



**CITY OF YACHATS
CITY COUNCIL
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Monday, September 29, 2025**

- I. Call to order the City Council Work Session Meeting at 1:00 pm**
- II. Roll Call**

Council Members	P/A
Craig Berdie, Mayor	P
Mary Ellen O'Shaughnessey	P
Catherine Whitten-Carey	P
Barry Collins	P
Nicole Hedlund	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder

Audience
8

WORK SESSION

I. Follow-up on the Water Tank

City Manager Price received a report from West Tech Engineering on the Festera property, which was evaluated for potential use as both a water reservoir site and for middle-income housing development. The geotechnical study revealed challenges with site stability, raising further questions about feasibility.

Alternative sites are located along the 220-foot elevation line, the optimal level for connecting with the existing water system. These sites include the Creekside neighborhood (limited by strict CC&Rs) and Blackstone neighborhood parcels (with a visible location and HOA restrictions). Properties

south of the bridge are eliminated due to their location relative to water system needs. The Edmonds property is considered for both housing and a possible water tank location, although geology may only allow for smaller tanks. Horizon Hill summit and Riggs property, as they have higher elevation and watershed concerns.

The Council acknowledged zoning and annexation limitations, particularly those related to county land. Extending the urban growth boundary was discussed as a longer-term strategy. Housing goals remained a priority alongside water needs. There may be opportunities for collaborative development with Lincoln County, particularly in addressing the importance of affordable and workforce housing. Relocating the water treatment plant closer to a new reservoir site was considered, which could free up the existing water plant site for affordable housing.

City Planner Guenther then provided detailed information on each site:

Festera Property: The proposed reservoir location overlaps a permanent easement benefitting an adjacent parcel, requiring either neighbor consent or site relocation.

Creekside: Strong CC&Rs and land-use restrictions make siting a reservoir infeasible. Even common areas designated as open space cannot be repurposed for other uses.

Blackstone: Two vacant parcels exist, but visibility and neighborhood opposition make it unlikely. HOA covenants also limit options.

South of the Bridge: Eliminated early since the system requires new water storage north of the bridge.

Horizon Hill / Riggs Property: At a higher elevation, offering flatter ground, but involves watershed management issues, existing private systems, and difficult ownership/tax complications.

Cemetery Property: While technically suitable, deed restrictions prevent any use other than cemetery purposes; if violated, ownership would revert.

PAL Addition (near Elk Mountain Road): This area contains small platted parcels with access challenges but may offer potential for smaller tanks. Several owners have expressed interest in cooperating

with the City. **Zoning Considerations:** Much of the land is zoned Timber Conservation or Rural Residential (RR-2). Rezoning or annexation would be required for future housing development, and removal from timber tax deferrals would result in the payment of back taxes.

Urban Growth Boundary (UGB): Although current inventories indicate sufficient city capacity, expansion may still be necessary. Planner Guenther noted examples from Waldport where UGBs were extended in non-contiguous ways.

Guenther stated opportunities remain for creative approaches, multiple smaller tanks, clustering housing on suitable flat land, and leveraging city-owned parcels near the water plant.

Water Lead McClung discussed the mechanical and infrastructure challenges of pumping, pressure control, and seismic reinforcement of the current tank.

The final thoughts were that no single property fully meets both reservoir and housing needs at present; the Edmonds property and water plant site warrant further evaluation; collaborative work with the county on workforce housing should continue. A decision would be scheduled for the October regular Council meeting.

Adjourn City Council Work Session Meeting at 2:25 pm.

Minutes prepared by Kimmie Jackson, Recorder