



**CITY OF YACHATS
CITY COUNCIL
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Monday, October 15, 2025**

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

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

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder

Audience
38

Regular Meeting

- I. Announcements /Proclamations/Correspondence**
1. Received correspondence about speed camera enforcement and vacation rentals (posted on the city website).
 2. The Mayor sent a letter to Senator Wyden expressing concern about potential logging in the local watershed, emphasizing economic impacts to the city.
 3. The City Manager sent thank-you letters to participants of the city's emergency preparedness exercise.
 4. Community Organizations Active in Disaster (COAD) Report presented on COAD—a countywide nonprofit coordinating disaster preparedness and response. Funded by Oregon Emergency Management and Pacific

Power Foundation. Yachats may participate by offering community facilities (e.g., the Commons) as potential shelters.

II. No Public Comment

III. Public Hearing on Vacation Rental Code Update –

Presentation by City Manager Price: Key updates proposed are Clarification of license holder definition: “Dwelling Unit Owner Representative” must be a natural person (or two joint persons) listed on the property deed. Commercial water rates for vacation rentals are incorporated into the code. Inspection timelines extended from 5 to 20 days for compliance issues. Revenue requirement: licenses must show income within two years or be relinquished. Fireworks violations not added, as current enforcement provisions suffice. ADUs (Accessory Dwelling Units) remain excluded from vacation rental eligibility.

Discussion: The council discussed the distinction between ADUs and duplexes, as well as the need for clear definitions in the city code—Planning Commission to refine distinctions in future housing policy.

Public Comments on Vacation Rental Ordinance: Local Residents expressed concern that restricting license holders to “natural persons” prevents families from maintaining long-held vacation homes in trusts or estates after a death. The Oregon Coalition Representative objected to “natural person only” language, citing potential legal conflict with Citizens United. Suggested licenses transfer with the property. Other concerns raised concerns that the death of a license holder would invalidate future bookings and force families to cancel rentals, harming the local economy and tourism.

Council Response: Mayor Berdie and Council acknowledged intent to prevent corporate accumulation of local properties and ensure identifiable, accountable license holders, and discussed potential revisions to allow limited transferability to trust beneficiaries while maintaining anti-corporate safeguards. The City currently holds 125 active vacation rental licenses; six applicants remain on the waiting list. No final vote on the ordinance was recorded during this session; the issue remains under review.

IV. Consent Agenda

Motion:	The motion was made to approve as noted with a change on the Council minutes 9/17/25 page 5:			
Moved:	Whitten-Carey			
Ayes:	Collins, Hedlund, Whitten-Carey, and Berdie	Nays: 0	Absent: 1	Abstained: 0
Passed:	4/0			

V. New Business

1. Speed Camera Workgroup Presentation - Don Phipps - Public Works
Commissioners Don Phipps and Jim Welch presented on behalf of a citizen workgroup requesting Council approval to continue studying the feasibility of speed camera enforcement in Yachats. Phipps clarified that the group was not seeking installation approval but only permission to research how the technology is used in other Oregon cities. He reported that 71-83% of vehicles exceed speed limits on Highway 101 and cited pedestrian safety concerns as the driving motivation.

The council discussed potential benefits and challenges, including administrative complexity, privacy issues, and the ethics of revenue sharing with private vendors. Members expressed interest in exploring a range of traffic-calming alternatives, such as radar feedback trailers, new signage, and landscaping improvements. City Manager Heide Price noted that a portable radar trailer would arrive in November to collect local data and that recent ODOT speed reductions should further slow traffic.

The Council agreed to let the workgroup continue its research at a measured pace, expanding its focus to include multiple traffic-calming strategies. A follow-up report is expected in 2026.

Motion:	The motion was made to authorize the workgroup to continue with the study, other comprehensive means establish a baseline, and to implement other proactive measures.
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Ayes:	Collins, Hedlund, Whitten-Carey, and Berdie	Nays: 0	Absent: 1	Abstained: 0
Passed:	4/0			

Mr. Phipps stated he will not be continuing with this workgroup.

VI. Ongoing Business

1. Firework Survey - Discussion was around revisiting the online results, and the council agreed the City Manager should continue to explore options.
2. Water tank discussion - City Manager Price and Lead MMcClung provided an update on the water tank project, explaining that construction and improvements were progressing on schedule; and noted that the work is part of the city's water infrastructure modernization plan and includes replacement of outdated components and improvements for system reliability and emergency capacity. Price also confirmed that coordination with contractors and state agencies continues to ensure funding compliance and minimal service disruption to residents.

Motion:	The motion was made to proceed with the proposed plan with the initial expenses, survey, and preliminary site work; all phases to have a geotech and road survey, with McClung's discretion to clear with the City Manager for approximately \$110,00.			
Moved:	Hedlund			
Ayes:	Collins, Hedlund, Whitten-Carey, and Berdie	Nays: 0	Absent: 1	Abstained: 0
Passed:	4/0			

VII. Other Business

1. A vendor offering services to identify unlicensed vacation rentals is a tool that the City Council agreed for the City Manager to pursue.

Adjourn City Council Meeting at 4:43 pm.

Minutes prepared by Kimmie Jackson, Recorder