons. The meetings were an opportunity for the design team to become familiar with the community, identify needs, constraints, and listen to people's ideas and issues.

Throughout the planning effort, the Yachats Greater Commons was examined through several layers. This approach was taken to ensure that the overlapping systems would be understood together, with the intention of creating a holistic and integrated design. These layers include: Program; Circulation and Access; Park and Open Space; and Buildings. The following sections examine each of these in greater detail.



Wetland and northern edge of Commons Park



Boardwalk through the wetland

PROGRAM

The Yachats Greater Commons is used for official City business, including activities held at City Hall and Council Chambers in the Commons Building. The Commons Building is used for a wide variety of activities and events: exercise classes, pickleball, dance classes, tai chi, yoga, amongst others. The Commons Building is home to the Yachats Youth and Family Activities Program (YYFAP), which provides an after school and preschool program. It also used by Friends of Library for their book sales and the Chamber of Commerce for office space.

In addition to daily activities, the Commons hosts numerous large events throughout the year. Commons Park is used for picnicking, playground, walking, as an informal dog park, and overflow space for the seasonal Farmer's Market. Several areas of the Commons are managed by volunteers who often add personal touches within the parks and open spaces.

Program elements include:

PARKS

- Walking/Hiking
- Biking
- Bird watching
- Dog walking/running
- Playground
- Viewing locations/Nature watching
- Relaxing
- Farmer's market

CIVIC

- City Hall/Municipal
- Chamber of Commerce

COMMUNITY & REGIONAL EVENTS

- Mushroom Festival
- Celtic Festival
- Pride Festival
- Agate Festival
- Yachats Art Guild Shows
- Yachats Big Band
- Pacific Coast Wind Ensemble
- LaDeDa Parade
- Sip and Stroll
- Concerts
- Art Events
- Theater (historically)
- New Years Peace Hike
- Solstice Ceremony

ORGANIZATIONS

- Yachats Youth and Family Activities Program (YYFAP) after school and preschool program
- Friends of the Library

REGULAR PROGRAMS / CLASSES

- Pickleball
- Dance Class
- Big Band
- Yoga
- Tai Chi
- Exercise Class
- Walking Groups

Activity	Days	Location
Dance Class	T	Multi-Purpose Room
Exercise Class	M W F	Multi-Purpose Room
Hula Hoop Class	W	Multi-Purpose Room
Pickleball	M W Th	Multi-Purpose Room
Walking	Th	Multi-Purpose Room
Gentle Yoga	M	Room 8
Ping Pong	M	Room 8
Tai Chi	T F	Room 8
Walking 80+	M W F	Room 8
Yoga	M F	Room 8
Big Band	First Th of month	MP Room and Kitchen
Dance Yachats	Monthly	MP Room

The Commons



Community Event	Days Per Year	Location
YYFAP	12	MP Room and Kitchen
YAAS	6	MP Room
Yachats Pride	3	MP Room and Kitchen
4th of July	1	Pavilion
Peace Hike	1	Pavilion and MP Room
Land and Sea Sympos	1	MP Room and Kitchen

Slide taken from 2024 State of The City, Yachats Oregon



The large open field often serves as an informal dog park



Parking area behind the Commons Building

CIRCULATION AND ACCESS

This section provides an overview of mobility to, in and around the Yachats Greater Commons. Access is how people come to, or arrive at, the Greater Commons. This includes roads, trails, and transit routes, as well as gateways/entrances, parking lots, and crosswalks.

Circulation is how people move through the space once they've arrived, whether walking, biking, driving, or any other movement through space. These two elements combine to shape people's experience.

ROADS AND PARKING

The Greater Commons is connected to the Yachats street grid, and adjacent to Highway 101. Clear and direct vehicular access is available to City Hall, with a drive-able paved route circling the building. A central parking area on 5th Street provides parking for both the Commons Building and City Hall.

To the west, LaDeDa Lane connects 5th Street and 6th Street, with parking along the western edge of the Lane. Another parking area occurs to the west of the Commons Building, accessed from 4th Street, and additional parking is located on-street at 4th. Ocean View Drive is a one-way road that provides access to Sunset Park North and Sunset Park South.

A parking study was completed for the City of Yachats in 2022, which found that there is adequate parking in the city for summer tourist season and events, however there is a lack of signage and information directing people to that parking.



CIRCULATION & WAYFINDING ANALYSIS

STRENGTHS

- Path network
- Ocean View Drive
- La de da Lane
- Trolley stops
- Walkable
- Commons Information Sign
- Kiosk

WEAKNESSES / CONSTRAINTS

- Lack of ADA access
- Traffic flow & excess of asphalt
- Wayfinding across the Campus
- Crossing & access from Hwy 101
 - entrance & signage to City Hall unclear
 - pedestrian access across Hwy 101 need

OPPORTUNITIES

- (A) pedestrian promenade down LaDeDa Lane
- (B) path along W 6th St
- (C) path along 4th St to connect to Sunset Park South
- (D) crosswalks across Hwy 101
- (E) signage & entry design to City Hall
- (F) remove asphalt & reconfigure parking & circulation
- (G) node of activity at center of campus
- (H) improve signage & wayfinding

LEGEND

- | | | | | | |
|-------------------------------|-------------------|------------------------|----------------------|--|-----------------------------|
| Parking, existing | Path | Crosswalk, existing | County Bus Route | Circulation Node (junction/intersection) | Accessible Parking |
| Parking, opportunity | Boardwalk | Crosswalk, opportunity | County Bus Stop | Possible Redesigned Node/Gathering & Wayfinding Spot | ADA Upgrades Needed |
| Removed pavement, opportunity | Sidewalk | Bike Lane (designated) | YYFAP Bus Stop | | Sign/Wayfinding Opportunity |
| | Path, opportunity | | Yachats Trolley Stop | | |

TRANSIT

Lincoln County Bus service operates a bus stop on 3rd Street adjacent to the Little Log Church Museum. The City of Yachats operates a trolley during the summer months, beginning in 2025. There is a bus stop for the YYFAP program, which lets children off along 5th Street, adjacent to the Commons Building.

PATHS AND TRAILS

A network of excellent trails and boardwalks navigates Commons Park. Ocean View Drive has a well used bicycle/pedestrian route along its length. The adjacent neighborhood streets typically do not have sidewalks. Highway 101 has sidewalks on either side of the road, bike lanes and designated crosswalks at a few intersections.

ACCESS

Accessible access is lacking throughout the Greater Commons. The Commons Building lacks code-compliant parking spaces and routes to building interiors. The Pavilion and playground are also lacking compliant accessible access.

WAY-FINDING AND SIGNAGE

Way-finding helps users track where they are, how to get where they're headed, and what's available to them. Way-finding and signage is most robust along Highway 101, where signage indicates the Commons Building and City Hall. There is no existing way-finding to point people toward destinations like Commons Park or the playground.

PARK AND OPEN SPACE

ECOLOGY

The Yachats Greater Commons is set within the Pacific Northwest Coast Ecoregion, influenced by ocean currents. Wind speeds average 12 to 19 mph, and the 77 inches of rain per year provide for a healthy spruce forest at the edge of Commons Park and a restored wetland at the park's center. The interior of the park is predominately native plant species that provide habitat for birds, amphibians and insects. The two coastal parks, Sunset Park North and Sunset Park South, are covered with low-growing grasses and forbs that thrive at the edge of the ocean. Elsewhere within the Greater Commons, vegetation consists of shore pines, rhododendrons, azaleas, and other broadleaved evergreens.

RECREATION

A large open field within Commons Park currently serves as an informal dog run, play area for children, and was historically a baseball diamond. The field is pock-marked with gopher holes, making it uneven.

Paths through the park are in good condition however they can be difficult to locate for new visitors to the park. Commons Park lacks tables, benches, and a restroom for park visitors. The boardwalk through the park needs to be upgraded and replaced. Opportunities exist to enhance the quality of the exterior gathering areas.

A playground is located off of 4th Street, which as play equipment, tree house, and raised gardening beds. The Greater Commons also includes a skate park, which was rebuilt in 2024, and basketball court behind the Commons Building.



OPEN SPACE ANALYSIS	
STRENGTHS	
<ul style="list-style-type: none"> • Wildlife Habitat • Wetland • Central Location • Adaptable 	
WEAKNESSES / CONSTRAINTS	
<ul style="list-style-type: none"> • Wetland Restrictions • Gophers • Accessibility • limited parking 	
POTENTIAL ACTIVITIES & OPPORTUNITIES BY AREA:	
A - dog park - native landscaping - stormwater swale	B - ball field - maintained, fenced field - landscaping - event pavilion
C - integrate skatepark into the park - reduce impervious areas - food truck or market space - pedestrian street	D - entrance garden - native landscaping - ornamental pond - interpretive signage - public art - fire pit
E - shared parking - potential future development	F - welcome plaza - event space - kiosk - public restrooms
G - picnic area - pollinator garden - event space	H - pedestrian street - playground - pickleball / court sports
I - plaza entry - activity / gathering area - landscaping	J - market area - school bus loading - landscaping - public art
K - landscaping - gathering space	L - lot for sale - potential future development

LEGEND

Parking, existing	Running/Walking Path, existing	Crosswalk, existing	Viewpoint, existing	Info Sign, existing	Pathway, proposed
Playground, existing	Pickleball, existing indoor	Picnic Area, existing	Bus stop, existing	Pathway, existing	Area of Interest

BUILDINGS

COMMONS BUILDING

The Commons Building is a 14,882 SF structure that is heavily used by multiple community groups. The building was assessed in 2023 for needed repairs and maintenance, and found to be in good structural condition.

The Commons Building hosts the Yachats Youth and Families Program, which utilizes two classrooms, office space, and shares the kitchen/cafeteria, and multipurpose room with other Commons users.

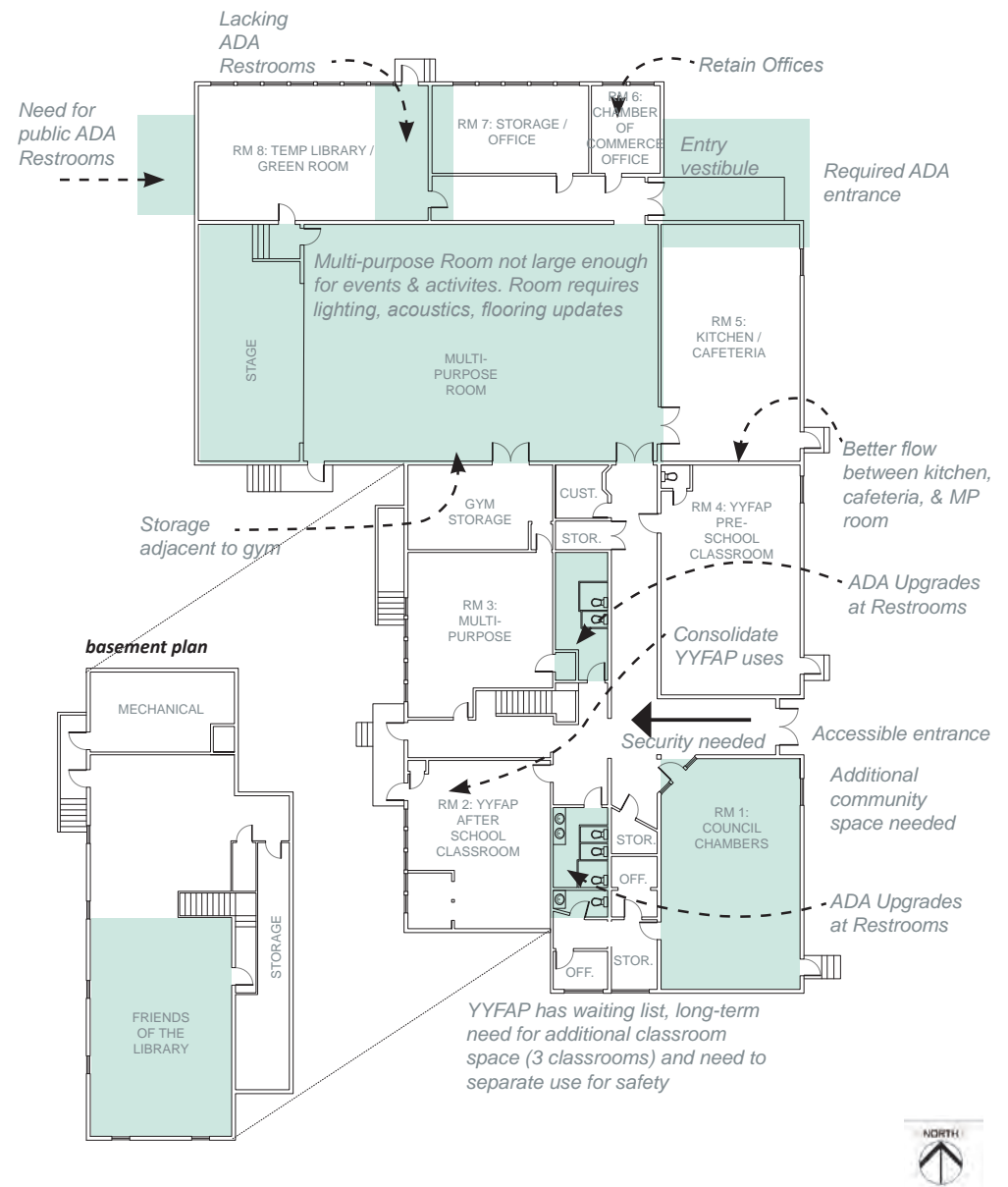
The Commons building includes the Yachats City Council Chambers, an office for the Yachats Chamber of Commerce, and office for the Commons Liaison.

Public use of the building includes numerous activity groups including dance, yoga, tai chi, pickleball, to name a few. The multi-purpose room is used for live music events, parties, weddings, and art shows.

Polly Plumb Productions uses the Commons building for their events as well, which include the Celtic Festival in the fall.

CITY HALL

The City Hall used to be in the same building as the Commons, and moved to the 501 building a few years ago. The Yachats City Hall (501 building) is a single-story building facing Highway 101. A former bank building, it has been retrofitted recently for use by city staff. There is some reconfiguration needed for staff safety and to the entry for the public.



COMMONS BUILDING - EXISTING FLOOR PLAN WITH SUMMARY OF NEEDS



City Hall



Existing Library



Pavilion



New Library (MD Architect)



Commons Building



Little Log Church Museum

LIBRARY

The Yachats Library is currently being constructed, at the site of an earlier library building. The building will contain a media center, book stacks, a children's area, teen's area, a public meeting room, and an office for Friends of the Library. Site improvements include parking and accessible pathways. Opportunities exist on site to improve way-finding from the remainder of the Greater Commons to the library and to 7th Street.

LITTLE LOG CHURCH MUSEUM

The Little Log Church Museum was constructed in 1927. It is currently being refurbished, including replacing the stone foundation with concrete, and reconstructing walls where rot and other issues are present. Historically, the building was used as a church and then later was converted to a museum. The building can be rented out by community members for wedding and other events and is a source of income for the City.

PAVILION

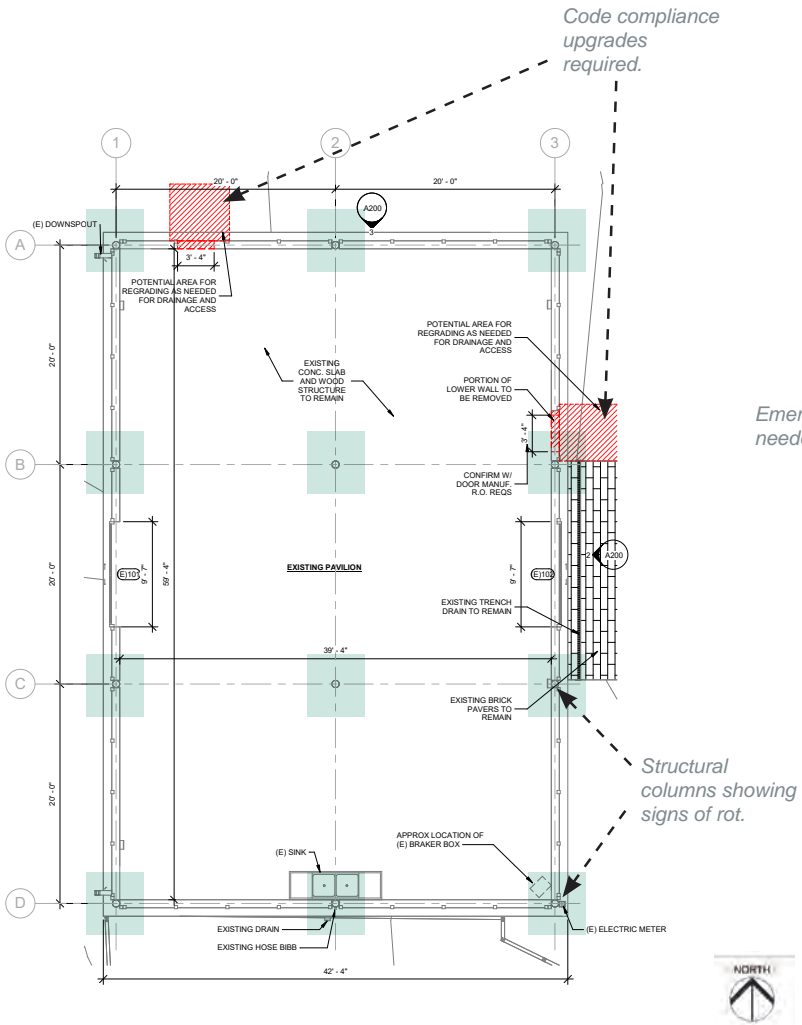
The Pavilion is a wood frame structure with concrete floor, donated and constructed by the Lions Club. The structure was originally open-air, but has since been enclosed with glass to eliminate the amount of wind through the space. The upper portion remains open to the elements. The enclosed walls do not include ADA accessible doors and do not have the proper panic hardware needed for an assembly space, per building code. The pavilion has also undergone a recent structural reassessment due to deterioration of its wood post framing, and is in need of repair. Currently, the pavilion is locked to the general public, however it can be rented out by going through proper City channels. Historically, the building has been used for picnics, small parties, and larger events.



Room 8 currently acting as the temporary Yachats Library while the new library is under construction.



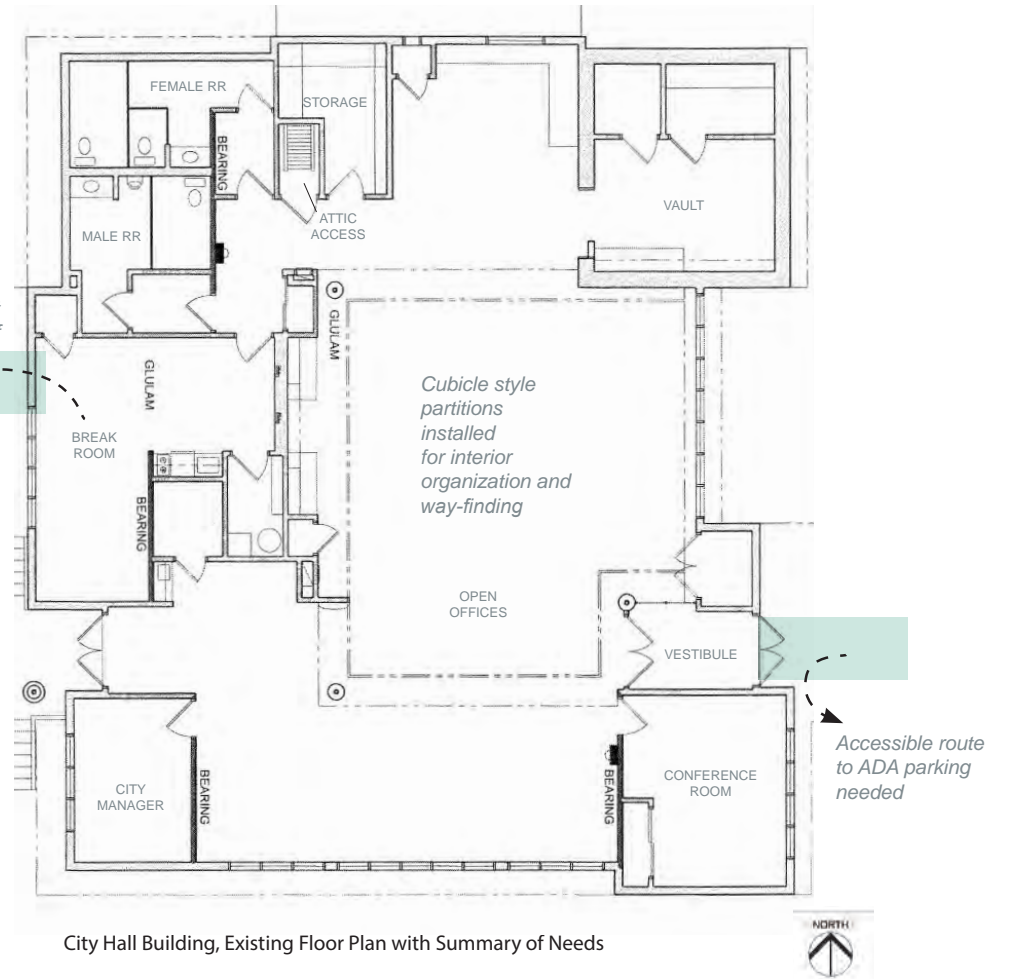
Interior of City Hall, November 2024



Pavilion Renovations Proposed, Open Concept Architecture, 2024

Emergency exit needed for staff

Structural columns showing signs of rot.



City Hall Building, Existing Floor Plan with Summary of Needs



View from Sunset Park North

DEMAND, TRENDS, AND FUTURE NEEDS

Yachats has steadily expanded over the past 50 years, with notable recent hikes. According to the US Census, Lincoln County grew at a rate of 23.8% from 2010 to 2020. Specifically, Yachats showed an increase of 304 new residents over the last 10 years. From 441 residents in 1970, the city grew to 690 in 2010, then to approximately 994 (2020 Census) and an estimated 1,010 in mid-2023. With this trend, it is possible that the population of Yachats could grow to somewhere between 1,200-1,600 residents by the year 2045, however this has not been verified by certified forecasters.

Yachats is an older community, with a median age of 64.6 years (American Community Survey 2023), significantly higher than the state median (~40 years). In 2020, it was about 87% White, 5.9% Hispanic/Latinx, 4.5% multiracial, and small percentages of Native American, Asian, and Black residents.

In addition to population growth, the number of estimated tourist visits is projected to increase as well. To meet the needs of increased user demands, planning recommendations focus on improved accessibility and expanded interior space that will accommodate diverse uses.

VISIONARY PLAN

OVERVIEW

VISION AND GOALS

VISIONARY PLAN

CIRCULATION AND ACCESS RECOMMENDATIONS

PARK AND OPEN SPACE RECOMMENDATIONS

BUILDING RECOMMENDATIONS

GENERAL RECOMMENDATIONS

OVERVIEW



Community Workshop, December 2024

The Yachats Greater Commons is at the heart of the City of Yachats. The area is characterized by its artsy, down-to-earth approachableness, set within a dramatic coastal setting. The complex of buildings and natural spaces provides critical services and recreation opportunities for city residents and visitors.

The visionary plan provides a road-map for decision making and identifies future projects that will allow the City to grow and accommodate the needs of its citizens.

This chapter provides a look at the next 25 years of proposed improvements for the Greater Commons. A vision and goals for the project area lay the foundation for project planning, followed by recommendations for specific topics.

These recommendations were developed upon previous studies, community surveys, and work sessions that identified needs and preferences. Draft design schemes were developed first, with a range of ideas presented for public and staff review (see appendix). The draft schemes served as a jumping off point for development of a draft plan that was composed of preferred ideas. The draft plan was subsequently refined into the visionary plan presented in this chapter and is accompanied with implementation strategy and cost estimate.

The following recommendations provide guidance for future projects and many improvements shown will require further study, collaboration, and design work to bring the ideas into fruition.

VISION AND GOALS

The plan recommendations aim to sensitively respond to the engagement received throughout the planning process. The plan incorporates feedback that was received during community comment periods, surveys, advisory meetings, site investigations, previous studies, and workshops held throughout the project.

One of the first steps in the planning process was the development of a Vision and Goals. The Vision and Goals set the stage for concept development and future improvements, and the Vision statement is based off of the City of Yachat's motto.

The Vision describes what the Greater Commons will be in the future, while the Goals suggest how the City will achieve that vision. The Goals embody core values and offer action statements for the project that have guided decisions throughout the planning process.

CITY OF YACHATS MOTTO

Our village is a place where natural resources are valued and protected, where diversity is celebrated and where a vibrant economy and sense of community pride create and recreate a living spirit. The Yachats community cares for its citizens' basic needs and supports them in their efforts to thrive mentally, physically, artistically, and spiritually. It is a community with an enduring sense of itself.

VISION

The Yachats Greater Commons is the heart of the city: accessible, community-oriented, functional, aesthetically pleasing, and reflects the unique culture of Yachats.

GOALS

1. Create a **25-year plan** for facilities maintenance, utilization of space, configuration, and capital improvements that address existing deficiencies.
2. Create an **Accessible, Welcoming**, Community Space
3. Create a **Place of Conversation**, as a way of healing past injustices.
4. Create a **Sustainable**, Climate-Resilient Greater Commons
5. Provide **Safety** for YYFAP, City Staff, and Citizens, in case of emergencies
6. Develop a consistent **Aesthetic** across the City-owned spaces that reflects Yachats's character
7. Provide a resource for gaining **Education and Information** about Yachats
8. Create a **Maintainable** Greater Commons





VISIONARY PLAN

The visionary plan for the Yachats Greater Commons envisions a future where the Commons is an active hub of energy, with multiple uses and multiple generations interacting within the space harmoniously. The plan focuses on human-scaled design interventions that address critical needs, such as ADA requirements, while creating welcoming places for people to gather in a safe and beautiful setting.

Large swaths of asphalt would be removed, in favor of a central pedestrian corridor along LaDeDa Lane, which would have plantings, seating, and soft-surface areas for people to gather, people-watch, and play. The Lane would connect to new walking paths and garden spaces within Commons Park, with native plantings and a screen of trees to hide the Physical Plant nearby. The entrance into the park would be improved with new signage and amenities that would welcome people into nature.

Existing buildings would be expanded upon to accommodate the full needs of disparate uses including civic, community, and YYFAP. The Commons building would have a secure addition constructed solely for children that fully meets the YYFAP program's needs. The remainder of the historic building would be retrofitted to better serve the community and provide a welcoming experience for all, with a new entry vestibule, kitchen/dining area, expanded multi-purpose room, and lounge. A new pavilion structure would be added to the site in order to provide additional community space. The new pavilion would host markets, music and art events, as well as space for indoor courts. The structure would open up across the lawn for concerts and theater events.

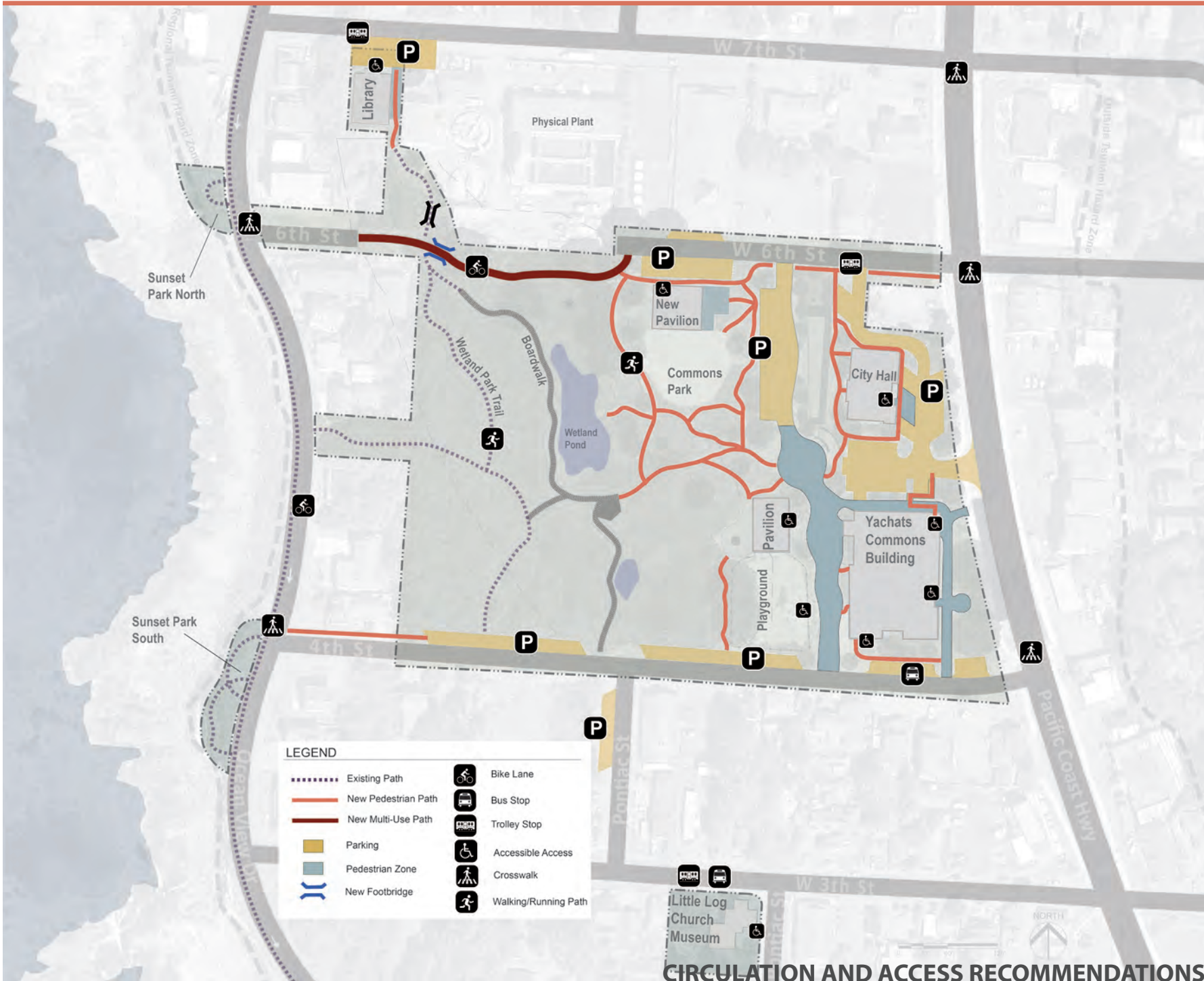
Yachat's artistic culture would be on display throughout the Commons by sponsoring local artists to create public art at key entrances and intersections. New wayfinding and signage would direct and educate visitors to various places and would connect to the rest of the City beyond. City Hall would have a new welcoming front courtyard and



entrance into an addition constructed for the sole use of City Council Chambers.

Sustainability features would be integrated into the landscape and buildings, to ensure power and water in case of emergency and to provide a renewable source of energy. The Greater Commons would fully own its spot in the heart of the City and be the place where everyone would focus to gather, entertain, recreate, sit in peace, and enjoy the essence of the community.

The following pages outline the projects that are necessary to bring the vision to life. Recommendations are listed for circulation and access, park and open space, buildings, and general. The recommendations are listed by project from A to Z, with some projects including both exterior and interior improvements. This organization is reflected in the following cost estimate and phasing plan.



CIRCULATION AND ACCESS RECOMMENDATIONS

CIRCULATION AND ACCESS RECOMMENDATIONS

A: Provide upgrades throughout the Greater Commons to meet ADA code compliance. This includes providing ADA parking and accessible ramps to all buildings and upgrades to the restrooms within the Commons Building.

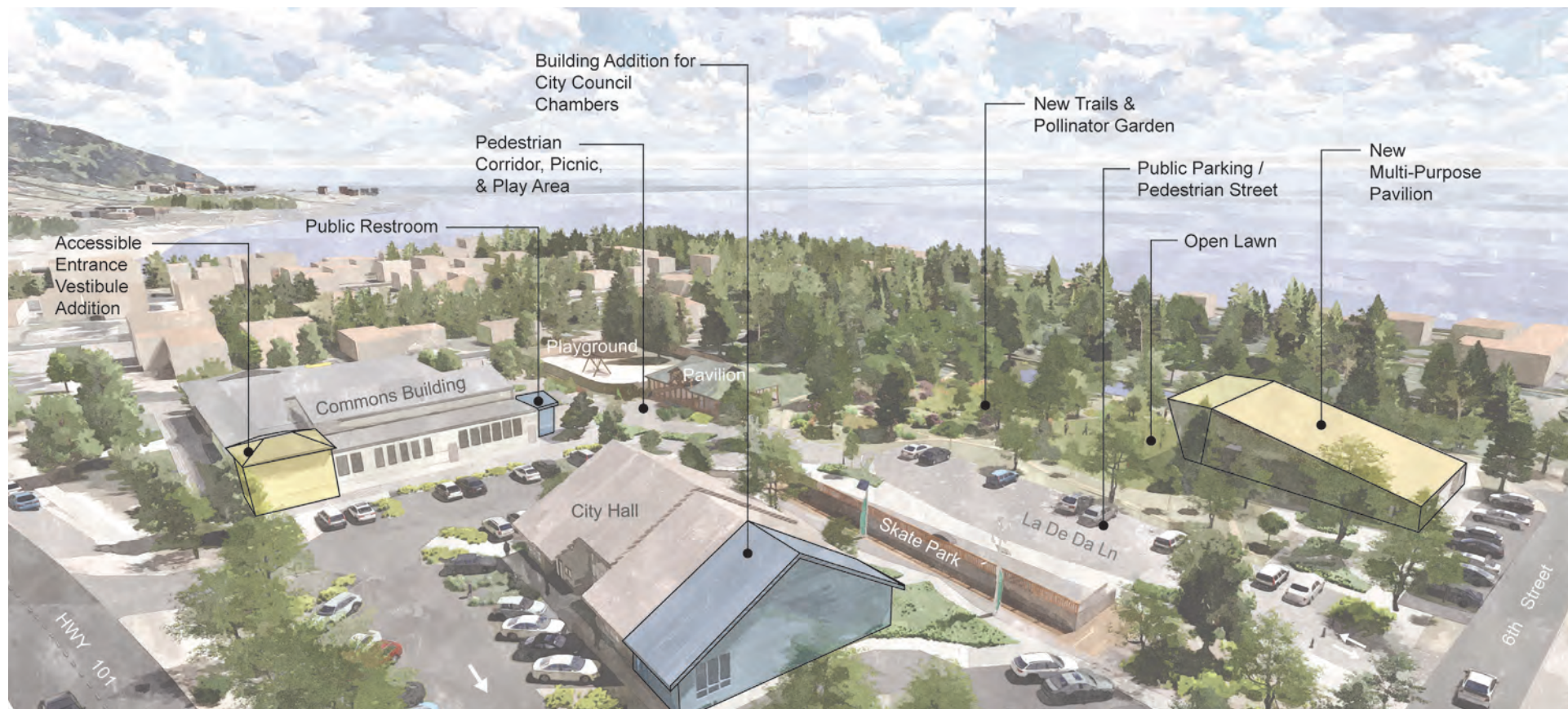
B: Modify existing parking areas as noted in the following sections, including closing the southern end of LaDeDa Lane to vehicular traffic and redirecting parking to the north of City Hall.

C: Install parking signage to direct visitors to parking areas.

D: Provide additional on-street parking along 4th Street, south of the playground, and along 6th Street, adjacent to the new pavilion.

E: Coordinate with ODOT to provide additional designated safe crosswalks across Highway 101 into the Greater Commons.

F: Add a multi-use trail route at the north edge of Commons Park, along 6th Street, to connect Highway 101 and Ocean View Drive. This will allow for emergency access across the Greater Commons and will facilitate bicycle connections as well. A new footbridge across the wetland would be part of this project.





LEGEND

	Green Space, new		Playground
	Lawn		Public Art
	Bioswale		Pollinator Garden
	Pollinator Garden		Court Space
	Wetland		Dog Area
	Tree Grove		

PARK AND OPEN SPACE RECOMMENDATIONS

PARK AND OPEN SPACE RECOMMENDATIONS

The following recommendations are for Commons Park, Sunset Park North, Sunset Park South, and green spaces throughout the Greater Commons.

G: Develop LaDeDa Lane as a pedestrian lane. Create a pedestrian corridor along the lane with seating, plantings, and new pavers.

- Install removable bollards to limit vehicular traffic, while allowing passage of emergency and maintenance vehicles
- Re-pave existing parking area at LaDeDa Lane
- Create amphitheater seating at edge of hillside/next to skate park.



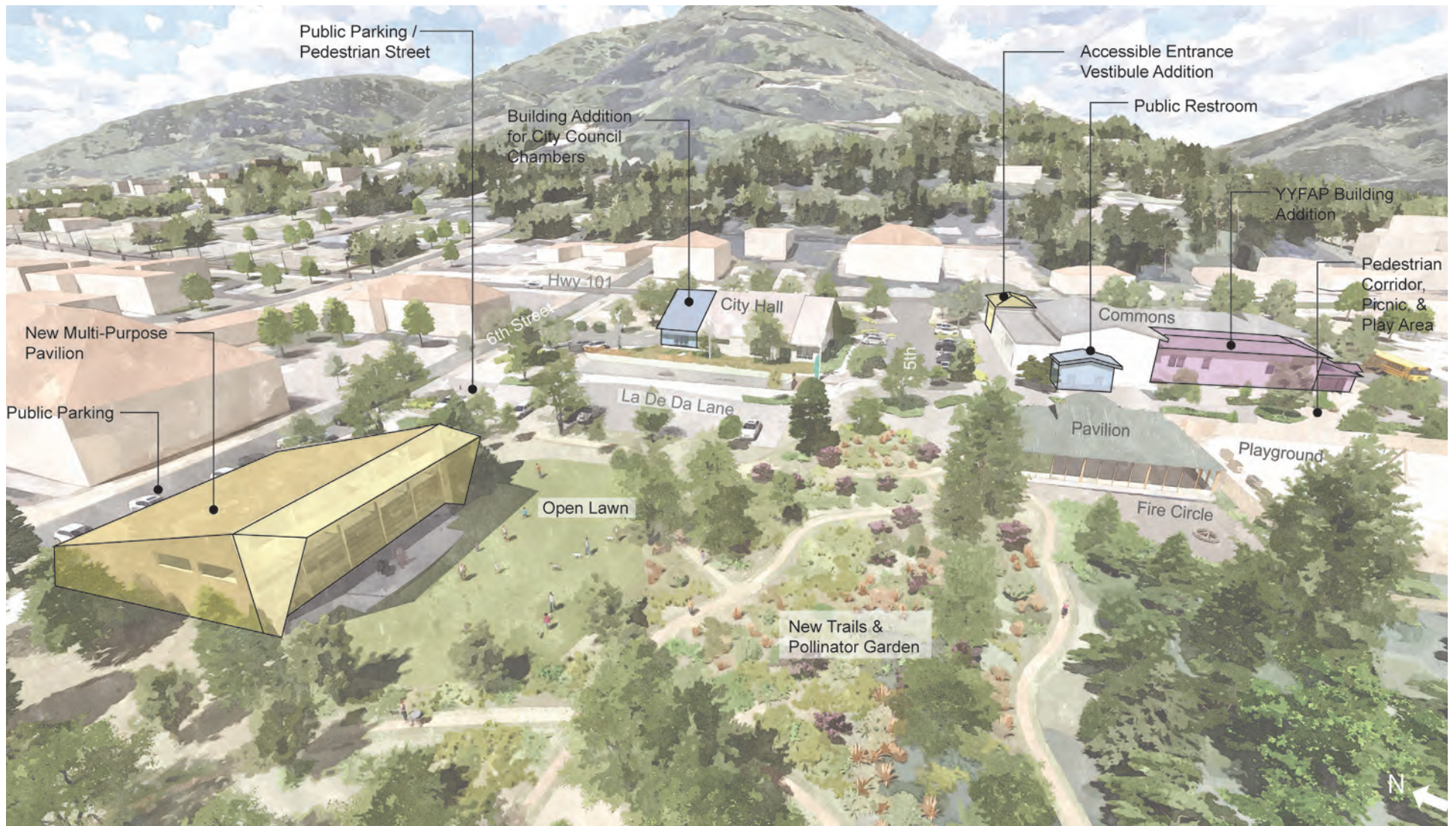
H: Reduce the size of the existing lawn space and integrate additional native plantings, walking paths, and seating.

- Add trails through the green space, to connect various parts of Commons Park.
- Improve the main entrance to the park with new signage and a clear gateway into the space.
- Provide bioswales at the edges of the parking area at LaDeDa Lane, in order to filter vehicular runoff prior to it entering the wetland.
- Create a designated space for a fire pit and patio area, adjacent to the existing pavilion.
- Provide drinking fountains in the park.
- Create a pollinator garden with dense groups of flowering plants beneficial to bees and butterflies.

I: Add a screen of trees at the northwest corner of the existing lawn and wetland, to screen the wastewater treatment plant. Use a mix of evergreen and deciduous shade trees.

J: Improve the experience at the skate park by adding perimeter plantings and seating adjacent to the skate park's edge. Create a new deck/terrace that would surround the skate park and add benches and railings, providing hang-out space.

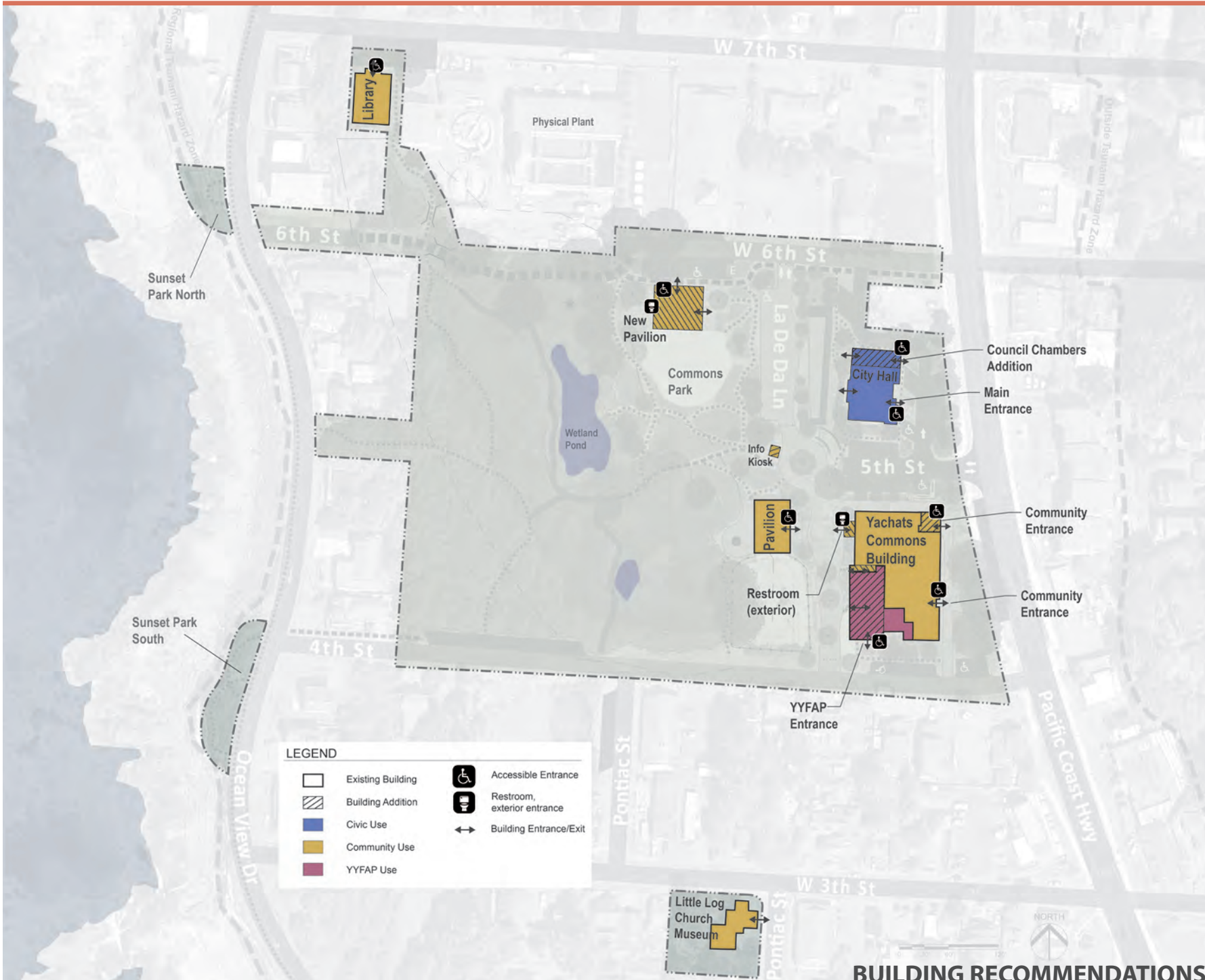
K: Provide exterior improvements at the new library, to include side patio and walk that would connect to Commons Park. Provide perimeter plantings to help screen adjacent properties and beautify the space.



L: Provide exterior improvements at the Little Log Church Museum. This could include wayfinding and educational signage to connect this space with the remainder of the City-owned buildings. Other improvements could include the creation of an entrance garden and welcome area adjacent to the building's entrance.

M: Create accessible access to the playground by re-grading and surfacing the entrance to the play area with a wheelchair accessible pavement. Provide a broad spectrum of play equipment that is accessible to children with a variety of disabilities.





BUILDING RECOMMENDATIONS

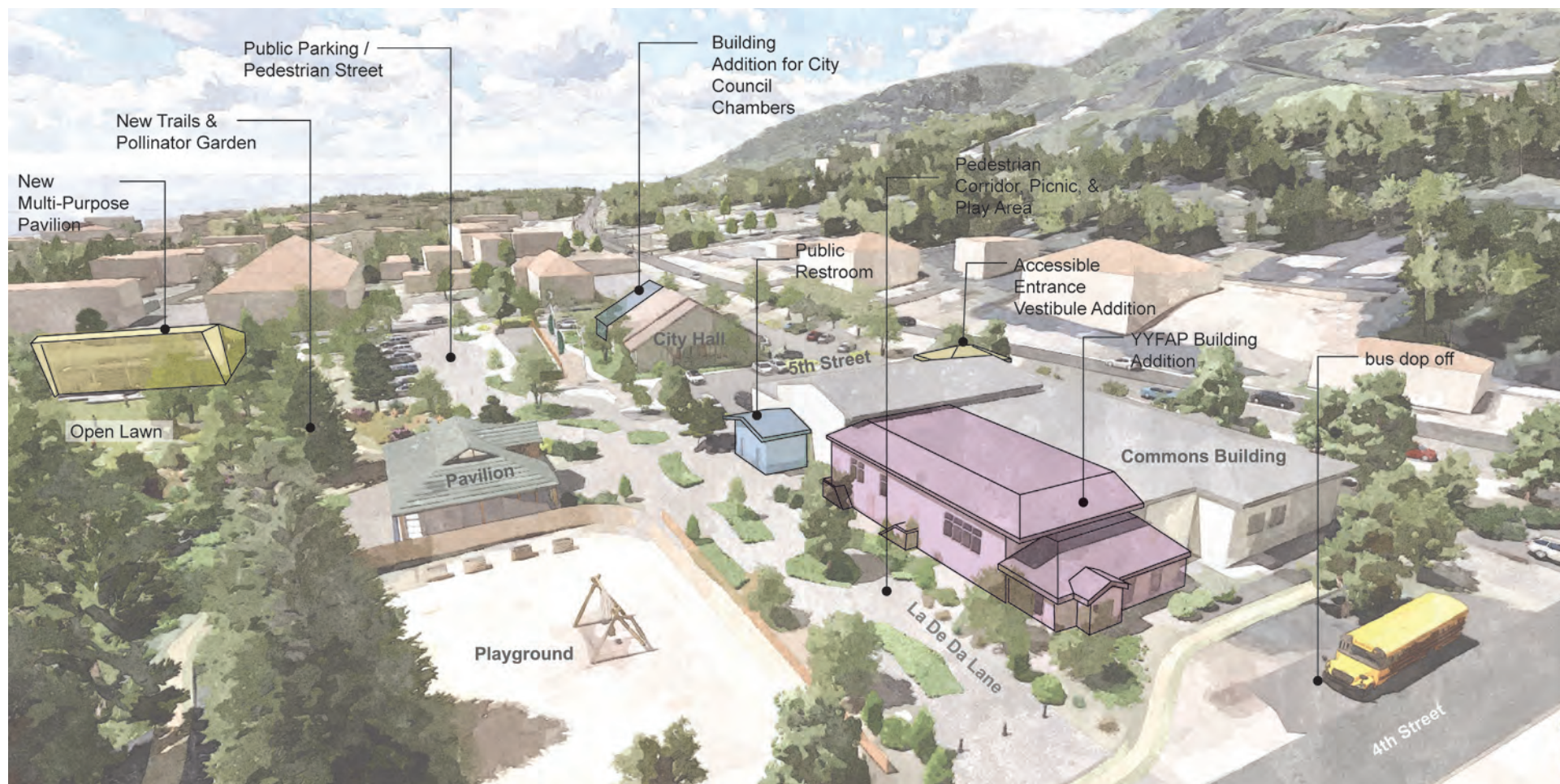
BUILDING RECOMMENDATIONS

The following recommendations address building use issues within the Greater Commons. Recommendations identify capital improvements for building additions and renovations that will address needs and desires of the community over the long term. Some uses will shift from one building to another, including relocating the City Council Chambers room from the Commons Building to a new addition to the north of City Hall. The Commons Building would have an addition to accommodate pre-school and family programs. The community would

regain use of space within the remainder of the Commons Building, as well as the addition of a new multipurpose pavilion.

N: Renovate all restrooms within the Commons Building to meet ADA requirements.

O: Add a public restroom behind the Commons Building, accessed from the exterior.



P: Expand the Commons Building with an addition that will accommodate the future needs of YYFAP.

- Create building addition with 2 classrooms, reception area, offices, restrooms, kitchenette, small multi-purpose room, and storage space.
- Modify the existing Commons Building to accommodate needed circulation changes, restroom renovations, and partition walls as needed to maintain building operation and to construct the building addition.
- Adjacent site work to include accessible entrance, sidewalks, bus drop-off area, and plantings.

Q: Add on to City Hall at the north end to provide room for City Council Chambers.

- The addition should include Council Room, entry vestibule from the exterior, and storage space.
- Adjacent site work would include creation of an entrance plaza outside of City Hall with new paving and plantings. Additional parking spaces would be provided to the north of the building.
- Close the alley behind City Hall and replace the asphalt driveway with soft-surface paths and plantings.

R: Expand the Commons Building multipurpose room into the existing kitchen/cafeteria space.

- Shift the kitchen and cafeteria into the preschool room.
- Renovate the hallway/office/storage spaces as needed.

BUILDING AREA	EXISTING	PROPOSED
Commons Building	14,882 SF	20,605 SF
City Hall	3,880 SF	5,490 SF
Pavilion	2,340 SF	2,340 SF
Library	1,950 SF	2,170 SF
Little Log Church Museum	1,600 SF	1,600 SF
New Pavilion		4,950 SF

AREA BY USE	EXISTING	PROPOSED
YYFAP	6,110 SF	6,974 SF
Community / Public*	6,807 SF	18,887 SF
Municipal	960 SF	5,490 SF
Friends of the Library	825 SF	825 SF
Chamber of Commerce	180 SF	180 SF

Areas are approximate.

**Includes Community/Public space in Commons Building, Pavilion, and New Pavilion.*

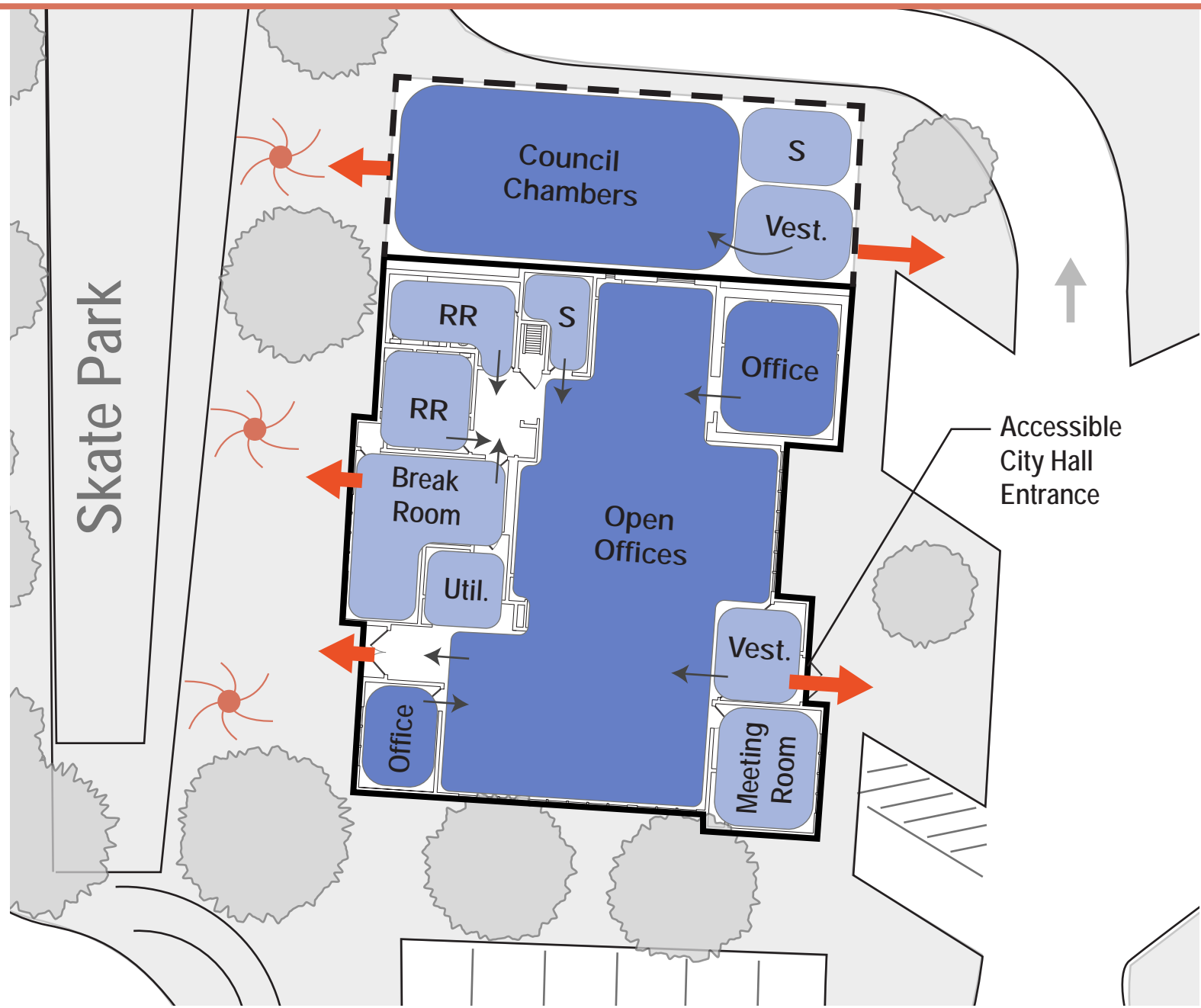
-
- Create an entrance vestibule at the northeast entrance of the building that would allow for ticket retrieval, place to remove coats, have informal conversations, etc.
 - Create a dining room and lounge area.
 - Renovate the Council Chambers room for community use.

S: Create a new pavilion that would be a flexible space for markets, music, indoor courts, and restroom.

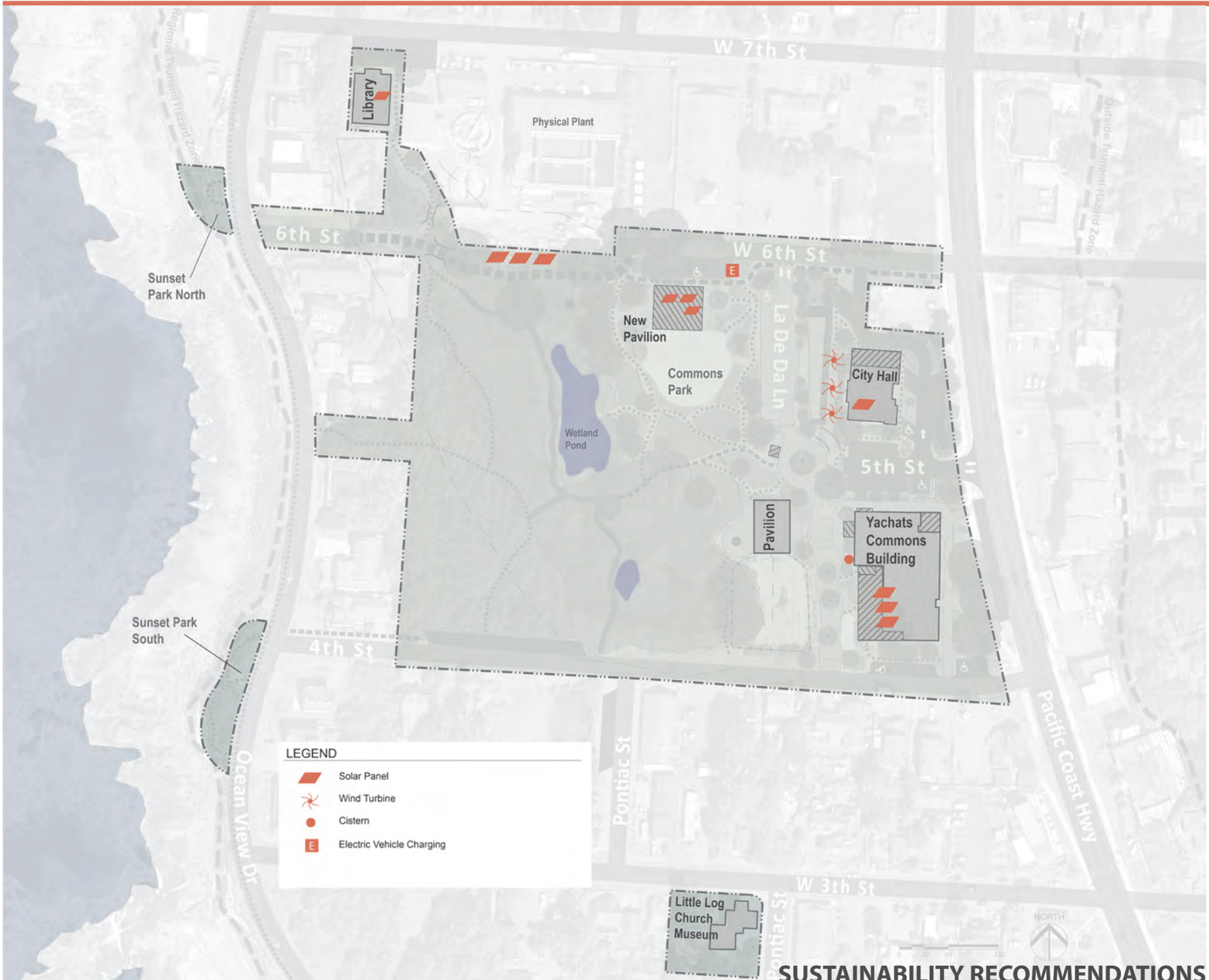
- Design and construct a new pavilion building with approximately 5,000 square feet that will allow flexible uses and provide ample daylight.
- Create an exterior courtyard at the new pavilion with connections to LaDeDa Lane and Commons Park.
- Improve the existing lawn space and perimeter plantings to create an outdoor music and theater venue.

T: Develop a consistent aesthetic for buildings across the Greater Commons.

- Use consistent materials and paint colors for city-owned buildings and structures.



CITY HALL RECOMMENDATIONS



SUSTAINABILITY RECOMMENDATIONS

GENERAL RECOMMENDATIONS

The following recommendations are for the whole project area and are broad in scope.

U: Incorporate sustainability features based on guidance from the 2024 Yachats Resilient Civic Campus Plan. This includes infrastructure to provide renewable power such as wind turbines, solar panels, battery storage, and load management equipment to improve resilience and provide refuge during a hazardous event. Provide electric vehicle charging opportunities, as well as a large cistern to provide residents with water in case of emergency.

V: Integrate Public Art into the Greater Commons, at entry points and intersections.

W: Add wayfinding/trail signs to the Greater Commons and throughout the City, in order to direct people to key buildings and spaces. Ensure signage is located at welcome entry points, in order to connect users to the broader City, trails, and attractions. Add informational signs that provide education about the City's history, ecology, and culture.

- Develop consistent artwork and fonts for signs as a standard for wayfinding to identify signage as City-sponsored to assist visitors and residents in locating different parts of the Greater Commons.

X: Consider providing site lighting to exterior locations, where evening activities occur such as parking areas, crosswalks, and where paths intersect. Utilize light fixtures that are approved by the DarkSky International Approval Program in order to reduce glare, reduce light trespass, and preserve the night sky.

Y: Continue outreach to indigenous communities when large-scale land use changes are discussed. Consider partnering with native groups as design work moves forward.



50 kW vertical axis wind turbine (Quiet Revolution, UK)



WAYFINDING RECOMMENDATIONS



Examples of artistic, cohesive wayfinding and educational signs

IMPLEMENTATION

IMPLEMENTATION AND PHASING
COST ESTIMATE

IMPLEMENTATION AND PHASING

This section outlines the priorities, phasing, and associated costs with proposed work.

Priorities and phasing is dependant upon funding, with items identified as being in Stage 1, 2 or 3 (see chart at right). Not all projects are listed; the outline is intended to set a direction for the City to persue.

The cost estimate is outlined by project that relates to the recommendations in the previous chapter. Costs are intended to serve as a baseline for project planning and reflect generalities based upon known in information. All of the projects listed herein require further design, engineering, and study, as well as future public engagement.

IMPLEMENTATION & PRIORITY LIST	
STAGE 1	
Project A	ADA compliant restrooms in Commons Building. ADA compliant access to Commons Building, Pavilion, & City Hall
Project P	Expand Commons Building for YYFAP
STAGE 2	
Project Q	City Hall Expansion
Project G	LaDeDa Lane Pedestrian Zone
Project R	Multipurpose Room Expansion
STAGE 3	
Project S	New Pavilion
Project H	Green Space Updates
Project U	Sustainability Features

YACHATS GREATER COMMONS PLAN - COST ESTIMATE for Improvements					
PROJECT / ITEM	DESCRIPTION	QUANTITY	UNIT	\$ PER UNIT INC CONTINGENCY	TOTAL \$
YYFAP Expansion					
Building Addition	Commons Building Expansion for YYFAP Upper Level, 2 classrooms, reception, offices, RR, stairs, 2 lifts Lower level, kitchenette, small multipurpose room & storage	6,085	SF	\$ 688.00	\$ 4,186,480.00
Site work	Exterior work: accessible entrance sidewalks; bus drop-off area; adjacent plantings & mini- lawn	5000	SF	\$ 47.00	\$ 235,000.00
Public Restroom Building					
Exterior Restroom Building	2 ADA restrooms, attach to exterior of commons building, match construction type	230	SF	\$ 825.00	\$ 189,750.00
ADA Restrooms - grant funded					
Renovation of RRs in Commons Bldg for ADA	Phase 1 area; Partition walls and plumbing for 2 ADA restrooms, green room and storage room updates	700	SF	\$ 893.00	\$ 625,100.00
Accessible Parking & Access to Buildings					
ADA parking on 4th street	re-grade & re-pave sidewalk adjacent to parking on 4th street, regrade & repave parking space & loading space to meet ADA requirements.	1500	SF	\$ 47.00	\$ 70,500.00
Commons Bldg, northeast entrance and ADA parking on 5th Street	regrade & repave parking space & loading space to meet ADA requirements. re-grade 2,000 SF; Site Walls 50LF at 2'ht; handrails; repave 1500 SF (asphalt)	3500	SF	\$ 57.00	\$ 199,500.00
City Hall Entrance	re-grade & re-pave 500 SF	500	SF	\$ 59.00	\$ 29,500.00
City Hall Expansion					
Expand building	Expand building to the north for Council Chambers; addition for Council Room; entry vestibule; storage closet	1610	SF	\$ 688.00	\$ 1,107,680.00
Adjacent site work: plaza & parking adjustments	1000 sf entry plaza; 500 sf paving; 500 sf plantings. 1000 SF new parking spots (asphalt)	2000	SF	\$ 43.00	\$ 86,000.00

Close alley behind City Hall	remove 4,000 sf asphalt, add paths 1600 SF gravel, 2400 SF plantings	4000	SF	\$ 36.00	\$ 144,000.00
LaDeDa Pedestrian Lane	Close Lane to through traffic, install planters, pavers, benches, plantings				
re-pave Lane, pedestrian area	remove 14,700 SF asphalt; 8,000 sf new permeable pavers	8000	SF	\$ 58.00	\$ 464,000.00
planters at pedestrian walk	planters with trees & groundovers. 2000 SF; 6 shade trees	2000	SF	\$ 24.00	\$ 48,000.00
seating	site furnishings	1	LS	\$ 46,800.00	\$ 46,800.00
striping	for basketball/ court area	1	EA	\$ 5,850.00	\$ 5,850.00
re-pave existing parking area	replace ex asphalt, 7000 SF	7000	SF	\$ 14.00	\$ 98,000.00
amphitheater	seating into hillside. 2 curved wooden benches, 30' length and 20'	50	LF	\$ 645.00	\$ 32,250.00
removeable bollards		9	EA	\$ 2,340.00	\$ 21,060.00
Multipurpose Room Expansion	Expand Multipurpose Room into existing Kitchen space. New Kitchen & Cafeteria; hallway/offices/storage/vestibule renovations				
Expansion of MP Room	existing SF = 2542; expand by 984 SF; for 3,526 total	984	SF	\$ 469.00	\$ 461,496.00
Relocate kitchen		410	SF	\$ 1,259.00	\$ 516,190.00
Dining Room/Lounge Area	relocated from MP room	550	SF	\$ 211.00	\$ 116,050.00
Vestibule addition	Expand building at NE corner for new entrance of XX SF; provide site ramp & stairs, new doors	598	SF	\$ 403.00	\$ 240,994.00
Interior renovations	Hallway adjustments; Storage room adjustments. Renovation of Council Room for Community Use	1700	SF	\$ 258.00	\$ 438,600.00
New Pavilion	New indoor flexible space for markets, music, indoor courts. Project to include adjacent exterior improvements (parking, lawn)				
Pavilion Building		4950	SF	\$ 484.00	\$ 2,395,800.00
parking area	3,000SF parking spots; 1 ADA parking; EV charger	3000	SF	\$ 20.00	\$ 60,000.00
exterior courtyard	1500 sf pavers; 3500 sf plantings; 1500 SF conc. sidewalks around building	6500	SF	\$ 36.00	\$ 234,000.00
lawn space	7500 sf lawn(hydroseed); 9,000 sf lawn perimiter plantings (shrubs/perennials)	16500	SF	\$ 8.00	\$ 132,000.00
Green space updates					

Bicycle Lane at 6th Street	New path connecting W 6th Street. 8-foot wide path, gravel surface 350 long; 10' footbridge across drainage (wood)	2800	SF	\$ 29.00	\$ 81,200.00
Trails, new	decomposed granite; 5,600 SF (paths at 5'width)	5600	SF	\$ 9.00	\$ 50,400.00
Plantings	3,500 SF to replace existing lawn; shrubs	3500	SF	\$ 11.00	\$ 38,500.00
Pollinator Garden	4,000 SF; perennials	4000	SF	\$ 11.00	\$ 44,000.00
Trees	12 shade trees, 2" caliper; 12 evergreen trees, 5'-7' ht	12	EA	\$ 819.00	\$ 9,828.00
Seating in park	10 wood benches, 6' length; 6 wood picnic tables, 6' length	16	EA	\$ 4,446.00	\$ 71,136.00
bioswales at parking edges	2,300 SF; wetland shrubs	2300	SF	\$ 23.00	\$ 52,900.00
Fire Pit	lockable fire pit with metal interior with top, 10' diameter. perimeter patio (DG) of 1800 sf; furniture (adirondaks) at 12 each	1	LS	\$ 94,536.00	\$ 94,536.00
Drinking Fountain	Fountain/water line	1	LS	\$ 22,100.00	\$ 22,100.00
Sustainability Features	Windmills, Cistern, Solar Panels				
windmills	windmills for energy generation; 55-feet high?	3	EA	\$ 205,177.00	\$ 615,531.00
solar panels	added to Commons Building & City Hall	1	LS	\$ 1,197,600.00	\$ 1,197,600.00
cistern	20,000 gallons/piping/install	1	EA	\$ 164,741.00	\$ 164,741.00
Parking					
New parking on 4th St	widen road/remove vegetation; add diagonal parking, gravel surfaced, 15 cars. 3,700 SF	3700	SF	\$ 15.00	\$ 55,500.00
SkatePark Improvements					
new deck surrounding skate park with benches & railings	800 SF deck	800	SF	\$ 151.00	\$ 120,800.00
perimeter plantings	3,500 sf shrubs & perennials	3500	SF	\$ 11.00	\$ 38,500.00
Library - exterior improvements					
perimeter patio/walk	500 SF pavers	500	SF	\$ 41.00	\$ 20,500.00
plantings	700 SF perennials & shrubs; 1 shade tree	700	SF	\$ 12.00	\$ 8,400.00
Little Log Church Museum - exterior					
entrance garden	patio, 500 SF crusher fines; perennials 300 sf	500	SF	\$ 10.00	\$ 5,000.00
Signage & Wayfinding	placed throughout the greater commons				
Informational signs	small display with info	5	EA	\$ 819.00	\$ 4,095.00
Wayfinding/trail signs		10	EA	\$ 293.00	\$ 2,930.00
Public Art	exterior artwork (100% local artists)				

	exterior artwork	10	EA	\$ 1,404.00	\$ 14,040.00

NOTES:

All prices are in current (2025/06) dollars. No escalation included.

Final pricing could vary considerably once the full scope of each item has been determined.

Pricing on this spreadsheet is preliminary based on very limited definition of scope.

This is a preliminary project cost estimate. As such project drawings, specifications and narratives have not yet been developed.

Each of the above line items include a 15% contingency for unknowns.

Wage rates: BOLI

This estimate assumes competitive bidding by local contractors.

EXCLUSIONS:

Design fees, permit fees, system development fees, utility hookup charges, testing, BOLI fee.

Moving expenses, anti-graffiti coating, fireproofing.

Overexcavation, rock excavation, wet weather sitework. Commissioning.

YACHATS GREATER COMMONS PLAN - COST ESTIMATE for Maintenance of existing & proposed elements-						
PROJECT / ITEM	DESCRIPTION	QUANTITY	UNIT	\$ PER UNIT INC CONTINGENCY	TOTAL \$	
Commons Building -						
painting	exterior painting	10,080	SF	\$ 3.00	\$ 30,240.00	
roof	need to plan for roof replacement	12,200	SF	\$ 29.00	\$ 353,800.00	
City Hall - Maintenance						
painting	exterior painting	4,080	SF	\$ 3.00	\$ 12,240.00	
New Pavilion - Maintenance						
Repairs	provided allowance	1	LS	\$ 290,160.00	\$ 290,160.00	
Green space Maintenance						
boardwalk	needs to be replaced in 5 to 10 years	2,560	SF	\$ 238.13	\$ 609,600.00	
removing invasives	per service cost to remove invasives	32,670	SF	\$ 2.00	\$ 65,340.00	
re-surfacing paths	needs to be replaced in 5 to 10 years	3,660	SF	\$ 9.00	\$ 32,940.00	
replace site furnishings	needs to be replaced in 5 to 10 years	10	EA	\$ 4,446.00	\$ 44,460.00	
Existing Pavilion - Maintenance						
structural repairs	provided allowance	1	LS	\$ 290,160.00	\$ 290,160.00	
Surfacing Parking, Roads & Circulation						
	resurface in 10 years	20,000	SF	\$ 14.00	\$ 280,000.00	
Playground - Upkeep & Maintenance						
re-surfacing	needs replacement in 5 years	9,000	SF	\$ 8.00	\$ 72,000.00	
update play equipment	needs to be replaced in 10-15 years	1	LS	\$ 122,673.00	\$ 122,673.00	

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APPENDICES

DRAFT SCHEMES

COMMUNITY FEEDBACK

COMMONS BUILDING AV UPGRADES

YACHATS GREATER COMMONS PLAN - COMMUNITY MEETING



FOCUS AREA



VICINITY OVERVIEW MAP



VIEW DOWN LADEDA LANE

>Welcome!

YACHATS GREATER COMMONS PLAN
CITY OF YACHATS, OREGON
COMMUNITY MEETING
March 12, 2025



Vision

The Yachats Greater Commons is the heart of the community: accessible, community-oriented, functional, aesthetically pleasing, and reflects the unique culture of Yachats.

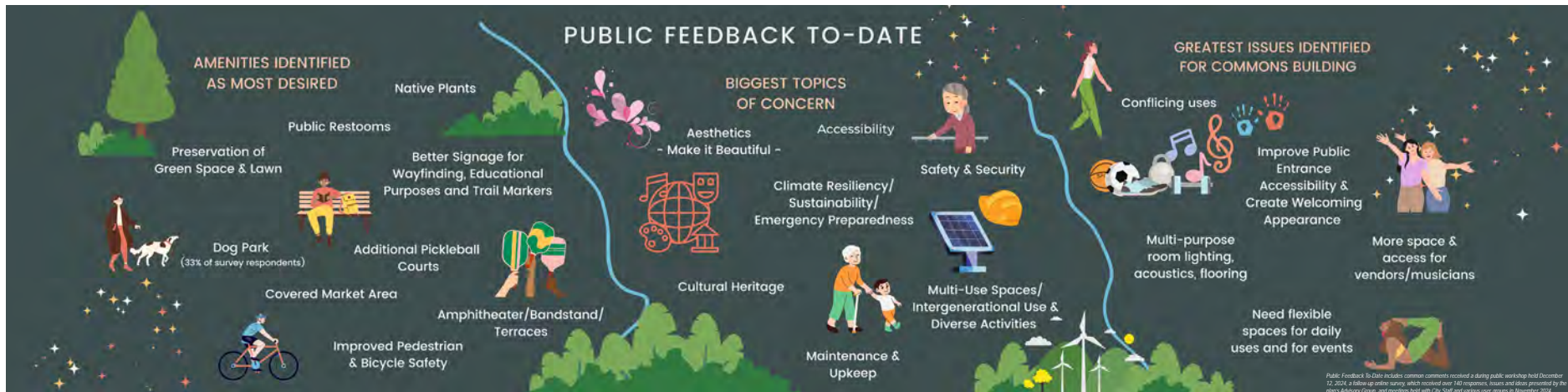
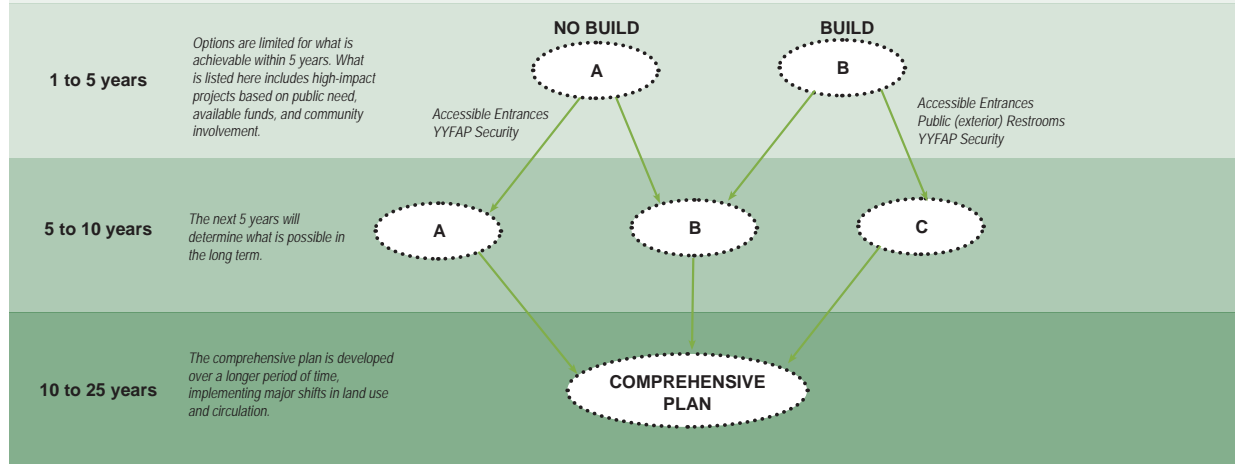
Goals

1. Create a 25-year plan for facilities maintenance, utilization of space, configuration, and capital improvements that address existing deficiencies
2. Create an Accessible, Welcoming, Community Space
3. Create a Place of Conversation, as a way of healing past injustices
4. Create a Sustainable, Climate-Resilient Civic Commons
5. Provide Safety for YYFAP, City Staff, and Citizens, in case of emergencies
6. Develop a consistent Aesthetic across the Civic-owned spaces that reflects Yachats's character
7. Provide a resource for gaining Education and Information about Yachats
8. Create a Maintainable Civic Commons

Elements Common to All Schemes

- Accessibility & Universal Design
- Aesthetics
- Safety
- Resiliency & Sustainability
- Cultural Heritage
- Parking & Wayfinding
- Maintenance

IF THIS THEN THAT DIAGRAM (scaffolding & phasing)



CITY OF YACHATS, OREGON
COMMUNITY MEETING
March 12, 2025

Yachats Greater Commons Plan



SCHEME A



LEGEND

Parking	Accessible Entrance	Municipal Uses
Playground	Art / Wayfinding	Community / Public Uses
Bus Stop	Crosswalk	YYFAP Uses
Trolley Stop	Pollinator Garden	Building Addition
Pollinator Garden	Running/Walking Path	Pedestrian Zone
Running/Walking Path	Public Restroom	Pedestrian Path
Info Sign	Drinking Water	Boardwalk
Swimming	Perspective Sketch	Vehicle Gate
Off-Leash Dog Area	Cistern	Solar Panels
Bike Lane / Route	EV Charger	Wind Turbine

Scheme Brief:

This scheme addresses the basic needs of the Greater Commons. City Hall uses would be **consolidated** into one building. YYFAP uses would take up the entire southern half of the Commons Building with a new **secure vestibule**. Community uses would remain in the northern half of the Commons Building, with an interior renovation to **expand the multi-purpose room** into the kitchen.

A central green parkway would occur between City Hall and the Commons, creating a **welcoming gateway** into the natural area beyond. The open field would have a dog area, bioswales, and pollinator garden.

Parks & Open Space:

- Woenerf
- Dog park
- Improve accessible routes
- Bioswales
- Terraced garden
- Public restrooms
- Places to sit
- New outdoor gathering space

Circulation & Way-finding:

- New running / walking paths
- New parking at W 6th St

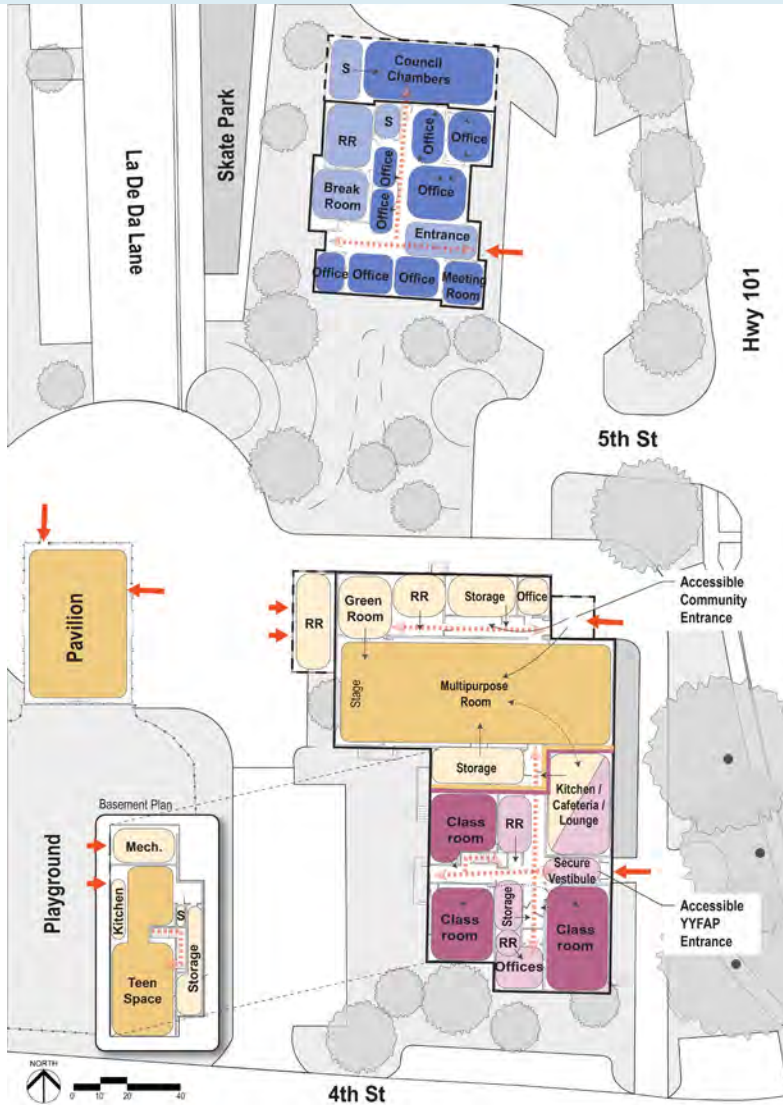
Buildings:

- Renovated Commons Building
- Expanded City Hall
- Pavilion

PARKING	EXISTING	PROPOSED
Parking Spaces	131	113
BUILDING AREA		
Commons Building	12,501 SF	13,370 SF
City Hall	3,885 SF	5,489 SF
Pavilion	2,347 SF	2,347 SF
Library	1,950 SF	2,168 SF
USES		
YYFAP	6,112 SF	5,487 SF
Community / Public Spaces	8,067 SF	10,396SF
Municipal	3,885 SF	4,232SF
Chamber of Commerce	1,033 SF	1,257 SF

SCHEME

A



CITY OF YACHATS, OREGON
COMMUNITY MEETING
MARCH 12, 2025

Yachats Greater Commons Plan



SCHEME B



LEGEND

- Parking
- Playground
- Bus Stop
- Trolley Stop
- Pollinator Garden
- Running/Walking Path
- Info Sign
- Swimming
- Off-Leash Dog Area
- Bike Lane / Route
- Pickleball
- Accessible Entrance
- Art / Wayfinding
- Crosswalk
- Picnic Area
- Public Restroom
- Drinking Water
- Perspective Sketch
- Cistern
- EV Charger
- Municipal Uses
- Community / Public Uses
- YYFAP Uses
- Building Addition
- Pedestrian Zone
- Pedestrian Path
- Boardwalk
- Vehicle Gate
- Solar Panels
- Wind Turbine

Scheme Brief:

This scheme increases the size of the Greater Commons, by **purchasing 2 pieces of property** that allow for open space, new construction, and parking. YYFAP would be expanded with a **building addition** to the Commons Building on its south and west sides, and it's own secure entrance. City Hall uses would be **consolidated** into one larger building. A **new recreation center** on 4th St could host an indoor swimming pool and space for pickleball courts, as well as other community needs.

LaDeDa Lane would be converted into a **pedestrian street**, with restricted vehicular traffic. A **covered market** would extend down the lane, to a central information center.

Parks & Open Space

- Small open lawn
- Improve signs
- Pollinator garden
- Public restrooms
- Fire circle
- Peace garden
- Covered market
- New running / walking paths

Circulation & Way-finding

- New running / walking paths
- Parking

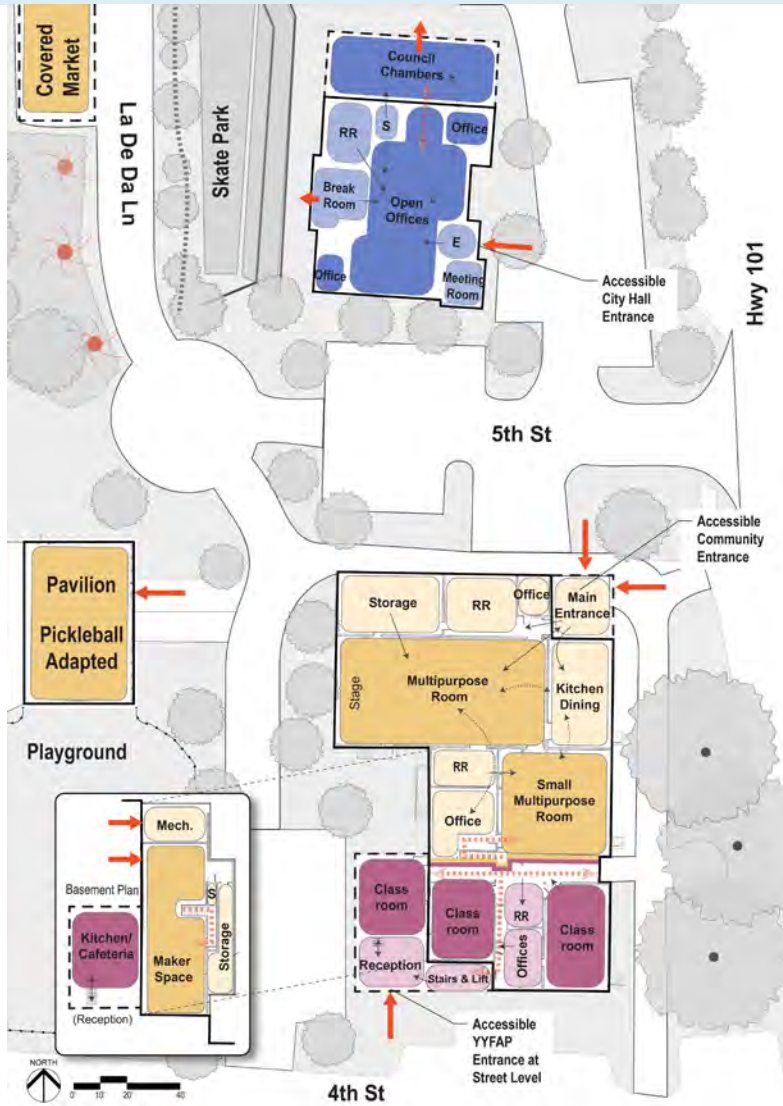
Buildings:

- YYFAP expansion
- City Hall expansion
- New recreation building
 - Indoor pool
 - Indoor pickleball

PARKING	EXISTING	PROPOSED
Parking Spaces	131	100
BUILDING AREA		
Commons Building	12,501 SF	14,491 SF
City Hall	3,885 SF	5,489 SF
Pavilion	2,347 SF	2,347 SF
Library	1,950 SF	2,168 SF
USES		
YYFAP	6,112 SF	6,130 SF
Community / Public Spaces	8,067 SF	11,146 SF
Municipal	3,885 SF	3,885 SF
Chamber of Commerce	1,033 SF	1,604 SF

SCHEME

B



SCHEME C



LEGEND

- Parking
- Playground
- Bus Stop
- Trolley Stop
- Pollinator Garden
- Running/Walking Path
- Info Sign
- Swimming
- Off-Leash Dog Area
- Bike Lane / Route
- Pickleball
- Accessible Entrance
- Art / Wayfinding
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- EV Charger
- Municipal Uses
- Community / Public Uses
- YYFAP Uses
- Building Addition
- Pedestrian Zone
- Pedestrian Path
- Boardwalk
- Vehicle Gate
- Solar Panels
- Wind Turbine

Scheme Brief:

This scheme **separates building uses** by expanding both City Hall and the Commons Building. City Hall uses would be **consolidated** into one building; YYFAP uses **expanded** beyond the southern half of the Commons Building; and Community uses improved on the northern side with a new **building addition**.

In this scheme, 5th Street becomes a **one-way parkway** through the property, with parking in pull-outs on either side. Active recreation (pickleball courts, skate park, lawn) is shown on the north, while new walking paths and gardens would be separated on the south side of the new parkway. LaDeDa Lane would become a **pedestrian zone** and retrofitted with central planting beds and benches.

Parks & Open Space:

- Pickleball Courts
- Skate Park Improvement
- Public Restrooms
- Native Garden
- Open Field
- Improved Playground

Circulation & Way-finding:

- New parkway bisecting the Greater Commons
- New running / walking paths
- New Parking: 5th st & 6th Street

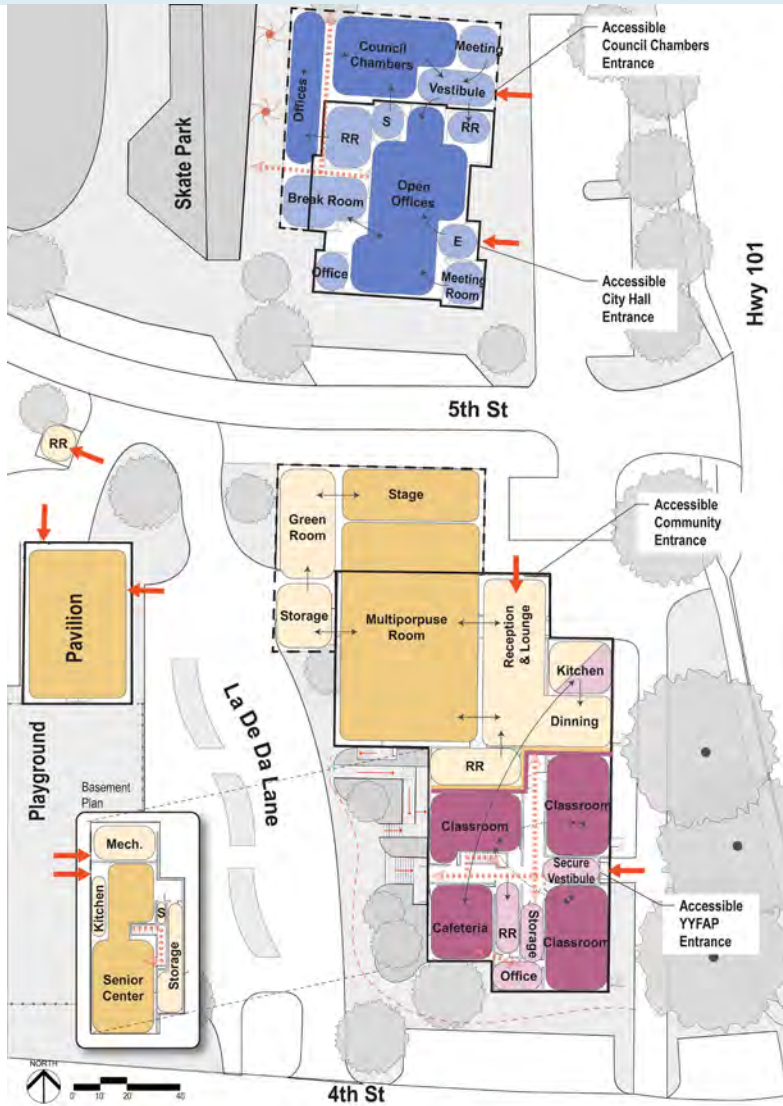
Buildings:

- Expanded & renovated Commons
- City Hall Expansion

PARKING	EXISTING	PROPOSED
Parking Spaces	131	96
BUILDING AREA		
Commons Building	12,501 SF	16,356 SF
City Hall	3,885 SF	7,152 SF
Pavilion	2,347 SF	2,347 SF
Library	1,950 SF	2,168 SF
USES		
YYFAP	6,112 SF	6,112 SF
Community / Public Spaces	8,067 SF	11,922 SF
Municipal	3,885 SF	5,964 SF
Chamber of Commerce	1,033 SF	1,188 SF

SCHEME

C



YACHATS CITY OF YACHATS, OREGON
COMMUNITY MEETING
MARCH 12, 2025

Yachats Greater Commons Plan



DRAFT PLAN



LEGEND

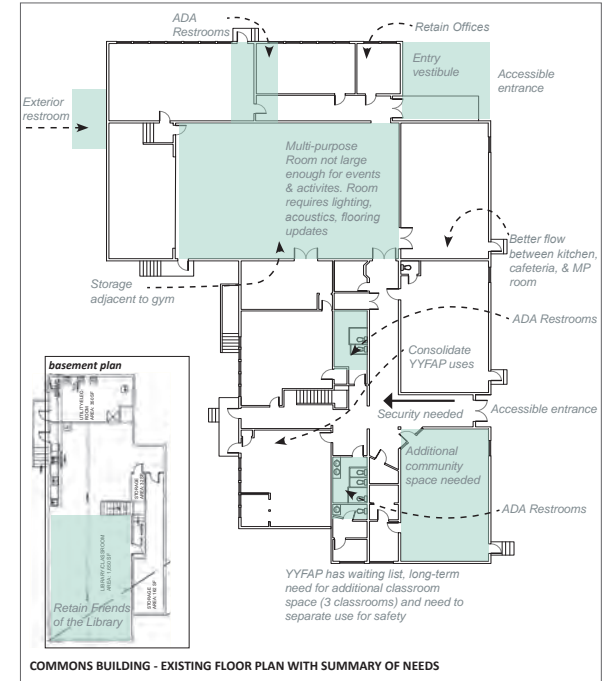
- Parking
- Playground
- Bus Stop
- Trolley Stop
- Pollinator Garden
- Running/Walking Path
- Information Sign
- Dogs Okay (not fenced)
- Bike Lane / Route
- Pickleball
- Accessible Entrance
- Art / Wayfinding
- Crosswalk
- Picnic Area
- Public Restroom
- Drinking Water
- Cistern
- EV Charger
- Municipal Uses
- Community / Public Uses
- YYFAP Uses
- Building Addition
- Pedestrian Zone
- Pedestrian Path
- Boardwalk
- Removable Bollards
- Solar Panels
- Wind Turbine

PROGRAM		
	EXISTING	PROPOSED
PARKING		
Parking Spaces	110	149
BUILDING AREA		
Commons Building	14,882 SF	20,605 SF
City Hall	3,880 SF	5,490 SF
Pavilion	2,340 SF	2,340 SF
Library	1,950 SF	2,170 SF
New Pavilion		4,950 SF

(Areas are approximate)

IMPLEMENTATION & PRIORITY LIST	
ITEM	DESCRIPTION
STAGE 1	
Restrooms	ADA Interior & Exterior Restrooms
Commons Expansion	Building expansion for YYFAP
Accessible Parking & Access to Building	Site work to include ADA parking, ramps, handrails, doorway adjustments to meet access requirements
STAGE 2	
City Hall Expansion	Expand building to the north for Council Chambers; Adjacent site work: plaza & parking adjustments
LaDeDa Lane Pedestrian Zone	Close Lane to through traffic, install planters, pavers, benches, plantings
Multipurpose Room Expansion	Expand Multipurpose Room into existing Kitchen space. New Kitchen & Cafeteria; hallway/offices/storage/ vestibule renovations
STAGE 3	
New Pavilion	New indoor flexible space for markets, music, indoor courts, restroom
Green Space Updates	Trails, Gardens, Fire pit, Seating
Sustainability Features	Windmills, Cistern, Solar Panels

DRAFT - COMMONS BUILDING



COMMONS BUILDING - EXISTING FLOOR PLAN WITH SUMMARY OF NEEDS

BUILDING AREA	EXISTING	PROPOSED
Commons Building	14,882 SF	20,605 SF
AREA BY USE		
YYFAP	6,110 SF	7,130 SF
Community / Public	6,807 SF	12,470 SF
Municipal	960 SF	0 SF
Friends of the Library	825 SF	825 SF
Chamber of Commerce	180 SF	180 SF

(Areas are approximate)

PRIORITIES	Rationale
Restrooms, ADA compliant	Already funded
Accessibility Upgrades	Identified in early discussions as a goal, and needed to meet Code Compliance
Commons Building Expansion	Childrens' safety; Provides more room for classrooms and community in the rest of the building. Fundable through grants

Notecard Feedback, Group WorkSessions, November 2024

1. Big Picture

- a. Recreation plan that positions city for funding for recreation infrastructure
- b. Vision for climate resilience infrastructure (and positions for funding)
- c. Separate Community center activities from youth programming activities to improve coordinated use of spaces
- d. Create a cohesive outdoor landscape that matches the ramshackle feel of the community
- e. A thriving Yachats commons full of activity
 - Welcoming
 - Community building
 - A vital 3rd place
- f. Protect the integrity of the commons building; maintain and improve

2. Specific Requests

- a. Re-hab Pavillion
- b. Small diamond on field
- c. Pickle ball Improvements
 - Multiple courts
 - Indoor and outdoor
 - New pickleball floor/gym
- d. Lighting; brighter interior (3)
- e. Traffic flow; walking inside and out, not so box like inside
- f. Storage organization; accessibility to stored items
- g. Several Spaces for school
 - better for children and teachers
 - serve younger and older children
- h. City hall
 - The entry into the reception area
 - Civic meeting room and conference rooms behind Admin assistant and ub clerk
 - Add 2nd floor with all offices for staff
- i. More space for vendors
- j. Special space for YYFAP
- k. Improve CH building for energy efficiency
- l. increase security (2)
- m. Green space west of CH
 - Prefer to keep it wild and undeveloped
 - Leaves options open for almost any spontaneous use of the green; dogs, games, big gatherings, ect
- n. Open space could be community plaza/town center (2)
 - Band stand/amphitheater (2)
 - Covered, open walled market booths
 - Terracing
 - Food truck zone
 - Water and power to serve those needs
 - a park with pond
 - aesthetic beauty/landscape; native plants
 - benches with open space
- o. More work space for copier area
 - Cabinets under counters
 - Open shelving on top



February 27, 2025

**RE: YACHATS GREATER COMMONS PLAN
CITY OF YACHATS, OREGON**

SUMMARY OF ISSUES & FEEDBACK

This document summarizes feedback related to the Yachats Greater Commons Plan. The summary includes comments received during a public meeting on December 12, 2024, (approximately 60 residents in attendance), and a follow-up online survey, which received over 140 responses. It summarizes issues and ideas by the plan’s Advisory Group in December of 2024, and meetings held with City Staff and various user groups in November of that year.

Comments are organized by category: General; Buildings; Parks; Transportation; and Other. Recommendations are provided that address each Element/Issue. This information has been used to develop three conceptual drawings that address needs and desires of the community, and serves as a basis of decision making.

GENERAL	
Element / Issue	Recommendation
Sustainability / Climate resiliency / Emergency Preparedness	One of the top five most common responses regarding the expansion or renovation of common areas was the need for improved emergency preparedness, particularly for natural disasters. In response, it is proposed to incorporate disaster-resistant architecture, including measures for earthquakes and tsunamis. The suggestion to incorporate sustainable elements was received. In response, the design will encourage use of natural, renewable materials in future construction and improvement projects.
Multi-use spaces: For various community activities and events.	One of respondents’ main concerns is the need for more space for events and activities. This Plan can offer scalable spaces adaptable to various events. The designs will emphasize keeping spaces intergenerational and available for multiple uses by different groups and diverse activities.

<p>Accessibility</p>	<p>"Accessibility and functionality" was one of the top five most common concerns. To address this, the designs will prioritize ensuring that building entrances are fully ADA Compliant, walking routes are even and level, and pathways are adaptable to meet diverse needs. Future design drawings should emphasize Universal Design Standards for mobility, language, sight and hearing.</p>
<p>Aesthetic concerns</p>	<p>One of the suggestions from respondents for implementing the Yachats identity was to incorporate the Yachats colors into some element of the design. Therefore, the inclusion of unifying colors and incorporation of local cultural colors/themes throughout the Commons will be considered.</p>
<p>Cultural Heritage</p>	<p>In response to the question, "How can Yachats honor the cultural history of the area?" suggestions included creating informational signs and dedicating specific spaces to showcase native culture. The design could incorporate areas for historical displays, information, and native art. It will also preserve and maintain the Commons Building itself, which is vital to the community.</p>
<p>Safety & Security</p>	<p>Designs all focus on creating a safe and secure place for YFAP activities, with separate, secure entrance/exit points. City Hall also needs to be secure for staff.</p>
<p>Maintenance concerns</p>	<p>Regarding concerns about the space, the most frequent issue raised was maintenance and upkeep. To address this, a periodic maintenance plan will be implemented to ensure the areas remain well-maintained at all times.</p>
<p>BUILDINGS (in general)</p>	
<p>Public restrooms</p>	<p>Almost 80% of respondents identified public bathrooms as the most needed amenity, making it a clear priority. As a result, this feature will be integrated into the final design.</p>
<p>Swimming pool, Indoor / Pickleball indoors / additional court space</p>	<p>One design idea includes the opportunity for a new indoor recreation center that could include a swimming pool and additional court space for pickleball/ other indoor games.</p>
<p>Information kiosk or welcome center</p>	<p>There is opportunity to have a dedicated welcome center that is a stand-alone building; this is explored in one design option.</p>
<p>Charging stations and lockers</p>	<p>This could be incorporated into the public restroom building design.</p>

City Hall organization / upgrades	Several mentioned that City Hall could use energy upgrades and interior improvements including entry area, storage, and break room space. This could be addressed in future designs.
Little Log Church	Could continue use for events, concerts, weddings
COMMONS BUILDING	
YYFAP space & security needs	Several comments were made stating that YYFAP needs room to expand and that they need their own space for security reasons. The proposed designs look at ways to expand YYFAP space and provide needed security.
Multiple Uses Conflict	Different solutions were suggested: Convert north side of Commons into one or two big rooms; Extend building westward; Expand gym into kitchen; Combine kitchen and preschool room for one big room; Expand Commons on SW corner; Move YYFAP to City Hall (Note: per City Manager this cannot be done); Move Council Chambers into the City Hall; Provide a room for “sitting room” for informal gathering (reading, playing games, talking)
North Entrance	North entrance needs to be improved in regards to access & appearance if it is to remain a primary public entry point. Design options address entrances and access points.
Multi-Purpose Room	Improve multi-purpose room: acoustics, floor, lighting. This issue can be addressed once the greater master plan is agreed upon, to what extent the multi-purpose room will need modifications.
Limited Space	More space for vendors; musician loading/green room. Needed loading areas and access points will be addressed.
PARKS AND OPEN SPACE	
Dog Park	33% of respondents voted for a dog park, placing it sixth, however it is not a priority over other options such as public restrooms or walking paths. This suggests that the community values general-use infrastructure and basic needs more than a specific space for pets.
Sports areas (e.g., pickleball courts)	Based on the responses, pickleball is the most popular sport and needs additional infrastructure. The design could include more pickleball courts to meet this demand.
Green space and preservation	The second most requested amenity by respondents was the preservation of green lawn and open space (creating a park with additional paths, benches, outdoor gathering areas, plants and trees). Therefore, these will certainly be included in the design.

Covered market area / Food Trucks	One of the main activities that respondents attend is the farmers' market. And one of the main requests was for a covered market area. Therefore, the design of open-air market spaces with covered areas for weather protection will be one of the priorities.
Improvement of Pavilion (weather protection, usable space)	Respondents requested improvements to the usability of the Pavilion and the addition of weather protection in common areas. The design will include weather protection to expand the range of activities that can be conducted in the Pavilion.
Bandstand or amphitheater; Terraces / Berms	Community participants requested spaces to sit outside and listen to music, and spaces to gather. This idea is included in the conceptual designs in various ways.
Stormwater swales	Bioswales were mentioned by several community members, and these are incorporated into the design of the park space.
Native plantings / Pollinator garden	Creating space for native plants and providing wildlife support was recommended by many participants. New places for pollinator gardening and learning can be incorporated into the design.
Block views to physical plant	The design incorporates strategies for screening the adjacent physical plant.
Improve the entrance appearance at 5th St	The design of the entrance into the Commons from Hwy 101 will be addressed.
Peace Park	The idea of a peace park or memorial park was discussed. The designs explore opportunities to expand on this idea.
Wetland	Some would like to see the ponds cleared of vegetation, however as a designated wetland, this would not be recommended.
TRANSPORTATION & WAYFINDING	
Transportation system (reduce parking demand)	According to the survey results, an efficient public transport system could reduce the need for parking spaces. Although this problem cannot be solved directly by the architectural plan, designated parking spaces for people with reduced mobility or disabilities will be implemented, and the City's new Trolley system will improve transportation and connections across town.

<p>Parking issues</p>	<p>47% of respondents indicated that they have no issue with parking, as they can easily walk to common areas. Meanwhile, 53% mentioned that parking can be challenging, but primarily during major holidays like the 4th of July or large events. Based on this, dedicated ADA parking will be provided and recommendations provided in the Parking Study should be implemented, such as designating limited parking hours. The plan will include ADA parking and identify parking for events/vendors.</p>
<p>Slow traffic on Hwy 101</p>	<p>The solution to this is complex and requires coordination with ODOT, and while this plan cannot solve this issue directly, we propose additional raised and illuminated crosswalks.</p>
<p>Improve pedestrian and bicycle safety</p>	<p>The need for pedestrian safety is addressed by designating more space for pedestrians and cyclists and limiting the amount of vehicular space and/or limiting access to LaDeDah lane with removable bollards.</p>
<p>Better signage</p>	<p>An identified need was improved wayfinding and enforcement signs (e.g. No Parking); but also plant identification information, educational signs, trail markers and pedestrian connections to City buildings. The plan can incorporate these ideas.</p>
<p>OTHER</p>	
<p>Concerns about tourism impact</p>	<p>One of the biggest concerns of respondents is the impact of tourism. While the architectural plans cannot solve this issue directly, we could propose to local authorities to explore solutions that promote more sustainable and responsible tourism.</p>
<p>Impact of rising rental prices</p>	<p>One of the issues mentioned by respondents is the impact of rising rental prices. While we cannot offer a direct solution from an architectural perspective, we could engage in dialogue with some of the local authorities to identify solutions that would better address the problem.</p>

3/12/2025 Community Meeting
Yachats Greater Commons Plan

VOTING BALLOT

Scheme A



yay nay

- Dog Park
- Expand City Hall
- 5th Street Closure
- Amphitheater
- Other: _____

Scheme B



yay nay

- YYFAP Expand at Commons
- Recreation Center
- Covered Market
- Gardens
- Other: _____

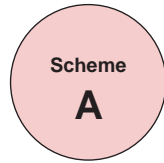
Scheme C



yay nay

- Extending 5th Street
- La De Da Lane Pedestrian Zone
- Commons Expansion
- Outdoor Pickleball
- Other: _____

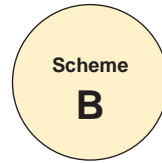
ANALYSIS OVERVIEW



Dog Park
Amphitheatre
YYFAP Expansion



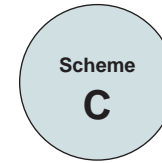
5th Street Closure



Gardens
Covered Market
Dog Park



Two Kitchens



La De Da Lane Pedestrian Zone
Community Hangout Space
Flexible Court Space



Extending 5th Street
Outdoor Pickleball
Commons Expansion

VOTING BALLOT ANALYSIS

Design Options Community Meeting, canvassing, and online input
 March 12th - April 2nd, 2025
 Participants: 122

General analysis:

Tables 1 and 2 present a summary and bar chart of the evaluation of different proposals using three schemes (A, B, and C). The following are analyzed: affirmative responses (yes), negative responses (no), abstentions, and an overall rating ranging from 1 star, the lowest, to 5 stars, the highest.

Analysis by Scheme:

Scheme A:

- The proposal with the highest approval rating is Dog Park (42%), followed by Amphitheater (40%).
- Voters gave Scheme A a 3 out of 5 stars rating.

Scheme B:

- The Gardens proposal has the highest support (53%), followed by Covered Market (48%) and Recreation Center (44%).
- Voters gave Scheme B a 3.5 out of 5 star rating.

Scheme C:

- The La De Da Pedestrian Zone proposal (44%) is the highest rated.
- Commons Expansion (34%), and Outdoor Pickleball (30%) have lower approval ratings.
- Voters gave Scheme C a 3 out of 5 star rating.

Conclusion:

Scheme B is the highest rated, with the highest percentage of 3.5 out of 5 stars and highly supported proposals.

Voting details:

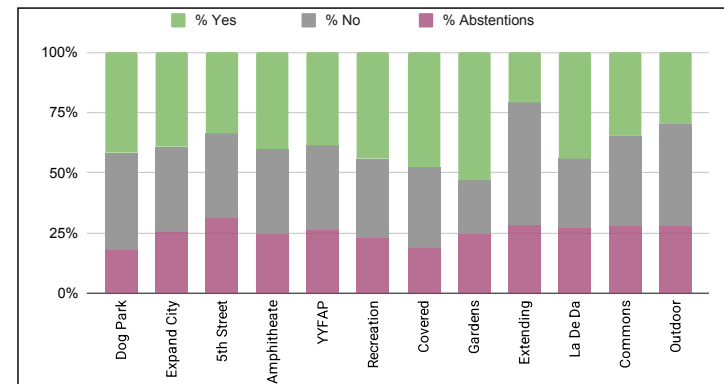
Table 3 offers a comprehensive and detailed analysis. Schemes A, B, and C present information on the number of voters who cast their ballots, both in person and online. It also includes comments collected from the ballots and details the overall rating, allowing for a more precise compilation of the results obtained.

TABLE 1: SUMMARY

Percentage of votes and average overall ratings are based a total of 122 participants in both online and paper ballot voting.

Scheme	Rating (out of 3)	Proposal	% Yes (3 pts)	% Abstentions (2 pts)	% No (1pts)	Overall rating (out of 5 stars)
A	2.2 / 3 pts	Dog Park	42%	18%	40%	★★★☆☆
	2.1 / 3 pts	Expand City Hall	39%	25%	35%	
	2.0 / 3 pts	5th Street Closure	34%	31%	35%	
	2.2 / 3 pts	Amphitheater	40%	25%	35%	
B	2.1 / 3 pts	YYFAP Expand at Commons	39%	26%	35%	★★★★☆
	2.2 / 3 pts	Recreation Center	44%	23%	33%	
	2.3 / 3 pts	Covered Market	48%	19%	34%	
	2.3 / 3 pts	Gardens	53%	25%	22%	
C	1.9 / 3 pts	Extending 5th Street	20%	29%	51%	★★★☆☆
	2.2 / 3 pts	La De Da Lane Pedestrian Zone	44%	27%	29%	
	2.1 / 3 pts	Commons Expansion	34%	28%	38%	
	2.0 / 3 pts	Outdoor Pickleball	30%	28%	43%	

TABLE 2: BAR CHART



**YACHATS GREATER COMMONS PLAN
 COMMUNITY FEEDBACK ANALYSIS**



04-09-2025

Scheme	Proposal	Yes (Voting in person)	Yes (Online voting)	Comments	No (Voting in person)	No (Online voting)	Comments	Abstentions	Overall rating				
									1	2	3	4	5
A	Dog Park	21	30	<ul style="list-style-type: none"> - Somewhere else. - We need it, but proposal is too small. - More dogs than people here. - Dog park is far more important to residents than an outdoor pickleball court. 	25	24	<ul style="list-style-type: none"> - We live in a dog park. - Dog park not needed - Far to small - Too little. - Too small - Dog parks are great until they aren't know issues include: dogs aggression, unvaccinated dogs, clean up. Please consult animal behaviorist and veterinarians before proceeding. - No, ugly. - Too little. We use the ball field currently for own dog. Our neighbors + us have no desire for a fenced-in middy-size small space for your dog to play. 	22					
	Expand City Hall	30	18	<ul style="list-style-type: none"> - Yes, put it all in 1 space. - Chambers -> City Hall. 	7	36	<ul style="list-style-type: none"> - Not sure 	31					
	5th Street Closure	20	21	<ul style="list-style-type: none"> - Keep a cohesive campus. 	10	33		38					
	Amphitheater	24	25	<ul style="list-style-type: none"> - Good on elevation change. - But in SW corner a green area with/ a bed shell. 	14	29	<ul style="list-style-type: none"> - There need to be separated. 3 rooms available for use / rental. - Covered market area, need to retain parking. - Buy Le Roy's parking. - Parking critical for many events. - But in SW corner or green area w/ band shell - YFAP might like it - not the rest of us in this placement. 	30					
	Other	4	23	<ul style="list-style-type: none"> - Covered market area, need to retain parking. - Buy Le Roy's parking. - Pickleball courts - Expansion of multiple rooms. - Rm 3, Civic Mtg room. YYFAP to a basement - Take out parking by playground. - Bandstand. - Like YFFAP space. - Purchase the blue whole lot. - Take out parking by the playground - This building, as is, has all the space it needs for community purposes. - Expand the venue seating area into the existing kitchen, move the new kitchen / dining in preschool room. - Move kids somewhere else. - Develop the space they are using now for community uses. - Build a recreational building for pickleball/basketball/etc. - Incorporate the resiliency project. Universal design in all changes. - The amphitheater should take deafness into account. - Public restrooms, reduced asphalt / Commons / CH bldg renovations. - Maybe instead of a too-small dog park, we could install a dog agility park area! That would be awesome, without needing to designate a dog park area (that we don't really have enough space for). La De Lane can be all green space and walkway because there is already a street east of Skatepark, next to CityHall. Purchase LeRoy parking, and that makes plenty of space for (at least) one-way traffic around City Hall, going counterclockwise with parking on the east & north sides! Amphitheater idea is okay, but not enough! We need a place to bring the community together, along with allowing for musical festivals! We need a true musical amphitheater / band shell to provide for such occasions! - Bioswale Woonerf. - The dog park area could be a bit larger. - Add a senior center upstairs - The type of expansion for the multipurpose room seems the best option. - Pavilion expansion for 2 indoor/outdoor pickleball courts. - Like the public restroom location - Courts for pickleball for bad weather - Road repair & maintenance... 9th Street needs to be repaved! - Outdoor Pickleball - Layout of Commons OK - 'B' better; additions to Commons can blend yo current Bldg Style, Parking along LaDeDa is good. 	0	31	<ul style="list-style-type: none"> - There need to be separated. 3 rooms are available for use/ rental. - Parking is critical for many events. - Pool in open field. - A farmers market space would be a better utilization of space. - Like the kitchen, RR and Council Chambers extend MP Room. - Hills in green space so flat walk in between. - Like YFFAP space - Hey, 101 street scape - Don't need a dog park - If there was to be a dog park, it would need to be much bigger. This small space is not practical. - Where is space for the profitable and popular booksale? It has had a harmonious home in the basement. - Repave our horrible streets! - Too much money spent in/on City Hall already. - Where is the FOYL, currently in the Commons basement, in all this? - Needs parking along 4th St just west of Commons for vendors and those using Lion's Hall. - Indoor pickleball courts 	64	11	11	17	20	11

Scheme	Proposal	Yes (Voting in person)	Yes (Online voting)	Comments	No (Voting in person)	No (Online voting)	Comments	Abstentions	Overall rating				
									1	2	3	4	5
B	YYFAP Expand at Commons	23	24	- Good	11	32	- Overall commons could benefit from an expansion. - Could it be phase 2 of Scheme A? - Good to separate school from commons activities. - Any purchasing of land should be for renewing or mixed use.	32					
	Recreation Center	27	27	- Pool - Put in open field. - + Lions Club + Le Roy's parking lot. - To separate school from Commons activities. - Need at least 3 courts for PB. - w/ Pool (therapy). Yes, the city should buy the additional lots. - Quiet water or hotter city contribute.	11	29	- Not for YYFAP but maybe for exercise options.	28					
	Covered Market	26	35	- But move between Commons + Pavilion	10	21	- Purpose? Farmers market.	30					
	Gardens	35	30	- The more, the better - We already have a "peace park."	1	26	- Great way to include volunteers in the area.	30					
	Other	10	22	- Do park, make bigger - Restricted traffic area - Peace garden - Scheme wont a green room eliminates the possibility of a future theater company - Outdoor pickleball courts - Best scheme for community use / YYFAP separate - Yes to property acquisition. - Acquire property. - Expansion of pavilion to include 2 Pickleball courts. - Need basement storage for YYFAP. - Use small multipurpose for dining during events. - Extended multipurpose to west wall, add green room behind stage, combine the kitchen and dining into smaller multipurpose. - Like consolidating the school to south with their own kitchen. - Expand pavilion for 3 pickleball courts. - Modification of pavilion to accommodate 2 courts. - Expand pavilion to covered pickleball, pool. - Greenroom off storage. - Pickleball courts way before swimming pool. - If includes 2 indoors pickleball courts + a pool. - Need a green room. - There must be a green room by MPR with RR. - Would very much love to have a rec center w/ pool & covered market. Also would love to keep a dog park in this plan. - Promote native wildlife and plants. - Please incorporate attractive green infrastructure rather than static bio swales and plantings. Native food forest. - A pool, or access to an existing pool, would be marvelous! - Love the pool rec center idea and covered market. - Expanded trails! Basement for communing/socializing, not specifically dedicated to teens; MP room has lots of time for more pickleball - we don't need additional courts and not a maker space. - I think purchasing the two available properties is an excellent idea! Taking some green space from the north end, along W 6th Street could add a lot of parking. - Put the covered area for the market between the Commons & the Pavilion, and making the Pavilion open to the market seems to make more sense. Refurbish outside basketball court between Commons & Pavillion - a lot of people use this!!!! Cut off 5th Street at City Hall, making a counterclockwise drive (east of skatepark), around City Hall, with exit to 6th Street, north of skate park. Make North Entrance to Commons a BIG & MASTERFUL Entrance.....with a big entrance hall inside! (Not a hallway)!!!!!! Put undulating green works in the pathway area of the green space...with relatively flat walkways & benches between hills. Put grand Band Stand in SW corner (great acoustics), with hills & grass to sit on. Purchase the 4th Street property for future ability to build a recreation center, therapy pool & swimming pool. - 4th Street Sidewalk Parking Renovations. - Public restroom , pool, and rec center. - I love the idea that's been floated of building a new, larger pavilion type building that could enclose multiple pickleball	1	34	- Has 3 separate room for use / rental including maker space for yoga. - Solar on top of the covered market. - Need to retain parking. - There must be a green room by MPR eith RR. - Pickleball courts way before swimming pool. - Senior Commons. - Like pickleball in pavilion. - No green room - I do not think we should create more space for YYFAP. How do we even know that there will be enough children in town to justify this expense - The current role of the basement seems to have been forgotten - Please explain the city's role with YYFAP. - The FOYL is no longer in the basement? Why? - YYFAP is still taking up too much community and event space. give them the former office and room three. the city civic meeting room can be the open, informal space. Room five can be used to expand the dining in the kitchen or be divided for smaller meetings /community groups. YYFAP needs more new space than what is on any of the diagrams. there is more foundation funds for family and children than there is for recreation. Turn the pavilion into year round space that can also accommodate pickleball. - Same parking comment as A. Use of old Blue Whale parking not efficient - Would prefer the commons design from the scheme A. Love the idea to expand the pavilion into pickleball/ other sport court that could be rented out as another space for weddings/ receptions, etc.	55	6	12	12	2	27

Scheme	Proposal	Yes (Voting in person)	Yes (Online voting)	Comments	No (Voting in person)	No (Online voting)	Comments	Abstentions	Overall rating				
									1	2	3	4	5
C	Extending 5th Street	15	10	- No road through green space.	17	45	- More parking - Keep green - No	35					
	La De Da Lane Pedestrian Zone	28	26	- + covered space	6	29		33					
	Commons Expansion	28	25	- YYFAP on 1 level is preferable. - 2 pickleball court. - Stage/ green room.	5	30	- Not sure	34					
	Outdoor Pickleball	17	19	- Indoor - Pavilion - not outdoor - Indoor Pickleball - Get them out of the MAP room. - Enclose to make indoor	16	36	- Major maintenance issues pickleball serves a small group, waldpark building multiple courts 15 min drive away. - Can't use 1/2 year - Maybe it need to be more accesible year-round - No real need per 30 players - I'm indifferent about pickleball. I live 1/8 mile from a pickleball court in AZ during the winter. Pickleball courts have loud noise issues. You don't want to locate it close to any other activities or next to the pavillion. It should be isolated if you build it.	34					
	Other	1	23	- "Senior" center down a flight of stairs. - We need at least three indoor pickleball courts. - Restroom - Senior center at library - Farmers market moves to 5th in this - The more outdoor garden/natural space, the better. Maybe outdoor pickleball but how do we know that pickleball will continue to be popular. It would be best to have multiuse outdoor space that would include the possibility of tennis courts - The more outdoor garden/natural space, the better. Maybe outdoor pickleball but how do we know that pickleball will continue to be popular. It would be best to have multiuse outdoor space that would include the possibility of tennis courts. - When designing the shared pedestrian area please look at alternative paving systems that can be easily removed for easy redesign of the area and to repair utilities under the area. It is more expensive at the start but will save costs on maintenance over the long haul. It will also allow water to percolate down, which is needed. - The Yachats Community Presbyterian Church is used 94% by the community. I think their facility should be included in your project. - Pickleball still needs weather protection for year-round use - An outdoor pickleball court would be nice, but a more fundamental pickleball need in my view is 2 indoor pickleball courts. - Indoor pickleball benefits. Extended operational seasons and hours, control of light and noise pollution, lower maintenance costs, extended lifecycle of the playing surface. Rentals will help offset maintenance costs, dedicated space maximize availability without negativity impacting shared spaces, bldg would act as a backdrop and windbreak (summer cold winds from north) for concerts in the park. Could do a covered 'stage' on protected south side. - Commons needs a smaller meeting room. Switch Kit and Dining and switch YYFAP Cafeteria and NE Classroom for better function of shared kitchen. - La De Lane as green space & walking path is great. Make existing road between the skate park & city hall the way to get around city hall, counterclockwise, with additional parking (Le Roy's), leaving green space & walkways between Commons & City Hall. - Must have a green room for productions upgrade to picnic area - We badly need pickleball courts. But they must be enclosed somehow, even if it's not a fancy building. There's just too many days that we are forced to play with too many players on one court in the MP room. I like the expansion of the multipurpose room here if it would hold two pickleball courts. - Pavilion for indoor/outdoor pickleball; removable walls?	3	32	- Doesn't have enough separated space for use, can't do yoga, need for exercise - Stairs - Farmers Market moves to 5th in this - The are things the better - Storage in basement for YYFAP - Don't like 5th st going thru keep entire area pedestrian - Senior / Commons down stairs - Do not like extending 5th street and breaking up that area with cars. Also dislike the idea of outdoor pickleball in this climate. Seems like a big waste. - Rather have dog park than outdoor pickleball. - Is the FOYL booksale space no longer valuable to the citizens, including the profits that all go directly to help fund the library? - Make Yachats Ocean Road one way and provide disabled access to Yachats Beach - Rains too much for outdoor pickleball and next to sewer plant. - No extension for 5th St., yes to outdoor RR, yes to expanded trails and YYFAP/CH expansion. P.S. Drawings are lovely; for those who didn't attend presentation, a slightly more detailed narrative or explanation as to proposals would help for completing surveys. Thank you for the opportunity to respond. (Also, there are some misspellings in option C detail: multipurpose room, dining. - Hate the extension of 5th, St. thru the green space. And no FOYL in the basement? Shy? - Outdoor pickleball courts would be a waste of money, since they can only be played on for 8/9 months out of the year. - Do not like the idea of extending 5th do like expanded skatepark - Too much expansion at Commons, don't like vehicle circulation 5th-6th.	63	16	14	15	12	10

HANDWRITTEN FEEDBACK ANALYSIS

Design Options Community Meeting
 March 12th, 2025
 5pm-7pm
 Participants: approx. 60

Handwritten Feedback Details: Three different stations were set up at the community meeting, each with information on the different design options. Opportunity to give direct handwritten feedback provided using writing utensils on post it notes, notecards, and paper. Comments that were made multiple times are recorded in bold, with the number of times it was mentioned in parenthesis.

Scheme A

- **Support YYFAP expansion (3)**
 new entrance
 own building
- **Lacking a community hangout space (2)**
- **Main entrance needs to be enhanced (2)**
 Can you make the community entrance more welcoming?
 North door still looks like a back door - not a main entrance
- **i like putting council chambers in city building (2)**
 Southeast entrance for community, chamber and hangout space
- Need second RR inside for commons
- Not enough event space
- I like this one
- No share the kitchen, put in loft to use basement
- large multi purpose room is good for events
- Put rec room/pool in open filed on top of rec building
- I cant say enough the usefulness and importance of a pool for the community. it would also be a draw for visitors if done rights
- good location or exterior RR
- Bandshell/Amphitheater needs to be on SW portion grass with proper accoustical structure
- Seems like front entrance should be for the community and not just YYFAP
- Thanks for including families and children in the planning process!
- A space in commons dedicated to movement classes especially tai chi, pilates, yoga, exercises

Scheme B

- **Support Dog park (5)**
 dog park with fake turf
 small and large parks
- **Support Pool (3)**
 Pool at open field.
 Pool only need to be 3 lanes x 4'
- **Support Pickleball (3)**
 remove skatepark for pickleball - NOW
 Re-engineer Pavillion for pickleball
- **Like the shared use space (2)**
- **We dont need two kitchens (2)**
- **Agree with purchasing new property if costs are feasible (2)**
housing is needed now (2)
 If city buys any property, especially the 4th Street commercially zoned space it should be used for mixed-use community land trust
 Additional commercial usage needed
- Love the skate park
- Like expanding YYFAP so that adult space is retained in commons
- Like the parking by the skate park
- Dont like - fever rooms for rentals
- Dont see a need for 2nd MP Room
- Like to see additional planting and smaller green space
- Reduction in parking may cause problems during events
- add bicycle parking
- No green room?
- Add amphitheater as on scheme A
- YYFAP Director said they dont need much more space than 1 new classroom
- Kitchen and dining can expand to small multipurpose room
- No lounge
- Need more event space

Scheme C

- **Lacking a community hangout space (4)**
 How about a community coffee house
 We need a community living room!
- **Skatepark is new, doesnt need rennovating (3)**
- **Flexible court space (3)**
 Multicourt pickle ball courts
 Use pavillion as pickleball too
 Pickleball court should serve tennis and basketball as well
- **Separate Kitchens (2)**
 Separate Kitchens allow each to be outfitted for their specific needs
 YYFAP should have own kitchen in their space, on same level
- Use quiet water pool
- Osprey nest pole needs replacement
- Vendor Parking and parcel parking at 4th street (curbless)
- 3 commercial lots at 4th street
- Dont buy new property thats not for housing, want community land trust
- Basement has water and rodents issues, needs better ventilation
- Not enough parking
- Need second RR for community space
- Need to lounge too
- More space for adult activities
- YYFAP needs its own bulding
- YYFAP doesnt need a new building, but a separate entrance and secured area would be great
- support planted areas
- no thanks to open space, current open space is underutilized
- Missing adequate size for dog park
- Seniors wont be able to get down the stairs!
 Dont like the idea of kitchen and cafeteria being separate spaces
- 5th Street expansion makes open space have view of road and parked cars
- RR needed next to greenroom



**YACHATS GREATER COMMONS PLAN
 COMMUNITY FEEDBACK ANALYSIS**



04-09-2025

YACHATS GREATER COMMONS PLAN
May 14, 2025 Public Meeting - Draft Master Plan

WRITTEN COMMENTS:

- Is the City Council addition big enough?
- Why build new kitchen - leave it where it is. Too expensive. We don't need more space for concerts in the MP room
- Can more green space be saved by elongating new pavilion E to W, and less going into lawn?

- Make new pavilion look like an older-style business/home from Yachats. This rendering is far too "blocky" and modern.
- "Acoustically sound" stage to protect lawn
- South end, east and west of open lawn be graded upward to paths.
- "Green roof" to new pavilion with seating to enjoy the view! With solar panels
- Early in process, explore soil conditions. Pre-architectural design
- How does this plan integrate the Commons area and the estuary walkway? More people out the awesome trail along the ocean.
- Seems like expanding into the kitchen would just add poor seats for events, not good ones. Why not leave kitchen/dining where it is and use current YFAP classrooms as meeting rooms and/or classroom for adults?

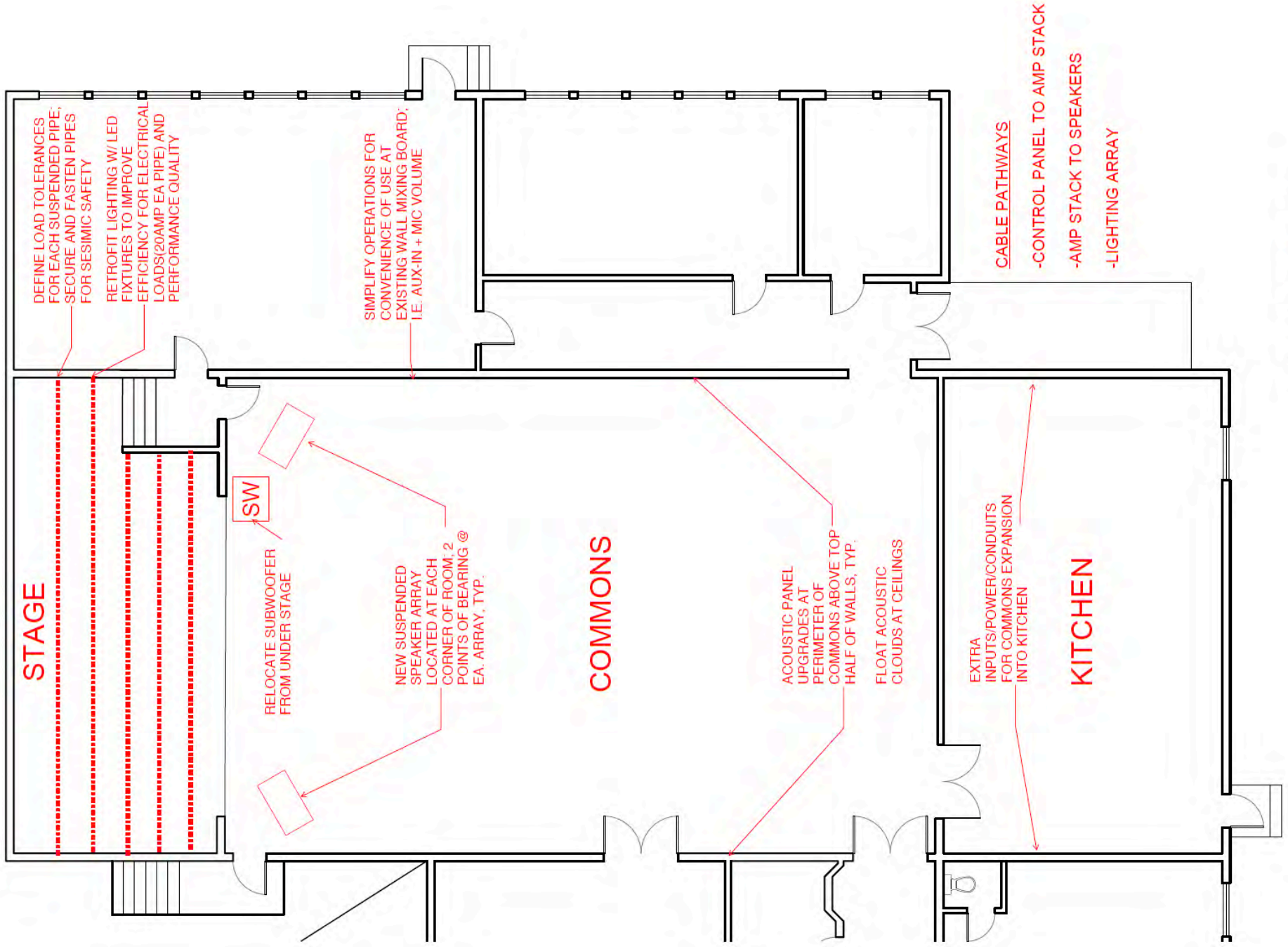
- Lounge too small
- Add more space for Commons (larger YYFAP addition)
- Staff doesn't need restroom, only 1 office needed

- As far as the YYFAP space, eliminate RR (2-3) - have RRs elsewhere - eliminate the office space below RR 2-3 - YYFAP as a new office. That will leave the old washroom (RR) to stay part of the Commons
- Only use the old office space for YYFAP. Keep our restrooms as is. Drinking fountain near restrooms
- Push new YYFAP building to at least flush with the west wall - even further have hallway in new section.

- Remove storage from N window wall!!!! Put it where little meeting room is in the middle of the building - adjacent to other storage and restrooms!
- Put small meeting room at N window location!!! (All storage together. Windows for meeting room!)
- What plantings can happen in P1?
- Exterior color scheme for painting buildings
- I like the design - you have nailed it!

COMMONS BUILDING AV UPGRADES





YACHATS COMMONS
LIGHT/SOUND UPGRADES



YACHATS GREATER COMMONS PLAN
CITY OF YACHATS, OREGON

**CITY OF YACHATS
ORDINANCE NO. 244**

**AN ORDINANCE AMENDING THE YACHATS MUNICIPAL CODE SECTION 5.08.110
- NOXIOUS VEGETATION TO INCLUDE SUBSECTION G - VEGETATION AS A
FIRE HAZARD**

NOW THEREFORE, the City of Yachats ordains as follows:

Section 1. Section 5.08.110 is hereby amended to read as follows

5.08.110 Noxious vegetation.

A. No owner or person in charge of real property shall permit, grow or allow noxious vegetation to grow on the property. Noxious vegetation is declared a nuisance, and its presence is non-conforming with the Yachats Comprehensive Plan. Some species of noxious vegetation are declared public health hazards.

B. The owner or person in charge of real property shall abate noxious vegetation from the property, and do so in a manner that will prevent weeds and other noxious vegetation from going to seed or propagating by other means. The owner and the person in charge shall be jointly and severally liable for the cost of abatement and may be liable for personal injury or damage resulting from the presence of noxious vegetation knowingly propagated on their property.

C. For purposes of this section, "noxious vegetation" is defined as: introduced "weed" species and native vegetation that is, or is likely to become

1. A health hazard, including plants such as Scotch Broom and others that may seasonally cause severe allergic reactions, and plants such as Poison Hemlock which is extremely toxic if ingested. Any such vegetation shall be prima facie evidence of a health hazard:

2. A fire hazard, including native and introduced grasses, bushes, weeds or other noxious vegetation allowed to grow in vacant lots or other open areas. Any such vegetation shall be prima facie evidence of a fire hazard:

3. A traffic hazard, including the presence of trees, bushes, or other tall vegetation that impairs the view of the public thoroughfare, street corner, path, or trail making use of the thoroughfare hazardous. Any such vegetation shall be prima facie evidence of a traffic hazard:

4. An invasive vegetation competitive with, and destructive to, native vegetation and desired landscape and garden plants; or

5. A regionally abundant weed of economic importance and which is listed as a noxious weed by Oregon State Department of Agriculture Weed Control Board "B" list and other designated weeds. Of significance, or potential significance, in the Yachats area are the following:

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

vegetation - fire hazard

D. No owner or person in charge of property shall allow noxious vegetation to be on property or in the right-of-way of a public thoroughfare abutting the property.

E. An owner or person in charge of property, including any property in the right-of-way of a public thoroughfare abutting the property, shall cut down or destroy noxious vegetation determined by the city to be necessary if it is or to prevent it from becoming a health or fire hazard, or, in the case of weeds or other noxious vegetation, from invading an environment otherwise occupied by native vegetation or ornamental plants not listed as noxious vegetation by a County of State Weed Board.

F. Questions regarding vegetation identification and methods for the control or eradication of noxious vegetation shall be referred to the Lincoln County Vegetation Management Committee or to the Oregon State Department of Agriculture weed control division, and to the Oregon Revised Statutes, Chapter 570. (Ord. 174 § 20, 1995)

G. No owner or person in charge of property shall allow the uncontrolled growth and accumulation of dead or dormant weeds, brush, high grass, scotch broom, gorse, backberries or pampas grass to become a fire hazard. This section shall not apply to any of the following:

- 1. Any maintained landscaped area;
- 2. Any crop grown and maintained for lawful agricultural purposes;
- 3. Any natural area on publicly owned land of Yachats; or
- 4. Any property defined as wetlands by proper authority, if control of vegetation would violate federal, state, or county laws.

Such vegetation shall be removed or eliminated before July 1 of each year, or at any time the City Council deems period of extreme fire danger, by cutting to a height of no more than 6 inches and mulching all cut materials. If any owner or person in charge of property does not comply with this subsection, the City may contract with a firm licensed to do business within the city limits to bring the property into compliance as provided in Section 5.08.250 Summary abatement. The City may recover all costs as provided in Section 5.08.240 Assessment of costs.

H. Any actual costs incurred by the City in enforcing this Section, including, but not limited to, summary or other abatement costs pursuant to Subsection B. and G., above, shall become a lien against the property and perfected and recorded as such according to state law.

February, 2004

PASSED AND ADOPTED by the City Council of the City of Yachats on this " " day of

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

APPROVED by the Mayor this

Lee Corbin

Lee Corbin, Mayor

day of February, 2004

Nancy Otterson

Nancy Otterson, City Recorder

as sent
T Milk

CITY OF YACHATS
ORDINANCE NO. 244

AN ORDINANCE ATTENDING THE YACHATS MUNICIPAL CODE SECTION **5.08.110**
- **NOXIOUS VEGETATION TO INCLUDE SUBSECTION G - VEGETATION AS A
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B. The owner or person in charge of real property shall abate noxious vegetation from the property, and do so in a manner that will prevent weeds and other noxious vegetation from going to seed or propagating by other means. The owner and the person in charge shall be jointly and severally liable for the cost of abatement and may be liable for personal injury or damage resulting from the presence of noxious vegetation knowingly propagated on their property.

C. For purposes of this section, "noxious vegetation" is defined as: introduced "weed" species and native vegetation that is, or is likely to become

1. A health hazard, including plants such as Scotch Broom and others that may seasonally cause severe allergic reactions, and plants such as Poison Hemlock which is extremely toxic if ingested. Any such vegetation shall be prima facie evidence of a health hazard.

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3. A traffic hazard, including the presence of trees, bushes, or other tall vegetation that impairs the view of the public thoroughfare, street corner, path, or trail making use of the thoroughfare hazardous. Any such vegetation shall be prima facie evidence of a traffic hazard.

4. An invasive vegetation competitive with, and destructive to native vegetation and desired landscape and garden plants.

5. A regionally abundant weed of economic importance and which is listed as a noxious weed by Oregon State Department of Agriculture Weed Control Board "B" list and other designated weeds. Of significance, or potential significance in the Yachats area are the following:

- a. Canada thistle
- b. French broom
- c. Gorse
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- e. Japanese knotweed
- f. Poison hemlock
- g. Purple loosestrife
- h. Scotch broom
- i. Waterweed (Elodea)

vegetation - fire hazard

j. Tansy ragwort

D. No owner or person in charge of property shall allow noxious vegetation to be on property or in the right-of-way of a public thoroughfare abutting the property.

E. An owner or person in charge of property, and including any property in the right-of-way of a public thoroughfare abutting the property, shall cut down or destroy noxious vegetation determined by the city to be necessary if it is or to prevent it from becoming a health or fire hazard, or, in the case of weeds or other noxious vegetation, from invading an environment otherwise occupied by native vegetation or ornamental plants not listed as noxious vegetation by a County of State Weed Board.

F. Questions regarding vegetation identification and methods for the control or eradication of noxious vegetation shall be referred to the Lincoln County Vegetation Management Committee or to the Oregon State Department of Agriculture weed control division, and to the Oregon Revised Statutes, Chapter 570. (Ord. 174 § 20, 1995)

G. No owner or person in charge of property shall allow the uncontrolled growth and accumulation of dead weeds, brush, high grass, scotch broom, gorse, blackberries or pampas grass to become a fire hazard. This section shall not apply to any of the following:

- 1. Any maintained landscaped area, or
- 2. Any crop grown and maintained for lawful agricultural purposes, or
- 3. Any natural area in a public area of Yachats, or
- 4. Any property defined as wetlands by proper authority, if control of vegetation would violate federal, state, or county laws.

Such vegetation shall be removed or eliminated before July 1 each year by cutting and mulching, or at any time the City Council declares a period of extreme fire danger. If any owner or person in charge of property does not comply with this subsection the City shall contract with a firm licensed to do business within the city limits to bring the property into compliance as provided in Section 5.08.250 Summary abatement. The City shall recover all costs as provided in Section 5.08.240 Assessment of costs.

PASSED AND ADOPTED by the City Council of the City of Yachats on this _____ day of _____

Ayes: _____ Abstentions: _____ Absent: _____

Nays: _____

APPROVED by the Mayor this _____ day of _____

Lee Corbin, Mayor

Nancy Otterson, City Recorder

5.12.7 Fire Hazard

5.08.110(c)(2) ?
or do a sep. one

1.0 Uncontrolled Brush, Grass, and accumulation of dead vegetation Purpose and Scope

The uncontrolled growth and accumulation of dead weeds, brush, high grass, and other vegetation on private property in city areas causes a fire hazard endangering people and property, and a health hazard by furnishing an area for the breeding of vermin and infectious vectors.

6

Therefore, permitting such uncontrolled growth and accumulation of dry vegetative debris is unreasonable in an urban area and constitutes a public nuisance. Any person who owns and controls real property in Yachats assumes an obligation to the rest of the community and is therefore chargeable with knowledge of the growth and accumulation of dead or dying vegetation on that property, and has a duty to remove any vegetation or debris that a reasonable inspection would reveal to be a fire hazard or health hazard.

G.1 Definitions

For purposes of Sections 1.0 through 1.4, the following definitions shall apply:

- (1) Owner. (Use city's definition) - | . OF . D
- (2) Person (Use city's definition)
- (3) Occupant (Use city's definition)

1.2 Nuisance described; Offense punishable


- (1) a) It shall be a public nuisance and therefore unlawful for any owner, person, or occupant of real property in Yachats to allow native or introduced weeds, brush, trees, high grass more than 12" tall, or other similar vegetation to die, dry out and accumulate over a height of twelve inches and remain upon such real property during any period of time in which the fire danger is posted by authorities as (a) moderate, or (b) high, or (c) extreme or during the period, N June 1 through October 30 in any calendar year, or at any other time if the Mayor and City Council determine that such growth constitutes a fire hazard or health hazard.
- b) It shall be a public nuisance and therefore, unlawful for any owner, person, or occupant of real property in Yachats to allow the following plant species to grow due to their inherent fire assisting characteristics:
 - A) Scotch Broom
 - B) Gorse
 - C) Blackberries over the height of 6 feet
 - D) Pampus Grass
- c) The vegetative matter or debris described in the above (1) a and b)

Violations
Penalties
have own
Section

vegetation - fire hazard

shall be removed or eliminated in a lawful manner from the property or disposed of in the following manner: Cut and mulched in a manner that no single piece of vegetation is larger than 6" in any single dimension and the mulch is

distributed in a uniform *weed control ordinance* manner where on site is accumulated to a depth of greater than 6" from non-combustible soil.

- (2) Failure to comply with subsection (1) of this section constitutes a violation.
- (3) The provisions of subsection (1) of this section shall not apply to the following:
 - (a) Any crop grown and maintained for lawful agricultural purposes, or grass or other vegetation lawfully grown for the purpose of pasturage,
 - (b) To any natural area in a public area of Yachats or to any property defined as wetlands by proper authority, if control of vegetation to a height of twelve inches would violate federal, state, or county laws.
- (4) Each day during which a violation is committed after notice has been given in the manner prescribed by Section (XX) that a public nuisance exists on said property shall be deemed a separate offence punishable in the manner prescribed in Section (YY) of this code. In addition, the condition may be abated by the City and the cost of abatement shall be payable by the controller of the property. 

1.04 Notice and Abatement Proceedings

- (1) Each calendar year the City Commission may cause to be published a notice in the City newsletter and local newspapers that conditions prescribed in 1.2 “(above) constitute a public nuisance, and directing that all vegetation constituting such a nuisance be cut or removed within 30 days of the date of publication of said newsletter or newspaper. . 7
- (2) Whenever a prohibited condition is found to exist, the officer designate'd by the City may give notice to the owners and/or occupan of the offending property by reasonable means such as a letter addressed to the owner's address of record as kept by the county tax assessor. The notice:
 - (a) Shall notify the owners of record to remove the offending vegetation or debris within fifteen days of the date of mailing and;
 - (b) Shall specify the action or actions that will be taken if the owner does not comply.

1.05 Actions to be taken.

- (1) If the person or persons controlling the property in violation does not comply with the provisions of the abatement notice, the City shall contract with a firm licensed to do business within the City to bring the

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property into compliance. All reasonable and customary charges generated by this work shall be billed to the property owner plus a 15% City of Yachats Administrative fee. All bills are due and payable within 30 days of invoicing. Failure to pay invoiced charges will result in a forfeiture assessed by the city. The city recorder ~~shall~~ ^{and may} enter into the lien docket of the city and may enter it into the lien docket of Lincoln County, Oregon, the amount of the forfeiture against any real or personal property of the defendant within the city, and the forfeiture, after being filed as a lien, shall be collected in the same manner as other liens owing to the city or in any other manner allowed by law for the collection of a debt. (Ord. 173 § 14, 1995)

Section 1.04.010 Definitions.

The following words and phrases, whenever used in the ordinances of the city of Yachats, shall be construed as defined in this section unless from the context a different meaning is intended or unless a different meaning is specifically defined and more particularly directed to the use of such words or phrases:

"City" means the city of Yachats, Oregon, or the area within the territorial limits of the city, and such territory outside the city over which the city has jurisdiction or control by virtue of any constitutional or statutory provision.

"Council" means the city council of the city of Yachats. "All its members" or "all council members" means the total number of council members holding office. "County" means the county of Lincoln County, Oregon.

"Law" denotes applicable federal law, the Constitution and statutes of the state of Oregon, the ordinances of the city, and when appropriate, any and all rules and regulations which may be promulgated thereunder.

"May" is permissive.

"Month" means a calendar month.

"Must" and "shall" are each mandatory.

"Oath" includes an affirmation or declaration in all cases in which, by law, an affirmation may be substituted for an oath, and in such cases the words "swear" and "sworn" shall be equivalent to the words "affirm" and "affirmed."

"Owner" applied to a building or land, means and includes any part owner, joint owner, tenant in common, joint tenant, tenant by the entirety, of the whole or a part of such building or lands.

"Person" means and includes a natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.

"Personal property" means and includes money, goods, chattels, things in action and evidences of debt.

"Preceding" and "following" mean next before and next after, respectively.

"Property" means and includes real and personal property.

"Real property" means and includes lands, tenements and hereditaments.

"Sidewalk" means that portion of a street between the curblin and the adjacent property line intended for the use of pedestrians.

"State" means the state of Oregon.

"Street" means and includes all streets, highways, avenues, lanes, alleys, courts, places, squares, curbs or other public ways in the city which have been or may hereafter be dedicated and open to public use, or such other public property so designated in any law of this state. " and "occupant,"

vegetation - fire hazard

Tenant" and "occupant," applied to a building or land, mean and include any person who occupies the whole or a part of such building or land, whether alone or with others.

"Written" means and includes printed, typewritten, mimeographed, multigraphed, or otherwise reproduced in permanent visible form.

"Year" means a calendar year. (Ord. 201 § 1, 1998)

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Noxious weeds in YMC Revision (Berdie) V1

Text of Draft Ordinance	Notes/comments
<p>Section 5.08.110 Noxious and invasive vegetation.</p> <p>A. No owner or person in charge of real property shall permit, grow or allow noxious vegetation to grow on the property. Nor shall any owner or person in charge of real property permit listed invasive plants within a riparian corridor, as described in Section 9.52.070 of this code (hereafter riparian corridor). Noxious vegetation and invasive plants within a riparian corridor are declared a nuisance, and their presence is non-conforming with the Yachats Comprehensive Plan. Some species of noxious vegetation are declared public health hazards.</p> <p>B. The owner or person in charge of real property shall abate noxious vegetation from the property, or invasive plants within a riparian corridor and do so in a manner that will prevent noxious vegetation from going to seed or propagating by other means. The owner and the person in charge shall be jointly and severally liable for the cost of abatement and may be liable for personal injury or damage resulting from the presence of noxious vegetation on their property.</p> <p>C. For purposes of this section, “noxious vegetation” is defined as: introduced “weed” species and native vegetation that is, or is likely to become:</p> <ol style="list-style-type: none">1. A health hazard, including plants such as Scotch Broom and others that may seasonally cause severe allergic reactions, and plants such as Poison Hemlock which is extremely toxic if ingested. Any such vegetation shall be prima facie evidence of a health hazard;2. A fire hazard, including native and introduced grasses, bushes, weeds or other noxious vegetation allowed to grow in vacant lots or other open areas. Any such vegetation shall be prima facie evidence of a fire hazard;3. A traffic hazard, including the presence of trees, bushes, or other tall vegetation that impairs the view of the public thoroughfare, street corner, path, or trail making use of the thoroughfare hazardous. Any such vegetation shall be prima facie evidence of a traffic hazard;4. An invasive vegetation competitive with, and destructive to, native vegetation and desired landscape and garden plants; or5. A regionally abundant weed of economic importance and which is listed as a noxious weed by Oregon State Department of Agriculture Weed Control Board on the A (T) or “B” list and other designated weeds as identified by Yachats Trails site, Lincoln County Vegetative Management, Lincoln Soil and Water Conservation District or Field Guide to Weeds of the Oregon Coast (Institute of Applied Ecology – Funding from Oregon Bureau of Land Management).6. Noxious weeds and invasive plants of significance in the Yachats area are linked here. <p>D. No owner or person in charge of the property shall allow noxious vegetation to be on the property or in the right-of-way of a public thoroughfare abutting the property. ???</p> <p>E. An owner or person in charge of property, including any property in the right-of-way of a public thoroughfare abutting the property, shall cut down or destroy noxious vegetation determined by the City to be necessary if it is or to prevent it from becoming a health or fire hazard, or, in the case of weeds or other noxious vegetation, from invading an environment otherwise occupied by native vegetation or ornamental plants not listed as noxious vegetation by a County or State Weed Board. ???</p> <p>F. Questions regarding vegetation identification and methods for the control or eradication of noxious vegetation shall be referred to the Lincoln County Vegetation Management Committee or to the Oregon State Department of</p>	

Agriculture Weed Control Division, and to the Oregon Revised Statutes, Chapter 570.

- G. No owner or person in charge of property shall allow the uncontrolled growth and accumulation of dead or dormant weeds, brush, high grass, scotch broom, gorse, Himalayan blackberries or pampas grass to become a fire hazard. This section shall not apply to any of the following:
1. Any crop grown and maintained for lawful agricultural purposes;
 2. Any natural area on publicly owned land of Yachats;
 3. Any property defined as wetlands by proper authority, if control of vegetation would violate federal, state, or county laws.
 4. Such vegetation shall be removed or eliminated by cutting to a height of no more than six (6) inches and mulching all cut materials. If any owner or person in charge of property does not comply with this subsection, the City may contract with a firm licensed to do business within the City limits to bring the property into compliance as provided in Section [5.08.250](#), Summary abatement. The City may recover all costs as provided in Section [5.08.240](#), Assessment of costs.
- H. Unless a part of a City-approved natural conditions restoration project, within the first thirty (30) feet of a riparian corridor, nonspecific means, including, but not limited to, chemical sprays, mowers or weed eaters shall not be used to control or remove vegetation.
- I. Any actual costs incurred by the City in enforcing this section, including, but not limited to, summary or other abatement costs pursuant to subsections B and G of this section, shall become a lien against the property and perfected and recorded as such according to State law. (Ord. 341, 2016; Ord. 283, 2009; Ord. 244, 2004; Ord. 221, 2001)

Open Questions:

1. Should specific plants be listed in the ordinance or referred to in an appendix or from a separate source?
2. If externally listed, who is the authority - how are plants determined and justified to be labeled as noxious weeds?.
3. Should a slope designation exemption be added?
4. Or, should specific slopes or other conditions, upon appeal, require a plan (below)
5. Should we add a delay with a plan for remediation: e.g., 3 or 5 years and then state who must approve the plan etc.
6. Should there be a funding source for private remediation? Educational resources?
7. Clarity around "right-of-way" versus street plats, plated utility easement, etc
8. Is **July 1** for removal appropriate? (Leaves limited time for enforcement, smooth work load for code enforcement, some lower plants are obscured by then, etc..)
9. Would like to see something re. sterile varieties. For example, there are now a few sterile varieties of butterfly bush. There are a few forms of English laurel that are unlikely to flower and thus spread. This would require that the property owner document that they planted one of these varieties.

*Note: **July 1st** reference was removed from the body of the draft ordinance*

City of Yachats Parks and Commons Commission **Guidelines- DRAFT**

These guidelines are designed to ensure that the Parks and Commons Commission effectively contributes to developing and maintaining Yachats parks, open spaces, and Commons facilities, enhancing recreation opportunities and community engagement.

Membership

Composition: The Parks and Commons Commission (PCC) shall consist of seven members [add] **approved by the City Council and** appointed by the Mayor ~~and approved by the City Council~~. An assigned City Staff member shall act as an ex-officio member and serve as the commission's direct connection to the City.

Residency: All commission members must reside in the City, with the exception of one member who may reside outside the City limits.

Commission Duties and Responsibilities

Advisory Role:

- The commission serves as an advisory body to the City Council and Staff on matters affecting City parks, open spaces, and Commons facilities. It provides input and recommendations for developing and maintaining these facilities and reports any major repair needs or safety issues to City staff.
- Receive regular updates and provide feedback on work from the assigned staff, Trails & YIPs leaders, and Keeping Yachats Beautiful to ensure the maintenance and safety of trails, open spaces, and the Commons facilities.
- Provide recommendations on the acquisition, development, use, operation, and disposition of parks, open spaces, and Commons facilities, rules, and regulations.
- Provide feedback on program and facility rental rates as needed.

Program Development:

- Recommend diverse recreational programs for all ages and abilities, including sports, arts, fitness and senior programs.
- Develop a Citywide donation policy for City Council approval.

Community Engagement:

- Gather public input on Parks and Commons issues and projects.
- Promote the use of parks and the Commons facilities.
- Foster partnerships with community organizations and volunteers.

Budget and Finance:

- Prepare and submit a proposed operational and capital project budget for consideration by the City Council and Budget Committee.
- Monitor budget expenditures and report issues to the assigned City Staff or City Manager.
- Explore and ~~secure~~ [add] **identity** funding sources and grants for parks and commons projects.

Environmental Stewardship:

- Protect and preserve the natural environment within parks and promote environmental education programs.
- Recommend sustainable practices in park operations and suggest improvements to the City's invasive weeds ordinance.

Collaboration and Coordination:

- Collaborate with the Emergency Preparedness Committee on developing and sustaining the Commons as an emergency shelter.
- Coordinate volunteer opportunities for parks, trails, or Commons projects with the assigned City Staff.

- Coordinate with other City Commissions as needed.
- Develop meeting agendas and materials in collaboration with City Staff.

Civic Campus Master Plan:

- Provide input and recommendations to implement the Civic Campus Master Plan.
- Seek funding opportunities to support its execution.

Community Spaces-

Library, Little Log Church