

1. 1:00 P.M. Agenda

Documents:

[2025-12-17 City Council Regular Meeting Agenda.pdf](#)

2. Meeting Material

Documents:

[1a 2025-12 ICE.pdf](#)

[1b Thank You Letter_ City Of Yachats .Pdf](#)

[1c White Letter RE VR.pdf](#)

[3a1 _Vacation Rental Code Update- December 2025.Pdf](#)

[3a2 YMC Chapter 4-08 Redline Draft1 \(1\).Pdf](#)

[3a3 YMC Chapter 4-08 Redline Draft1 PDF.pdf](#)

[3b City Public Arts Draft 1 2025-11-25.Pdf](#)

[4a1 December 2025 City Staff Report.pdf](#)

[4b1 Sheriff Report - December 2025 \(1\).Pdf](#)

[4b2 11.2025 Brawdy Detail Report.pdf](#)

[4c1 November Summary Minutes.pdf](#)

[4d1 2025-11-19 Draft Council Minutes Summary.docx \(3\).Pdf](#)

[4e1 2025-11 November City Council Graphs \(2\) \(1\).Pdf](#)

[4e2 2025-11 Financial Report Council V2.Pdf](#)

[4e3 2025-11 Fund Balances And Contract Exp.pdf](#)

[5b1 Yachats Addendum \(1\).Pdf](#)

[5b2 2025-271 Lincoln Cnty Multi Jurisd NHMP.pdf](#)

[5c1 Blake Request - Center Way \(1\).Pdf](#)

[5c2 Blake Aerial.pdf](#)

[5c3 Center Way Easement.pdf](#)

[5c4 Center Way Aerial.pdf](#)

[5d1 Commissions To Committees- December 2025 \(1\).Pdf](#)

[6a1 WTP Res Geo.pdf](#)

[7a Resolution 2025-270 Re-Appointments To Commissions.pdf](#)



CITY OF YACHATS
441 N Hwy 101, Civic Meeting Room 1
Wednesday, December 17, 2025, 1:00 pm
To Be Held In-Person & Via Zoom

Join Zoom Meeting
<https://us02web.zoom.us/j/81551584584>

Meeting ID: 815 5158 458

REGULAR CITY COUNCIL MEETING

I. Announcements, Proclamations, and Correspondence

- a. [Proclamation in support of the City of Newport](#)
- b. [Correspondence - Cape Peretua Collaborative](#)
- c. [Correspondence - White Public Testimony RE: VR](#)

II. Public Comment – limited to items not on the agenda
(5-minute limitation per person)

III. Public Hearing

- A. City of Yachats Vacation Rental License code update
 1. [Link to supporting documents](#)
- B. Public Art Ordinance
 1. [Link to draft ordinance](#)

IV. Consent Agenda – vote to approve

- a. The City Manager and City Staff report

The Yachats City Council meetings are open to the public and interested citizens are invited to attend via Zoom. These are open meetings under Oregon law, but a work session is not a community forum; audience participation is at the discretion of the Council. Meetings are audio-recorded. The meeting are accessible to persons with disabilities. For accommodations, please call (541) 547-3565, or Oregon Relay 1-800-735-2900 (TDD) two days in advance. City of Yachats does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation, or any other legally protected status. Sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.
POSTED November 12, 2025 By: Kimmie Jackson, Recorder



- i. [Link to report](#)
- b. Lincoln County Sheriff Contract Report
 - i. [Link to report](#)
- c. Commission/Committee November meeting summaries
 - i. [Link to summaries](#)
- d. City Council November meeting summary
 - i. [Link to the meeting summary](#)
- e. Financial Reports
 - i. [Link to November 2025 graph finance overview](#)
 - ii. [Link to November 2025 financial consolidated report, Council](#)
 - iii. [Link to November 2025 financial fund balance & contract expense](#)

V. New Business

- a. Update from Pacific Habitat on the progress of the Wetlands Land Inventory
- b. Resolution accepting the update of the City of Yachats addendum to the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP)
 - i. [Link to Yachats Addendum](#)
 - ii. [Link to Resolution](#)
- c. Center Way presentation- By City Planner Guenther
 - i. [Blake request](#)
 - ii. [Blake Aerial](#)
 - iii. [Center Way Easement](#)
 - iv. [Center Way Aerial](#)
- d. Community Spaces Committee presentation
 - i. [Link to supporting documents](#)
- e. Letter of Support Request- Council of Governments as a Fiscal Agent

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VI. Ongoing Business

- a. Water tank location update
 - i. [Link to supporting document](#)
- b. Lincoln County Water Alliance

VII. Other Business

- a. [Resolution No. 2025-270](#) Reappointing members to Commissions - VOTE
- b. From the Mayor
- c. From Council
- d. From Staff

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Proclamation

Proclamation Against Siting of an ICE Detention Facility
BY THE MAYOR AND CITY COUNCIL OF YACHATS, OREGON

WHEREAS, the City of Yachats is an integral part of the close-knit community of the central Oregon Coast, bound by shared values and a common economy dependent on tourism, hospitality, and natural beauty; and

WHEREAS, the well-being, safety, and values of the entire coastal region are priorities for the Yachats City Council; and

WHEREAS, reports of federal contractors seeking sites for a U.S. Immigration and Customs Enforcement (ICE) detention facility in nearby Newport have raised significant community-wide alarm and concern across the coast; and

WHEREAS, the Yachats community recognizes that any facility which creates fear and impacts the safety and security of our neighbors in Newport will negatively affect the safety and well-being of residents throughout Lincoln County and the Oregon Coast; and

WHEREAS, a potential ICE facility jeopardizes the economic stability of the entire region, as a major economic driver for coastal towns is tourism, which relies heavily on a reputation as welcoming and safe destinations for all people; and

WHEREAS, the state of Oregon has been a sanctuary state for decades, with laws that generally prohibit the use of state or local resources for federal immigration enforcement, reflecting the values of its residents; and

NOW, THEREFORE, BE IT RESOLVED that I, Craig Berdie, Mayor of the City of Yachats, on behalf of the City Council and residents, do hereby formally declare the City of Yachats' unwavering support for the City of Newport's official stance and opposition to the siting of any ICE detention or processing facility within the city limits of Newport or anywhere on the Oregon Coast.

The City of Yachats stands in solidarity with our neighboring communities and calls upon all federal and state leaders to ensure transparency, uphold Oregon's sanctuary laws, and protect the values that make the Oregon Coast a unique and welcoming place.

INTRODUCED AND ADOPTED on this 17th day of December 2025. CITY OF YACHATS, OREGON

ATTEST:

Craig Berdie, Mayor

Bobbi Price, City Manager



Dear Yachats City Council Members,

Thank you for your continued support of Cape Perpetua Collaborative over the years. We are incredibly grateful to be recipients of the \$10,000 award from the Yachats Community Development Grant. We are so excited to also support the exciting addition of the Yachats Trolley by staffing a Naturalist onboard.

Your belief in our programs and events have shaped the way that this organization has made an impact to the community and beyond. We love Cape Perpetua and Yachats, and will continue to inspire people to cherish and care for this special place that we get to call home.

Thank you for your partnership and investment in CPC's mission. Together, we can continue to make Yachats a model for conservation, education, and sustainable tourism.

Respectfully submitted,

Malin King & The CPC Team

City of Yachats City Council

12/10/2025

RE City Council Public Hearing on amendment to Chapter 4.08 Vacation rentals

I am writing to express our wishes to have the STR license follow the house ownership rather than the individual to whom the license is assigned to.

It is to the city's best interest not to interrupt the use of the STR license upon an ownership change. Why, it takes time and money to establish our base of annual return renters (guests) who love Yachats and reserve our house annually for a week or two at a time. These families book a year ahead and in fact, our 2026 months of July and August are filled.

The current city policy of ending the STR licensing when the property is sold or transferred reduces the revenue the city now receives from the STR license. How would the city lose out? Simple, with the current policy in place, we would need to cancel our bookings and whoever in the pool receives our license would not have the momentum that we have built over the years, thus the city would lose about \$3,000+ for that year and several years following. Now multiply that by percent of turnover of the 125 licenses, and you will see how the current policy of non-transferable license will cost the city in both the short and long term.

Background:

As a long time (20 years as owner of a house on Ocean View and that has been a short-term rental since 2017), we take pride in improving and keeping our property up. We ensure our neighbors are respected and the city laws are followed. We support local businesses in the maintenance of our property for example, using a local Yachats painter to paint the exterior. Our clientele are high earners who support local restaurants and other businesses bringing in additional revenue to the city.

So far in 2025 we have contributed \$3,429.90 to the city in license fees, taxes, and inspection fees, these funds do not include annual county/city taxes, water or wastewater fees. This is in recognition that it was a low earning year because we held back several days for painting and other work, which is why we continuously receive 5 star rating.

Sincerely,

Lee White

1270 Ocean View Dr

541 729 4596



City Council Regular Meeting
Meeting Date: December 17, 2025

ITEM TITLE: Vacation Rental License Code update

DISCUSSION/BACKGROUND/ISSUE: Key Changes in the Yachats Vacation Rental Code Amendment:

- **Clarified License Holder:** A definition for a Dwelling Unit Owner Representative was added, clarifying who can hold a license (must be a person or two people who own the property and are on the deed, not a trust or business). This aligns the code with the original intent and city policy.
- **Non-Transferable:** Clarification was added that a license is not transferable (e.g., upon sale or death of the license holder).
- **Re-inspection Follow-up:** Added clarity on the expectation for a license holder to follow up with the City in a timely manner regarding re-inspection responsibilities.
- **Extended Timeline for Issues:** The timeline for addressing identified issues to obtain a license or renewal was extended from 5 days to 20 days.
- **Transient Lodging Tax (TLT) Compliance:** A license holder that does not report transient lodging tax within two calendar years is subject to losing their license.
- **Commercial Water Rates:** The newly established commercial water rates that vacation rental license holders pay were formally added to the code.
- **Waitlist Response Timeline:** A specific timeline was added for people on the waitlist, requiring them to respond within 10 days after they are notified of an opening.

Follow-up from the 1st Public Hearing:

Citizens United- Clarification on this inquiry from our City Attorney regarding the Citizens United Act and if it pertains to the City of Yachats Vacation Rental Code.

Is treating corporations differently under the City's vacation rental regulations unconstitutional?

Answer from City Attorney:

“In short, I disagree that the Citizens United case applies in this instance.”

The Citizens United case

Citizens United refers to a U.S. Supreme Court case titled: Citizens United v. Federal Elections Commission, 558 U.S. 310 (2010).

A nonprofit corporation, Citizens United, filed the case to challenge a federal law that prohibited corporations and unions from using their general treasury funds to make independent expenditures for “electioneering communication” – communications that expressly advocated for the election or defeat of a candidate. There were several arguments made against the federal statute, but the case before the Supreme Court turned on application of the First Amendment.

The Supreme Court opened the discussion by reminding readers that the First Amendment has its fullest application to speech made during a campaign for political office. In other words, the case at issue concerned a scenario that would require the greatest protections under the First Amendment. According to Supreme Court precedent, laws that burden political speech are subject to strict scrutiny for a violation of the First Amendment, which requires the government to prove that the restriction furthers a compelling interest and is narrowly tailored to achieve that interest.

The Supreme Court also noted that the First Amendment stands against attempts to disfavor certain subjects or viewpoints; it also prohibits restrictions distinguishing among different speakers, allowing speech by some but not others. In reviewing political speech from a corporation, the Supreme Court determined that political speech does not lose First Amendment protection simply because its source is a corporation.

With this framing of the case and the First Amendment issues, the Supreme Court concluded that the government may not, under the First Amendment, suppress political speech on the basis of the speaker's corporate identity. As to the federal elections law at issue, the Supreme Court ruled that the statutory ban on electioneering communication from corporations and unions violated the First Amendment. While forbidding a total ban on speech, the Supreme Court did allow some regulation of corporate speech under the federal statute at issue. On this point, the Supreme Court determined that the government may regulate corporate political speech through disclaimer and disclosure requirements, but it may not suppress the speech altogether.

Yachats vacation rental regulations

The current updates to the City's vacation rental regulations are intended to provide additional clarity. I understand the intent is not to make substantive changes. As to license holders, the City current interprets its regulations as requiring a natural person to hold the license. The updated regulations would clarify this requirement by adding a definition for "dwelling unit owner representative" as the holder of the license and requiring the owner representative to be a "natural person." The City does not regulate who owns the property; properties can still be owned by trusts, corporations, and individuals. The City simply requires the person holding the vacation rental license to be a natural person and be a person with an ownership interest in the property (corporate or otherwise).

Importantly for the Citizens United case, this aspect of the City's vacation rental regulations does not restrict speech. This aspect of the City's regulations relates to who holds the license, not what the holder can or cannot say in public. The City's regulation uses the City's police power and regulatory authority; it is not an attempt to limit speech of vacation rental owners. As a result, I do not believe that the First Amendment is implicated by the City's license regulation. As a case discussing the contours of the First Amendment, the Citizens United is not applicable to the City's vacation rental license regulations."

RELEVANCE TO 2025 COUNCIL GOALS:

1. Achieve water sustainability
2. Deliver efficient, effective, transparent municipal services
3. Provide safe access to and use of city infrastructure, trails, and parks
4. Identify ways to expand the housing supply and diversify housing options
5. Environmentally aware in all we do
6. Effectively manage and plan for the city's financial needs
7. Synchronize and update city policies and administrative rules.

RECOMMENDATION:

To proceed with implementing the code edits.

PREPARED BY:

Bobbi Price, City Manager

ITEMS ATTACHED:

[Edited Vacation Rental Code](#)

[Edited Vacation Rental Code with redline edits](#)

§ 4.08.010. Purpose.

The vacation rental license is in recognition of the desire of many owners to rent their property on a short-term basis and to provide for the orderly use and regulation of such rentals to preserve the health, safety and welfare of the community. This use shall not adversely affect the residential character of the neighborhood. These standards and procedures are in addition to City ordinances and Federal and State laws and regulations. The purpose of an inspection is to ensure the health and welfare of the occupants.

§ 4.08.020. Definitions.

"Dwelling unit" means any building or portion thereof which contains separate living facilities, including provisions for sleeping, eating, cooking and sanitation.

"Dwelling unit owner representative" means the natural person that is issued and will hold the vacation rental license for the dwelling unit. The dwelling unit owner representative must be an owner of the dwelling unit, whether personally or by way of an ownership or beneficial interest in the owner (such as a corporate entity or trust). The dwelling unit owner representative may be two natural persons, jointly, provided both persons appear on the current deed for the dwelling unit as tenants by the entirety or tenants in common.

"Incident" means an offensive activity or breach of the standards.

"Local contact person" means a person with the authority to take action or make decisions concerning the management of a licensed vacation rental property.

"Overnight" means anytime between the hours of 10:00 p.m. and 7:00 a.m. on the following day.

"Rental occupant" means a person over the age of four years who occupies a rented dwelling unit.

"Sleeping area" means a bedroom or loft within a dwelling unit which meets the requirements of the building code as adopted by the State of Oregon.

"Surfaced" means a gravel, paved, tile, brick or concrete surface suitable for parking a vehicle.

"Vacation rental" means a single-family dwelling, duplex, triplex, or ADU, which is rented, or held out as available for rent, for periods of less than 30 days, such as by the day or week. The dwelling may consist of individual units or be in a contiguous form to be considered a vacation rental dwelling; however, each individual unit is to be considered separately for licensing and regulation purposes. A dwelling which is listed with an agent as a vacation rental, advertised, available by referral, word of mouth, commendation and reputation are some of, but not limited to, the ways of identifying a vacation rental. It shall be a rebuttable presumption that a dwelling

unit is a vacation rental if it is visited overnight by at least four different vehicles over the course of a month, for three consecutive months. The exchange of consideration is not necessary to meet the definition of a vacation rental if the dwelling otherwise is held out as available for occupancy for periods of less than 30 days.

§ 4.08.030. Standards.

A vacation rental license shall be issued to the dwelling unit owner representative providing the following standards are met:

- A. Except for individual units located on the same property, such as a duplex or triplex as defined above in Section 4.08.020, a person holding a vacation rental license or an interest in a property covered by a vacation rental license shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial ownership, a vacation rental license covering any other property. Any change of ownership, in whatever form, shall be reported to the City within 30 days.
- B. Vacation rentals in residential zones shall have no more than four bedrooms. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 328, adopted November 13, 2014.)
- C. A vacation rental shall comply with all applicable laws. Basic visitor rules as provided by the City must be prominently displayed on the inside of the primary exit door.
- D. Each vacation rental shall have a local contact person who must live within 10 miles of the City of Yachats and be available for response to alleged violations within two hours of notification. The contact information for the local contact person shall be kept current with the City of Yachats; identified on the vacation rental application; and available by phone at all reasonable times (8:00 a.m. to 11:00 p.m.) and respond within two hours if there is a problem during the dwelling's use as a vacation rental. The City license, with the name and phone number of the local contact, shall be posted on the front of the vacation rental building, where the public can easily read it. The license placard furnished by the City will be a specific color, changed each year at the discretion of the City. The house number for the vacation rental shall be prominently displayed on the exterior of the building, using numbers at least four inches in height, and be readily visible from the street. A copy of the local contact person agreement, in a form approved by the City, which lists the duties and responsibilities of the local contact person, signed by both the property owner and the local contact person, shall be filed with the City, and kept current.
- E. One on-property parking space, as defined in Section 9.04.030 for off-street parking, shall be provided for each bedroom in the dwelling, but in no event shall fewer than two spaces be provided for the vacation rental. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 226, adopted 1/15/2002.) If access to the rental property crosses private property via an easement, right-of-way, or other conveyance,

all parking must be contained on the rental property. Owners are required to provide parking that is unimpeded, surfaced, useable and available to renters. The parking shall be mapped and posted in the home, and a copy given to the City with the vacation rental license application, and again whenever the location of designated parking spaces change. The owner shall require renters to use only the parking spaces that are surfaced and marked on the map.

- F. The maximum number of overnight vehicles allowed on the property shall not exceed the number of surfaced parking areas on the property or six vehicles, whichever is less. Daytime parking is limited to surfaced parking on the property. If access to the rental property crosses private property via an easement, right-of-way, or conveyance, ingress and egress must be accomplished without encroachment on other properties adjoining the privately maintained access road or driveway. In such situations applicants will provide evidence of their right to use the privately maintained access road or driveway consistent with vacation rental before a vacation rental license is granted.
- G. There shall not be any noise, litter or odor noticeable at or beyond the property line resulting from the use of the dwelling as a vacation rental that violates Yachats Municipal Code.
- H. The maximum allowable number of overnight occupants shall be two persons per sleeping area plus two additional persons per vacation rental. The rental agent shall match the number of persons and vehicles to the particular property being rented. Advertisements for the rental shall not list a number of occupants that exceeds the number authorized by the City. Recreational vehicles, campers, tents and similar structures shall not be allowed on vacation rental properties. Parking a boat trailer of moderate size, with or without a boat, is permitted as a substitute for one vehicle.
- I. Weekly solid waste collection service shall be provided. A sufficient number of suitable garbage receptacles shall be provided Except on collection day, these garbage receptacles shall not be readily visible from the street. Renters shall be advised not to place trash outside in plastic bags.
- J. Each vacation rental shall provide and maintain a container for the disposal of cooking grease into a solid waste receptacle to prevent the grease from entering the sewer system.
- K. All pets must be under control at all times. Methods of control include a leash or demonstrated effective voice command. The person having the control, custody or possession of a dog shall clean up after the dog by using a dog waste bag or other suitable method.
- L. Vacation rental licenses are non-transferable; the license is personal to the dwelling unit owner representative.

- M. The licensee must comply with the requirements of the occupancy tax ordinance as a condition for issuance or renewal of a vacation rental license.
- N. Licensees shall keep all information current and notify City Hall of any changes in mailing address, email address or agent or contact person. Email addresses, mailing addresses and phone numbers for the owner, local contact person and person responsible for tax reporting shall be kept current with the City. Failure to keep contact information current shall constitute a violation of this chapter.
- O. Licensees may not advertise a vacation rental for a higher occupancy than the maximum allowable number of overnight occupants listed on the license.
- P. Vacation rentals shall comply with the standards in this section, whether or not the vacation rental is occupied by a renter, owner, or other person.
- Q. A dwelling unit owner representative that does not pay occupancy tax under YMC 3.08.070 for a licensed dwelling unit for two consecutive calendar years, will lose their license and have to reapply when they decide to use their property as vacation rental, reporting occupancy tax. The preceding sentence shall also apply to a dwelling unit owner representative who does not incur an occupancy tax obligation in two consecutive calendar years because the dwelling unit has had no rental occupants during that period.

§ 4.08.040. Inspection, license and annual fee.

- A. The City shall prepare an application form for a vacation rental license. Prior to issuance of a vacation rental license, the City will inspect the subject property to determine occupancy capacity, parking and access compliance. Upon receipt of the completed application, the annual license fee, inspection and verification that the licensing standards have been met, the City shall issue a license to the dwelling unit owner representative (not the dwelling) for a period of one year. The license may be renewed annually if all standards are met.
- B. If a license is renewed annually, the dwelling unit owner representative shall obtain a re-inspection prior to the sixth consecutive year from the last inspection. If the re-inspection is not completed by February 1 of the sixth consecutive year from the last inspection, the license will be forfeited and the dwelling unit owner representative will need to reapply. The City retains the right to re-inspect the property at any time. Complaints received by the City may trigger a re-inspection. An inspection fee will be assessed for the initial inspection, for additional inspections undertaken due to complaints, and for each five-year inspection completed by the City. A vacation rental licensee shall not be required to pay a business occupation license fee in addition to the annual license fee. The annual license and inspection fees shall be set by resolution of the City Council. All fees are non-refundable.

- C. All licenses shall be obtained prior to any rental of the property. The required application and license fee are due on January 1 of each year for the fiscal year commencing with that date and are delinquent on February 1. The delinquency fee will be set by resolution.
- D. A total of 125 licenses will be available at any one time. For license renewals each year, priority will be given to existing licenses seeking renewal, so long as the renewal application is delivered to the City by December 29, or the next business day if December 29 falls on a day City Hall is closed. After December 29, if existing licenses are below 125 in total number, and there are licenses available after accounting for all license renewal, new applications will be accepted on a first-come first-served basis, with process identified through administrative policy.
- E. After all 125 vacation rental licenses are issued, the City will maintain a wait list by application date. The wait list application fee shall be set by resolution of the City Council. When notified of an available license by the City, the applicant will have ten (10) business days to schedule an inspection. If the applicant fails to schedule an inspection, the applicant will be removed from the wait list and will be required to reapply. If the applicant's dwelling unit fails the inspection, the applicant will have twenty (20) business days to remedy any deficiencies. Failure to complete the inspection process will result in removal from the wait list and the applicant will be required to reapply.

§ 4.08.050. Complaints.

All complaints shall be in writing on a form provided by the City and signed by the complainant. The complainant must show or attest that they have made a timely attempt to resolve the issue with the person representatively responsible for management of the property. The complainant is expected to initiate the process while the out of compliance incident is occurring or when they first become aware that a property is not in compliance with the regulations. All complaints filed with the City shall be verified by the City for validity.

- A. When a complaint is filed that is verified by the City to be valid, the dwelling unit owner representative and local contact person will be notified in writing by mail or email, and provided with a copy of the complaint. Either the dwelling unit owner representative or the local contact person will be required to meet with a City representative to discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, City staff will prepare a report for City Council action.
- B. Upon a second complaint that is verified by the City to be valid, the dwelling unit owner representative and local contact person will again be notified in writing by mail or email and provided with a copy of the complaint. Either the dwelling unit owner representative or local contact person will again be required to meet with a City representative to further discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, the City Recorder will prepare a report for City Council action.

- C. Upon a third complaint within a 90 day period that is verified by the City to be valid, the dwelling unit owner representative and agent, if any, will be notified in writing by mail or email and provided with a copy of the complaint.
 - 1. City staff may schedule a hearing and prepare a report for City Council action.
 - 2. The City Council may schedule a hearing.
 - 3. Either the City Manager or City Council may, without a hearing, revoke the license immediately.
 - 4. In the event that a license is revoked, the applicant or license holder shall have the right of appeal. The written notice of appeal to the Council shall be filed with the City within 15 days of the notice of revocation.
- D. Standards of judging complaints shall include, but are not limited to, the following:
 - 1. Noncompliance with vacation rental license standards as stated in Section 4.08.030;
 - 2. Monopoly of on-street parking;
 - 3. Other offensive activities not in harmony with the residential neighborhood such as trespass, excessive noise or pets running loose.
- E. The City Council, upon hearing the evidence, may: (1) approve the license as it exists; (2) revoke the license; (3) impose appropriate restrictions on the operation of the license.

§ 4.08.060. Violations—Penalties.

It is unlawful for any person so required to fail or refuse to apply for a license, or operate without a license as required herein. Any person who violates any provisions of this chapter is subject to a fine of up to \$1,000 per violation, with each day of a continuing violation constituting a separate violation. The third violation within any consecutive 12 month period shall result in revocation of the vacation rental license for 12 months, after which time the owner may reapply for a new license. Violations shall be subject to the procedures and penalties of Chapter 1.12, as now constituted or hereafter amended or revised.

§ 4.08.010. Purpose.

The vacation rental license is in recognition of the desire of many owners to rent their property on a short-term basis and to provide for the orderly use and regulation of such rentals to preserve the health, safety and welfare of the community. This use shall not adversely affect the residential character of the neighborhood. These standards and procedures are in addition to City ordinances and Federal and State laws and regulations. The purpose of an inspection is to ensure the health and welfare of the occupants.

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"Sleeping area" means a bedroom or loft within a dwelling unit which meets the requirements of the building code as adopted by the State of Oregon.

"Surfaced" means a gravel, paved, tile, brick or concrete surface suitable for parking a vehicle.

"Vacation rental" means a single-family dwelling, duplex, ~~or triplex~~ or triplex which is rented, or held out as available for rent, for periods of less than 30 days, such as by the day or week. The dwelling may consist of individual units or be in a contiguous form to be considered a vacation rental dwelling; however, each individual unit is to be considered separately for licensing and regulation purposes. A dwelling which is listed with an agent as a vacation rental, advertised, available by referral, word of mouth, commendation and reputation are some of, but not limited to, the ways of identifying a vacation rental. It shall be a rebuttable presumption that a dwelling

unit is a vacation rental if it is visited overnight by at least four different vehicles over the course of a month, for three consecutive months. The exchange of consideration is not necessary to meet the definition of a vacation rental if the dwelling otherwise is held out as available for occupancy for periods of less than 30 days.

§ 4.08.030. Standards.

A vacation rental license shall be issued to the dwelling unit owner representative providing the following standards are met:

- A. Except for individual units located on the same property, such as a duplex or triplex as defined above in Section 4.08.020, a person holding a vacation rental license or an interest in a property covered by a vacation rental license shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial ownership, a vacation rental license covering any other property. Any change of ownership, in whatever form, shall be reported to the City within 30 days.
- B. Vacation rentals in residential zones shall have no more than four bedrooms. (This provision shall be waived for any existing vacation rental as of the effective date of Ordinance No. 328, adopted November 13, 2014.)
- C. A vacation rental shall comply with all applicable laws. Basic visitor rules as provided by the City must be prominently displayed on the inside of the primary exit door.
- D. Each vacation rental shall have a local contact person who must live within 10 miles of the City of Yachats and be available for response to alleged violations within two hours of notification. The contact information for the local contact person shall be kept current with the City of Yachats; identified on the vacation rental application; and available by phone at all reasonable times (8:00 a.m. to 11:00 p.m.) and respond within two hours if there is a problem during the dwelling's use as a vacation rental. The City license, with the name and phone number of the local contact, shall be posted on the front of the vacation rental building, where the public can easily read it. The license placard furnished by the City will be a specific color, changed each year at the discretion of the City ~~matched to property management companies, to further assist the public in identifying the responsible party~~. The house number for the vacation rental shall be prominently displayed on the exterior of the building, using numbers at least four inches in height, and be readily visible from the street. A copy of the local contact person agreement, in a form approved by the City, which lists the duties and responsibilities of the local contact person, signed by both the property owner and the local contact person, shall be filed with the City, and kept current.
- E. One on-property parking space, as defined in Section 9.04.030 for off-street parking, shall be provided for each bedroom in the dwelling, but in no event shall fewer than two spaces be provided for the vacation rental. (This provision shall be waived for any existing vacation

rental as of the effective date of Ordinance No. 226, adopted 1/15/2002.) If access to the rental property crosses private property via an easement, right-of-way, or other conveyance, all parking must be contained on the rental property. Owners are required to provide parking that is unimpeded, surfaced, useable and available to renters. The parking shall be mapped and posted in the home, and a copy given to the City with the vacation rental license application, and again whenever the location of designated parking spaces change. The owner shall require renters to use only the parking spaces that are surfaced and marked on the map.

- F. The maximum number of overnight vehicles allowed on the property shall not exceed the number of surfaced parking areas on the property or six vehicles, whichever is less. Daytime parking is limited to surfaced parking on the property. If access to the rental property crosses private property via an easement, right-of-way, or conveyance, ingress and egress must be accomplished without encroachment on other properties adjoining the privately maintained access road or driveway. In such situations applicants will provide evidence of their right to use the privately maintained access road or driveway consistent with vacation rental before a vacation rental license is granted.
- G. There shall not be any noise, litter or odor noticeable at or beyond the property line resulting from the use of the dwelling as a vacation rental that violates Yachats Municipal Code.
- H. The maximum allowable number of overnight occupants shall be two persons per sleeping area plus two additional persons per vacation rental. The rental agent shall match the number of persons and vehicles to the particular property being rented. Advertisements for the rental shall not list a number of occupants that exceeds the number authorized by the City. Recreational vehicles, campers, tents and similar structures shall not be allowed on vacation rental properties. Parking a boat trailer of moderate size, with or without a boat, is permitted as a substitute for one vehicle.
- I. Weekly solid waste collection service shall be provided. A sufficient number of suitable garbage receptacles shall be provided ~~and must have bear proof mechanisms.~~ Except on collection day, these garbage receptacles shall not be readily visible from the street. Renters shall be advised not to place trash outside in plastic bags.
- J. Each vacation rental shall provide and maintain a container for the disposal of cooking grease into a solid waste receptacle to prevent the grease from entering the sewer system.
- K. All pets must be under control at all times. Methods of control include a leash or demonstrated effective voice command. The person having the control, custody or possession of a dog shall clean up after the dog by using a dog waste bag or other suitable method.

L. Vacation rental licenses are non-transferable; the license is personal to the dwelling unit owner representative.

M. The licensee must comply with the requirements of the occupancy tax ordinance as a condition for issuance or renewal of a vacation rental license.

N. Licensees shall keep all information on the CityGoYachats website current and notify City Hall of any changes in mailing address, email address or agent or contact person. Email addresses, mailing addresses and phone numbers for the owner, local contact person and person responsible for tax reporting shall be kept current with the City. Failure to keep contact information current shall constitute a violation of this chapter.

O. Licensees may not advertise a vacation rental for a higher occupancy than the maximum allowable number of overnight occupants listed on the license.

P. Vacation rentals shall comply with the standards in this section, whether or not the vacation rental is occupied by a renter, owner, or other person.

Q. A dwelling unit owner representative that does not pay occupancy tax under YMC 3.08.070 for a licensed dwelling unit for two consecutive calendar years, will be ineligible for license renewal. lose their license and have to reapply when they decide to use their property as vacation rental, reporting occupancy tax. The preceding sentence shall also apply to a dwelling unit owner representative who does not incur an occupancy tax obligation in two consecutive calendar years because the dwelling unit has had no rental occupants during that period.

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§ 4.08.040. Inspection, license and annual fee.

A. The City shall prepare an application form for a vacation rental license. Prior to issuance of a vacation rental license, the City will inspect the subject property to determine occupancy capacity, parking and access compliance. Upon receipt of the completed application, the annual license fee, inspection and attestation verification that the licensing standards have been met, the City shall issue a license to the dwelling unit owner representative applicant (not the dwelling) for a period of one year. The license may be renewed annually if all standards are met.

B. If a license is renewed annually, the dwelling unit owner representative shall obtain a re-inspection prior to the sixth consecutive year from the last inspection. If the re-inspection is not completed by February 1 of the sixth consecutive year from the last inspection, the license will be forfeited and the dwelling unit owner representative will need to reapply. at least five consecutive years have elapsed, the City will re-inspect before issuing a license for the sixth (6th) year. The City retains the right to re-inspect the property at any time. Complaints received by the City may trigger a re-inspection. An inspection fee will be assessed for the initial inspection, for additional inspections undertaken due to complaints,

and for each five-year inspection completed by the City. A vacation rental licensee shall not be required to pay a business occupation license fee in addition to the annual license fee. The annual license and inspection fees shall be set by resolution of the City Council. All fees are non-refundable.

BC. All licenses shall be obtained prior to any rental of the property. The required application and license fee are due on January 1 of each year for the fiscal year commencing with that date and are delinquent on February 1. The delinquency fee will be set by resolution.

DC. A total of 125 licenses will be available at any one time. For license renewals each year, priority will be given to existing licenses seeking renewal, so long as the renewal application is delivered to the City by December 29, or the next business day if December 29 falls on a day City Hall is closed. After December 29, if existing licenses are below 125 in total number, and there are licenses available after accounting for all license renewal, new applications will be accepted on a first-come first-served basis, with process identified through administrative policy.

E. After all 125 vacation rental licenses are issued, the City will maintain a wait list by application date. The wait list application fee shall be set by resolution of the City Council. When notified of an available license by the City, the applicant will have ten (10) business days to schedule an inspection. If the applicant fails to schedule an inspection, the applicant will be removed from the wait list and will be required to reapply. If the applicant's dwelling unit fails the inspection, the applicant will have five (5) business days to remedy any deficiencies. Failure to complete the inspection process will result in removal from the wait list and the applicant will be required to reapply.

F. All vacation rental licenses are subject to commercial business water rates.

§ 4.08.050. Complaints.

All complaints shall be in writing on a form provided by the City and signed by the complainant. The complainant must show or attest that they have made a timely attempt to resolve the issue with the person representatively responsible for management of the property. The complainant is expected to initiate the process while the out of compliance incident is occurring or when they first become aware that a property is not in compliance with the regulations. All complaints filed with the City shall be verified by the City for validity.

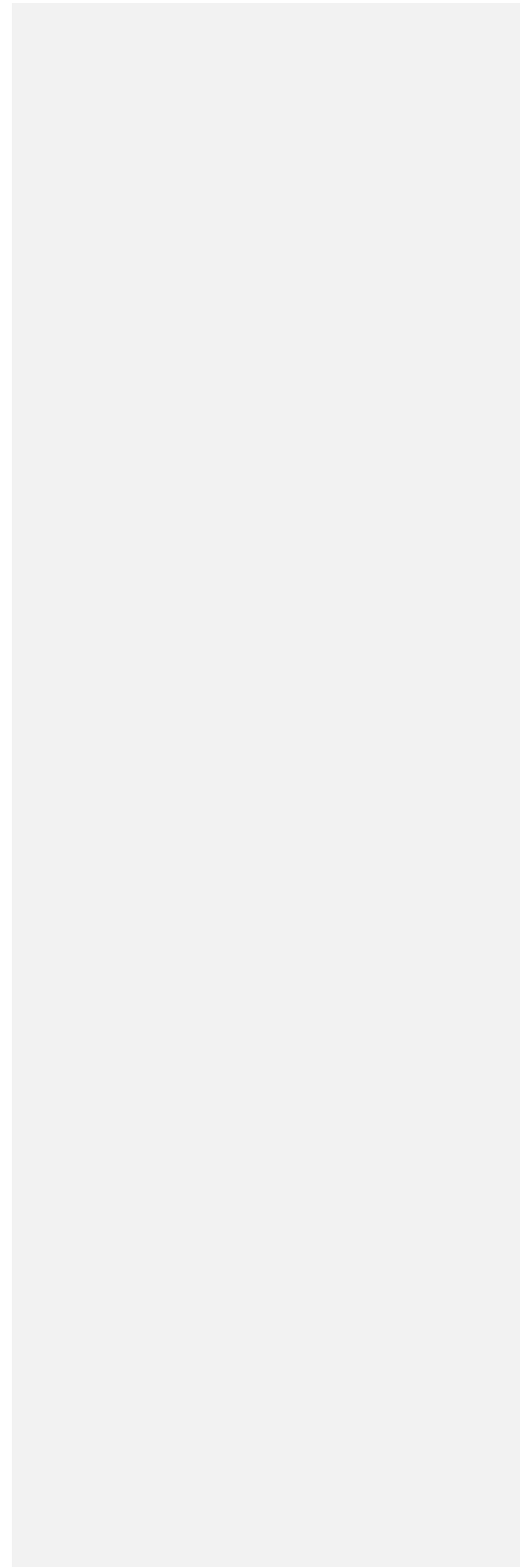
A. When a complaint is filed that is verified by the City to be valid, the dwelling unit owner representative~~owner~~ and local contact person will be notified in writing by mail or email, and provided with a copy of the complaint. Either the ~~owner~~ dwelling unit owner representative or the local contact person will be required to meet with a City representative to discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, City staff will prepare a report for City Council action.

- B. Upon a second complaint that is verified by the City to be valid, the [owner-dwelling unit owner representative](#) and local contact person will again be notified in writing by mail or email and provided with a copy of the complaint. Either the [owner-dwelling unit owner representative](#) or local contact person will again be required to meet with a City representative to further discuss means by which further complaints may be avoided. If the licensee fails to meet this requirement within a reasonable amount of time, the City Recorder will prepare a report for City Council action.
- C. Upon a third complaint within a 90 day period that is verified by the City to be valid, the [owner-dwelling unit owner representative](#) and agent, if any, will be notified in writing by mail or email and provided with a copy of the complaint.
 - 1. City staff may schedule a hearing and prepare a report for City Council action.
 - 2. The City Council may schedule a hearing.
 - 3. Either the City Manager or City Council may, without a hearing, revoke the license immediately.
 - 4. In the event that a license is revoked, the applicant or license holder shall have the right of appeal. The written notice of appeal to the Council shall be filed with the City within 15 days of the notice of revocation.
- D. Standards of judging complaints shall include, but are not limited to, the following:
 - 1. Noncompliance with vacation rental license standards as stated in Section 4.08.030;
 - 2. Monopoly of on-street parking;
 - 3. Other offensive activities not in harmony with the residential neighborhood such as trespass, excessive noise or pets running loose.
- E. The City Council, upon hearing the evidence, may: (1) approve the license as it exists; (2) revoke the license; (3) impose appropriate restrictions on the operation of the license.

§ 4.08.060. Violations—Penalties.

It is unlawful for any person so required to fail or refuse to apply for a license, or operate without a license as required herein. Any person who violates any provisions of this chapter is subject to a fine of up to \$1,000 per violation, with each day of a continuing violation constituting a separate violation. The third violation within any consecutive 12 month period shall result in revocation of the vacation rental license for 12 months, after which time the owner may reapply for a new license, ~~in accordance with Section 4.08.040(C).~~ Violations shall

be subject to the procedures and penalties of Chapter 1.12, as now constituted or hereafter amended or revised.





CITY OF YACHATS ORDINANCE NO. 379
AN ORDINANCE PROVIDING FOR THE ACQUISITION,
DISPOSAL, AND REMOVAL OF CITY
PUBLIC ARTS COLLECTION

WHEREAS, the City of Yachats, through its City Council, has expressed a desire to encourage art in public places; and

WHEREAS, the Mayor will appoint, and the City Council will appoint a Public Arts Committee; and

WHEREAS, the Public Arts Committee makes recommendations prior to public input and action to the City Council about the City's acquisition and placement of art in public places;

WHEREAS, the City Council desires to create a process for recommendation by the Public Arts Committee to the City Council; and

WHEREAS, the City Council desires to create guidelines for the Public Arts Committee's selection and placement of art;

WHEREAS, the City Council desires for a process for public art acquisition and location that is conducted in open and transparent meetings;

NOW THEREFORE, THE CITY OF YACHATS ORDAINS AS FOLLOWS:

SECTION 1. Definitions. For purposes of this ordinance related to the process, standards, and guidelines for the acquisition and placement of works of art by and within the City of Yachats, the following mean:

A. Acquisition. Inclusion of a specific piece of public art into the City of Yachats Public Art Collection by means of one of the following:

- (a) Purchase;
- (b) Commission;
- (c) Acceptance of gift.

B. City of Yachats Public Art Collection. That collection of works of art that are owned and maintained by the City.

C. Disposal. Divestment of a work of public art by the City by exchange, donation or sale.

D. Yachats Public Arts Committee.

(a) The Public Arts Committee shall consist of five members who are appointed by the Mayor and confirmed by the City Council. The desired and historical composition of the Committee consists of a representative from each of the following segments of the local community: local artists, the business community, and a reflection of the interests and diversity of the community at large. The Public Arts Committee is charged with providing recommendations to the City Council for, strategic planning and advice as to the appropriateness of local public art considerations.

(b) The five (5) members of said Committee shall serve terms of office for 3 years, ending on December 31 of the third year of their term, or until a successor is appointed and qualified.

E. Removal. To remove a work of art from public display.

G. Work of Public Art. Artwork owned by the City of Yachats, which includes, but is not limited to:

(a) Sculptures, a combination of materials that are freestanding, wall-supported or suspended.

(b) Murals, drawings, photographs, prints, calligraphy, painting or a combination of materials in display.

(c) Earthworks, fibers, neon, glass, mosaics, and any combination thereof.

(d) Furnishings, outdoor fixtures of unique composition or limited edition such as gates, railings, signage, seating and the like.

H. Relocation. Relocation of presently owned or previously acquired public art at the recommendation of the Public Arts Commission pursuant to the same procedure as newly acquired art.

SECTION 2. Acquisition of Work of Public Art.

- A. The City Council or City Manager, following a recommendation by the Yachats Public Arts Committee, may acquire works of public art by the following means:
- (1) Purchase with designated funds in conformance with the relevant provisions.
 - (2) Commissioned with designated funds in conformance with the relevant provisions, regulating public contracting.
 - (3) Acceptance of donation. The City will not guarantee continuous public display of a donated work of art.
- B. The City Council or City Manager may approve, following recommendations by the Yachats Public Arts Committee, the acquisition of works of public art. Said approval shall be based upon consideration of the relevant provisions of the following criteria:
- (1) Quality. The work of art should be of exceptional quality and enduring value.
 - (2) Site. The work of art should enhance the character of its intended site with consideration given to scale, color, material, texture, content, and the social dynamics of the location.
 - (3) Cost. The cost of the artwork and its installation. If the artwork cost is above the City Manager's allotted spending amount, a vote of approval will be brought to the City Council.
 - (4) Maintenance and Durability. The cost to maintain the work of art.
 - (5) Medium. The form of visual medium, subject to any other relevant law or ordinance.
 - (6) History. The historical, natural features and the relationship to the proposed or existing site.
 - (7) Public Liability. Likelihood of causing risk or other potential liability to the City.
 - (8) Representation of cultural diversity is encouraged.
 - (9) Consistency or support of the City's goals, policies, or vision.
- C. The City Council or City Manager may approve, following recommendations by the Yachats Public Arts Committee, the selection of

a site for works of public art. Said approval shall be based upon consideration of the relevant provisions of the following criteria:

- (1) Ownership. Public Art, when feasible, should be placed on a site owned by the City.
- (2) Visual accessibility. Public works of art shall be visually accessible to the public.
- (3) Enhancement of public spaces. Public works of art should enhance the overall public environment.
- (4) Pedestrian Accessibility. Works of Public art should be accessible to high levels of pedestrian traffic, particularly public walkways.
- (5) Circulation. Public works of art should not impair windows, entranceways, or obstruct normal pedestrian or vehicular traffic.
- (6) Scale. Public works of art should not be placed in a site that is inappropriate in scale with the adjacent architecture or other features.
- (7) City Facilities. Artworks of minor value and that are used for decoration in or upon City facilities shall be displayed at the direction of the City Manager.

SECTION 3. Removal of the City's Art Work.

- A. A work of public art may be removed from public display upon recommendation of the Yachats Public Art Committee, or at the direction of the City Manager for one or more of the following:
- (1) Damage or destruction of the work of art such that repair is impractical.
 - (2) The site for the artwork has become unsuitable or inappropriate due to inaccessibility to the public or damage or destruction of the site.
 - (3) The artwork has demonstrated fault of design or workmanship.
 - (4) The artwork causes excessive or unreasonable maintenance.
 - (5) The artwork presents a physical threat to public safety

SECTION 5. Relocation. Relocation of presently owned or previously acquired public art shall follow the same process as for newly acquired art that is prescribed in Section 2 C.

PASSED and approved by the City Council on the 17th day of December, 2025.

ADOPTED on, 2025

	YES	NO	NOT PRESENT
Craig Berdie, Mayor	☐	☐	☐
Mary Ellen O’Shaughnessey	☐	☐	☐
Catherine Whitten-Carey	☐	☐	☐
Barry Collins	☐	☐	☐
Nicole Hedlund	☐	☐	☐

Craig Berdie, Mayor

Attest by:

Bobbi Price, City Manager



City of Yachats City Staff Report | December 2025
501 Hwy 101 N, Yachats, OR 97498 | www.yachatsoregon.org

CITY MANAGER (Bobbi Price)

Trolley

The Yachats Area Trolley will have a naturalist stand operated by the Cape Perpetua Collaborative every Saturday during the trolley season, from Memorial Day through Labor Day. The naturalist will highlight the natural features of the area, offer beach safety tips, answer questions, share stories about the area's history and native history, and point out interesting sites and more. The City Manager has signed a contract for this service.

Finance Committee

The Finance Committee has hired an Urban Renewal specialist who will review our current Urban Renewal projects and present recommendations for moving forward to both the Finance Committee and the City Council on January 21st. The Finance Committee is also analyzing the difference in Tax Collection between 2024 and 2025 and has created a survey to send to all establishments collecting TLT and F&B to examine this more closely.

Commission Conversation

The Parks & Commons Commission has voted to transform into a Community Spaces Committee. The Public Works & Streets, as well as the Library Commission, have also expressed their interest in creating a committee. The City Manager is collaborating with the City Attorney to draft new codes and structural changes for the Committee and Commission Chapter.

ADA Restroom

See the Commons Coordinators report for updates.

Library Landscaping

Preliminary walk arounds of the outside area were done with the City Manager and Trails team to start making a plan for the 26 FY Budget where landscaping funds are allocated. Looking to order a bench for the front entry vestibule.

Volunteer Appreciation Holiday Mixer

I want to give a huge shout out to our City Staff for the time and effort put into making the menu and foods to show our appreciation to our community volunteers. Kimmie and Lorraine in particular put a lot of effort into the food for this event.

Library & Little Log Church Museum

Updates on these projects are in the CIP Coordinators' report.

OVD Delineators

The new delineators are ordered and expected to arrive within a couple of weeks, plans are being reviewed for the strategy of their placement. Also looking at how to elevate the path with artistic painting along the pavement in the walking path.

Transportation Growth Management

The City Manager, Planner and Public works are meeting with DLCD and ODOT on a scope of work for the Transportation Growth Management Plan and what that looks like for the City.

CITY DEPUTY RECORDER (Kimmie Jackson)

During this reporting period, I continue providing support for Commission and Committee meetings through agendas, recordings, and minutes; AMMS trainings is still in progress; processed lien requests, created and sent holiday invitations, and prepared for city holiday events; prepared ordinances and resolutions; and processed routine daily responsibilities.

PUBLIC WORKS (Rick McClung and Dave Buckwald)

Rainfall at Yachats Public Works:

<u>Inches</u>			
<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>

November	6.96	16.10	7.05	8.23
Rain year to date:	42.64	72.08	48.52	47.06

Total water produced: **3,698,000** gallons

Total water accounted for: **3,332,374** gallons Water loss efficiency: 85%

Total wastewater treated: **6,124,000** gallons

The following is a list of what was done by Public Works staff in November 2025.

Streets:

- Multiple potholes filled.
- Apron rock installed on upper Radar Road.
- Assisted contractors with paving on Yachats Ocean Road.
- Stop sign replacement at the intersection of E.6th and Hwy 101.
- Rocked the County Transit Bus parking area.
- Completed paving projects for FY 2026.

Storm Drainage:

- Storm drain clearing.
- Placed a marker post at the tide gate in Quiet Water.

Water Treatment Plant:

- Water systems operations.
- Water plant maintc.
- Fallen trees cleared from Reedy Creek access road.

Distribution Sys:

- Meter reading and rereads.
- Meter maintc.
- Leak inspections.
- Explored possible water leak on upper 10th St. It was just ground water.
- Exposed and repair on a lost 2inch blow-off.

Wastewater Treatment Plant:

- Wastewater systems operations.

- Plant maintc. & clean-up.
- Biosolids operations.
- 1 Load of solids to Heard Farm.
- Assisted TAG with repairs at the WWTP.

Collection Sys:

- Lift station inspections.
- Degreased lift stations.
- Float cleaning.
- Vac truck repairs.

Public Works:

- Shop maintc. and clean up.
- Customer complaints.
- Fleet maintc. & repair.
- Equipment maintc. & repair and fueling.
- Multiple locates.
- Brush box handling.
- PW administration.
- Piles picked up for Trails crew.
- Garbage removal at the Commons.
- Samples to Newport.
- City Hall and Commons work orders.
- PW yard organizing.
- Brush cutting.
- Assisted with improvements to the Hwy 101 sidewalk beautification.
- All staff meeting.
- Installed a CCTV camera for the brush box.
- Installed the Peace Park bench.
- Moved items from and back to the Library.
- Parts run to Newport.
- Removed fallen tree from King St. trail.
- Emergency Container site prep.
- 949 Yachats River Road site clean up.
- Cleaned the new Trolley.
- Safety meeting.
- Prepped for City Holiday Beautification.

Wastewater Capital Improvement Projects:

- **Main Lift Station Improvements:**
 - Major projects completed. Final project is to paint the building in the Spring. (Work will be done in house.)
- **Quiet Water Lift Station Improvements/Riverside Force Main Replacement:**
 - Scope of Work agreement with engineers has been signed. Surveying will start in the next week or two.
- **Pontiac Force Main Replacement /3rd St. Improvements:**
 - Surveying will start in the next week or two. Also working on easements.
- **Wastewater Treatment Plant Upgrades:**
 - Continuing with upgrading, component replacement.

W. 3rd Engineering

Moving forward with surveying project area

WTP Reservoir Site

The Geotech gave a verbal report of the two days of investigation- We hope to receive the written report before Christmas.

To make a very long story short, the reservoir site looks to be an ideal area to build. There are no signs of unstable ground or previous landslides. The flat spot on the hillside seems to be a natural feature and worth moving to the next step of drilling core samples.

The proposed road that had been outlined in concept drawings just so happens to be an old logging road that leads right up to the reservoir site. It will need to be re-established with an excavator -this is an unexpected bonus that will save a lot of money.

Next steps-

- **Excavation**

I have Terry lined up to do some excavation on the new wtp property we bought, I ask him to take a look at the old logging road to determine how weather dependent his work will be.

- **Surveying**

Since the road does not need surveying, it narrows the scope of work to just the reservoir site.

- **Geotech Drilling**

Will schedule a date after Terry gives a work schedule on excavating

Needless to say, I'm excited about the information we know at the moment- it's like the reservoir was always meant to be at this location

Watershed Property

The city manager sent a certified letter to the owner if they wanted to sell it. We'll see if they respond.

Boardwalk

Working with engineers and CLPUD to underground power. The power will be routed under hwy 101 & Prospect. This power will be used for 2 streetlights, boardwalk lighting, and will provide power to phase 2 landmark property. The goal is to get this done before the boardwalk construction

FINANCE OFFICE (Diane Gruver)

Accounts Payable (AP)

- In November, the city paid \$297,758 in invoices from Accounts Payable
- Of this, \$229,538 was designated as spending on CIP projects

Payroll and Personnel

As we move towards the end of the calendar year with payroll, I've been working with Janet Cline on checking our figures, correcting errors in the way Springbrook reports certain payroll deductions, and otherwise making sure our payroll system and practices are in good shape. This has been part of an ongoing project to clean up the way our payroll system was originally set up, and our plan is to roll into the new calendar year with a better organized system.

CODE COMPLIANCE (David Fortmeyer)

Completed Tasks

- Made calls to businesses and homeowners about backflow testing requirements. Received backflow testing reports from 3 more local businesses.
- Designed and printed door hangers for Public Works to post where access to water meters is obstructed by overgrown vegetation per Oregon Administrative Rule (OAR 860-036-1370 Meter Readings)
- Recommended 1 vacation rental to install an atmospheric vacuum breaker on hose bib near hot tub
- Responded to 1 Overgrown Vegetation request tracker complaint
- Responded to 1 request tracker complaint about Unshielded Lighting
- Responded to 2 Miscellaneous request tracker complaints and closed 1 complaint

- Sent out 1 notice to cap abandoned ground sprinkler line. Resident complied and sent photo of completed work
- Sent out 1 notice for Unshielded Exterior Light Fixture
- Sent out 3 reminders for backflow prevention device testing
- Collaborated with City Hall staff to determine courses of action
- Used Request Tracker to follow up on various complaints
- Used Excel spreadsheet to track existing violations and complaints
- Used Excel spreadsheet to track backflow testing
- Resolved outstanding code cases
- Responded to citizen complaints/inquiries

Field Work

- Participated in All Staff Training in Florence
- Performed Backflow site investigation at local business
- Performed 2 vacation rental re-inspections
- Performed 3 new vacation rental inspections
- Performed regular “drive-by” compliance checks
- Took photos at various locations to send with emails and notices
- Investigated Request Tracker complaints

Ongoing Initiatives

- Community Education: Educating residents and businesses on city ordinances
- Topic of interest: Keeping Water Meter Box Clear and Accessible (see OAR 860-036-1370 Meter Readings)

LIBRARY (Traci Altson)

November was another busy month, and I now have keys to the new building! We continue to work through what makes sense in terms of organizing and shelving our books. Now is the time to make changes that will make it easier for volunteers and patrons. We currently have a “dot” color coding system for many of our sub-categories of books and are going to shift to square labels instead. I will be ordering these new labels soon as well as deciding on, and ordering, new library signage.

Marion Godfrey has applied for a \$3k LSTA Strong Libraries grant for 2026 to help cover costs associated with adding more NW specific books to our collection as well as adding to some of our book series that are incomplete.

We have added two televisions to the new Library space, a 77-inch OLED for the community room and a 32-inch smart tv for above the reception area. The 77-inch tv will be installed 12/10.

I have been working with Greg Scott and Jim Welch, from Bird City, to determine places for donated photographs. Donna Bader has also offered some of her work (tbd) and there is space intentionally held for future display of pieces from the Yachats Arts Guild.

We expect the perimeter wood bookcases to be installed at the end of this month. We will box up room 8 on 1/10, and Angell Job Corp will move boxes from Room 8 on Tuesday 1/13. I have library volunteers scheduled the afternoon of 1/13 to start shelving books and hope to reopen the following Tuesday (day after MLK, Jr Holiday) with extended hours (same as when we were last open on 7th Street which is: Mon and Fri, 12-4, Tue-Thu 12-5, and Sat 12-3). Since the interior metal bookcases are delayed until early February, we will stay open until their arrival then close again for the move of the other 80-90% of our collection. This second move will also be Angell Job Corp. I now have 18 additional volunteers from the community to help with this second move and hope to close for no more than 7-10 days.

Then we will be ready for our Grand Opening sometime in late February.

UTILITY CLERK (Becca Parrish)

- November billing was mailed out on time.
- Responded to phone calls and addressed customer inquiries and utility billing questions.
- Greeted and assisted walk-in customers.
- Processed payments and prepared bank deposits.
- Ongoing maintenance of the billing system to ensure utility account information stays current and accurate.

PLANNER (Katherine Guenther)

- Attended 2025 Coastal Planners Network meeting
- Held meetings of Project Management Team and Advisory Committee for Yachats Housing Code Updates
- Attended kickoff meetings with DLCD for next round of funding for code updates
- Normal volume of phone calls and emails

CIP UPDATE/CITY CLERK (Neal Morphis)

- Helping with customer service for Planning questions.
- Coordinating with Little Log Church Museum Contractor, Top to Bottom Contractors LLC. Interior work has begun. Siding (concrete everlogs) has arrived and is being installed. [Link to gallery of photos](#) Word from the contractor is “We

are looking at substantial completion on January 20th. We will be finishing up the exterior work and are in the process of doing the interior work.”

- Finished with Unitus general contractor building the Library building. We are now getting furniture and bookcases. Ethernet cables, network hardware, and fiber internet modem are all installed now.
- Making updates to the city website.
- Posting news flashes on the website.
- Uploading documents to the document center.
- Arranging for camera to be set up for viewing the brush box at public works. Parts are here, ethernet cables ran, NBS to finalize set up. NBS ran into an issue with the video recording device, is troubleshooting, should be fixed soon.
- Updated insurance policy with information about new properties.
- Updated insurance policy with information about the Trolley.
- Compiled Report of CIP Spending for General Fund
- Compiled Report of CIP Spending for Public Works Enterprise Funds

CITY HALL/CITY COORDINATOR (Lorraine Fritz Barrett)

- Continue to greet people, answer phones, retrieve and open mail, respond to emails;
- proofread newsletter and documents going to the public;
- continue to collect and post donations for Commons;
- continue to work with Rosa and make reservations for the Commons;
- reconcile Civic Rec and Springbrook payments;
- continue to post events on Reader Board and website and maintain City bulletin boards;
- continue to post municipal payments;
- generate and mail survey for City Manager’s Council review;
- finished VR re-inspections and follow-up on deficiencies;
- Generated, sent, and processed payments for license renewals for businesses and vacation rentals;
- generated business license report for Civic Optimize in preparation of switching over license and tax platform;
- organized CASA Giving Tree;
- attended a TEAMS meeting with MuniRev;
- Decorated City Hall;
- completed SOP for processing a business license;
- labeled, stuffed and stamped City of Yachats Holiday cards;
- represented the City at the 2nd annual Cocoa Trail; and

- post occasional social media information to City FB page.

Community Spaces Coordinator (Rosa Marchand)

- The New Lighting system has been installed. It is operational through a tablet and lighting board. The Speakers and Subwoofer have been installed. The Control Panel for the Sound system has arrived. Jeremy Russel, the Sound Engineer working on the project, will be finishing up the installation throughout the weekend of December 12th – 14th
- The acoustic treatment for the Multipurpose Room at the Commons was evaluated, but the cost exceeded the current fiscal year's budget capacity. It has been determined that this expense will be deferred and included in next fiscal year's budget planning
- Oil Heater Has been removed
- The ADA Bathrooms: The framing for the restrooms has been completed, and the doors have been etched out for framing. The wiring for the electricity and the venting has been completed. The Plumber is scheduled for Sunday, December 14th, at 8am, to connect the water to the restrooms. The water to the building will need to be shut off for two hours in order for him to complete his work.
- Room 3 has been outfitted to host board meetings. The city tested the space on December 2nd at the Parks and Commons Commission meeting. It was successful.
- The under the stage project continues. All of the doors have been replaced and are secured on the hinges.
- Open Gyms Basketball has been scheduled at the Commons, on Tuesdays and Fridays, from 3:30 pm – 5 pm.
- I have continued to collaborate with the emergency preparedness commission on Shelter Planning.
 - Current Focus: Collecting and organizing essential shelter supplies.
 - Developing binders with operational procedures and volunteer guidelines.
 - Creating clear documentation and signage for shelter areas.
- Dave Buckwald and I have been meeting to discuss how to get the Commons fully powered by a generator in the case of an outage. For this to happen, the generator would need to be transferred from Public Works to the Commons, and the one that is already at the Commons will be transferred to City Hall.
The breaker panel at the Commons is corroded and must be replaced before the generator can be installed there. The work will be extensive and costly, requiring us

to apply for a grant and get on a wait list for repair work. We are looking at least a \$150,000 cost and a year's wait for repairs. In the meantime, I plan to go through the commons and mark each line that is currently attached to the Generator.

- I continue to schedule future reservations, conduct walk through, and help with all aspects of events at the commons
- I have been working with the Friends of the Little Log Church to create a policy manual, hours of operation, volunteer training and scheduling, fund raising and grant opportunities, and creating infrastructure as we prepare to open. We are preparing for a soft opening on February 14th, 2026
- I set up, decorated, tore down, and represented the city at 2nd annual cocoa trail/Winter Festival.



City Council Regular Meeting
Meeting Date: December 17, 2025

ITEM TITLE: Lincoln County Sheriff's Report

DISCUSSION/BACKGROUND/ISSUE:

The Cities of Yachats and Waldport have been sharing a full-time sheriff's deputy contract for the fiscal year 2025–2026. This arrangement allows Yachats to have a consistent deputy who builds relationships, gets to know the community's residents, monitors traffic patterns, and enforces speed limits.

[November Activity Report– Brawdy](#)

FISCAL IMPACT:

Annual part-time contract split with the City of Waldport, \$95,000

RELEVANCE TO 2025 COUNCIL GOALS:

1. Achieve water sustainability
 2. Provide safe access to and use of city infrastructure, trails, and parks
 3. Identify ways to expand the housing supply and diversify housing options
 4. Environmentally aware in all we do
 5. Effectively manage and plan for the city's financial needs
 6. Deliver efficient, effective, transparent municipal services
 7. Synchronize and update city policies and administrative rules.
-

PREPARED BY:

Bobbi Price, City Manager

Call Type	Call Type Description	Address	Call Date/Time	Venue	Source
TRF	TRAFFIC STOP	969 HIGHWAY 101 N	11/27/2025 15:06	YACHATS	Field Initiated
TRF	TRAFFIC STOP	935 HIGHWAY 101 N	11/27/2025 14:35	YACHATS	Field Initiated
HARASS1	HARASSMENT	4TH ST / HIGHWAY 101 N	11/27/2025 13:40	YACHATS	911
HANGUP	E911 HANGUP	1722 NW CANAL ST	11/27/2025 13:25	WALDPORT	911
TRF	TRAFFIC STOP	HIGHWAY 101 S / CAPE RANCH RD	11/27/2025 10:51	YACHATS	Field Initiated
TRF	TRAFFIC STOP	251 W 7TH ST	11/27/2025 10:19	YACHATS	Field Initiated
TRF	TRAFFIC STOP	935 HIGHWAY 101 N	11/27/2025 10:00	YACHATS	Field Initiated
TRF	TRAFFIC STOP	935 HIGHWAY 101 N	11/27/2025 9:53	YACHATS	Field Initiated
TRF	TRAFFIC STOP	935 HIGHWAY 101 N	11/27/2025 9:45	YACHATS	Field Initiated
TRFASS	TRAFFIC ASSIST/TRAFFIC HAZARD	501 HIGHWAY 101 N	11/27/2025 9:20	YACHATS	Field Initiated
ATL	ATTEMPT TO LOCATE	44.61906611, -123.68757262	11/27/2025 8:09		911
AREACK	AREA CHECK	200 SW DAHL AV	11/26/2025 15:50	WALDPORT	Field Initiated
HITRUN3	HITRUN3	828 SW PACIFIC COAST HW	11/26/2025 14:48	WALDPORT	Phone
DOMDIS1	DOMESTIC DIST1	740 NE BROADWAY ST	11/26/2025 13:10	WALDPORT	911
CITCON	CITIZEN CONTACT	300 NE CRESTLINE DR	11/26/2025 12:52	WALDPORT	Field Initiated
AREACK	AREA CHECK	2240 SE MERTEN DR	11/26/2025 10:27	WALDPORT	Field Initiated
AREACK	AREA CHECK	215 SW MAPLE ST	11/26/2025 10:21	WALDPORT	Field Initiated
ANIMAL1	ANIMAL COMPLAINT	NE LINT SLOUGH RD / NE CRESTLINE DR	11/26/2025 9:25	WALDPORT	Phone
AREACK	AREA CHECK	300 NE CRESTLINE DR	11/26/2025 9:10	WALDPORT	Field Initiated
AREACK	AREA CHECK	455 SW STARR ST	11/26/2025 9:03	WALDPORT	Field Initiated
TRESP1	TRESPASSING	525 N BAY ST	11/26/2025 8:07	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	2500 S CRESTLINE DR	11/26/2025 7:58	WALDPORT	Field Initiated
AREACK	AREA CHECK	1280 NE BROADWAY ST	11/26/2025 7:21	WALDPORT	Field Initiated
ALRMA	AUDIBLE ALARM	6228 NE PARK LN	11/22/2025 16:37	OTIS	Phone
DRIVING	DRIVING COMPLAINT	44.88897028, -123.99132072	11/22/2025 16:37		911
MISPER3	MISSING PERSON	145 NW ALSEA HW	11/22/2025 14:35	WALDPORT	Phone
NOISE	NOISE COMPLAINT	720 E COLLINS ST	11/22/2025 14:29	DEPOE BAY	Phone
TRF	TRAFFIC STOP	44.42563631, -124.06754695	11/22/2025 14:22		Field Initiated
CKWELF	WELFARE CHECK	8989 NW KINGLET ST	11/22/2025 12:56	SEAL ROCK	Phone
TOW	TOWED VEHICLE	5298 NE PARK LN	11/22/2025 11:59	OTIS	Phone
EDP1	EMOTIONALLY DISTURBED PERSON	755 NE STURDEVANT RD	11/22/2025 11:05	TOLEDO	911
DOMDIS2	DOMESTIC DIST2	62 HIGHWAY 101 S	11/22/2025 9:46	YACHATS	911
CRIME4	MISCELLANEOUS CRIME	225 W OLIVE ST	11/22/2025 8:23	NEWPORT	Phone

EDP3	EMOTIONALLY DISTURBED PERSON	1203 SW AZALEA LN	11/21/2025 16:50	WALDPORT	Phone
TRF	TRAFFIC STOP	44.29267586, -124.11069953	11/21/2025 14:13		Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 N / W 3RD ST	11/21/2025 13:56	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 S / CAPE RANCH RD	11/21/2025 13:28	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 S / SURFSIDE DR	11/21/2025 13:15	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 S / WINDY WY	11/21/2025 13:08	YACHATS	Field Initiated
CITCON	CITIZEN CONTACT	828 SW PACIFIC COAST HW	11/21/2025 10:06	WALDPORT	Phone
TRF	TRAFFIC STOP	HIGHWAY 101 S / CRESTVIEW DR	11/21/2025 9:17	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 N / 4TH ST	11/21/2025 8:54	YACHATS	Field Initiated
AREACK	AREA CHECK	200 HORIZON HILL RD	11/21/2025 8:41	YACHATS	Field Initiated
AREACK	AREA CHECK	300 RADAR RD	11/21/2025 8:34	YACHATS	Field Initiated
AREACK	AREA CHECK	100 KING ST	11/21/2025 8:31	YACHATS	Field Initiated
AREACK	AREA CHECK	355 E 3RD ST	11/21/2025 8:28	YACHATS	Field Initiated
AREACK	AREA CHECK	170 OCEAN VIEW DR	11/21/2025 8:26	YACHATS	Field Initiated
AREACK	AREA CHECK	500 LEMWICK LN	11/21/2025 7:45	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 S / WINDY WY	11/21/2025 7:35	YACHATS	Field Initiated
AOAOSP	ASSIST OSP	251 W 7TH ST	11/20/2025 16:15	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 S / CAPE RANCH RD	11/20/2025 15:23	YACHATS	Field Initiated
AREACK	AREA CHECK	768 AQUA VISTA LP	11/20/2025 15:20	YACHATS	Field Initiated
THEFT3	THEFT OF PROPERTY	165 NW ALDER ST 1	11/20/2025 15:00	WALDPORT	Phone
AOA	ASSIST OTHER AGENCY	6187 YACHATS RIVER RD	11/20/2025 14:52	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 S / WINDY WY	11/20/2025 12:29	YACHATS	Field Initiated
CRASH3	CRASH3	101 DIVERSITY DR	11/20/2025 10:38	YACHATS	Phone
ATL	ATTEMPT TO LOCATE	225 W OLIVE ST	11/20/2025 10:36	NEWPORT	Phone
ALRMA	AUDIBLE ALARM	14240 S COAST HW	11/20/2025 8:40	SOUTH BEACH	Phone
THEFT2	THEFT OF PROPERTY	230 SW HIGHWAY 101	11/20/2025 7:23	WALDPORT	Phone
TRF	TRAFFIC STOP	4TH ST / HIGHWAY 101 N	11/20/2025 6:40	YACHATS	Field Initiated
TRESP1	TRESPASSING	902 NW BAYSHORE DR	11/20/2025 3:32	WALDPORT	Phone
COMEVT	COMMUNITY EVENT	441 HIGHWAY 101 N	11/19/2025 12:46	YACHATS	Field Initiated
FOLLUP	FOLLOW UP	100 DIVERSITY DR	11/19/2025 12:22	YACHATS	Field Initiated
AREACK	AREA CHECK	900 SW HILL ST	11/19/2025 11:49	WALDPORT	Field Initiated
AREACK	AREA CHECK	200 SW DAHL AV	11/19/2025 10:05	WALDPORT	Field Initiated
AREACK	AREA CHECK	2000 SE LUCY LN	11/19/2025 9:55	WALDPORT	Field Initiated
FNDPRO	FOUND PROPERTY	100 DIVERSITY DR	11/19/2025 9:29	YACHATS	Field Initiated

AOAOSP	ASSIST OSP	800 SW PACIFIC COAST HW	11/19/2025 9:20	WALDPORT	Field Initiated
SUSACT2	SUSPICIOUS ACTIVITY	1420 SW FAIRWAY DR	11/16/2025 8:46	WALDPORT	Phone
CRASH1	CRASH1	NE HIGHWAY 101 / NE 6TH DR	11/16/2025 3:26	LINCOLN CITY	911
CRIMIS3	CRIMINAL MISCHIEF	320 NE CRESTLINE DR	11/15/2025 16:21	WALDPORT	Phone
THEFT4	THEFT OF PROPERTY	0 USFS 3489 RD	11/15/2025 16:16	WALDPORT	Field Initiated
FIR	FIELD INTERROGATION REPORT	2448 E ALSEA HW	11/15/2025 15:57	WALDPORT	Field Initiated
FIR	FIELD INTERROGATION REPORT	44.42791006, -124.067569648315	11/15/2025 15:36	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	N BAYVIEW RD / NW PACIFIC COAST HW	11/15/2025 15:00	WALDPORT	Field Initiated
FNDPRO	FOUND PROPERTY	130 DIVERSITY DR	11/15/2025 14:52	YACHATS	Phone
AREACK	AREA CHECK	0 USFS 3489 RD	11/15/2025 13:53	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	400 NE ALSEA HW	11/15/2025 13:39	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	0 N BAYVIEW RD	11/15/2025 13:31	WALDPORT	Field Initiated
THEFT4	THEFT OF PROPERTY	225 W OLIVE ST	11/15/2025 13:16	NEWPORT	Phone
DOMDIS1	DOMESTIC DIST1	2633 SE PACIFIC WY	11/15/2025 10:29	NEWPORT	911
THEFT4	THEFT OF PROPERTY	435 SW 9TH ST	11/15/2025 10:15	NEWPORT	Phone
CIVIL2	CIVIL COMPLAINT	473 W 3RD ST	11/15/2025 9:21	YACHATS	Field Initiated
CIVIL2	CIVIL COMPLAINT	845 SW TILlicum DR	11/15/2025 9:08	WALDPORT	Field Initiated
CIVIL2	CIVIL COMPLAINT	9805 NW PACIFIC COAST HW	11/15/2025 8:58	SEAL ROCK	Field Initiated
SHOTS3	SHOTS FIRED	2351 E CANAL CREEK RD	11/15/2025 8:44	WALDPORT	Phone
CIVIL2	CIVIL COMPLAINT	1400 SOUTH BEAVER CREEK RD	11/15/2025 8:32	SEAL ROCK	Field Initiated
TRF	TRAFFIC STOP	700 SW RANGE DR	11/14/2025 16:51	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	231 HIGHWAY 101 N	11/14/2025 14:16	YACHATS	Field Initiated
TRF	TRAFFIC STOP	NW PACIFIC COAST HW / N BAYVIEW RD	11/14/2025 13:05	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	N BAYVIEW RD / NW PACIFIC COAST HW	11/14/2025 12:47	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	0 USFS 1045 RD	11/14/2025 12:14	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	3851 E ALSEA HW	11/14/2025 11:59	WALDPORT	Field Initiated
AREACK	AREA CHECK	400 MARINE DR	11/14/2025 10:02	YACHATS	Field Initiated
ANIMAL3	ANIMAL COMPLAINT	447 W 7TH ST	11/14/2025 9:41	YACHATS	Field Initiated
THEFT4	THEFT OF PROPERTY	125 NE HOSPITAL HILL RD	11/14/2025 6:30	WALDPORT	Field Initiated
DRUG3	DRUG OFFENSE	385 NW HIGHWAY 101	11/13/2025 16:41	WALDPORT	Field Initiated
CKWELF	WELFARE CHECK	325 NW HEMLOCK ST	11/13/2025 14:52	WALDPORT	911
AREACK	AREA CHECK	500 AQUA VISTA LP	11/13/2025 14:41	YACHATS	Field Initiated
AREACK	AREA CHECK	949 YACHATS RIVER RD	11/13/2025 14:32	YACHATS	Field Initiated
FIR	FIELD INTERROGATION REPORT	300 HIGHWAY 101 N	11/13/2025 12:18	YACHATS	Field Initiated

TRF	TRAFFIC STOP	HIGHWAY 101 N / PROSPECT AV	11/13/2025 11:13	YACHATS	Field Initiated
TRF	TRAFFIC STOP	250 MARINE DR	11/13/2025 9:50	YACHATS	Field Initiated
TRF	TRAFFIC STOP	DOLLAR GENERAL YACHATS	11/13/2025 9:08		Field Initiated
TRF	TRAFFIC STOP	935 HIGHWAY 101 N	11/13/2025 8:39	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 N / PROSPECT AV	11/13/2025 8:24	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 N / PROSPECT AV	11/13/2025 8:11	YACHATS	Field Initiated
AREACK	AREA CHECK	200 YACHATS OCEAN RD	11/13/2025 7:49	YACHATS	Field Initiated
AREACK	AREA CHECK	100 E 3RD ST	11/13/2025 7:37	YACHATS	Field Initiated
AREACK	AREA CHECK	317 W 3RD ST	11/13/2025 7:36	YACHATS	Field Initiated
AREACK	AREA CHECK	400 W 7TH ST	11/13/2025 7:34	YACHATS	Field Initiated
FIR	FIELD INTERROGATION REPORT	400 N BAY ST	11/12/2025 16:05	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	S CRESTLINE DR / SW RANGE DR	11/12/2025 14:23	WALDPORT	Field Initiated
CITCON	CITIZEN CONTACT	300 NW HEMLOCK ST	11/12/2025 13:23	WALDPORT	Field Initiated
CRASH2	CRASH2	NE CRESTLINE DR / NE ALSEA HW	11/12/2025 11:02	WALDPORT	Phone
TRESP1	TRESPASSING	2209 NW BAYSHORE DR	11/12/2025 10:38	WALDPORT	Phone
SUSACT3	SUSPICIOUS ACTIVITY	563 W 3RD ST 1	11/12/2025 10:08	YACHATS	911
TRF	TRAFFIC STOP	NE ALSEA HW / NE MILL ST	11/12/2025 9:41	WALDPORT	Field Initiated
FOLLUP	FOLLOW UP	955 NE MILL ST	11/12/2025 9:34	WALDPORT	Field Initiated
AREACK	AREA CHECK	2200 SE MERTEN DR	11/12/2025 9:05	WALDPORT	Field Initiated
AREACK	AREA CHECK	200 SW DAHL AV	11/12/2025 8:51	WALDPORT	Field Initiated
AREACK	AREA CHECK	300 NE CRESTLINE DR	11/12/2025 8:32	WALDPORT	Field Initiated
AREACK	AREA CHECK	300 SW STARR ST	11/12/2025 8:18	WALDPORT	Field Initiated
AREACK	AREA CHECK	365 NW CEDAR ST	11/12/2025 8:04	WALDPORT	Field Initiated
AREACK	AREA CHECK	1260 NE BROADWAY ST	11/12/2025 8:01	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	SW RANGE DR / SW FOREST PY	11/12/2025 7:12	WALDPORT	Field Initiated
CKWELF	WELFARE CHECK	44.78991019, -124.06563662	11/12/2025 4:10		911
TRF	TRAFFIC STOP	400 SW RANGE DR	11/8/2025 16:39	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	1000 SW RANGE DR	11/8/2025 16:26	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	600 NE ALSEA HW	11/8/2025 16:04	WALDPORT	Field Initiated
DRIVING	DRIVING COMPLAINT	44.63314524, -124.01380233	11/8/2025 15:56		911
ORDVIO3	ORDINANCE VIOLATION	7234 SW SURFLAND ST	11/8/2025 13:00	SOUTH BEACH	Phone
CITCON	CITIZEN CONTACT	200 4TH ST	11/8/2025 12:55	YACHATS	Field Initiated
CIVIL4	CIVIL COMPLAINT LATE	190 SW HIGHWAY 101	11/8/2025 11:22	WALDPORT	Phone
AREACK	AREA CHECK	800 S CRESTLINE DR	11/8/2025 11:07	WALDPORT	Field Initiated

AREACK	AREA CHECK	1260 NE BROADWAY ST	11/8/2025 10:58	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	380 NW HEMLOCK ST	11/8/2025 10:08	WALDPORT	Field Initiated
TRF	TRAFFIC STOP	SW PACIFIC COAST HW / SW RANGE DR	11/8/2025 10:01	WALDPORT	Field Initiated
AREACK	AREA CHECK	300 NE CRESTLINE DR	11/8/2025 9:55	WALDPORT	Field Initiated
CIVIL1	CIVIL COMPLAINT/PROBLEM	125 NW VERBENA ST	11/8/2025 9:51	WALDPORT	Field Initiated
CIVIL1	CIVIL COMPLAINT/PROBLEM	220 SW RANGE DR	11/8/2025 9:44	WALDPORT	Field Initiated
AREACK	AREA CHECK	285 NE KEADY ST	11/8/2025 9:21	WALDPORT	Field Initiated
FIRES	STRUCTURE FIRE	USFS 5360 RD / USFS 1045 RD	11/7/2025 16:55	WALDPORT	911
AREACK	AREA CHECK	1300 ELK MOUNTAIN RD	11/7/2025 16:12	YACHATS	Field Initiated
AREACK	AREA CHECK	260 1ST ST	11/7/2025 15:34	YACHATS	Field Initiated
ANIMAL1	ANIMAL COMPLAINT	14034 E ALSEA HW	11/7/2025 14:27	TIDEWATER	Phone
AREACK	AREA CHECK	100 GIMLET LN	11/7/2025 12:22	YACHATS	Field Initiated
AREACK	AREA CHECK	100 E 3RD ST	11/7/2025 12:16	YACHATS	Field Initiated
FIR	FIELD INTERROGATION REPORT	400 4TH ST	11/7/2025 12:12	YACHATS	Field Initiated
ATL	ATTEMPT TO LOCATE	1555 HIGHWAY 101 N	11/7/2025 11:17	YACHATS	Field Initiated
CITCON	CITIZEN CONTACT	566 COMBS CR	11/7/2025 10:28	YACHATS	Field Initiated
TRF	TRAFFIC STOP	NW COAST RD / NW SHELL ST	11/7/2025 10:12	SEAL ROCK	Field Initiated
EDP1	EMOTIONALLY DISTURBED PERSON	570 SE SHELL AV	11/7/2025 7:02	DEPOE BAY	Phone
AREACK	AREA CHECK	100 E 3RD ST	11/6/2025 14:53	YACHATS	Field Initiated
TRFASS	TRAFFIC ASSIST/TRAFFIC HAZARD	1351 NE EAST DEVILS LAKE RD	11/6/2025 12:17	OTIS	Phone
AREACK	AREA CHECK	0 OCEAN VIEW DR	11/6/2025 11:56	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 N / NE FOREST HILL ST	11/6/2025 9:29	YACHATS	Field Initiated
TRF	TRAFFIC STOP	HIGHWAY 101 N / E 6TH ST	11/6/2025 9:15	YACHATS	Field Initiated
AREACK	AREA CHECK	100 COMBS CR	11/6/2025 9:06	YACHATS	Field Initiated
AREACK	AREA CHECK	400 W 7TH ST	11/6/2025 8:51	YACHATS	Field Initiated
AREACK	AREA CHECK	949 YACHATS RIVER RD	11/6/2025 8:39	YACHATS	Field Initiated
AREACK	AREA CHECK	500 LEMWICK LN	11/6/2025 7:51	YACHATS	Field Initiated
AREACK	AREA CHECK	100 W 3RD ST	11/6/2025 7:15	YACHATS	Field Initiated
CIVIL1	CIVIL COMPLAINT/PROBLEM	125 NW VERBENA ST	11/5/2025 14:06	WALDPORT	Field Initiated
CIVIL2	CIVIL COMPLAINT	6700 SW DICKS FORK LN	11/5/2025 13:37	WALDPORT	Field Initiated
AREACK	AREA CHECK	300 SW STARR ST	11/5/2025 10:47	WALDPORT	Field Initiated
ALRMA	AUDIBLE ALARM	4081 NW HIDDEN LAKE LP	11/5/2025 8:21	WALDPORT	Phone



CITY OF YACHATS
EMERGENCY PREPAREDNESS COMMITTEE
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Monday, November 3, 2025

- I. Call to Order Emergency Preparedness Meeting 2:00 pm**
- II. Roll Call** – Attendance was noted, with only three members present. No major decisions were made due to limited attendance.

Committee Members	P/A
Linn West, Chair	P
Don Groth	A
Drew Roslund	A
Kathryn Torrence	A
Mary Reeves	P
Kathy McCulloch	P
Susan Oppenheimer	A
Seve Oppenheimer	A
Tom Rafalski	A

Staff Members	
Kimmie Jackson, Recorder	

III. Announcements / Correspondence

IV. Citizens' Concerns – None

This was an informal discussion on the items below.

Shelter Operations

The committee discussed local shelter readiness and agreed that the City can operate independently of the Red Cross for smaller events. Wristbands will continue to be used to secure sleeping areas. Room 3 was designated for registration and sleeping, and the main room for greeting, waiting, and first aid. Intake forms will include screening for medical and mental health needs.

First Aid and Supplies

A new shelter first-aid kit is being assembled, including laminated setup instructions and medical record forms. Volunteers are encouraged to obtain food-handling certifications to allow on-site meal preparation. The members reviewed sanitation for cots and approved collecting donated sweatshirts, sweatpants, and blankets through community outreach.

Storage and Equipment

Supplies will be stored in lockable cabinets and a Conex container at the cemetery site, which Public Works will prepare mid-November. Electrical service will be installed underground.

Communications and Training

The committee discussed radio use and emergency communications. A training session will be held in early 2026 for committee members, Public Works, and city staff. Communication between Conex sites, City Hall, and the Fire Department will be included in the plan.

Next Steps

Assignments include finalizing the first aid kits, completing the Conex site preparation, and developing a simplified radio communication plan. The next meeting will include an inventory and equipment review.

Adjourn Committee Meeting at 3:25 pm

Minutes prepared by: Kimmie Jackson, Recorder



**CITY OF YACHATS
FINANCE COMMITTEE**

**MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Thursday, November 6, 2025**

I. Call to Order

II. Roll Call

Committee Members	P/A
Bobbi Price, City Manager	P
Charles Bame-Aldred	P
Lisa Beck	P
Doug Beck	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder
Neal Morphis, City Clerk	Dave Buckwald, Wastewater Lead
Rick McClung, Water Lead	

Audience
9

III. Announcements and Correspondence - None

IV. Citizens' Concerns - None

V. New Business

- a. [Review of September Financials](#) - Staff provided a status update on current wastewater expenditures.

The Engineering discussion suggests that the Quiet Water project may come in under projections, while the Riverside project may significantly exceed estimates, partially offsetting each other.

Committee members stressed the importance of earlier cost-capture practices due to delays in contractor invoicing. Staff agreed to communicate anticipated costs upon approval of agreements.

VI. Ongoing Business

- a. [URD Discussion](#), the City manager has contacted and forwarded all pertinent information to the company, which will generate a proposal and recommendations.
- b. [The LID Discussion](#); the boundary maps will need to be reviewed. Additionally, review maps for a paving list and priorities. The City Manager would like to receive the spreadsheet with an explanation of the structure for calculating payments.
- c. [CIP Spending Report](#) outlined a structured approach for the upcoming CIP cycle: **January:** Commissioners and staff submit project requests for inclusion in the draft CIP budget, with presentations on project needs and justifications. **February:** City Council goals are reviewed and integrated into the CIP, followed by revisions to the first CIP draft. **March:** A preliminary operating budget will be brought forward alongside the CIP to assess the balance between operations and capital needs. **April:** A final recommendation will be presented to Council.

CIP review prep and planning – The YFAP expansion project remains in the grant-seeking phase. Construction cost is estimated at up to \$2 million; the project requires substantial architectural work to reach shovel-ready status for state and federal grants. The City previously deferred geotechnical work due to cost concerns, but may incorporate it into next year's CIP.

The library project is progressing on schedule: \$727,000 has been expended of the \$880,000 annual budget. Additional grant revenue for library operations has been received. Interior finishing work, including shelving and bookcases, is underway.

The auditor posting had inadvertently fallen off the task list, but will be posted immediately.

Adjourn City Council Meeting 4:02 pm.
Minutes prepared by: Kimmie Jackson, Recorder



**CITY OF YACHATS
PARK & COMMONS COMMISSION
MEETING MINUTES
Civic Meeting Room 1, 441 Hwy 101 N. OR 97498
Tuesday, November 4, 2025, at 2:00 pm**

- I. Meeting called to order by City Manager, Bobbi Price (acting facilitator until new leadership is elected)**
- II. Roll Call**

Commission Members	P/A
Ron Simans	P
George Giroux, Chair	P
Adam Altson, Vice Chair	p
John Pravel	p
Dan Wright	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder
Rosa Marchand, Coordinator	

- III. Announcements** – None
- IV. Public Comment** – None
- V. New Business**

- a. The Commission discussed transitioning from the Parks and Commons Commission to a broader Community Spaces Committee (CSC) to better address the full range of city-owned facilities and community needs. Members reviewed possible focus areas, including:
- Implementation of the Greater Commons Master Plan
 - Development of a Tree Ordinance consistent with City Council goals
 - Installation of seasonal hanging flower baskets downtown
 - Ongoing support for the Commons Coordinator
 - Engagement with the Oregon Main Street Association

Members also discussed establishing regular work sessions for planning and coordination, identifying CIP funding sources, and improving communication among subgroups, City staff, and the City Council.

The Commission agreed to begin drafting a conceptual framework and proposed language for creating a formal Community Spaces Committee.

Motion:	The Motion was made to create a subgroup to draft a one-page recommendation to the City Council regarding the future structure and scope of the Parks & Commons Committee or the proposed Community Spaces Committee(CSC).			
Ayes:	Giroux, Wright, Pravel, and Altson	Nays: 0	Absent:0	Recused: 1 Simans
Passed:	4/0			

The Commission will meet at 2:00 pm for a Work Session (Room 3).
Each commissioner will bring:

- Their Top 5 CIP projects
- A list of goals for the coming year
- Feedback on the draft CSC recommendation

At 3:00 pm, the Commission will reconvene for its Regular Meeting.

- b. Chair Giroux requested that the record reflect that the Parks & Commons Commission has accomplished significant work in recent years, including Parks projects, Commons improvements, administrative responsibilities, and policy development.
- c. **Goals & CIPs** – The Commission identified several CIP priorities for refinement at the next meeting, including continued improvements to the Commons facility, completion of the Peace Park bench, repair of the Peace Pole, and installation of new signage throughout parks and trails. Ongoing major CIP work—such as the boardwalk project—and potential future needs, like reinforcing the trail and sidewalk adjacent to the library after winter erosion, were also noted.

Goals discussed included improving organisational systems and clarifying responsibilities, forming a subgroup to draft a recommendation for the new Community Spaces Commission, and creating a living list of action items to ensure follow-through. Additional goals include strengthening onboarding for new members, clarifying which City spaces fall under Commission purview, revisiting outstanding community proposals (e.g., Sean memorial, Lions Club donation, Big Belly trash receptacles), preserving historical photo identifications, supporting

dark-sky messaging, and monitoring trail conditions. Commissioners will bring their top five CIP items and goal lists to the next meeting.

A subgroup comprising Bobbi Price and George Giroux will prepare a one-page recommendation for the City Council outlining the proposed CSC structure.

Additional discussion addressed the need to clarify the Commission's scope, including the possible exclusion of facilities such as City Hall and Public Works, and improving onboarding materials for new members.

VI. Reports

- a. Keep Yachats Beautiful: Shelly reported that the group will discontinue structural projects due to limited volunteer capacity, but will continue routine maintenance and seek additional volunteers. Commissioners discussed the feasibility of reinstating downtown hanging flower baskets but agreed to postpone action pending review of watering logistics, costs, and summer drought conditions.
- b. Trails – Members discussed concerns regarding the new library sidewalk and the adjacent trail. Due to potential erosion and ongoing construction, the Commission agreed by consensus to defer any trail improvements until after the winter season.
- c. Commons Coordinator – Rosa Marchand submitted a written report detailing maintenance and programming updates. She joined remotely to answer questions and will submit new CIP project proposals for review at the next meeting.

VII. Ongoing Business

- a. Members reviewed the final signage order and confirmed installation plans with Public Works and Commission volunteers. The Commission discussed maintenance needs for the Peace Park bench and further research required to repair the damaged acrylic panel on the Peace Pole.
- b. The boardwalk project timeline was reviewed, and members expressed enthusiasm for the upcoming improvements, including the undergrounding of power lines.

During the general discussion, Commissioners emphasised the need for consistent follow-up on project ideas to prevent momentum loss. Examples included a proposed memorial for a local rescuer and coordination with the Lions Club for Peace Park improvements.

The Commission agreed to establish better tracking systems, such as a living document for ongoing items, and to assign follow-up responsibility at each meeting.

Adjourn Parks & Commons Commission Meeting 3:45 pm.
Minutes prepared by Kimmie Jackson, Recorder



CITY OF YACHATS PLANNING WORK SESSION & REGULAR COMMISSION

**MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, November 18, 2025**

WORK SESSION

- I. Planning Work Session Commission Meeting 2:00 pm**
- II. Call to Order**
- III. Roll Call**

Committee Members	P/A
Marc Sakamoto, Chair	P
Craig Hogan	P
Loren Dickinson	A
Mary Aebi, Vice Chair	P
Jolene Gosselin	P

Staff Members	
Bobbi Price	Neal Morphis, City Clerk
Kimmie Jackson, Recorder	Katherine Guenther, Planner

Work Session

The discussion included an update on the recent meeting with the Cascadia Advisory Committee. The committee reviewed a code audit and discussed compliance with existing codes, highlighting that residential homes and facilities were in good standing but that areas requiring partial compliance were identified, particularly regarding manufactured homes and related subdivisions. Significant revisions were needed for codes regarding land occupancy, recreational vehicle occupancy, and single-room accommodations.

The group stressed the need to adapt codes to promote affordable housing, especially in commercial areas, and to increase housing density and adjust

height restrictions. They identified middle housing and accessory dwelling units (ADUs) as primary focus areas, stating that addressing these issues would require considerable effort to rework existing regulations.

Regular Session

I. Citizens' Concerns - None

II. Public Hearing - None

III. Ongoing Business -

- a. Interviewed David Diamond, who moved to Yachats in 2016 and expressed his appreciation for the community, referencing his role as a vendor at the Yachats Farmer's Market. He indicated his desire to join the Planning Commission to assist with future growth and development in the area, noting that neighbors had encouraged him to apply. Diamond recounted his history in the Willamette Valley since 1972, including his education at Oregon State University and his extensive career in the recreation vehicle industry, where he rose to the position of Chief Operations Officer.
- b. Recommendation to Council for Commission Applicants. Voting Cards were compiled and ranked from 1 to 3.

Motion:	The vote was call to choose one of the three applicants: 1. Roland Vallerand, 2. David Diamond, 3. Steven Chase			
Ayes:	N/A	Nays:	Absent:	Abstained:
Passed:				

IV. New Business

1. Planners Report: The planner discusses current building activity and planning, and plans to prepare a full building activity report and a year-end report, including land use applications. There's an increase in building activity as local builders begin planning for spring. Still, the county is becoming stricter about requiring substantial progress after permits are issued, which poses challenges for contractors. Katherine emphasizes the importance of allowing sufficient time for projects to ensure they are completed correctly and fully permitted, rather than rushing to meet deadlines, and the need to finalize all permits and inspections so that no issues remain.

2. Habitat for Humanity – Jolene reported is a nonprofit organization dedicated to providing affordable housing for low-income families. By partnering with these families, they promote "sweat equity," requiring families to help build or renovate their homes. The organization believes everyone deserves a decent place to live and focuses on empowering families to become homeowners. In addition to building homes, Habitat advocates for affordable housing policies and offers resources for financial literacy and home maintenance. Their mission is to create safe, sustainable housing to help families thrive in their communities.

Adjourn City Council Meeting 3:49 pm

Minutes prepared by Kimmie Jackson, Recorder



CITY OF YACHATS
CITY COUNCIL
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Monday, November 19, 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	P
Catherine Whitten-Carey	P
Barry Collins	P
Nicole Hedlund	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder
Neal Morphis, City Clerk	

Audience
26

Regular Meeting

- I. **[Announcements /Proclamations/Correspondence](#)** - Councilor Carey read a statement into the record regarding the Whale incident just outside the Yachats city limits. Correspondence on a variety of topics is available for review in the online Council packet.
- II. **[Public Comment](#)** - Pastor Robert Barrett provided updates on Don's Place Shelter and the community pantry operations. He reported: The shelter opened on November 1st. Fifteen applicants were reviewed; five individuals were selected for winter housing due to space constraints. Residents are forming a cohesive group. Funding challenges have reduced overnight staffing, and the pantry continues to serve local needs.

III. Consent Agenda (Technical issues with no video/audio from 7.10 to 15.50)

Motion:	Motion to approve the consent Agenda:			
Moved:	O'Shaughnessey			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays:	Absent:	Abstained:
Passed:	5/0			

IV. New Business

- a. Public Art Ordinance - Council reviewed the first draft of a Public Art Ordinance developed by Councilor O'Shaughnessey and the workgroup. Highlights: Ordinance language was adapted from Pendleton with Yachats-specific revisions. The committee structure would include local artists, community members, and business representatives. The committee would issue calls for art—general or project-specific—and evaluate acquisitions, disposal procedures, and maintenance. Council noted the need to avoid Council approval for every individual art piece, suggesting delegated authority for items below certain thresholds. Community Grant Selection - City Manager reported on allocations of the annual \$50,000 community grant fund. Two groups received full funding. Most applicants received partial funding to distribute resources broadly. The total allocated was approximately \$48,200; no vote was required, as Council previously approved the funds.
- b. Interview/Vote for Planning Commission Seats - Council interviewed three applicants: Roland Vallerand, Stephen Chase, and David Diamond. Applicants presented background, views on community planning, and their understanding of the Planning Commission's responsibilities.

The Council used voting cards to cast their votes, ranking them 1-3: David Diamond was elected to Seat D, and Steve Chase was elected to Seat G. Roland was encouraged to engage with other committees, including Parks & Commons and the developing Art Committee.

Motion:	Motion to accept Resolution 2025-269, naming Diamond and
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	Chase members to the Planning Commission:			
Moved:	Whitten-Carey			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays:	Absent:	Abstained:
Passed:	5/0			

V. Ongoing Business

- a. [Chamber Quarterly Report](#) - The Chamber of Commerce delivered its quarterly report, noting strong tourism and successful community events throughout the season. Fourth of July activities saw record participation, with all hotels fully booked; improved waste management operated smoothly with assistance from Angel Job Corps; and the Mushroom Festival was particularly successful, selling over 900 tickets.
- b. [Goal Review](#) - the City Manager reviewed the list with the Council, and it is available in the Council packet.
- c. [CIP Spending Report](#) - Neal provided the attached reports in the online packet for review.
- d. [City Manager review discussion](#) - the City Manager's anniversary date is December 1; staff will send the approved 360 survey questions to 150 random residents/registered voters, Council, Commissions, Committees, and staff.

VI. Other Business

- a. The Council held a brief discussion regarding View the Future and noted that the Council **held** an executive session to review contract concerns.

The Elk Mountain property purchase agreement was reviewed in Executive Session, and the Council approved the City Manager to continue negotiations on an extension of the investigation period, per the City Attorney.

Council would like staff to prepare a Proclamation in support of rescuing the helicopter and opposing the ICE facility.

Adjourn City Council Meeting at 4:05 pm.

Minutes prepared by Kimmie Jackson, Recorder



November 2025

Personnel & Materials

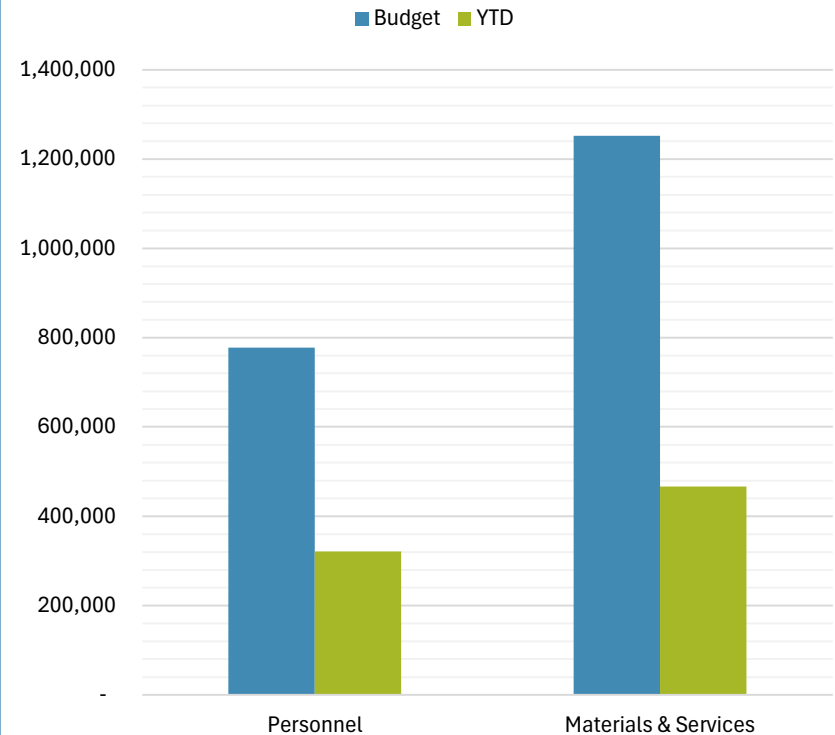
Expenses: Budget vs YTD

(Funds 100, 150, 155, 160)

	Budget	YTD	YTD/Budget
Personnel	777,442	321,867	41%
Materials & Services	1,252,614	466,723	37%

Percentage of Fiscal Year Completed 41.7%

**Personnel, Materials, Services -
Budget vs YTD**





YACHATS
GEM OF THE OREGON COAST

November 2025

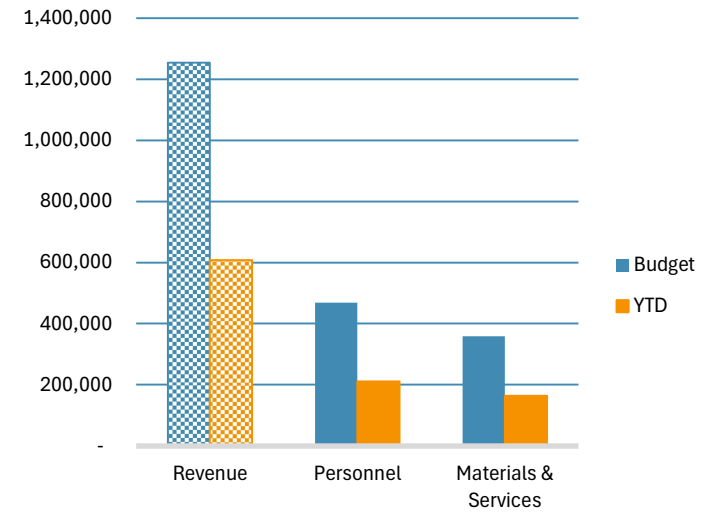
Water & Wastewater

Water Operating Costs

Fund 660

	Budget	YTD	YTD/Budget
Revenue	1,253,651	607,619	48.5%
Personnel	468,796	212,135	45.3%
Materials & Services	358,345	163,900	45.7%

Water - Operating Costs

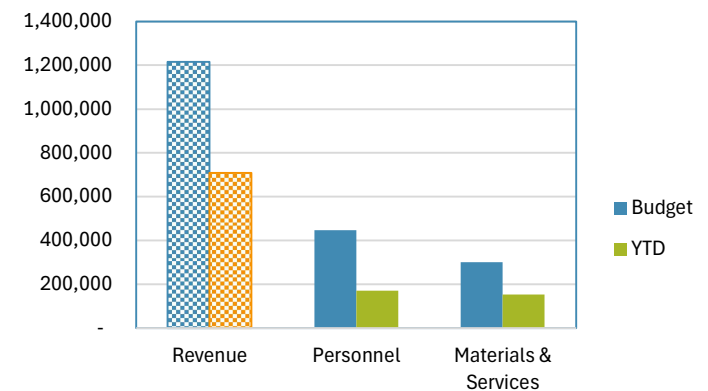


Wastewater Operating Costs

Fund 670

	Budget	YTD	YTD/Budget
Revenue	1,216,124	708,277	58.2%
Personnel	447,141	170,994	38.2%
Materials & Services	301,706	153,282	50.8%

Wastewater - Operating Costs



Percentage of Fiscal Year Completed 41.7%



November 2025

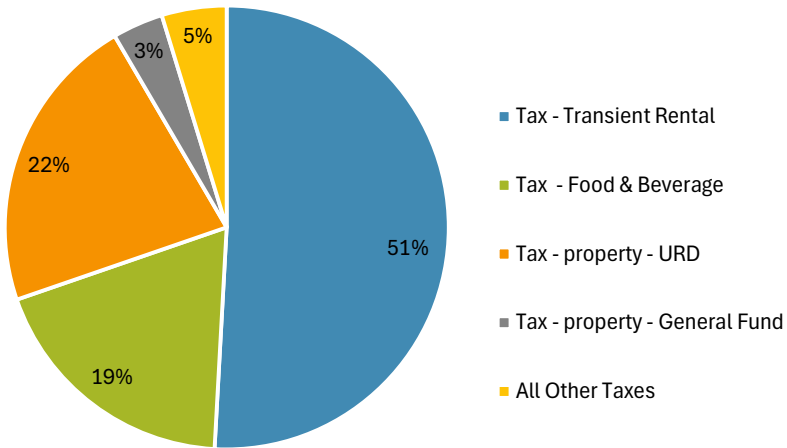
Tax Revenue

Tax Revenue: Budget vs YTD

	Budget	YTD	YTD/Budget
Tax - Transient Rental	1,350,000	609,766	45.2%
Tax - Food & Beverage	500,000	180,326	36.1%
Tax - property - URD	579,994	525,036	90.5%
Tax - property - General Fund	97,758	86,661	88.6%
All Other Taxes	125,653	40,260	32.0%

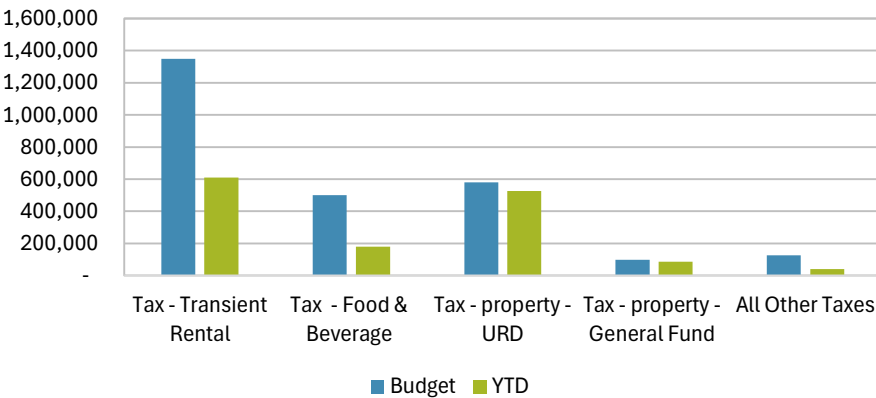
Other Taxes include: Tobacco, OLCC, Marijuana, State Highways, Past due Property Tax

Tax Revenue as Budgeted

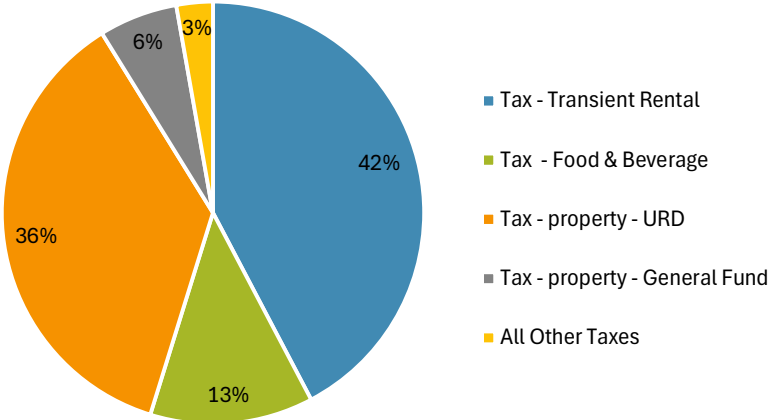


Percentage of Fiscal Year Compl 41.7%

Tax Revenue



Tax Revenue YTD





YACHATS

GEM OF THE OREGON COAST

November 2025

Visitor Amenities

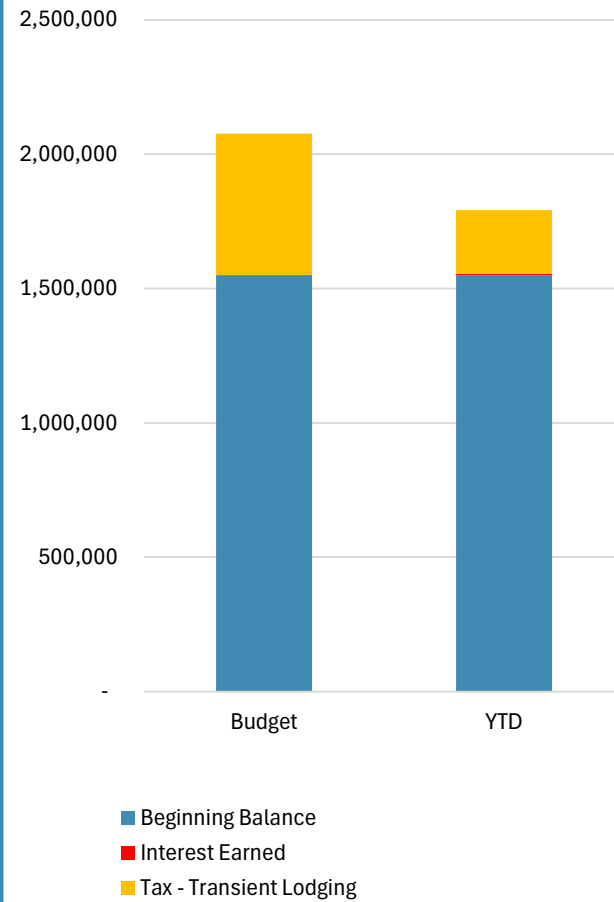
Visitor Amenity

Fund 100-1045

Description	Budget	YTD	YTD/Budget
Beginning Balance	1,549,486	1,549,486	100.0%
Interest Earned	-	4,310	---
Tax - Transient Lodging	526,500	237,809	45.2%
	2,075,986	1,791,604	86.3%

Percentage of Fiscal Year Completed 41.7%

Visitor Amenities Revenue





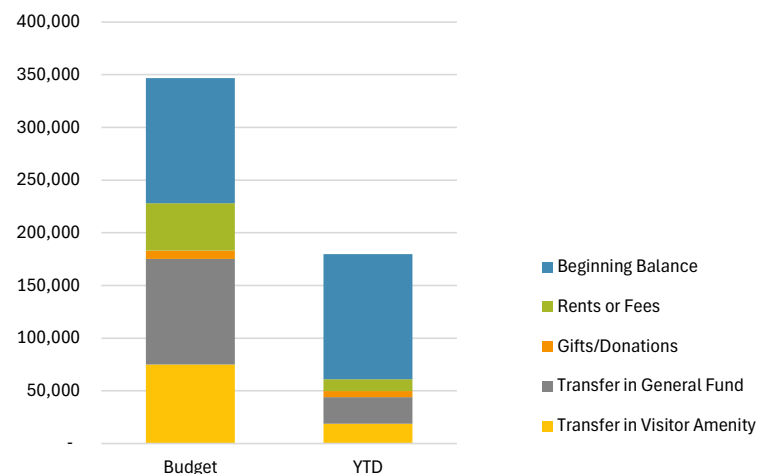
November 2025

Commons Revenue & Expenses

Commons Revenue - Budget vs YTD

	Budget	YTD	YTD/Budget
Beginning Balance	118,734	118,734	100.0%
Rents or Fees	45,000	11,150	24.8%
Gifts/Donations	8,000	6,009	75.1%
Transfer in General Fund	100,000	25,000	25.0%
Transfer in Visitor Amenity	75,000	18,750	25.0%
	346,734	179,643	51.8%

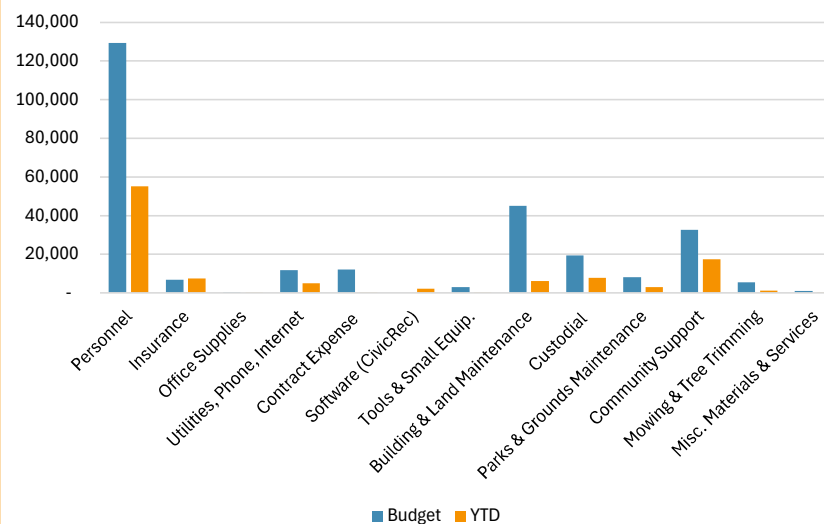
Commons Revenue - Budget vs YTD



Commons Expenses - Budget vs YTD

	Budget	YTD	YTD/Budget
Personnel	129,305	55,113	42.6%
Insurance	6,695	7,415	110.8%
Office Supplies	262	50	19.1%
Utilities, Phone, Internet	11,693	4,992	42.7%
Contract Expense	12,000	144	1.2%
Software (CivicRec)	-	2,110	--
Tools & Small Equip.	3,000	32	1.1%
Building & Land Maintenance	45,000	6,167	13.7%
Custodial	19,427	7,713	39.7%
Parks & Grounds Maintenance	8,000	3,001	37.5%
Community Support	32,662	17,259	52.8%
Mowing & Tree Trimming	5,500	1,051	19.1%
Misc. Materials & Services	1,000	57	5.7%
	274,544	105,104	38.3%

Commons Expenses - Budget vs YTD



Note: Expense categories have been arranged by GL code number for this fiscal year

Percentage of Fiscal Year Completed

41.7%

Consolidated Revenue and Expense Statement

Governmental Fund (100, 150, 155, 160)

For Period Ended November 30, 2025

Printed: 12/10/25

Period 05

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
300101	Beginning Balance	\$ 5,764,927.26	\$ 5,764,927.26	\$ -	\$ 5,764,927.26	100.00%	Beginning Balances - Unaudited
300105	Beginning Balance-Hall Bequest	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	100.00%	Beginning Balances - Unaudited
304235	Fines or Liens	\$ 30.85	\$ 50.00	\$ -	\$ 50.00	162.07%	
304221	Franchise Cable	\$ 24,174.75	\$ 4,867.23	\$ 4,803.21	\$ 9,670.44	40.00%	Received Quarterly
304223	Franchise Disposal Services	\$ 19,833.96	\$ 9,596.49	\$ -	\$ 9,596.49	48.38%	Received Quarterly
304224	Franchise Electricity	\$ 74,286.00	\$ 21,956.98	\$ 5,941.39	\$ 27,898.37	37.56%	Received Monthly
304222	Franchise Telephone	\$ 3,315.89	\$ -	\$ -	\$ -	0.00%	Received Annually
304480	Gifts/Donations	\$ 588,000.00	\$ 585,396.40	\$ 613.00	\$ 586,009.40	99.66%	
304481	Grants	\$ 89,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	2.25%	
301500	Interest Earned	\$ 223,943.67	\$ 81,850.48	\$ 18,735.24	\$ 100,585.72	44.92%	Reserve Acct & LGIP Interest
304460	Inventory Sale	\$ 1,000.00	\$ -	\$ -	\$ -	0.00%	
304210	License Business	\$ 8,683.00	\$ 380.00	\$ 280.00	\$ 660.00	7.60%	
304211	License Vacation Rental	\$ 30,000.00	\$ 250.00	\$ 1,681.86	\$ 1,931.86	6.44%	
304435	LID Assessments	\$ 2,596.54	\$ 2,287.25	\$ -	\$ 2,287.25	88.09%	
304462	Merchandise Sales	\$ -	\$ 297.00	\$ 48.00	\$ 345.00	0.00%	
304484	Misc Revenue	\$ -	\$ 29.00	\$ 1.00	\$ 30.00	0.00%	
304491	Other Local Resources	\$ 3,479.20	\$ 3,330.26	\$ -	\$ 3,330.26	95.72%	
304690	Other State Sources	\$ 1,025.00	\$ -	\$ -	\$ -	0.00%	
304230	Permits/Filing Fee	\$ 7,761.00	\$ 3,235.01	\$ 415.00	\$ 3,650.01	47.03%	
304461	Rental Income	\$ -	\$ (45.00)	\$ -	\$ (45.00)	0.00%	
304335	Rents or Fees	\$ 50,000.00	\$ 10,222.70	\$ 927.00	\$ 11,149.70	22.30%	
304344	SDC Storm Drain Improvement	\$ 9,741.27	\$ 6,439.88	\$ -	\$ 6,439.88	66.11%	
304343	SDC Wastewater Reimbursement	\$ 45,501.98	\$ 28,902.55	\$ -	\$ 28,902.55	63.52%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
304341	SDC Water Improvements	\$ 18,201.98	\$ 11,013.45	\$ -	\$ 11,013.45	60.51%	
304342	SDC Water Reimbursements	\$ 13,039.77	\$ 7,220.59	\$ -	\$ 7,220.59	55.37%	
304630	State Revenue Share	\$ 20,000.00	\$ 5,271.66	\$ 4,105.06	\$ 9,376.72	46.88%	
304245	Tax - Food & Beverage Tax	\$ 500,000.00	\$ 108,078.10	\$ 72,247.56	\$ 180,325.66	36.07%	
304622	Tax - Marijuana	\$ 24,389.83	\$ 8,250.81	\$ -	\$ 8,250.81	33.83%	
304110	Tax - Property Current	\$ 97,757.93	\$ 491.09	\$ 86,169.64	\$ 86,660.73	88.65%	
304120	Tax - Property Past Due	\$ 1,618.63	\$ 426.88	\$ 397.09	\$ 823.97	50.91%	
304650	Tax - State Highway	\$ 82,033.24	\$ 20,506.91	\$ 6,991.87	\$ 27,498.78	33.52%	
304620	Tax - State OLCC	\$ 17,611.16	\$ 2,745.65	\$ 743.51	\$ 3,489.16	19.81%	
304610	Tax - State Tobacco	\$ 565.53	\$ 151.36	\$ 45.96	\$ 197.32	34.89%	
304240	Tax - Transient Lodging	\$ 1,350,000.00	\$ 591,560.91	\$ 18,204.76	\$ 609,765.67	45.17%	
314861	Transfer in General Fund	\$ 510,000.00	\$ 127,500.00	\$ -	\$ 127,500.00	25.00%	
314883	Transfer in Urban Renewal	\$ 200,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	25.00%	
304810	Transfer in URD Admin Reimb	\$ 36,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	25.00%	
314863	Transfer in Visitor Amenity	\$ 870,000.00	\$ 217,500.00	\$ -	\$ 217,500.00	25.00%	
314890	Transfer in Water System	\$ 43,000.00	\$ 10,750.00	\$ -	\$ 10,750.00	25.00%	
304501	Transfer In-South Tnk Debt Svc	\$ 60,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	25.00%	
	REVENUE	\$ 10,941,518.44	\$ 7,861,440.90	\$ 222,351.15	\$ 8,083,792.05	73.88%	
105101	City Manager	\$ 86,411.00	\$ 28,804.78	\$ 7,201.24	\$ 36,006.02	41.67%	
105102	Deputy Recorder	\$ 46,248.00	\$ 15,907.29	\$ 3,844.59	\$ 19,751.88	42.71%	
105103	Bookkeeping/Accounting	\$ 42,068.00	\$ 13,648.31	\$ 3,313.04	\$ 16,961.35	40.32%	
105104	CIP Coordinator	\$ 29,262.00	\$ 5,387.04	\$ 1,340.96	\$ 6,728.00	22.99%	
105105	Utility Billing Clerk/CSC	\$ 11,808.00	\$ 13,237.72	\$ 3,326.03	\$ 16,563.75	140.28%	
105108	Planner	\$ 53,405.00	\$ 18,129.53	\$ 4,321.99	\$ 22,451.52	42.04%	
105109	Administrative Assistant	\$ 55,512.00	\$ 13,281.34	\$ 3,368.93	\$ 16,650.27	29.99%	
105110	Water Lead	\$ 25,227.00	\$ 4,247.62	\$ 1,294.15	\$ 5,541.77	21.97%	
105111	Wastewater Lead	\$ 11,503.00	\$ 4,383.44	\$ 1,874.54	\$ 6,257.98	54.40%	
105114	Utility Worker 2	\$ 6,394.00	\$ 1,586.42	\$ 907.27	\$ 2,493.69	39.00%	
105115	Community Spaces Coordinator	\$ 50,400.00	\$ 16,957.50	\$ 4,147.50	\$ 21,105.00	41.88%	
105116	Librarian Part Time	\$ 21,396.00	\$ 5,764.66	\$ 1,480.42	\$ 7,245.08	33.86%	
105118	Succession Planning w/License	\$ 7,562.00	\$ 3,872.41	\$ 1,063.28	\$ 4,935.69	65.27%	
105119	Code Enforcer/PW	\$ 37,651.00	\$ 13,366.85	\$ 3,256.58	\$ 16,623.43	44.15%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
105121	Utility Field Foreman	\$ 14,120.00	\$ 5,242.59	\$ 1,849.87	\$ 7,092.46	50.23%	
105122	Utility Worker 1	\$ 9,600.00	\$ 3,901.51	\$ 1,026.14	\$ 4,927.65	51.33%	
105130	Children's Librarian Part Time	\$ 6,000.00	\$ -	\$ -	\$ -	0.00%	
105140	Fringe Benefits	\$ 54,851.00	\$ 12,066.66	\$ 3,132.33	\$ 15,198.99	27.71%	
105141	Insurance Benefits	\$ 96,033.00	\$ 38,124.62	\$ 9,994.99	\$ 48,119.61	50.11%	
105142	Regular PERS System	\$ 111,991.00	\$ 37,523.77	\$ 9,689.16	\$ 47,212.93	42.16%	
	PERSONNEL	\$ 777,442.00	\$ 255,434.06	\$ 66,433.01	\$ 321,867.07	41.40%	
205202	Visitor Center Operations	\$ 46,125.00	\$ 23,000.00	\$ -	\$ 23,000.00	49.86%	
205209	Emergency Prep & Public Safety	\$ 10,000.00	\$ 1,162.28	\$ 146.00	\$ 1,308.28	13.08%	
205210	Dues & Memberships	\$ 8,126.20	\$ 3,770.33	\$ -	\$ 3,770.33	46.40%	
205214	Marketing (Grants/Prgm/Events)	\$ 270,195.10	\$ 134,833.50	\$ 642.89	\$ 135,476.39	50.14%	
205220	Marketing/Road Sign	\$ 104.55	\$ 102.00	\$ -	\$ 102.00	97.56%	
205222	Insurance	\$ 47,204.00	\$ 61,971.70	\$ -	\$ 61,971.70	131.28%	
205224	Trails Maintenance/Supplies/Services	\$ 7,000.00	\$ 3,304.20	\$ 775.22	\$ 4,079.42	58.28%	
205230	Printing (Maps & Signs)	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
205240	Office Materials & Supplies	\$ 25,261.62	\$ 4,014.58	\$ 1,250.08	\$ 5,264.66	20.84%	
205241	Computer Equipment and Maint.	\$ 10,000.00	\$ 5,095.28	\$ -	\$ 5,095.28	50.95%	
205251	Telephones/Cell Phones/DSL	\$ 12,181.62	\$ 3,940.80	\$ 754.50	\$ 4,695.30	38.54%	
205252	Utilities	\$ 18,408.10	\$ 4,239.31	\$ 1,282.20	\$ 5,521.51	30.00%	
205253	Postage	\$ 3,000.00	\$ 123.34	\$ 1,709.14	\$ 1,832.48	61.08%	
205255	Education and Training	\$ 22,600.00	\$ 11,240.05	\$ 1,196.61	\$ 12,436.66	55.03%	
205260	Contract/Professional Services	\$ 92,748.20	\$ 15,364.74	\$ 3,228.48	\$ 18,593.22	20.05%	
205261	Auditor	\$ 7,000.00	\$ -	\$ -	\$ -	0.00%	
205262	Legal Expense	\$ 10,000.00	\$ 1,908.01	\$ 671.34	\$ 2,579.35	25.79%	
205263	Bank Charges/Credit Card Fees	\$ 4,170.99	\$ 1,053.92	\$ 194.72	\$ 1,248.64	29.94%	
205270	Travel	\$ -	\$ 308.00	\$ 359.80	\$ 667.80	0.00%	
205282	Software	\$ 32,712.54	\$ 13,181.61	\$ 1,270.78	\$ 14,452.39	44.18%	
205311	Equipment Lease and Rental	\$ 1,457.60	\$ 554.68	\$ 138.67	\$ 693.35	47.57%	
205312	Equipment Fuel/Tires/Parts	\$ 341.66	\$ -	\$ -	\$ -	0.00%	
205313	Equipment Repair	\$ -	\$ 304.04	\$ -	\$ 304.04	0.00%	
205317	Tools and Small Equipment	\$ 9,750.00	\$ 803.89	\$ 86.46	\$ 890.35	9.13%	
205325	Yard Debris Dumpster	\$ 8,582.76	\$ 3,207.26	\$ 533.64	\$ 3,740.90	43.59%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
205330	Building and Land Maintenance	\$ 64,120.95	\$ 8,149.17	\$ 2,015.17	\$ 10,164.34	15.85%	
205335	Custodial Support/Supplies	\$ 35,062.54	\$ 9,502.65	\$ 1,825.71	\$ 11,328.36	32.31%	
205340	Operating Materials & Supplies	\$ 5,000.00	\$ 171.41	\$ -	\$ 171.41	3.43%	
205345	Books and Periodicals/Programs	\$ 10,500.00	\$ 2,344.85	\$ 677.14	\$ 3,021.99	28.78%	
205361	Parts	\$ 3,000.00	\$ 3,760.01	\$ 842.73	\$ 4,602.74	153.42%	
205362	Consumables	\$ 2,000.00	\$ 5.34	\$ 66.16	\$ 71.50	3.58%	
205363	Outside Services	\$ 599.06	\$ 286.96	\$ -	\$ 286.96	47.90%	
205367	Storm Drain Parts	\$ 500.00	\$ -	\$ 276.15	\$ 276.15	55.23%	
205411	Street Lighting	\$ 21,808.95	\$ 7,505.38	\$ 2,066.56	\$ 9,571.94	43.89%	
205421	Parks/Grounds Maintenance	\$ 22,761.59	\$ 7,537.10	\$ 2,923.31	\$ 10,460.41	45.96%	
205422	Advertising/Legal Notice	\$ 1,000.00	\$ 455.61	\$ 115.81	\$ 571.42	57.14%	
205438	Lincoln County Program Support	\$ 101,475.00	\$ 24,171.75	\$ 75.00	\$ 24,246.75	23.89%	
205439	Comm Support/Beautification	\$ 202,662.47	\$ 38,698.27	\$ 25,995.34	\$ 64,693.61	31.92%	
205440	Equipment & Furniture	\$ 2,604.83	\$ 451.96	\$ -	\$ 451.96	17.35%	
205470	Equipment Repair/Maintenance	\$ 7,960.12	\$ 6,844.19	\$ 229.34	\$ 7,073.53	88.86%	
205474	Mowing	\$ 18,171.54	\$ 11,152.00	\$ 462.00	\$ 11,614.00	63.91%	
205475	Tree Removal/Trimming	\$ 11,000.00	\$ 300.00	\$ -	\$ 300.00	2.73%	
205490	Material and Services	\$ 14,417.40	\$ 91.92	\$ -	\$ 91.92	0.64%	
208000	Operating Contingency	\$ 78,000.00	\$ -	\$ -	\$ -	0.00%	
	MATERIALS AND SERVICES	\$ 1,252,614.39	\$ 414,912.09	\$ 51,810.95	\$ 466,723.04	37.26%	
217123	Transfer To LLCM	\$ 50,000.00	\$ 12,500.00	\$ -	\$ 12,500.00	25.00%	
217124	Transfer To Commons	\$ 175,000.00	\$ 43,750.00	\$ -	\$ 43,750.00	25.00%	
217126	Transfer To Capital Reserve	\$ 600,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	25.00%	
217127	OP Transfer - Parks & Trails Operations	\$ 85,000.00	\$ 21,250.00	\$ -	\$ 21,250.00	25.00%	
217128	Transfer to Parks & Trails	\$ 400,000.00	\$ 100,000.00	\$ -	\$ 100,000.00	25.00%	
217129	Transfer to WW Plant Loan	\$ 60,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	25.00%	
217130	Transfer to Wastewater Reserve	\$ 100,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	25.00%	
217131	Interfund Transfer Street Proj	\$ 100,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	25.00%	
217133	Transfer out Storm Drains	\$ 30,000.00	\$ 7,500.00	\$ -	\$ 7,500.00	25.00%	
217141	Transfer Out Storm Drain Res.	\$ 30,000.00	\$ 7,500.00	\$ -	\$ 7,500.00	25.00%	
217143	Transfer to LLCM Reserve	\$ 160,000.00	\$ 40,000.00	\$ -	\$ 40,000.00	25.00%	
	TRANSFERS	\$ 1,790,000.00	\$ 447,500.00	\$ -	\$ 447,500.00	25.00%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
407922	Capital Outlay - Improvement	\$ 470,000.00	\$ 12,401.61	\$ 41,791.28	\$ 54,192.89	11.53%	
407941	Capital Outlay - Equipment	\$ 155,000.00	\$ 127,324.00	\$ -	\$ 127,324.00	82.14%	
407942	Capital Outlay-Infrastructure	\$ 1,506,000.00	\$ 787,451.57	\$ 99,075.50	\$ 886,527.07	58.87%	
407947	Capital Outlay-Street Projects	\$ 272,000.00	\$ 90,378.68	\$ 2,494.00	\$ 92,872.68	34.14%	
	CAPITAL OUTLAY	\$ 2,403,000.00	\$ 1,017,555.86	\$ 143,360.78	\$ 1,160,916.64	48.31%	
205720	Interest Expense	\$ 31,444.46	\$ 4,114.92	\$ 15,710.33	\$ 19,825.25	63.05%	
205721	Interest Expense - DEQ	\$ 46,089.35	\$ 24,495.00	\$ -	\$ 24,495.00	53.15%	
205722	Loan Fee - DEQ	\$ 7,443.29	\$ -	\$ -	\$ -	0.00%	
207630	Principal Payments	\$ 131,999.03	\$ 17,310.27	\$ 61,112.78	\$ 78,423.05	59.41%	
207631	Principal Payments - DEQ	\$ 404,270.65	\$ 200,685.00	\$ -	\$ 200,685.00	49.64%	
	DEBT SERVICES	\$ 621,246.78	\$ 246,605.19	\$ 76,823.11	\$ 323,428.30	52.06%	
	TOTAL EXPENSE	\$ 6,844,303.17	\$ 2,382,007.20	\$ 338,427.85	\$ 2,720,435.05	39.75%	
	NET GAIN/(LOSS)	\$ 4,097,215.27	\$ 5,479,433.70	\$ (116,076.70)	\$ 5,363,357.00	130.90%	

Consolidated Revenue and Expense Statement

Enterprise Fund (660 and 670)

For Period Ended November 30, 2025

Printed: 12/10/25

Period 05

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
300101	Beginning Balance	\$ 3,623,875.01	\$ 3,623,875.01	\$ -	\$ 3,623,875.01	100.00%	Beginning Balances - Unaudited
301500	Interest Earned	\$ 152,202.76	\$ 54,694.13	\$ 12,154.96	\$ 66,849.09	43.92%	
304310	Water/Wastewater Services	\$ 1,950,000.00	\$ 674,515.62	\$ 150,285.28	\$ 824,800.90	42.30%	
304320	Installation Charges	\$ 12,500.00	\$ 5,275.00	\$ -	\$ 5,275.00	42.20%	
304335	Rents or Fees	\$ 2,500.00	\$ 1,183.23	\$ 207.92	\$ 1,391.15	55.65%	
304481	Grants	\$ 100,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	20.00%	
314866	Urban Renewal Contribution	\$ 500,000.00	\$ 125,000.00	\$ -	\$ 125,000.00	25.00%	
314875	Transfer in Water Operations	\$ 250,000.00	\$ 62,500.00	\$ -	\$ 62,500.00	25.00%	
314876	Transfer in Wastewater Service	\$ 200,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	25.00%	
314878	Transfer in WWater Plant Debt	\$ 100,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	25.00%	
314879	Transfer From SDC	\$ 250,000.00	\$ 62,500.00	\$ -	\$ 62,500.00	25.00%	
	REVENUE	\$ 7,141,077.77	\$ 4,704,542.99	\$ 162,648.16	\$ 4,867,191.15	68.16%	
105101	City Manager	\$ 57,607.00	\$ 19,203.22	\$ 4,800.76	\$ 24,003.98	41.67%	
105102	Deputy Recorder	\$ 30,832.00	\$ 10,604.89	\$ 2,563.09	\$ 13,167.98	42.71%	
105103	Bookkeeping/Accounting	\$ 28,046.00	\$ 9,098.87	\$ 2,208.68	\$ 11,307.55	40.32%	
105104	CIP Coordinator	\$ 29,260.00	\$ 9,304.80	\$ 2,316.18	\$ 11,620.98	39.72%	
105105	Utility Billing Clerk/CSC	\$ 47,231.00	\$ 15,653.20	\$ 3,936.01	\$ 19,589.21	41.48%	
105108	Planner	\$ 13,351.00	\$ 4,532.40	\$ 1,080.50	\$ 5,612.90	42.04%	
105110	Water Lead	\$ 79,882.00	\$ 30,961.38	\$ 7,465.85	\$ 38,427.23	48.10%	
105111	Wastewater Lead	\$ 93,037.00	\$ 37,741.01	\$ 9,658.67	\$ 47,399.68	50.95%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
105112	Field Utility 2	\$ -	\$ 403.85	\$ -	\$ 403.85	0.00%	
105114	Utility Worker 2	\$ 57,520.00	\$ 24,252.26	\$ 5,323.34	\$ 29,575.60	51.42%	
105118	Succession Planning w/ License	\$ 68,064.00	\$ 22,051.71	\$ 5,052.72	\$ 27,104.43	39.82%	
105119	Code Enforcer/PW	\$ 20,274.00	\$ 6,007.82	\$ 1,571.42	\$ 7,579.24	37.38%	
105121	Utility Field Foreman	\$ 56,475.00	\$ 22,768.70	\$ 4,905.22	\$ 27,673.92	49.00%	
105122	Utility Worker 1	\$ 38,391.00	\$ 11,683.11	\$ 2,973.86	\$ 14,656.97	38.18%	
105140	Fringe Benefits	\$ 66,026.00	\$ 16,110.70	\$ 3,870.30	\$ 19,981.00	30.26%	
105141	Insurance Benefits	\$ 123,992.00	\$ 49,711.43	\$ 11,771.56	\$ 61,482.99	49.59%	
105142	Regular PERS System	\$ 136,390.00	\$ 52,934.96	\$ 12,288.86	\$ 65,223.82	47.82%	
	PERSONNEL	\$ 946,378.00	\$ 343,024.31	\$ 81,787.02	\$ 424,811.33	44.89%	
205210	Dues & Memberships	\$ 1,200.00	\$ 443.00	\$ -	\$ 443.00	36.92%	
205211	State Fees	\$ 18,819.28	\$ 18,177.63	\$ 297.00	\$ 18,474.63	98.17%	
205212	Fee Expense	\$ 20,283.63	\$ 8,679.84	\$ 1,905.48	\$ 10,585.32	52.19%	
205222	Insurance	\$ 49,805.00	\$ 54,044.08	\$ -	\$ 54,044.08	108.51%	
205240	Office Materials & Supplies	\$ 13,895.80	\$ 4,972.85	\$ 577.72	\$ 5,550.57	39.94%	
205241	Computer Equipment and Maint.	\$ 3,500.00	\$ -	\$ -	\$ -	0.00%	
205251	Telephones/Cell Phones/DSL	\$ 22,242.85	\$ 7,399.42	\$ 1,416.80	\$ 8,816.22	39.64%	
205253	Postage	\$ 6,409.18	\$ 246.66	\$ 3,397.31	\$ 3,643.97	56.86%	
205255	Education and Training	\$ 19,500.00	\$ 5,153.52	\$ 1,940.50	\$ 7,094.02	36.38%	
205260	Contract/Professional Services	\$ 50,000.00	\$ 8,681.96	\$ 1,820.00	\$ 10,501.96	21.00%	
205261	Auditor	\$ 7,000.00	\$ -	\$ -	\$ -	0.00%	
205262	Legal	\$ 18,000.00	\$ 3,815.99	\$ 1,342.66	\$ 5,158.65	28.66%	
205282	Software	\$ 40,000.00	\$ 23,381.37	\$ 1,113.37	\$ 24,494.74	61.24%	
205311	Equipment Lease and Rental	\$ 3,172.20	\$ 1,109.32	\$ 277.33	\$ 1,386.65	43.71%	
205312	Equipment Fuel/Tires/Parts	\$ 12,065.83	\$ 4,249.10	\$ 2,370.17	\$ 6,619.27	54.86%	
205313	Equipment Repair	\$ -	\$ -	\$ 22.69	\$ 22.69	0.00%	
205317	Tools and Small Equipment	\$ 6,000.00	\$ 1,638.85	\$ 200.90	\$ 1,839.75	30.66%	
205330	Building and Land Maintenance	\$ 6,562.50	\$ -	\$ -	\$ -	0.00%	
205335	Custodial Support/Supplies	\$ 9,649.21	\$ 2,341.64	\$ 478.13	\$ 2,819.77	29.22%	
205342	Plant Utilities	\$ 55,784.97	\$ 16,768.99	\$ 4,256.44	\$ 21,025.43	37.69%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
205351	Main Plant Parts	\$ 18,000.00	\$ 7,337.03	\$ 2,347.98	\$ 9,685.01	53.81%	
205352	Main Plant Consumables	\$ 32,000.00	\$ 14,660.42	\$ 3,743.94	\$ 18,404.36	57.51%	
205353	Main Plant Outside Services	\$ 60,000.00	\$ 15,829.84	\$ 5,983.18	\$ 21,813.02	36.36%	
205361	Parts	\$ 62,000.00	\$ 26,320.77	\$ 11,668.38	\$ 37,989.15	61.27%	
205362	Consumables	\$ 6,500.00	\$ 2,990.27	\$ 729.00	\$ 3,719.27	57.22%	
205363	Outside Services	\$ 30,000.00	\$ 5,624.85	\$ 9,680.00	\$ 15,304.85	51.02%	
205470	Equipment Repair/Maintenance	\$ 19,000.00	\$ 10,978.79	\$ 3,571.57	\$ 14,550.36	76.58%	
205474	Mowing	\$ 8,660.07	\$ 6,356.00	\$ 839.00	\$ 7,195.00	83.08%	
205475	Tree Removal/Trimming	\$ 10,000.00	\$ 5,700.00	\$ 300.00	\$ 6,000.00	60.00%	
208000	Operating Contingency	\$ 50,000.00	\$ -	\$ -	\$ -	0.00%	
	MATERIALS AND SERVICES	\$ 660,050.52	\$ 256,902.19	\$ 60,279.55	\$ 317,181.74	48.05%	
217126	Transfer To Capital Reserve	\$ 450,000.00	\$ 112,500.00	\$ -	\$ 112,500.00	25.00%	
217136	Transfer To Debt Services	\$ 43,000.00	\$ 10,750.00	\$ -	\$ 10,750.00	25.00%	
	TRANSFERS	\$ 493,000.00	\$ 123,250.00	\$ -	\$ 123,250.00	25.00%	
407921	Capital Outlay - Infrastructure Systems	\$ 594,000.00	\$ 97,543.34	\$ 7,910.88	\$ 105,454.22	17.75%	
407948	Capital Outlay - Water systems	\$ 1,889,000.00	\$ 346,395.53	\$ 68,680.36	\$ 415,075.89	21.97%	
	CAPITAL OUTLAY	\$ 2,483,000.00	\$ 443,938.87	\$ 76,591.24	\$ 520,530.11	20.96%	
	TOTAL EXPENSE	\$ 4,582,428.52	\$ 1,167,115.37	\$ 218,657.81	\$ 1,385,773.18	30.24%	
	NET GAIN/(LOSS)	\$ 2,558,649.25	\$ 3,537,427.62	\$ (56,009.65)	\$ 3,481,417.97	136.06%	

Consolidated Revenue and Expense Statement

Debt Services Fund (155)

For Period Ended November 30, 2025

Printed: 12/10/25

Period 05

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
300101	Beginning Balance	\$ 1,332,033.88	\$ 1,332,033.88	\$ -	\$ 1,332,033.88	100.00%	Beginning Balances - Unaudited
304484	Misc Revenue	\$ -	\$ -	\$ -	\$ -	0.00%	
301500	Interest Earned	\$ 46,656.62	\$ 18,677.98	\$ 4,431.98	\$ 23,109.96	49.53%	
304110	Tax - Property Current	\$ 44,136.63	\$ 248.00	\$ 43,167.78	\$ 43,415.78	90.98%	
304120	Tax - Property Past Due	\$ 730.80	\$ 215.58	\$ 200.53	\$ 416.11	502.87%	
304245	Tax - Food & Beverage Tax	\$ 500,000.00	\$ 108,078.10	\$ 72,247.56	\$ 180,325.66	36.07%	
304501	Transfer In-South Tnk Debt Svc	\$ 60,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	25.00%	
314883	Transfer in Urban Renewal	\$ 100,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	25.00%	
314890	Transfer in Water System	\$ 43,000.00	\$ 10,750.00	\$ -	\$ 10,750.00	25.00%	
	REVENUE	\$ 2,126,557.93	\$ 1,510,003.54	\$ 120,047.85	\$ 1,630,051.39	76.65%	
217129	Transfer to WW Plant Loan	\$ 60,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	25.00%	
217130	Transfer to Wastewater Reserve	\$ 100,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	25.00%	
	TRANSFERS	\$ 160,000.00	\$ 40,000.00	\$ -	\$ 40,000.00	25.00%	
205720	Interest Expense	\$ 31,444.46	\$ 4,114.92	\$ 15,710.33	\$ 19,825.25	63.05%	
205721	Interest Expense - DEQ	\$ 46,089.35	\$ 24,495.00	\$ -	\$ 24,495.00	53.15%	
205722	Loan Fee - DEQ	\$ 7,443.29	\$ -	\$ -	\$ -	0.00%	
207630	Principal Payments	\$ 131,999.03	\$ 17,310.27	\$ 61,112.78	\$ 78,423.05	59.41%	
207631	Principal Payments - DEQ	\$ 404,270.65	\$ 200,685.00	\$ -	\$ 200,685.00	49.64%	
	DEBT SERVICES	\$ 621,246.78	\$ 246,605.19	\$ 76,823.11	\$ 323,428.30	52.06%	
	TOTAL EXPENSE	\$ 781,246.78	\$ 286,605.19	\$ 76,823.11	\$ 363,428.30	46.52%	
	NET GAIN/(LOSS)	\$ 1,345,311.15	\$ 1,223,398.35	\$ 43,224.74	\$ 1,266,623.09	94.15%	

Consolidated Revenue and Expense Statement

Urban Renewal (900)

For Period Ended November 30, 2025

Printed: 12/10/25

Period 05

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	NOTES
300101	Beginning Balance	\$ 356,622.38	\$ 356,622.38	\$ -	\$ 356,622.38	100.00%	Beginning Balances - Unaudited
301500	Interest Earned	\$ 14,978.14	\$ 5,103.27	\$ 1,367.25	\$ 6,470.52	43.20%	
304110	Tax - Property Current	\$ 579,994.44	\$ 2,858.35	\$ 525,036.18	\$ 527,894.53	91.02%	
304120	Tax - Property Past due	\$ 7,890.29	\$ 2,130.19	\$ 2,204.83	\$ 4,335.02	54.94%	
304491	Other Local Sources	\$ -	\$ 15.01	\$ -	\$ 15.01	0.00%	
	REVENUE	\$ 959,485.25	\$ 366,729.20	\$ 528,608.26	\$ 895,337.46	93.31%	
205261	Auditor	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
	MATERIALS AND SERVICES	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
217126	Transfer To Capital Reserve	\$ 500,000.00	\$ 125,000.00	\$ -	\$ 125,000.00	25.00%	
217131	Interfund Transfer - Street Capital Reserve	\$ 50,000.00	\$ 12,500.00	\$ -	\$ 12,500.00	25.00%	
217137	Trans to South Tank Debt	\$ 100,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	25.00%	
217140	Admin Fee Trans to General Fund	\$ 36,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	25.00%	
217141	Transfer Out Storm Drain Res.	\$ 50,000.00	\$ 12,500.00	\$ -	\$ 12,500.00	25.00%	
	TRANSFERS	\$ 736,000.00	\$ 184,000.00	\$ -	\$ 184,000.00	25.00%	
	TOTAL EXPENSE	\$ 739,000.00	\$ 184,000.00	\$ -	\$ 184,000.00	24.90%	
	NET GAIN/(LOSS)	\$ 220,485.25	\$ 182,729.20	\$ 528,608.26	\$ 711,337.46	322.62%	

City of Yachats

Fund Balance Report

		Modified Cash Basis					Better (Worse)			
		FY2022	FY2023	FY2024	FY2025 *	FY2026 **				
		30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Nov-25	FY26 VS FY25	FY26 VS FY24	FY26 VS FY23	FY26 VS FY22
City Services	100-1010	743,684	895,783	704,922	835,649	816,730	(18,919)	111,808	(79,053)	73,046
Commons	100-1020	144,737	133,773	54,788	120,923	74,495	(46,429)	19,706	(59,278)	(70,243)
LLC & Museum	100-1025	6,148	13,164	18,469	19,866	14,795	(5,071)	(3,673)	1,631	8,647
Library	100-1030	29,547	27,745	6,021	(7,583)	81,678	89,262	75,657	53,933	52,132
Parks and Trails	100-1035	17,678	24,808	8,243	15,012	3,410	(11,602)	(4,832)	(21,398)	(14,268)
Visitor Amenities	100-1045	1,298,211	1,222,104	1,527,617	1,547,223	1,382,309	(164,914)	(145,308)	160,205	84,099
Streets	100-1040	67,073	59,349	67,285	64,215	56,015	(8,200)	(11,271)	(3,334)	(11,058)
Storm Drains	100-1050	41,136	19,874	9,753	16,486	20,197	3,711	10,444	323	(20,939)
Water	600-1700	144,671	177,324	224,811	210,792	158,334	(52,458)	(66,477)	(18,990)	13,664
WasteWater	670-1800	160,811	201,148	304,715	378,753	334,001	(44,752)	29,285	132,853	173,190
Total Operating Funds		2,653,694	2,775,074	2,926,624	3,201,337	2,941,965	(259,372)	15,341	272,930	1,216,868
SDC's	160-1605	751,225	814,536	911,099	657,294	677,880	20,585	(233,219)	(136,657)	(73,345)
Revenue Water Bond	155-1200	43,413	43,650	43,907	44,165	33,537	(10,627)	(10,370)	(10,112)	(9,876)
Water Gen Obl Bond	155-1218	49,140	51,554	55,324	59,289	102,892	43,603	47,568	51,338	53,752
South Tank Loan	155-1268	120,268	120,358	120,447	120,537	90,626	(29,911)	(29,821)	(29,732)	(29,642)
WasteWater Loans (2)	155-1276	874,919	909,929	1,101,220	1,155,056	1,039,568	(115,489)	(61,652)	129,638	164,649
Urban Renewal	900-9000	290,175	468,968	498,048	360,477	711,337	350,860	213,289	242,370	421,162
Total Restricted Funds		2,129,140	2,408,995	2,730,045	2,396,819	2,655,840	259,022	(74,205)	600,905	694,595
City Services Reserves	150-1010	147,935	186,780	231,318	205,983	55,921	(150,062)	(175,397)	(130,860)	(92,014)
Commons Reserves	150-1020	153,468	161,555	250,056	301,991	298,770	(3,222)	48,714	137,214	145,302
LLC & Museum Reserves	150-1025	208,077	194,809	166,185	(69,093)	98,369	167,463	(67,815)	(96,439)	(109,708)
Library Reserves	150-1030	286,775	253,085	479,203	413,262	126,763	(286,499)	(352,440)	(126,322)	(160,012)
Parks and Trails Reserves	150-1035	219,407	500,211	441,797	237,923	312,468	74,546	(129,329)	(187,743)	93,062
Streets Reserves	150-1040	101,356	104,557	44,158	37,013	8,151	(28,862)	(36,008)	(96,407)	(93,205)
Storm Drains Capital	150-1050	70,198	119,311	54,228	50,966	68,783	17,817	14,555	(50,529)	(1,415)
Water Reserves	660-1705	1,769,111	1,856,074	2,077,703	2,036,288	1,785,614	(250,674)	(292,089)	(70,460)	16,503
WasteWater Reserves	670-1805	1,034,069	1,060,779	1,417,896	1,318,358	1,203,469	(114,889)	(214,428)	142,689	169,400
Total Capital Reserves		3,990,394	4,437,163	5,162,544	4,532,690	3,958,307	(574,383)	(1,204,237)	1,172,150	1,899,783
Total Fund Balances		8,773,228	9,621,231	10,819,213	10,130,846	9,556,112	(574,734)	(1,263,101)	2,045,985	3,811,245

* FY2025 audit not final

City of Yachats
Contract Expense Report
YTD Through November 30, 2025

DESCRIPTION/VENDOR NAME	YTD FY2026
Ace Alarms	361.48
Cline, Janet Financial Services	13,605.00
General Code	672.00
Oregon Cascades West COG Planning	2,147.95
Perez, John	11,486.25
TCB Security Services Inc	822.50
TOTAL PAID YEAR TO DATE	\$ 29,095.18

FY2026 ANNUAL BUDGET AMOUNT \$ 142,748.20

PERCENTAGE EXPENDED 20.38%

Yachats Addendum to the Lincoln County Multi-Jurisdictional NHMP



Photos courtesy of Oregon State Parks

Effective:

December XX, 2025 through December XX, 2030



Prepared for
Yachats
501 Hwy 101 N
Yachats, OR 97498

Prepared by
The University of Oregon
Institute for Policy Research & Engagement
School of Planning, Public Policy, and Management



UNIVERSITY OF
OREGON

Institute for Policy
Research and Engagement

This Natural Hazard Mitigation Plan was prepared by:



UNIVERSITY OF
OREGON

School of Planning, Public
Policy and Management

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Introduction

Purpose and Adoption

This is an update of the City of Yachats addendum to the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP). This addendum is not intended to be a standalone document, rather information contained in Volume I (Basic Plan), which serves as the foundation for this jurisdiction's addendum and Volume II (Appendices), which provides additional information. This addendum meets all the requirements of Title 44 §201.6 including:

- Multi-jurisdictional **Plan Requirements** §201.6(a)(4),
- Multi-Jurisdictional **Risk Assessment** §201.6(c)(2)(iii),
- Multi-jurisdictional **Mitigation Strategy** §201.6(c)(3)(iv), and
- Multi-jurisdictional **Plan Adoption** §201.6(c)(5).

The City of Yachats' original addendum to Lincoln County's NHMP was completed and approved by FEMA in 2009.

For planning purposes, this addendum provides additional information specific to the jurisdiction, with a focus on providing greater details on the risk assessment and mitigation strategy. A description of the jurisdiction specific planning and adoption process follows, along with detailed community specific action items. Information about the jurisdiction's risk relative to the county's risk to natural hazards is documented in the addendum's Hazard Analysis and Issue Identification section. The section considers how the city's risk differs from or matches that of the county's; additional information on Risk Assessment is provided within the Lincoln County NHMP's Section 2 – Risk Assessment.

Process, Participation, and Adoption

This section of the NHMP addendum addresses 44 CFR 201.6(a)(3), *Participation* and 44 CFR 201.6(c)(5), *Plan Adoption*.

The City of Yachats adopted their addendum to the Lincoln County Multi-jurisdictional NHMP on [Month DAY], 2025. FEMA Region X approved the Lincoln County NHMP on [Month DAY], 2025 and the city's addendum on [Month DAY], 2025. With approval of this NHMP the district is now eligible to apply for the Robert T. Stafford Disaster Relief and Emergency Assistance Act's hazard mitigation project grants through [Month DAY], 2030.

In addition to establishing a comprehensive community-level mitigation strategy, the Disaster Mitigation Act of 2000 (DMA2K), and the regulations contained in 44 CFR 201, require that jurisdictions maintain an approved NHMP to receive federal funds for mitigation projects. Local adoption, and federal approval of this NHMP ensures that the city will remain eligible for pre-, and post-disaster mitigation project grants.

The Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon's Institute for Policy Research and Engagement (IPRE) collaborated with the Oregon Department of Emergency Management (OEM), Lincoln County, and City of Yachats to update their NHMP. Members of the NHMP steering committee also participated in the County NHMP update process (Attachment B).

Convener and Committee

The Yachats City Manager serves as the NHMP addendum convener. The convener of the NHMP will take the lead in implementing, maintaining, and updating the addendum to the Lincoln County NHMP in collaboration with the designated conveners of the Lincoln County NHMP.

Representatives from the City of Yachats steering committee met formally, and informally, to discuss updates to their addendum (Volume III, Appendix B). The steering committee reviewed and revised the city's addendum, with focus on the plan's risk assessment and mitigation strategy (action items).

The current version of the addendum reflects changes decided upon at the designated meetings and through subsequent work and communication with OPDR.

The Yachats Steering Committee was comprised of the following representatives:

- Convener, Bobbi Price, City Manager
- Frankie Petrick, Fire Chief and Administrator, Yachats Rural Fire Protection District

Implementation and Maintenance

The City Council will be responsible for adopting the addendum to the Lincoln County NHMP. This addendum designates a steering committee and a convener to oversee the development and implementation of action items. Because the city is part of the county's multi-jurisdictional NHMP, the city will look for opportunities to partner with the county. The city's steering committee will convene after re-adoption of the addendum on an annual schedule; the county is meeting on a quarterly basis and will provide opportunities for participating jurisdictions (cities and special districts) to report on NHMP implementation and maintenance during their meetings. The steering committee will be responsible for:

- Reviewing existing action items to determine suitability of funding;
- Reviewing existing, and new risk assessment data to identify issues that may not have been identified at NHMP creation;
- Educating, and training new steering committee members on the NHMP, and mitigation actions in general;
- Assisting in the development of funding proposals for priority action items;
- Discussing methods for continued public involvement;
- Evaluating effectiveness of the NHMP at achieving its purpose and goals (use Table 4-1, Volume I, Section 4, as one tool to help measure effectiveness); and Documenting successes, and lessons learned.

The city will remain active in the county's implementation and maintenance process and utilize the process internally (Volume I, Section 4).

The city will provide continued public participation during the plan maintenance process through periodic presentations to elected officials, public meetings, postings on social media, and/or through interactive content on the jurisdiction's website.

The city will utilize the same action item prioritization process as the county (Volume I, Section 4 and Volume II, Appendix D).

Implementation through Existing Programs

Many of the NHMP's recommendations are consistent with the goals and objectives of the city's existing plans and policies. Where possible, the city will implement the NHMP's recommended actions through existing plans and policies. Plans and policies already in existence have support from residents, businesses, and policy makers. Many land-use, comprehensive, and strategic plans get updated regularly, allowing them to adapt to changing conditions and needs. Implementing the NHMP's action items through such plans and policies increases their likelihood of being supported and implemented.

Capability Assessment

The Capability Assessment identifies and describes the ability of Yachats to implement the mitigation strategy and associated action items. This is a key component of the NHMP update. Capabilities can be evaluated through an examination of broad categories, including existing authorities, policies, programs, funding, and resources. Information from the 2020 NHMP was not directly integrated into other planning mechanisms, in part due to the impact of the COVID-19 pandemic. However, the city utilizes the NHMP as a tool when implementing the existing authorities referenced herein.

Existing Authorities

Hazard mitigation can be executed at a local scale through three (3) methods: integrating hazard mitigation actions into other local planning documents (i.e., plan integration), adopting building codes that account for best practices in structural hardening, and codifying land use regulations and zoning designations that prescribe mitigation into development requirements. The extent to which a municipality or multi-jurisdictional effort leverages these approaches is an indicator of that community's capabilities.

Comprehensive Plan

Oregon's Statewide Planning Goal 7 requires comprehensive planning within every jurisdiction that is designed to reduce risks to people and property from natural hazards. The Yachats Comprehensive plan provides the policy and regulatory foundation for all land use management in the city. It integrates policies and recommendations to meet the Oregon Statewide Planning Goals, including Statewide Planning Goal 7, Natural Hazards.

The [Yachats Comprehensive Plan \(2019\)](#) does not explicitly state what city goals implement Statewide Planning Goal 7. However, Goal ‘E’ of the plan covers protection from natural hazards and disasters. This goal states that through regulation, the city will protect life and property from natural disasters and hazards. The plan has 13 policies that aim to accomplish Goal ‘E’. Additional goals cover topics that would otherwise exist in separate plans. They are Goal ‘B’, Protection of Estuarine Resources, Goal ‘C’, Protection of Shoreland Resources, and Goal ‘M’, Transportation.

Land Use Regulations

Existing land use policies that define zoning and address hazardous conditions provide another source of mitigation capability.

Land Use Codes

Title 9 of the [Yachats Municipal Code](#) is the city’s zoning ordinance. Relevant chapters for natural hazard mitigation are chapter 9.36, EN Estuary Natural Zone, chapter 9.52.050, Geologic Hazard Overlay Zone, and chapter 9.54, Flood Damage Prevention Regulations. Chapter 9.52.050 references multiple Oregon Department of Geology and Mineral Resources (DOGAMI) reports that the city uses to determine development regulations. Chapter 9.54 details the city’s methods for reducing flood losses, such as restricting development that is dangerous, controlling the alteration of natural floodplains and stream channels, controlling filling and dredging, and preventing the unnatural diversion of flood waters. There are also provisions for flood hazard reduction in riverine flood zones, coastal high hazard areas, and shallow flooding areas (AO Zones). Subchapter 9.54.050 details the flood hazard reduction provisions. This subchapter says the city’s freeboard requirements for residential constructions is two (2) feet above the base flood elevation.

Yachats has made a decision regarding the FEMA Pre-Implementation Compliance Measures (PICM) in response to the National Marine Fisheries Service Biologic Opinion (BiOp). The city is in the process of finalizing the associated code, with a second reading scheduled. FEMA is ensuring that all floodplain development in Special Flood Hazard Areas (SFHA) is compliant with the Endangered Species Act (ESA).

Wildfire Safety

Wildfire measures are not mentioned in the city’s zoning ordinance.

The new state wildfire defensible space code is scheduled to be completed this December with an effective date announced in 2024. Fire hardening requirements were adopted on October 1, 2022, and effective April 1, 2023.

The [Community Wildfire Protection Plan \(CWPP, 2024\)](#) helps the city communicate its priorities for the protection of life, property, and critical infrastructure in the wildland–urban interface on both public and private land. Local fire service organizations help define issues that may place the county, communities, and/or individual homes at risk. The Yachats Rural Fire Protection District has their own profile in the CWPP, in which issues of concern, collaboration with other fire districts, and areas of response are addressed.

Structural Building Codes

The Oregon Legislature recently adopted updated building codes for both residential (2021 adoption) and commercial structures (2022) since the last update of the NHMP. These building codes are based on the 2021 version of the International Building Code, International Fire Code, and International Existing Building Code.

Yachats adopts the State Specialty Code as defined in ORS 455 as the Yachats Building Code.

Policies and Programs

City Plans

The [Yachats Emergency Operations Plan \(2019\)](#) ensures coordination of protection, prevention, mitigation, response, and recovery activities. Authorities are listed by what Emergency Support Function (ESF) they are responsible for.

The Lincoln County Evacuation Plan (2024) has a priority area plan for Yachats. The purpose of the priority area plan is to help the community prepare for disasters and to help facilitate any needed evacuations. The priority area plan outlines the city's natural disaster risks, the current emergency response system, different evacuation routes, and recommendations

The [Yachats Water System Master Plan \(2021\)](#) provides a comprehensive evaluation of the city's water system with respect to its existing and future needs. The plan provides the city with a framework for the provision of water services through the year 2041. Chapter 10 of the plan is a Seismic Risk Assessment and Mitigation Plan. This chapter outlines the water systems critical facilities, the likelihood and consequences of failure, and a mitigation plan. The plan says that the distribution grid network that provides multiple flow paths throughout the city is the most susceptible to failure during a large seismic event. The recommended improvements described in this plan include replacing a small segment of the existing "North Artery" in Radar Road (Project D-6), adding an additional artery in King Street (Project D-7) and a relatively long section of the artery in Highway 101 from Sixth Street to Marine Drive (Project D-14). The city should consider using earthquake resistant piping materials for these projects.

The [Yachats Storm Drainage Master Plan \(2024\)](#) assesses the city's existing storm drainage system and provides recommendations for storm drainage within the City of Yachats. This plan will make policies intended to improve the drainage system easier. The primary purpose of the master plan is to provide the city with specific engineering recommendations for the management of storm drainage throughout the study area. It is intended that the information contained herein will assist the city in the planning and implementation of capital improvements to the storm drainage system, as well as ongoing system maintenance. Section 5, Storm System Evaluation & Recommendations, details each basin, provides improvement recommendations, gives a cost estimation, and sets priorities for each improvement.

The [Yachats Wastewater System Facilities Plan \(2022\)](#) provides a comprehensive evaluation of the city's wastewater system with respect to its existing and future needs, identify improvements and associated costs necessary to meet those needs, and provide the city with

a framework for the provision of sanitary sewer service through the year 2041. Chapter 7, Treatment System Evaluation gives a summary of system deficiencies and recommendations for improvement. Chapter 8, Capital Improvement Plan, gives each recommendation a priority ranking along with cost estimates and funding sources.

National Flood Insurance Program (NFIP)

Yachats participates in the [National Flood Insurance Program \(NFIP\)](#). The program is managed by the Planning Department. The program makes flood insurance available to all property owners. To maintain eligibility for the NFIP, Yachats has adopted and enforces special building and development restrictions for lands that are subject to flooding.

Yachats is not a Community Rating System (CRS) community. The CRS system is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program.

Oregon Department of Transportation (ODOT) Seismic Lifelines

Highway 101 in Yachats is designated as a Tier 1 seismic lifeline by the Oregon Department of Transportation. These routes are a part of the state's overall network of streets, highways, and bridges that will facilitate emergency service response and support in the event of a seismic event.

Government Structure

The City Council is the policy making body for Yachats. As the elected legislative body in Yachats, the City Council has overall responsibility for the scope, direction and financing of city services. Council members serve four-year terms. Additional departments within the city include the following:

City Manager: The city manager is appointed by the City Council and serves as the city administrative officer of the city government. The city manager provides the leadership and direction for the operation and management of all city departments and serves as the city's budget officer.

City Recorder: The city recorder assures the timely presentation of formal communications from the public, other agencies and city staff to the City Council. The recorder prepares city council meeting agendas in coordination with the mayor; maintains official city records which reflect the actions of the governing body; maintains a depository of contracts, agreements and official council actions and ensures the timely availability of these records to the council, public other agencies and staff.

City Planner: The city planner provides service and information to the general public regarding phases of planning and community development. The city planner implements ordinance and plan requirements through a site and land use review process. Specifically, the city planner reviews potential development opportunities to ensure compliance with zoning, setback, parking, landscaping, access and other city requirements.

In addition to oversight of the development process, the city planner advises the City Council and Planning Commission on land use and special project matters.

Public Works Department: The Yachats Public Works Department provides responsive community services related to planning, design, construction, operation, maintenance and management of public infrastructure, including streets, sewer, water treatment, wastewater treatment, storm drainage, public buildings and other facilities. Services provided by the department contribute to the public health, safety, economic diversity, environmental quality and citizen convenience.

Finance Department: The Finance Department serves the community by managing utility billing, business licenses, collecting taxes and fees, dealing with city expenditures, preparing the city's budget and managing investments. The goal of the Finance Department is to provide services with an emphasis on timelines, accuracy and courteous customer service.

Public Library: The Yachats Public Library collects, preserves, and administers organized collections of books and related materials.

Mitigation Successes

This is a list of funding that Yachats has sought out or received, as well as recently completed projects to improve mitigation.

- Relocation of Fire District station 8200 to higher ground.
- DLCD grant to complete hazard code audit.
- Emergency grant through Lincoln County to enhance Emergency Caches.
- Yachats is working with the Red Cross to develop a plan for utilizing the Commons building as an emergency shelter. As part of this effort, the city is exploring upgrades including local diesel fuel storage and an enhanced generator system to ensure reliable emergency power. There may be increased emphasis on designating the Commons as a formal Red Cross shelter to strengthen community resilience during emergencies.

Existing Mitigation Activities

Existing mitigation activities include current mitigation programs and activities that are being implemented by the community to reduce the community's overall risk to natural hazards. Documenting these efforts can assist participating jurisdictions better understand risk and can assist in documenting successes. The following efforts have occurred or are on-going within Yachats:

- The City of Yachats has an emergency planning steering committee that meets monthly.
- A Community Emergency Response Team (CERT) is active in Yachats. The CERT Program educates people about disaster preparedness and trains citizens to assist with the community's immediate needs in the aftermath of a disaster (when emergency services are not immediately available). CERT can assist in saving lives and protecting property.
- The City of Yachats coordinates emergency planning activities with the Yachats Rural Fire Protection District.

- The City of Yachats enforces a setback requirement for all developments located along the coast. The purpose of the setback is to reduce property damages related to coastal erosion, windstorms, and flooding. The setback requirement also serves to satisfy a portion of the city’s natural hazard goal, as defined in the Yachats Comprehensive Plan: “Through regulation of the location and type of development, the city shall work to protect life and property from natural disasters and hazards, such as landslides, fire, tsunamis and flooding.”
- The city’s Comprehensive Plan and Zoning and Land Use Code address natural hazards. Specific hazardous areas have been identified by RNKR Associates in their work *Environmental Hazards, Coastal Lincoln County, Oregon, 1979*. The city has defined ‘hazardous areas’ and will allow development in these areas if adequate protective measures can be employed to prevent or minimize damage in accordance with city development code standards.
- State legislation: SB 379, implemented as Oregon Revised Statutes (ORS) 455.446 and 455.447, limits construction of new essential facilities and special occupancy structures in tsunami flooding zones.

Mitigation Strategy

This section of the NHMP addendum addresses 44 CFR 201.6(c)(3)(iv), *Mitigation Strategy*.

Yachats follows the mission and hazard mitigation goals described in Volume I.

The city’s action items were first developed through a two-stage process during the 2009 NHMP development and revised in 2015 and 2020. In stage one, OPDR facilitated a work session with the steering committee to discuss the city’s risk and to identify potential issues. In the second stage, OPDR, working with the local steering committee, developed potential actions based on the hazards and the issues identified by the steering committee. During the 2025 update process OPDR re-evaluated the Action Items with the county and local steering committees and updated actions, noting what accomplishments had been made and if the actions were still relevant; any new action items were identified at this time (Table YA-1). For additional information see Attachment B.

The steering committee opted to not include mitigation strategies for low vulnerability and low probability hazards including: Crustal earthquake, tornado, distant tsunami, and volcanic event. The steering committee will study these hazards further during the implementation and maintenance phase of this NHMP, seeking to identify cost effective actions that might be implemented to reduce community vulnerability.

Priority Action Items

Table YA-1 presents a list of mitigation actions. The steering committee decided to modify the prioritization of action items in this update to reflect current conditions (risk assessment), needs, and capacity. High priority actions are shown with orange highlight. The city will focus their attention, and resource availability, upon these achievable, high leverage,

activities over the next five-years. Although this methodology provides a guide for the steering committee in terms of implementation, the steering committee has the option to implement any of the action items at any time. This option to consider all action items for implementation allows the committee to consider mitigation strategies as new opportunities arise, such as capitalizing on funding sources that could pertain to an action item that is not currently listed as the highest priority.

Table YA-1 Action Items

Mitigation Strategies		Impacted Hazard												Implementation and Maintenance			
Action Item #	Statement	Air Quality	Coastal Erosion	Drought	Earthquake	Extreme Heat	Flood	Landslide	Tsunami	Volcanic Event	Wildfire	Windstorm*	Winter Storm	Potential Funding Resources	Lead	Timeline	Cost
1	Enhance community safety and mobility in the event of an earthquake by identifying and developing alternative transportation and evacuation routes that bypass the bridge over the Yachats River. Collaborate with ODOT to assess and seismically retrofit existing bridges to withstand seismic events. Concurrently, evaluate and designate viable detour routes for emergency access and evacuation in the event of bridge failure. This action ensures continued connectivity and emergency response capability during and after a major seismic event.				X		X		X					Local funding resources, OCVA	Public Works	L	L
2	Maintain and strategically place two mobile storage containers stocked with emergency supplies and equipment, identify CERT members responsible for access, and seek ongoing funding for maintenance and potential expansion. Continue community outreach to raise awareness of the importance of local preparedness.				X		X	X	X		X	X	X	Local funding resources, OREM	Administration	Ongoing	L to M
3	Implement and maintain the updated Yachats Stormwater Master Plan by prioritizing mitigation actions outlined in Section 7 and Figure A-5 of the 2008 Addendum. Regularly review these actions during city natural hazard mitigation meetings. Emphasize stormwater management as a critical strategy to reduce flood risk, protect water quality, and support community livability.						X							Local funding resources, HMA	Administration	Ongoing	L to H
4	Promote flood risk awareness and encourage the purchase of flood insurance, including for properties outside mapped NFIP hazard areas. Develop and distribute educational materials on flood mitigation strategies such as home elevation, and coordinate with Lincoln County and insurance representatives to stay informed on policy updates. Continue participation in the NFIP and explore joining the Community Rating System (CRS) to enhance public engagement and reduce flood vulnerability.						X							Local funding resources, DLCD TA, OSU Extension	Administration	Ongoing	L
5	Strategically install supplemental water supply tanks in key locations, leveraging existing storage containers, portable water treatment systems, and completed Blackstone tanks. This action will ensure continued water availability during and after drought and wildfire events. Additionally, pursue funding for the construction of additional			X							X			Local funding resources, IFA	Administration	S	H

Mitigation Strategies		Impacted Hazard												Implementation and Maintenance			
Action Item #	Statement	Air Quality	Coastal Erosion	Drought	Earthquake	Extreme Heat	Flood	Landslide	Tsunami	Volcanic Event	Wildfire	Windstorm*	Winter Storm	Potential Funding Resources	Lead	Timeline	Cost
	emergency water reservoirs and conduct research into non-structural drought risk reduction strategies. These efforts will be supported by an ongoing inventory of available water resources and filtration capabilities.																
6	Reduce landslide risk to life, property, and infrastructure by acquiring high-resolution LiDAR data, creating updated landslide inventories and susceptibility maps, and integrating them into local planning, zoning, and development regulations. Use the 2019 Landslide Hazards Land Use Guide to inform policy language and development review procedures.							X						Local funding resources, DLCD TA	Administration	S	L
7	Evaluate, design, and implement erosion control mitigation measures along NE Ocean View Drive and the Yachats 804 Trail—from 6th Street to south of 2nd Street—to address ongoing coastal erosion threatening public infrastructure, utilities, and pedestrian access. Actions will include installing riprap and handrails, enhancing storm drainage systems, and maintaining existing erosion control structures. Ground movement will be monitored, particularly after major storms, and critical infrastructure near erosion-prone areas will be identified and prioritized. Given the area's role as a vital bypass for Highway 101 and its location within the distant tsunami inundation zone, future risk assessments will incorporate potential land value losses and long-term resilience planning.		X											Local funding resources, HMA	Public Works	L	M to H
8	Collaborate with willing property owners of repetitive flood loss structures—particularly in high-risk areas such as Yachats Ocean Road and Gender Creek—to assess and implement cost-effective flood mitigation strategies, including elevation, relocation, or acquisition. Prioritize pre-FIRM structures located in flood-prone zones along major rivers, where past events have demonstrated the effectiveness of properly elevated buildings. Work in coordination with DLCD, FEMA, and OEM to evaluate individual properties and apply mitigation measures that align with the County’s flood hazard area codes, ensuring structures are elevated at least one foot above base flood level to reduce future flood damage.						X							Local funding resources, HMA (FMA)	Floodplain Manager	L	H

Mitigation Strategies		Impacted Hazard												Implementation and Maintenance			
Action Item #	Statement	Air Quality	Coastal Erosion	Drought	Earthquake	Extreme Heat	Flood	Landslide	Tsunami	Volcanic Event	Wildfire	Windstorm*	Winter Storm	Potential Funding Resources	Lead	Timeline	Cost
9	Investigate and implement the relocation or structural mitigation of the city's Water and Wastewater Treatment Plants currently located within the tsunami inundation zone. This action aims to ensure continuity of essential services and minimize the risk of contamination, infrastructure failure, and public health crises following a significant tsunami event. The city will also evaluate resilient alternatives for critical public safety infrastructure, including the acquisition of a cost-effective, hazard-resistant police communications system, to maintain emergency response capabilities during and after natural disasters.						X		X					Local funding resources	Public Works	L	H
10	Enhance community resilience to tsunami hazards by developing and adopting a locally tailored tsunami land use code, guided by the Oregon Department of Land Conservation and Development's (DLCD) Tsunami Land Use Guidance . This initiative will utilize the Tsunami Inundation Maps (TIMs) and the model Tsunami Hazard Overlay (THO) zone to inform zoning updates, comprehensive plan amendments, and evacuation facility improvements. The code will incorporate relevant strategies from both the tsunami and landslide land use guides, ensuring a holistic, adoption-ready framework that supports pre-disaster planning, incentivizes resilient development, and aligns with local risk profiles and community priorities.								X					Local funding resources, HMA, DLCD TA	Planning	S	L
11	Collaborate with the Yachats Rural Fire Protection District and Public Works to investigate and implement a purple pipe system as a dedicated non-potable water source for fire suppression. This initiative supports the City of Yachats' broader water sustainability goals outlined in the Water Master Plan, Source Water Protection Plan, and Water Management and Conservation Plan by conserving potable water resources while enhancing fire resilience through alternative infrastructure.			X							X			Local funding resources, HMA	Public Works	L	M
12	Develop and implement a Climate Resilience Plan. This plan will identify local vulnerabilities, prioritize adaptive strategies, and establish clear protocols to enhance the city's capacity to prepare for, respond to, and recover from climate-related hazards such as coastal erosion, flooding, and wildfires. By leveraging regional partnerships		X	X			X	X			X	X	X	Local funding resources, HMA, OREM	Public Works	M	M

Mitigation Strategies		Impacted Hazard												Implementation and Maintenance			
Action Item #	Statement	Air Quality	Coastal Erosion	Drought	Earthquake	Extreme Heat	Flood	Landslide	Tsunami	Volcanic Event	Wildfire	Windstorm*	Winter Storm	Potential Funding Resources	Lead	Timeline	Cost
	and scientific guidance, Yachats will build long-term resilience and safeguard its community, infrastructure, and natural resources.																
13	Enhance the resilience of Yachats’ town center to winter storms, windstorms, wildfires, and tsunamis by constructing durable sidewalks and relocating utilities underground along the corridor from the town center to Yachats Ocean Road. This infrastructure improvement will reduce exposure to hazards, ensure continuity of essential services during extreme weather events, and provide safer evacuation routes for residents and visitors.								X		X	X	X	Local funding resources, HMA, Central Lincoln PUD	Public Works	L	H to VH
14	Develop a comprehensive Greater Commons Master Plan that integrates alternative energy solutions—such as solar microgrids and battery storage—to ensure the commons can remain operational during disasters. This plan will assess energy needs, identify resilient infrastructure opportunities, and establish protocols for rapid deployment and maintenance, thereby enhancing community safety, continuity of services, and energy independence in times of crisis.													Local funding resources, HMA, ODE, Central Lincoln PUD	Administration	S	L to M

Source: NHMP steering committee, 2025.
Cost: L (less than \$50,000), M (\$50,000-\$499,999), H (\$500,000-\$5 million), VH (more than \$5 million),
Potential Funding Sources: HMA=FEMA’s Hazard Mitigation Assistance disaster and non-disaster grant programs
Timing: Ongoing (continuous), Short (1-4 years), Medium (4-10 years), Long (10 or more years)
Priority Actions: Identified with orange highlight
* - the windstorm hazard includes tornadoes (water spouts)
Dark Grey highlight indicates that the hazard does not impact the jurisdiction.

Risk Assessment

This section of the NHMP addendum addresses 44 CFR 201.6(b)(2) - *Risk Assessment*. In addition, this chapter can serve as the factual basis for addressing Oregon Statewide Planning Goal 7 – Areas Subject to Natural Hazards. Assessing natural hazard risk has three phases:

Phase 1: Identify hazards that can impact the jurisdiction. This includes an evaluation of potential hazard impacts – type, location, extent, etc.

Phase 2: Identify important community assets and system vulnerabilities. Example vulnerabilities include people, businesses, homes, roads, historic places and drinking water sources.

Phase 3: Evaluate the extent to which the identified hazards overlap with, or have an impact on, the important assets identified by the community.

The local level rationale for the identified mitigation strategies (action items) is presented herein, and within Volume I, Section 2, and Volume III, Appendix C.

Hazard Analysis

The NHMP steering committee updated the city’s previous [hazard analysis](#) to reflect current conditions. Where appropriate, changes were made to distinguish the city’s risks from those in the County’s hazard analysis, as detailed throughout this addendum.

Table YA-2 shows the hazard analysis matrix listing each hazard in rank from high to low. For local governments, conducting hazard analysis is a useful step in planning for hazard mitigation, response, and recovery. The method provides the jurisdiction with a sense of hazard priorities but does not predict the occurrence of a particular hazard. See Volume I, Section 2 for methodology details.

Drought, windstorm, landslide, winter storm (snow/ice), Cascadia Subduction Zone earthquake, and local tsunami are the **high hazard threats** to the city. Wildfire, riverine flood, coastal flood, and coastal erosion are the **moderate hazard threats**. Crustal earthquake, tornado, distant tsunami, and volcanic events are the **low hazard threats**.

The city is not affected by air quality and extreme heat, as such the hazards are not profiled and not included in their hazard analysis.

Table YA-2 Hazard Analysis Matrix

Hazard	Maximum				Total Threat Score	Hazard Rank	Hazard Tiers
	History	Vulnerability	Threat	Probability			
Drought	20	50	100	70	240	#1	Top Tier
Windstorm	20	50	100	70	240	#2	
Landslide	20	40	100	70	230	#3	
Winter Storm	18	40	100	70	228	#4	
Earthquake (Cascadia)	2	50	100	49	201	#5	
Local Tsunami	2	50	100	49	201	#6	
Wildfire	10	35	90	63	198	#7	Middle Tier
Flood (Riverine)	18	30	70	70	188	#8	
Flood (Coastal)	20	25	50	70	165	#9	
Coastal Erosion	20	15	50	49	134	#10	
Earthquake (Crustal)	10	20	40	42	112	#11	Bottom Tier
Tornado	8	10	30	56	104	#12	
Distant Tsunami	10	15	30	35	90	#13	
Volcanic Event	2	5	40	7	54	#14	

Source: City of Yachats NHMP Steering Committee (2025)

Community Characteristics

Table YA-3, and the following section provide information on city specific demographics and assets. For additional information on the characteristics of the city, in terms of geography, environment, population, demographics, employment, and economics, as well as housing and transportation, see Volume II, Appendix C. Many of these community characteristics can affect how natural hazards impact communities and how communities choose to plan for natural hazard mitigation. Considering the city-specific assets during the planning process can assist in identifying appropriate measures for natural hazard mitigation.

Unless otherwise specified, data in this section comes from: Social Explorer: American Community Survey 5-Year Estimates (2018-2022). U.S. Census Bureau.

<https://www.socialexplorer.com/explore-tables>.

Location and environment

The City of Yachats is rich with beauty and abundant natural resources. The coastal community offers recreational amenities, activities and attractions including, but not limited to fishing, beachcombing, clam digging, hiking/ trail running, mountain biking (including the Gravel Epic ride), camping, whale watching, crabbing, windsurfing, scenic flights, golfing, kite-flying and more. In and around the community are the Cape Perpetua Federal Recreational Area and Museum, Smelt Sands State Park, Yachats State Park, the Commons Community Center, and the Yachats Ocean Wayside State Park.

The climate in Yachats is moderate. Average monthly temperatures range from lows of 36-40° F (November through April) to highs of 74-76° F (July through September) degrees. The driest months are July and August (average about 0.85-1.15 inches of precipitation per month) the

wettest months are November through March (average 11-14 inches of precipitation per month). Yachats has an average annual precipitation of approximately 92 inches (73%, 67 inches fall November through March).

Population, housing, and development

Between 2019 and 2023 the city grew by 246 people (32%). According to the State's official coordinated population forecast (preliminary), between 2023 and 2045 the city's population is forecast to grow by 28% to 1,289. City population varies according to the season, with up to a 400% increase in population occurring during the summer months (July/ August peak); the population increases roughly from 1,000 to 2,500. The city has an educated population with 96% of residents 25 years and older holding a high school degree, and 56% have a bachelor's degree or higher. Students attend school in Waldport. As of 2023-24, Waldport High School and the Lincoln County School District have 77% and 82% graduation rates, respectively.¹

The City of Yachats sits at the mouth of the Yachats River overlooking the Pacific Ocean. Development in Yachats spreads mostly north to south along US-Highway 101 and slightly east along Yachats River Road. Dense commercial areas in Yachats exist along US-Highway 101 and are centrally located in the downtown area and around the Yachats River. Residential development surrounds the downtown commercial core. The city's Comprehensive Plan identifies land use needs within the city and its urban growth boundary. There are three oceanfront state parks located within the city.

Economy

About 43% of the resident population 16 and over is in the labor force (237 people) and 12% are unemployed. Top occupations include management, professional, and related (40%), service (40%), and sales and office (12%).

Median household income increased by 7% between 2017 and 2022.

Most workers residing in the city (77%, 186 people) travel outside of the city for work primarily to Newport and Waldport.² A significant population of people travel to the city for work, (88%, 411 people) primarily from Waldport, San Maine, and Newport.

¹ Lincoln Chronicle, Graduation rate for Lincoln County's class of 2024 improves to 82%, reaching state's average, January 30, 2025.

² U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (2002-2022). Longitudinal-Employer Household Dynamics Program, accessed on May 31, 2025 at <https://onthemap.ces.census.gov>.

Table YA-3 Community Characteristics

Population Characteristics		Population
2019 Population Estimate	760	Growth
2023 Population Estimate	1,006	32%
2045 Population Forecast*	1,289	28%
Race		
American Indian and Alaska Native		0%
Asian		< 1%
Black/ African American		1%
Native Hawaiian and Other Pacific Islander		1%
White		87%
Some Other Race		0%
Two or More Races		5%
Hispanic or Latino/a (of any race)		6%
Limited or No English Spoken	44	6%
Vulnerable Age Groups		
Less than 5 Years	10	1%
Less than 15 Years	36	5%
65 Years and Older	372	48%
85 Years and Older	96	12%
Age Dependency Ratio		1.12
Disability Status (Percent age cohort)		
Total Disabled Population	207	27%
Children (Under 18)	7	1%
Working Age (18 to 64)	42	6%
Seniors (65 and older)	158	44%
Income Characteristics		
Households by Income Category		
Less than \$15,000	33	10%
\$15,000-\$29,999	84	24%
\$30,000-\$44,999	40	12%
\$45,000-\$59,999	59	17%
\$60,000-\$74,999	36	11%
\$75,000-\$99,999	14	4%
\$100,000-\$199,999	58	17%
\$200,000 or more	22	6%
Median Household Income	\$55,313	
Gini Index of Income Inequality	0.51	
Poverty Rates (Percent age cohort)		
Total Population	109	14%
Children (Under 18)	4	11%
Working Age (18 to 64)	68	19%
Seniors (65 and older)	37	10%
Housing Cost Burden (Cost > 30% of household income)		
Owners with a Mortgage		27%
Owners without a Mortgage		6%
Renters		9%
Household Characteristics		
Housing Units		
Single-Family (includes duplexes)	694	80%
Multi-Family	143	17%
Mobile Homes (includes RV, Van, etc.)	26	3%
Household Type		
Family Household	26	6%
Married couple (w/ children)	15	3%
Single (w/ children)	11	2%
Living Alone 65+	153	34%
Year Structure Built		
Pre-1970	268	31%
1970-1989	277	32%
1990-2009	276	32%
2010 or later	42	5%
Household Tenure and Vacancy		
Owner-occupied	278	32%
Renter-occupied	173	20%
Seasonal	321	37%
Vacant	412	48%
Vehicles Available (Occupied Units)		
No Vehicle (owner occupied)	80	18%
Two+ vehicles (owner occupied)	153	34%
No Vehicle (renter occupied)	73	42%
Two+ vehicles (renter occupied)	11	6%
Employment Characteristics		
Labor Force (Population 16+)		
In labor Force (% Total Population)	314	43%
Unemployed (% Labor Force)	36	12%
Occupation (Top 5) (Employed 16+)		
Related	112	40%
Service	110	40%
Sales and Office	32	12%
Moving	18	7%
Constr., Extraction, and Maintenance	6	2%
Health Insurance		
No Health Insurance	61	8%
Public Health Insurance	492	65%
Private Health Insurance	447	59%
Transportation to Work (Workers 16+)		
Drove Alone	140	50%
Carpooled	0	0%
Public Transit	0	0%
Motorcycle	0	0%
Bicycle/Walk	60	22%
Worked at Home	78	28%

Source: Social Explorer: American Community Survey 5-Year Estimates (2018-2022). U.S. Census Bureau.

<https://www.socialexplorer.com/explore-tables>; Population Research Center. (2023, April). *Annual Population Estimates*.

Portland State University. <https://www.pdx.edu/population-research/>.

*Source for 2045 Population Estimate: Population Research Center. (2025, March 15). *Region 4: Northwest Oregon Oregon Results (Proposed) – Lincoln County*. Portland State University Oregon Population Forecast Program.

<https://www.pdx.edu/population-research/population-forecasts>.

Note: The U.S. Census Bureau American Community Survey 2018-2022 data used for this analysis has varying levels of reliability depending on geographic area, demographic group, and types of data. These figures are primarily used for estimation and to develop a general understanding of the demographics of a location and should not be mistaken for precise figures.

Community Assets

This section outlines the resources, facilities, and infrastructure that, if damaged, could significantly impact the public safety, economic conditions, and environmental integrity of the city (cite map). Mitigating risk to these facilities will increase the community's resilience.

Critical Facilities & Infrastructure

Critical facilities are those that support government and first responders' ability to act in an emergency. They are a top priority in any comprehensive hazard mitigation plan. Individual communities should inventory their critical facilities to include locally designated shelters and other essential assets, such as fire stations, and water and wastewater treatment facilities.

Yachats has the following critical facilities (**bold** indicates facility was included in the Risk Report ([DOGAMI, O-20-11](#))):

- **Yachats Rural Fire Protection District Station 8200:** 2056 Hwy 101 N
- Yachats Rural Fire Protection District Station 8300: 7881 Yachats River Road
- The Commons Building: 441 Hwy 101 N
- Public Library: 560 W 7th Street
- Water treatment plant: 963 Yachats River Rd
- Wastewater treatment plant: 500 W 7th Street
- City Hall (501 Hwy 101 N)
- Post Office: 141 Beach Avenue
- New Cingular Wireless Pcs
- Cellco partnership
- Southwest Lincoln County PUD: 7740 Hwy 101
- C & K Market: 231 Hwy 101
- Yachats Mercantile: 130 Hwy 101

In addition, the Sea Aire Assisted Living Facility (1882 Hwy 101 N) is considered a community asset serving the elderly population of the community.

Transportation

Mobility plays an important role in Yachats, and the daily experience of its residents, and businesses. Motor vehicles represent the dominant mode of travel through, and within the city. Yachats is also served by Lincoln County Transit Routes 497 with service running six days a week with stops in Yachats and by the Florence-Yachats Connector.

Roads/Seismic lifelines

Seismic lifeline routes help maintain transportation facilities for public safety and resilience in the case of natural disasters. Following a major earthquake, it is important for response and recovery agencies to know which roadways are most prepared for a major seismic event. The Oregon Department of Transportation has identified lifeline routes to provide a secure lifeline network of streets, highways, and bridges to facilitate emergency services response after a disaster.³

System connectivity and key geographical features were used to identify a three-tiered seismic lifeline system. Routes identified as Tier 1 are considered the most significant and necessary to ensure a functioning statewide transportation network. The Tier 2 system provides additional connectivity to the Tier 1 system, it allows for direct access to more locations and increased traffic volume capacity. The Tier 3 lifeline routes provide additional connectivity to the systems provided by Tiers 1 and 2.

Highway 101 (Tier I) is the major north-south transportation route through the city ([ODOT Map](#)) Highway 18 (Tier I, north of Lincoln City), Highway 20 (Tier III, Newport), and Highway 126 (Tier II, Florence) are the major east-west transportation routes connecting the coast to the Willamette Valley. Highway 34 (Waldport) is not a seismic program highway; however, it does connect to the Willamette Valley through Alsea.

Bridges

Because of earthquake risk, the seismic vulnerability of the city's bridges is an important issue. Non-functional bridges can disrupt emergency operations, sever lifelines, and disrupt local and freight traffic. These disruptions may exacerbate local economic losses if industries are unable to transport goods. Bridges and culverts within the city that are critical or essential include (Map YA-1).

- Yachats River, US 101 (1977), (Bridge ID 01173D)
- (culvert) Starr Creek, US 101 (1930), (Bridge ID 01451)

Railroads

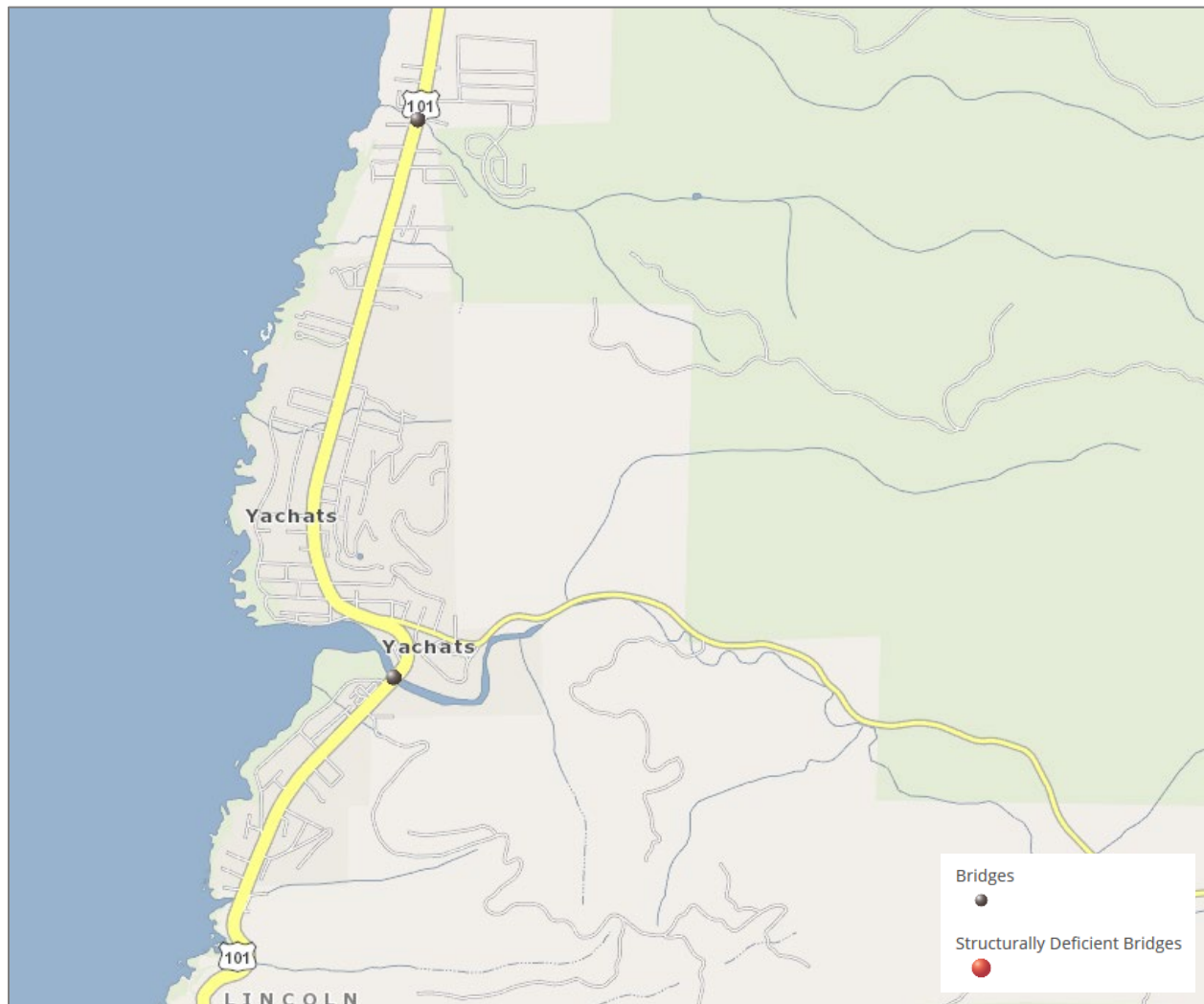
There are no railroads in Yachats.

Airports

There are no public airports in Yachats. Wakonda Beach State Airport is located north just south of Waldport and the Newport Municipal Airport is in the South Beach area of Newport. The city has no commercial service airports. The nearest commercial airports are in Eugene and Portland.

³ Oregon Department of Transportation. Oregon Seismic Lifeline Evaluation, Vulnerability Synthesis, and Identification, *Oregon Seismic Lifeline Routes*, May 15 2012.

Map YA-1 Oregon Bridges and Structurally Deficient Bridges



Source: Oregon Department of Transportation, ODOT TransGIS, accessed June 11, 2025

More information on Seismic Design of bridges is on the ODOT website:

<https://www.oregon.gov/odot/Bridge/Pages/Seismic.aspx>

Utility Lifelines

Utility lifelines are the resources that the public relies on daily such as, electricity, fuel and communication lines. If these lines fail or are disrupted, the essential functions of the community can become severely impaired. Utility lifelines are closely related to physical infrastructures, like dams and power plants, as they transmit the power generated from these facilities.

Generally, the network of electricity transmission lines running throughout the city is operated by Central Lincoln PUD (see their addendum for more information). These lines may be vulnerable as infrequent natural hazards, like earthquakes, could disrupt service to natural gas consumers across the region.

The city water, wastewater, and stormwater (culvert) systems include the following:

Water Infrastructure

- Water Treatment Plant: 963 Yachats River Road
- Storage tanks:
 - Primary tank, 1.0 MG, east side of Radar Road (ca. 1992)
 - Round tank, 0.2 MG, Radar Road (ca. 1945)
 - Upper tank, 0.01 MG, Horizon Hill Road (ca. 1964)
 - Pressure tank, 1,000-gallon, Horizon Hill Road
 - Blackstone Middle Tank 0.1 MG Gimlet Drive (ca. 2008)
 - Blackstone Upper tank 0.125 MG Horizon Hill Road (ca. 2008)
 - South Tank 0.25 MG Crestline (ca. 2017)
- Pump stations:
 - Radar Road, pumps between the primary tank and round tank
 - Upper Tank pump station used for pressure tank
 - Blackstone Lower pump station
 - Blackstone Middle pump station
 - Blackstone Upper pump station

Wastewater Infrastructure

- Wastewater Treatment Plant: 500 W 7th Street

Stormwater Infrastructure (e.g. Culverts)

- Numerous Critical or Essential culverts (some listed under bridges above)

Cultural and Historic Resources

Historic and cultural resources such as historic structures and landmarks can help to define a community and may also be sources of tourism dollars. Because of their role in defining and supporting the community, protecting these resources from the impact of disasters is important.

The City of Yachats's website offers noteworthy time periods in the community's history.⁴ Before white settlers came to the Yachats area, the coast was inhabited by Native Americans, known as the Alsi and Yahuts tribes. In 1787, Captain Cook, one of the first white people sailing along the Oregon Coast, named Cape Perpetua, an 800-foot cape overlooking the ocean. In 1855, the Coast Range Reservation and Alsea Sub-Agency established a community to be the home to different tribes of Native Americans. In 1871, it noted that the first white child was born in Yachats. In 1875, the Coast Range Reservation and Alsea Sub-Agency was closed when the area was opened to settlement. In 1892, the Oceanview, Benton County Post Office was established in what later became known as the town of Yachats. Vacationers began visiting the Yachats area in the early 1900's. In 1914, the US Forest Service built a narrow road around Cape Perpetua. In 1917, the community was renamed from "Oceanview" to the present name of Yachats. In 1918, soldiers of the Signal Corps were organized at camps in the area to log for spruce used to build airplanes for war efforts. In 1926, the Little Log Church was built to serve the community. The church later became the property of the Lincoln County Historical Society, who eventually turned

⁴ City of Yachats History. [www. http://www.ci.yachats.or.us/Yachats%20History.htm](http://www.ci.yachats.or.us/Yachats%20History.htm)

the church over to the City of Yachats. It is now maintained as the Little Log Church and Museum. In the 1930's, the Roosevelt Memorial Highway, now known as US Highway 101, was completed, opening the coastal area to a greater influx of people. In the 1930's and 40's, the Great Depression and World War II affected the area. Today, Yachats is a lively community home to permanent and seasonal residents, with a vigorous tourist population.

Historic and cultural resources such as historic structures and landmarks can help to define a community and may also be sources of tourism dollars. Because of their role in defining and supporting the community, protecting these resources from the impact of disasters is important. The National Register of Historic Places and the State Historic Preservation Office lists historic sites and properties within the city:⁵

- US Spruce Production Railroad XII, Spur 5, Linear District], 1925
- Ten Mile Creek Bridge, Hwy 101, 1931
- North Fork of the Yachats Bridge, North Fork Yachats River, c.1938
- Cape Perpetua Shelter and Parapet, Waldport Ranger District, 1933
- (35-LNC-73) Trail 804 Midden #3, Address Restricted
- (35-LNC-72) North 804 Midden, Address Restricted
- (35-LNC-66) Yachats Trail 804 Midden, Address Restricted
- (35-LNC-65) Smelt Sands Midden, Address Restricted
- (35-LNC-63) Archeological Site, Address Restricted
- (35-LNC-57) Cape Creek Site, Address Restricted
- (35-LNC-56) Good Fortune Cove Site, Address Restricted
- (35-LNC-55) Good Fortune Point Site, Address Restricted
- (35-LNC-54) Archeological Site, Address Restricted
- (35-LNC-48) Archeological Site, Address Restricted

The following list includes six other sites listed on the State Historic Preservation Office website:

- [House], 10740 Yachats River Rd
- Upper Yachats School, E Hwy 101, c.1920
- Roosevelt Coast Highway, Hwy 101, c.1919
- Little Log Church by the Sea, 328 W 3rd St, 1927
- Alsea Sub-Agency Indian Reservation Headquarters, Hwy 101, 1875
- [House], 2550 N Hwy 101, c.1930

The City of Yachats holds many community events throughout the year, including, but not limited to, the Yachats Guitar Festival, the Yachats Music Festival, Yachats Big Band, the Yachats Farmers Market, various arts and craft shows, the Yachats la de da Parade, Festivities and Fireworks Show, the Yachats Village Mushroom Festival, the Annual Smelt Fry, the Yachats Celtic

⁵ Oregon Historic Sites Database, <http://heritagedata.prd.state.or.us/historic/>, accessed July 17, 2020.

Music Festival, and the Yachats Youth and Families Activities Program, as well as a wide range of restaurants, galleries and shops.⁶

Community Organizations and Programs

Social systems can be defined as community organizations and programs that provide social and community-based services, such as health care or housing assistance, to the public. In planning for natural hazard mitigation, it is important to know what social systems exist within the community because of their existing connections to the public. Often, actions identified by the plan involve communicating with the public or specific subgroups within the population (e.g. elderly, children, low income). The county and cities can use existing social systems as resources for implementing such communication-related activities because these service providers already work directly with the public on several issues, one of which could be natural hazard preparedness and mitigation. The countywide community organizations that are active within the city and county and may be potential partners for implementing mitigation actions can be found in Appendix C: Community Profile.

Lincoln County School District

There are no public schools located within Yachats city limits. However, the Lincoln County School District serves Yachats students through two schools: Crestview Heights Elementary and Waldport High/Middle School. For more information on School District assets see their addendum in Volume III

⁶ City of Yachats Events. <http://www.ci.yachats.or.us/calendar/commons/events.htm>

Hazard Profiles

The following sections briefly describe relevant information for each profiled hazard. More information on Lincoln County hazards and future projections can be found in Volume I, Section 2. Note that these hazards are sorted **alphabetically** and not by hazard tier as determined in the city's Hazard Analysis Matrix (Table YA-2).

In addition, the city incorporates by reference the Oregon Department of Geology and Mineral Industries (DOGAMI) multi-hazard risk assessment (Risk Report, [DOGAMI, O-20-11](#)) for Lincoln County that includes economic and population loss estimates for coastal erosion, Cascadia Subduction Zone earthquake and tsunami, flood, landslide, and wildfire (summarized herein).

Development forecasts are not expected to increase or decrease the impact of the profiled hazards.

Air Quality

The city experiences predominate westerly winds, as such, air quality is not considered to be a hazard within the community.

Coastal Erosion

The Steering Committee rated the city's **probability of occurrence for coastal erosion events as "moderate" and their vulnerability as "low"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 describes the characteristics of coastal erosion hazards, as well as the history, location, extent, and probability of a potential event. Coastal erosion is a natural process that continually affects coastal areas; in Yachats and elsewhere along the Pacific, coastal erosion becomes a hazard when lives and properties are at risk of death, injury, or damage. Coastal erosion is typically a gradual process, which can be greatly accelerated in the event of a storm or climate factors that increase the potential for coastal erosion.

Additional information can be found on the Lincoln County website:
<https://www.co.lincoln.or.us/742/Hazards-Air-Quality>.

Future Climate Projection:

According to OCCRI report "*Future Climate Projections: Lincoln County*" ([Link](#)) the risk of coastal erosion is expected to increase due to sea level rise and changing wave dynamics.

Vulnerability Assessment

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

The county identified areas along Highway 101 that have sustained erosion induced damages. The city can be characterized as consisting of low rock beaches, basalt cliffs and benches overlain by sedimentary uplifted marine terrace deposits along US Highway 101. Additionally, the city has steep hillsides east of Highway 101 and southeast of the Yachats River. The most susceptible area for coastal erosion is along the oceanfront where concentrations of homes, businesses, roads and infrastructure are located. The steering committee identified the area along Ocean View Drive from 6th Street down to the Yachats Recreation Area as experiencing on-going erosion; this road includes major water and sewer lines. The City of Yachats has engaged in projects to mitigate coastal erosion by installing hardened shoreline stabilization in the form of rip-rip, relocating pump stations away from vulnerable locations, and stabilizing banks. The city previously installed rip-rap to protect utilities and streets along the bluffline. Records of other specific events are not available at this time; however, events may have occurred in tandem with previous storms.

Potential community-related impacts, including shoreline reduction, economic (tourism-related) impacts, and property/infrastructural damage, are adequately described within the Volume I, Section 2 of the NHMP. See Map YA-2 for locations of the city's coastal erosion hazard along coastal bluffs on the city's western edge.

The City of Yachats uses the RNKR Environmental Hazards Inventory of Coastal Lincoln County, Oregon as a mapping and reporting tool for coastal erosion. Although not included within this addendum, the coastal erosion hazards map can be obtained through the Planning and Community Development Department at City Hall.

Natural Hazard Risk Report for Lincoln County

The **Risk Report** ([DOGAMI, O-20-11](#)) provides hazard analysis summary tables that identify populations and property within Lincoln County that are vulnerable to coastal erosion. The Risk Report provides a distinct profile for Yachats.

The Risk Report provides an analysis of dune-backed beaches and bluff-backed shorelines to identify the general level of susceptibility due to storm-induced erosion, sea level rise, and subsidence due to CSZ earthquake event. The Risk Report performed an analysis of buildings, including critical facilities, to determine exposure for each community. According to the Risk Report the following resident population and property (public and private) within Yachats may be impacted by profiled coastal erosion scenario (Table YA-4).

Very few people are may be displaced by coastal erosion. These people are expected to have mobility or access issues and/or may have their residences impacted by coastal erosion. Properties that are most vulnerable to the coastal erosion hazard are those that are developed in an area of steep dunes or cliffs. Only a few buildings (residential, commercial, industrial) are exposed to the high coastal erosion hazard zone. The value of exposed buildings is \$325,000 (a fraction of total building value). It is important to note that impact from coastal erosion may vary depending on areas that are impacted during an event.

Table YA-4 Potentially Displaced Residents and Exposed Buildings, Coastal Erosion

Community Overview: Yachats						
Population		Buildings		Critical Facilities	Total Building Value (\$)	
690		1,050		1	160,911,000	
Exposure Analysis: Coastal Erosion High Hazard Scenario						
Potentially Displaced Residents		Exposed Buildings			Exposed Building Value	
Number	Percent	Number	Percent	Critical Facilities	Value (\$)	Percent
2	0.3%	4	0.4%	0	325,000	0.2%

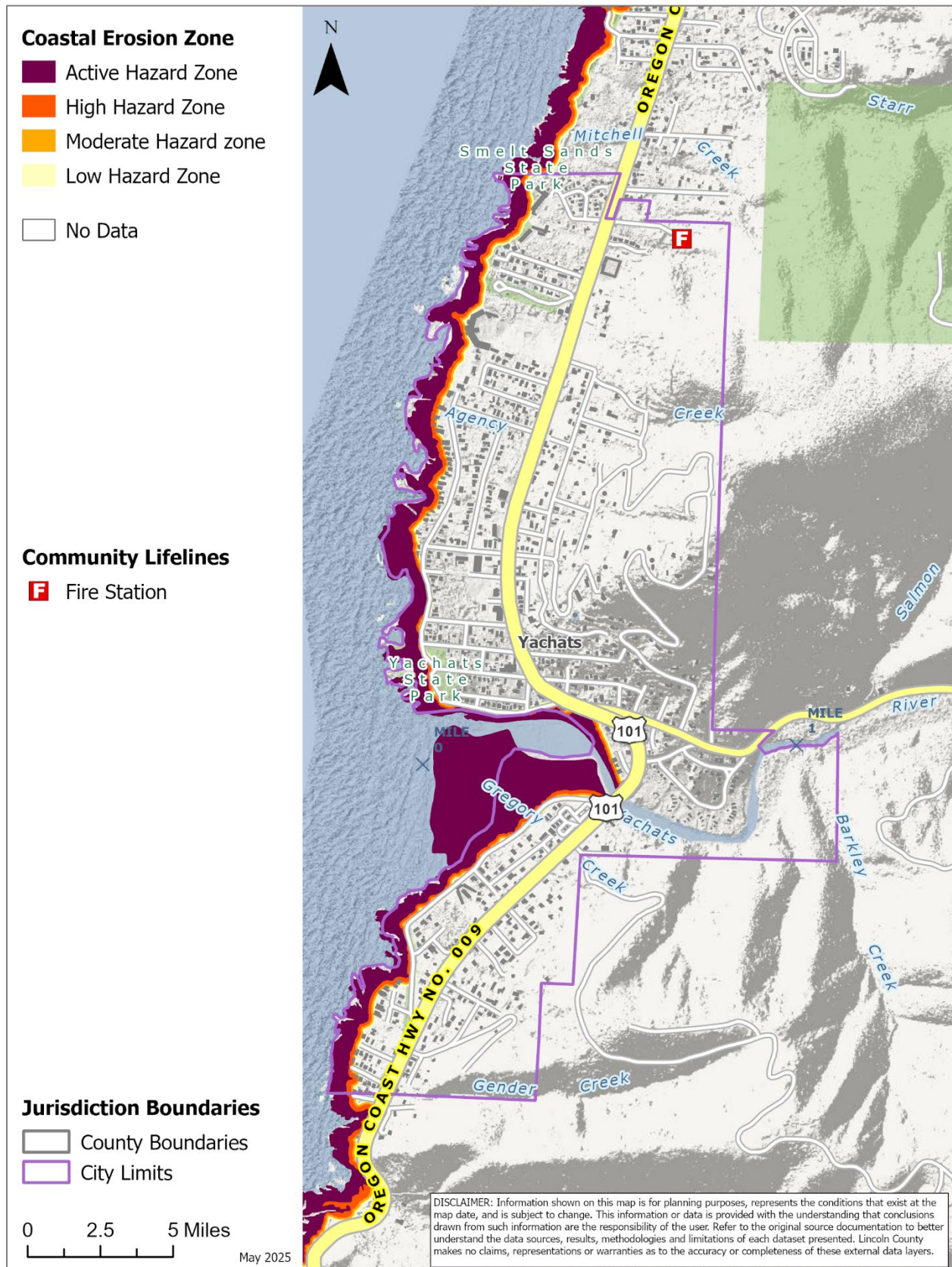
Source: IPRE. Data adapted from DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20. Note: City population based on the 2010 Census population.

Critical Facility Vulnerability⁷

There are no critical facilities exposed to the profiled coastal erosion scenario.

⁷ DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-21.

Map YA-2 Coastal Erosion Hazard



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left

Drought

The Steering Committee rated the city's **probability of occurrence for drought events as "high" and their vulnerability as "high"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of drought hazards, as well as the history, location, extent, and probability of a potential event. Due to a cool, wet climate, past and present weather conditions have generally spared coastal communities from the effects of a drought.

The city is working to protect their water rights on the Yachats River, including the Reedy and Salmon creeks to secure future access and supply (there is some concern in the community that logging within the Salmon Creek Watershed compromises their water availability). Likewise, Yachats has an intergovernmental agreement with the South Lincoln County Water District and the City of Waldport for delivery services in the event of a water-shortage. In addition, Yachats's population expands during the summer tourist season, peaking in July/ August with a tourist population upwards to 400% the normal population of the community (approximately 750); during these period water meter usage expands from about 150 to about 800; the tourism population, in addition to natural population growth, will further strain the existing system. To mitigate water availability the city installed a 250,000-gallon storage tank in 2017 and plans additional water storage projects.

Due to lack of a predictable water supply, the Yachats Steering Committee believes that the impacts of a potential event are much greater for the city than for the county. Although the city has intergovernmental agreements (IGA's) to ensure deliverable water in the event of a water shortage, the South Lincoln County Water District and the City of Waldport have similar contamination concerns as Yachats. Funding was recently secured and emergency treatment machines capable of treating 9,000 gallons per day for drinking water were installed. In addition, the city Public Works Department has an ongoing water main inspection program to prevent the loss of water due to leaks. The city also has long range plans to construct a series of reservoirs with water storage capacity of up to 500,000 gallons (one 250,000-gallon tank completed in 2017). The city has a Water Management and Conservation Plan and program in place (Section 7 of their Water System Master Plan). In addition to reduced water supplies, a drought will increase the chances of wildfire and significantly reduce tourism activities. If hotels and rental houses, for example, are unable to accommodate guests, the city's economy would greatly suffer.

The city currently has water rights from four (4) surface water sources: Yachats River, Cape Creek, Reedy Creek, and Salmon Creek.⁸ The city's water rights to the Yachats River are subservient, limiting their priority and availability. Additionally, Cape Creek rarely maintains summer flow and accessing it would be both technically challenging and financially burdensome for the city. Water from the city reservoirs is treated at the water treatment facility that can

⁸ [Yachats Water Master Plan](#), 2001.

treat up to 0.50 million gallons per day (mgd) or 350 gallons per minute. Following treatment water flows via water transmission mains to four water storage reservoirs (combined 1.21 million gallons capacity) in the northern half of the city at elevations ranging from 210 to 545 feet. Most of the system utilizes 6- or larger diameter pipes. There are two pump stations that boost pressure to higher elevations. The city has enough capacity to meet current and anticipated future demand.

Future Climate Projection:

According to OCCRI report “*Future Climate Projections: Lincoln County*” ([Link](#)) the probability of future drought conditions (low summer soil moisture, low spring snowpack, low summer runoff, low summer precipitation, and high summer evaporation) is expected to be more frequent by the 2050s.

Vulnerability Assessment

No development or population changes affected the jurisdiction’s overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

Due to insufficient data and resources, a quantitative risk assessment or exposure analysis for this hazard cannot currently be performed. State-wide droughts have historically occurred in Oregon, and as it is a region-wide phenomenon, all residents are equally at risk. Structural damage from drought is not expected; rather the risks apply to humans and resources. Industries important to the City of Yachats’s local economy such as fishing have historically been affected, and any future droughts would have tangible economic and potentially human impacts.

In addition to reduced water supplies, a drought will increase the chances of wildfire and significantly reduce tourism activities. If hotels, for example, are unable to accommodate guests, the city’s economy would greatly suffer.

Earthquake

The Steering Committee rated the city’s **probability of occurrence for Cascadia Subduction Zone (CSZ) Earthquake events as “moderate” and their vulnerability as “high”**. *These ratings have not changed since the previous NHMP.*

The Steering Committee rated the city’s **probability of occurrence for crustal earthquake events as “moderate” and their vulnerability as “moderate”**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County’s NHMP adequately describes the causes and characteristics of earthquake hazards, as well as the history, location, extent, and probability of a potential event. Earthquake-induced damages are difficult to predict, and depend on the size, type, and location of the earthquake, as well as site-specific building and soil characteristics. Presently, it is not possible to accurately forecast the location or size of earthquakes, but it is possible to predict the behavior of soil at any site. In many major earthquakes, damages have primarily been caused by the behavior of the soil.

Additional information can be found on the Lincoln County website:
<https://www.co.lincoln.or.us/749/Hazards-Earthquake>

The Pacific Northwest experienced a subduction zone earthquake estimated at magnitude 9 on January 26, 1700. The earthquake generated a tsunami that caused damage as far away as Japan. Cascadia subduction zone earthquakes and associated tsunamis have occurred on average every 500 years over the last 3,500 years in the Pacific Northwest. The time between events has been as short as 100 to 200 years and as long as 1,000 years. The geologic record indicates that over the last 10,000 years approximately 42 tsunamis have been generated off the Oregon Coast in connection to ruptures of the CSZ (19 of the events were full-margin ruptures and arrived approximately 15-20 minutes after the earthquake).⁹

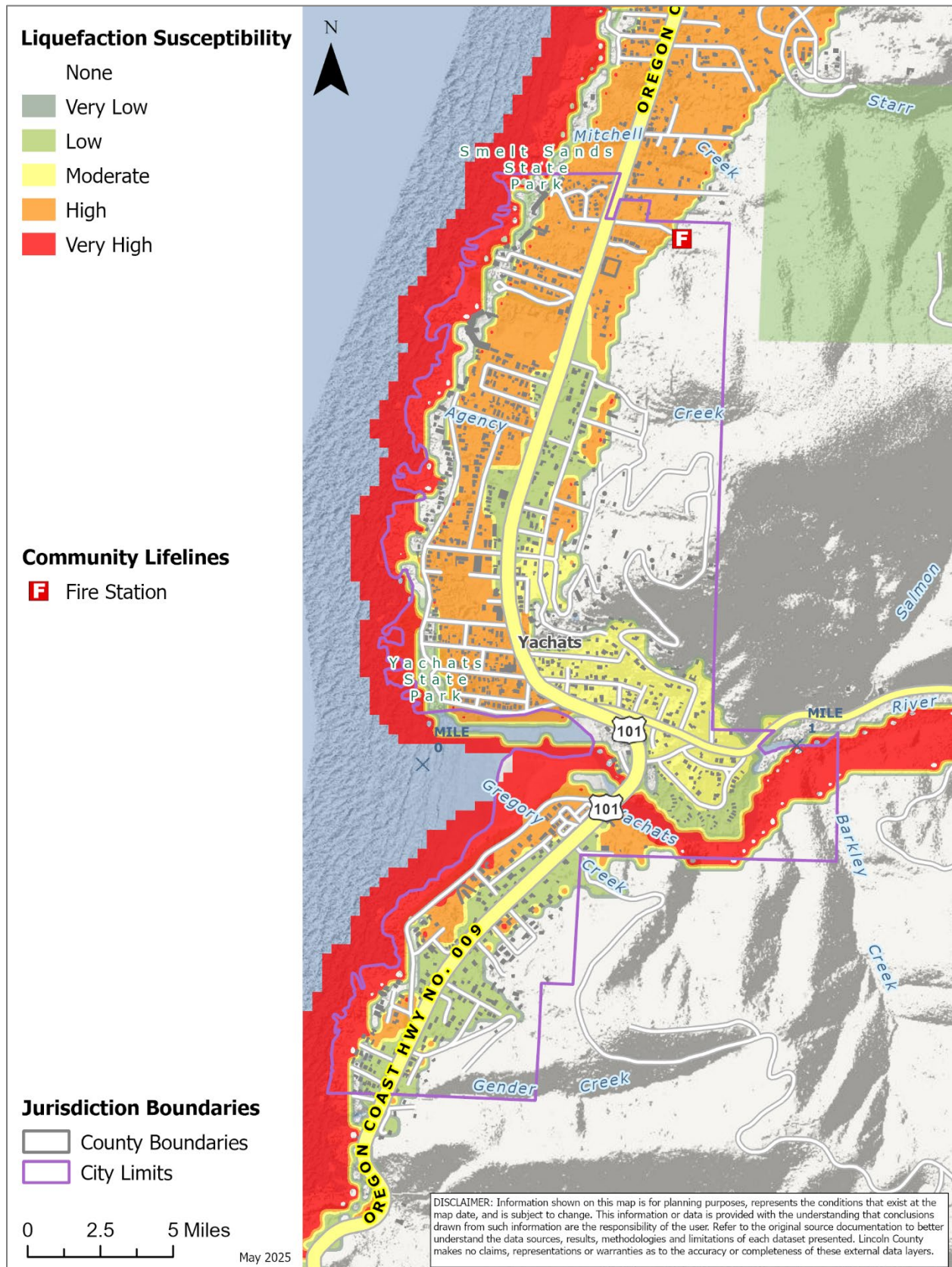
The Oregon Department of Geology and Mineral Industries (DOGAMI), in partnership with other state and federal agencies, has undertaken a rigorous program in Oregon to identify seismic hazards, including active fault identification, bedrock shaking, tsunami inundation zones, ground motion amplification, liquefaction, and earthquake induced landslides.

The city faces several earthquake-related risks, including soft soil and liquefaction hazards (Map YA-3) and a moderate to very high probability over the next 50 years of experiencing shaking strong enough to damage weak buildings (Map YA-4).

- Liquefaction risk is highest along the waterfront and ocean cliffs, where soft, wet soils can lose strength during shaking.
- Damaging shaking—strong enough to affect weak buildings—is more likely near the coast and river areas.
- Inland areas generally face lower liquefaction risk.

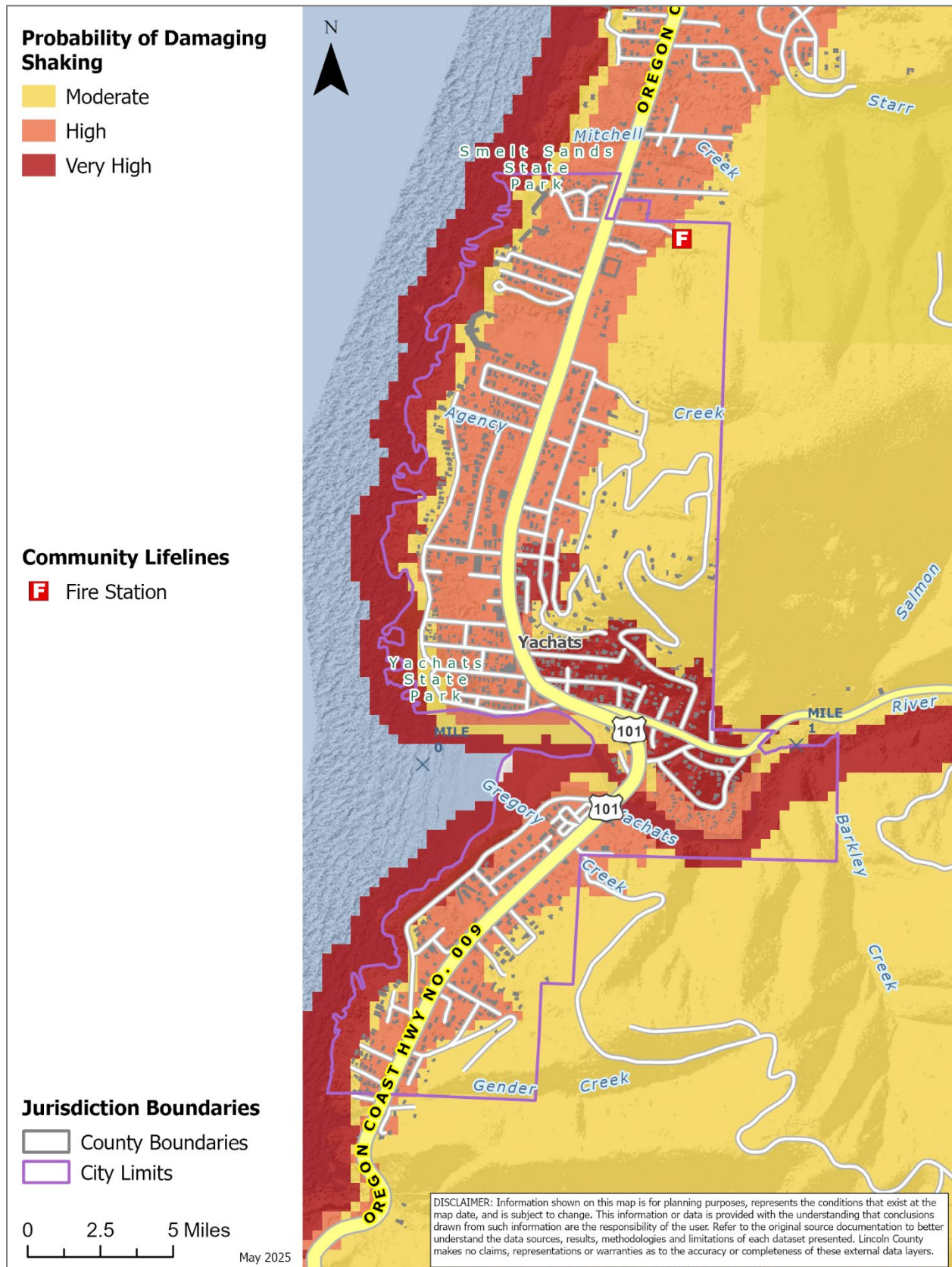
⁹ DLCD. *Oregon State Natural Hazard Mitigation Plan*. 2020 (Draft).

Map YA-3 Earthquake Liquefaction (Soft Soil) Hazard and Active Faults



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

Map YA-4 Probability of Damaging Shaking



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

Vulnerability Assessment

See *Earthquake and tsunami impact analysis for coastal Lincoln County, Oregon* (2021, [O-21-02](#)) and *Earthquake and tsunami impact analysis for the Oregon coast* (2025, [O-25-01](#)) for additional information.

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

The city's concentrated population and resources, as well as the soil characteristics and relative earthquake hazards described above are cause for significant effort toward mitigating the earthquake hazard. The city's infrastructure is highly vulnerable to a severe earthquake event. Sewer lines, water lines, power lines, water and sewer treatment systems, and City Hall were identified by the steering committee as vulnerable assets. The city would also expect damage to roads following a CSZ event, as well as deaths and severe injuries region wide. Education and outreach regarding the CSZ is an on-going endeavor in Yachats.

To help communities better prepare for earthquakes, DOGAMI released the Oregon Seismic Hazard Database in 2021.¹⁰ This resource includes maps showing where earthquake-related hazards like ground shaking and ground movement are most likely. The data includes representations of the strongest shaking and damage that could happen in rare (1-in-2,475-year event) but severe earthquakes (Map YA-5), expected shaking and damage from large Cascadia subduction zone earthquakes (Map YA-6), and the chance of experiencing shaking strong enough to damage buildings (Map YA-4). The extent of the damage to structures and injury and death to people will depend upon the type of earthquake, proximity to the epicenter and the magnitude and duration of the event.

2007 Rapid Visual Survey

Building codes were implemented in Oregon in the 1970s, however, stricter standards did not take effect until 1991 and early 2000s. As noted in the community characteristics section (Table YA-3), approximately 63% of residential buildings were built prior to 1990, which increases the city's vulnerability to the earthquake hazard. Information on specific public buildings' (schools and public safety) estimated seismic resistance was determined for Lincoln County by DOGAMI in 2007. The only facility evaluated by DOGAMI was the former Yachats RFPD building at 217 W 2nd Street. For more information click this link [O-07-02](#).

¹⁰Oregon Department of Geology and Mineral Industries (DOGAMI). (2021). Oregon Seismic Hazard Database, Release 1.0 (OSHD-1). By Ian P. Madin, Jon J. Franczyk, John M. Bauer, and Carlie J.M. Azzopardi. Available at: <https://pubs.oregon.gov/dogami/dds/p-OSHD-1.htm>

Table YA-5 Potentially Displaced Residents and Exposed Buildings, Earthquake

Community Overview: Yachats						
Population		Buildings		Critical Facilities	Total Building Value (\$)	
690		1,050		1	160,911,000	
Exposure Analysis: Earthquake CSZ M9.0 (Deterministic) Scenario						
Potentially Displaced Residents		Damaged Buildings			Exposed Building Value	
Number	Percent	Number	Percent	Critical Facilities	Loss Estimate (\$)	Loss Ratio
125	18.1%	289	27.5%	1	35,498,000	22.1%
Exposure Analysis (within Tsunami Zone - Medium)						
6	0.9%	32	3.0%	0	6,089,000	3.8%
Total Exposure						
131	19.0%	321	30.6%	1	41,587,000	25.8%

Source: IPRE. Data adapted from DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20. Note: City population based on the 2010 Census population.

Critical Facility Vulnerability¹¹

- Yachats Fire Station and South Lincoln Ambulance Service (Fire District)

Note 1: It is expected that bridges in the area may be impassable by vehicles for over 24 months. As such bringing resources into Yachats by sea and air will be necessary.

Note 2: The city also expects city hall and their water treatment and wastewater treatment plants and systems to be impacted by earthquake.

Natural Hazard Risk Report for Lincoln County

The Risk Report ([DOGAMI, O-20-11](#)) provides hazard analysis summary tables that identify populations and property within Lincoln County that are vulnerable to earthquake. The Risk Report provides a distinct profile for Yachats.

According to the Risk Report the following resident population and property (public and private) within the study area may be impacted by the profiled magnitude 9.0 Cascadia Subduction Zone (CSZ) event. *Note: Due to the simultaneous nature of a CSZ earthquake and tsunami, loss estimates have been separated in the following tables to avoid double counting. Building losses within the tsunami zone are considered total. See the tsunami section for additional information.*

The Risk Report performed an analysis of buildings, including critical facilities, to determine exposure for each community. According to the Risk Report the following resident population and property (public and private) within Yachats may be impacted by the profiled earthquake scenarios (Table YA-5). *Note: Due to the simultaneous nature of a CSZ earthquake and tsunami, loss estimates have been separated in the following tables to avoid double counting. Building*

¹¹ Ibid, Table A-21.

*losses within the tsunami zone are considered total. See the tsunami section for additional information.*¹²

Approximately 19% of the city's population (131 people) may be displaced by a magnitude 9.0 CSZ earthquake and tsunami event. Of those, approximately less than 1% will be impacted by the accompanying tsunami. *Note: The data does not include potentially impacted visitor populations that may be lodging or at a public venue during a CSZ earthquake and tsunami event.*

Earthquakes will impact every building in the city, to some degree, by a CSZ magnitude 9.0 earthquake and tsunami. Building damage (loss) estimates are reported for buildings expected to be damaged by the earthquake outside of the tsunami inundation zone (medium-sized).

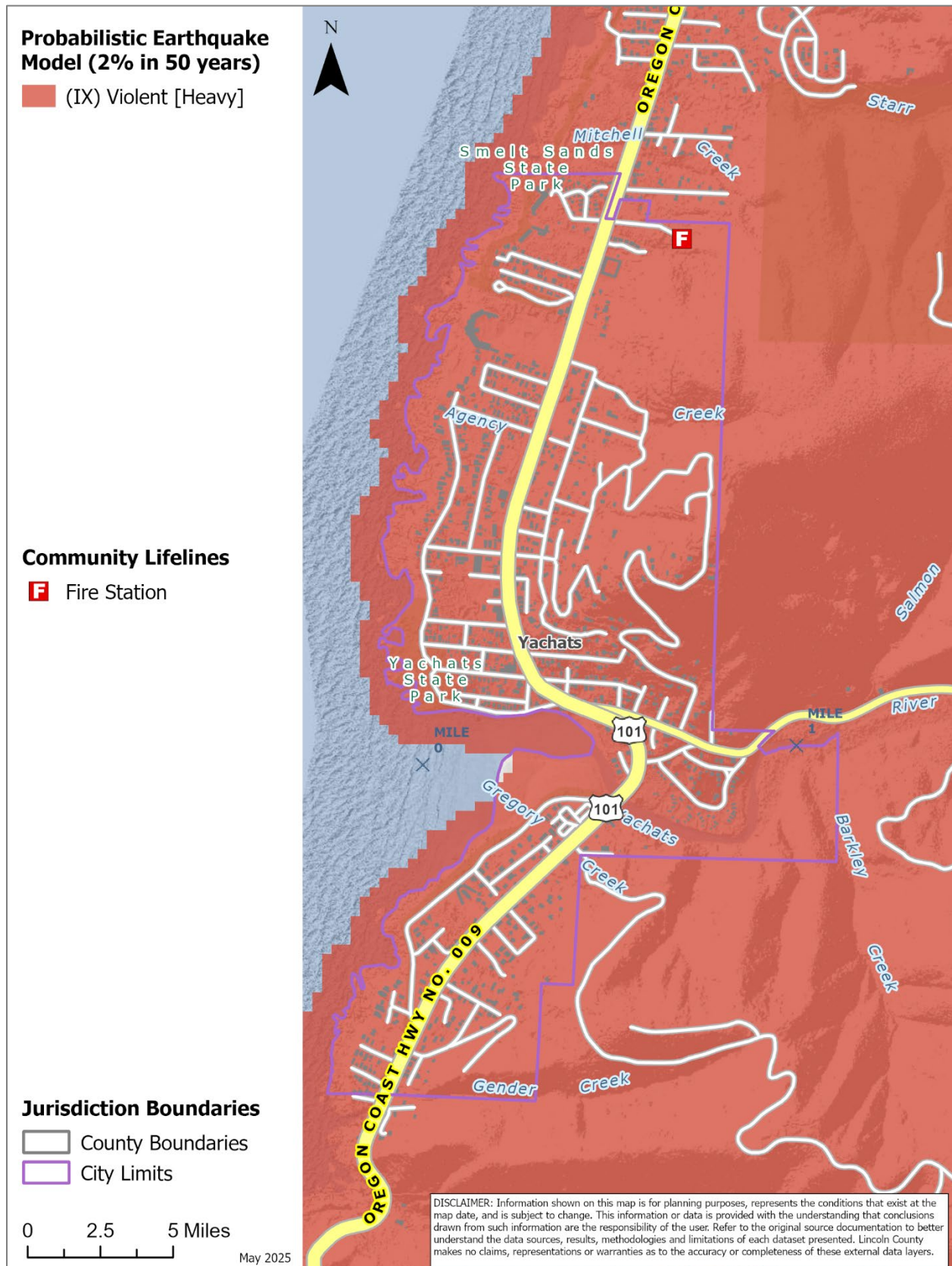
Additional exposure information is provided for buildings within the tsunami inundation zone to obtain the combined total damage (loss) estimate. Buildings reported as "damaged" in the area *outside* the tsunami zone include yellow tagged (extensive, limited habitability) and red tagged (complete, uninhabitable) buildings, while 100% of buildings exposed *inside* the tsunami inundation area are considered "damaged" (complete, uninhabitable). The city has 321 buildings that are expected to be damaged by the CSZ earthquake and tsunami event. The combined (earthquake and tsunami) value of building damage losses are \$41.6 million.

The Risk Report estimated losses show that the age of the building stock is the primary metric of earthquake vulnerability. Communities with older building stock are expected to have higher losses. However, if buildings were retrofitted to at least "moderate code" standards the impact of the event would be reduced. The Risk Report concludes that loss estimates for the city drop from 22% to 16% (\$10.5 million decrease in loss) when all buildings are upgraded to at least moderate code level.¹³ *Note: earthquake vulnerability retrofit benefits are minimized in areas of liquefaction and landslide where additional geotechnical mitigation would be needed.*

¹² DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20.

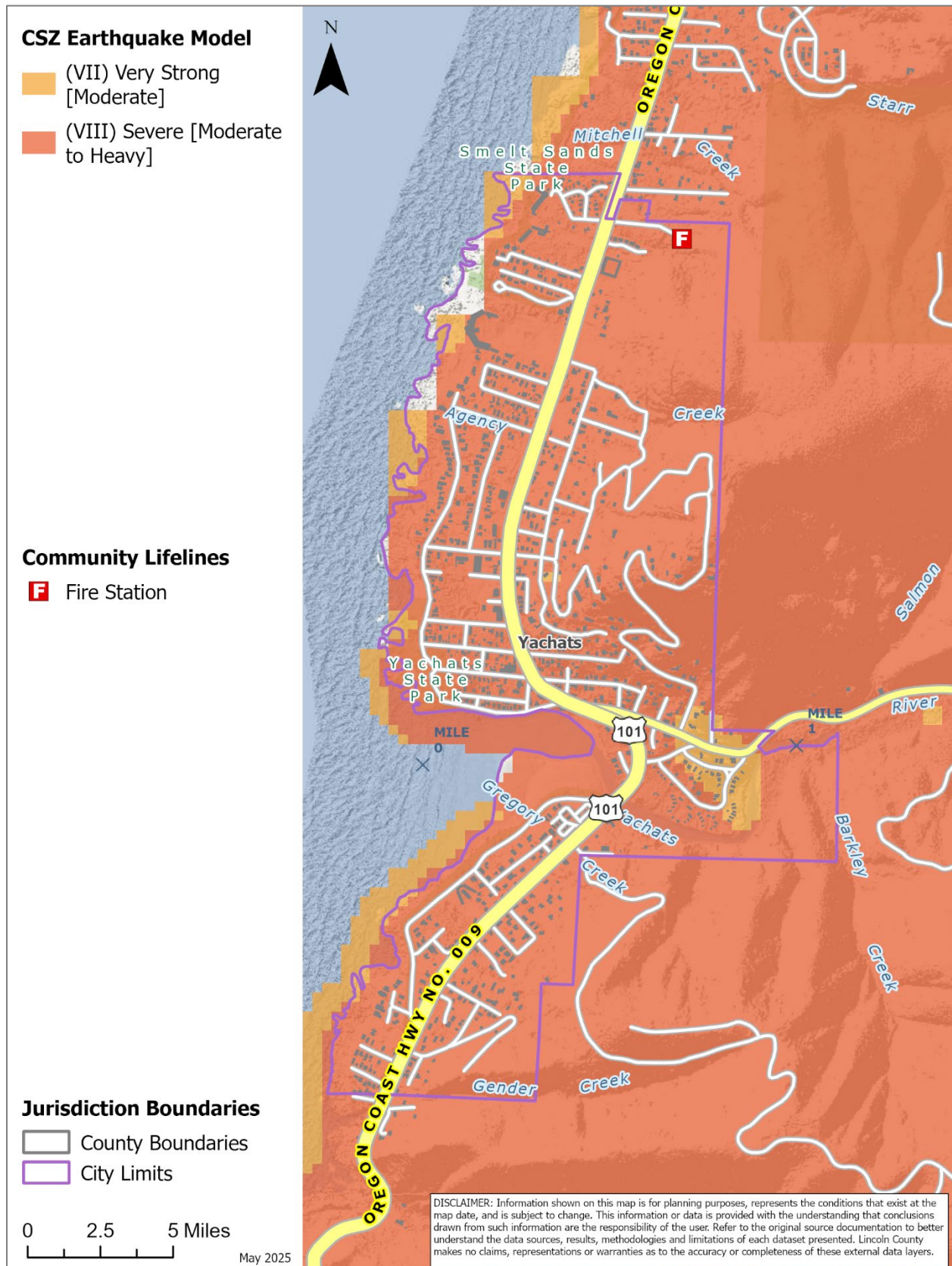
¹³ DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table B-2.

Map YA-5 Perceived Shaking and Damage Potential, Probabilistic Earthquake Model



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left..

Map YA-6 Perceived Shaking and Damage Potential, CSZ Earthquake Model



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

Tsunami

The Steering Committee rated the city's **probability of occurrence for a local tsunami events as "moderate" and their vulnerability as "high"**. *These ratings have not changed since the previous NHMP.*

The Steering Committee rated the city's **probability of occurrence for distant tsunami events as "moderate" and their vulnerability as "low"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of tsunami hazards, as well as the history, location, extent, and probability of a potential event. The Pacific Northwest experienced a subduction zone earthquake estimated at magnitude 9 on January 26, 1700. The earthquake generated a tsunami that caused damage as far away as Japan. Cascadia subduction zone earthquakes and associated tsunamis have occurred on average every 500 years over the last 3,500 years in the Pacific Northwest. The time between events has been as short as 100 to 200 years and as long as 1,000 years. The geologic record indicates that over the last 10,000 years approximately 42 tsunamis have been generated off the Oregon Coast in connection to ruptures of the CSZ (19 of the events were full-margin ruptures and arrived approximately 15-20 minutes after the earthquake).¹⁴ Distant tsunamis happen more regularly than CSZ related local tsunamis.

Additional information can be found on the Lincoln County website:
<https://www.co.lincoln.or.us/772/Hazards-Tsunamis>

It is difficult to predict when the next tsunami will occur. According to the Oregon NHMP the coast has experienced 25 distant tsunamis in the last 145 years with only three causing measurable damage. Thus, the average recurrence interval for tsunamis on the Oregon coast from distant sources would be about six (6) years. However, the time interval between events has been as little as one year and as much as 73 years. Since only a few tsunamis caused measurable damage, a recurrence interval for distant tsunamis does not have much meaning for the city.

A 9.0 magnitude earthquake originating from Japan caused approximately \$7.1 million worth of damages along the Oregon Coast. Particularly, there was extensive damage to the Port of Brookings (Curry County; \$6.7 million), as well as the Port of Depoe Bay (Lincoln County; \$182,000), and Charleston Harbor (Coos County; \$200,000); Salmon Harbor on Winchester Bay (Douglas County) and the South Beach Marina in Newport (Lincoln County) were also affected. On March 15, 2011 Governor Kitzhaber declared a State of Emergency was declared by an Executive Order in Curry County. Approximately 40% of all docks at the Port of Brookings were destroyed or rendered unusable (including a dock leased by the U.S. Coast Guard) compromising commercial fishing and U.S. Coast Guard operations. Along the Oregon Coast local official activated the Emergency Alert System and sirens, implemented "reverse 9-1-1" and conducted door-to-door notices to evacuate people from the tsunami inundation zone. Local governments

¹⁴ Oregon Natural Hazard Mitigation Plan. Department of Land Conservation and Development. 2015

activate their Emergency Operations Centers and the state activated its Emergency Coordination Center.

In 1995, the Department of Geology and Mineral Industries (DOGAMI) conducted an analysis resulting in extensive mapping along the Oregon Coast. The maps depict the expected inundation for tsunamis produced by a magnitude 8.8 to 8.9 undersea earthquake. The tsunami maps were produced to help implement Senate Bill 379 (SB 379); digitized in 2014 ([O-14-09](#)). SB 379, implemented as Oregon Revised Statutes (ORS) 455.446 and 455.447, and Oregon Administrative Rules (OAR) 632-005, limit construction of new essential facilities and special occupancy structures in tsunami flooding zones. Map YA-7 shows the tsunami inundation indicating that much of the residential development west of Highway 101 is impacted by tsunami inundation. Note: HB 3309 (2019) effective January 1, 2020 repealed the ban on building “new essential facilities, hazardous facilities, major structures, and special occupancy structures” inside the tsunami inundation zone (SB 379 line):¹⁵

Tsunami inundation maps were created by the Department of Geology and Mineral Industries (DOGAMI) to be used for emergency response planning for coastal communities. Maps were created for local and distant source tsunami events. The local source tsunami inundation maps display the output of computer modeling showing five tsunami event scenarios shown as “T-shirt” sizes S, M, L, XL, and XXL (Map YA-7). The distant source tsunami inundation maps show the potential impacts of tsunamis generated by earthquakes along the “Ring of Fire” (the Circum-Pacific belt, the zone of earthquake activity surrounding the Pacific Ocean). The distant tsunami inundation maps model the 1964 Prince William Sound event (Alaska M9.2 and a hypothetical Alaska Maximum event scenario; only the Alaska Maximum Wet/ Dry Zone is shown within the [Oregon Explorer: Map Viewer](#). Both the local and distant source tsunami inundation maps show simulated wave heights and inundation extents for the various scenarios.

For more information on the regulatory and non-regulatory maps visit the Oregon Tsunami Clearinghouse resource library:

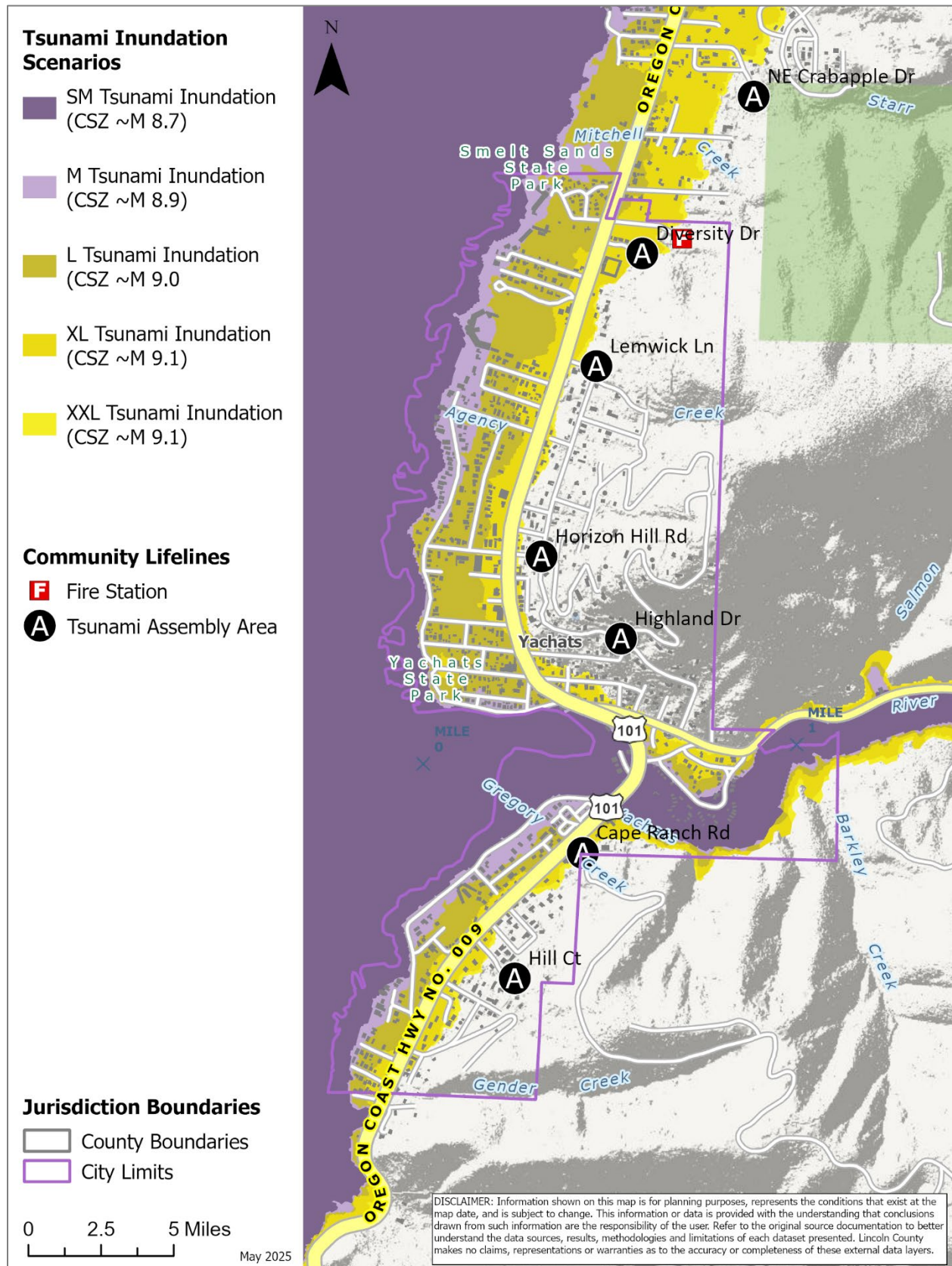
Regulatory (SB 379) - <http://www.oregongeology.org/tsuclearinghouse/pubs-regmaps.htm>
(Note: HB 3309, effective January 1, 2020, repealed ban on building essential facilities within the tsunami inundation zone, SB 379 line.)

Non-Regulatory Tsunami-Inundation Maps:
<http://www.oregongeology.org/tsuclearinghouse/pubs-inumaps.htm>

Evacuation maps (brochures) are available for the populated areas of Lincoln County. The Department of Geology and Mineral Industries (DOGAMI) developed the evacuation zones in consultation with local officials; local officials developed the routes that were reviewed by the Oregon Department of Emergency Management (OEM). The maps show the worst-case scenario for a local source and distant source tsunami event and are not intended for land-use planning or engineering purposes.

¹⁵ Oregon Legislature. HB 3309 (2019).
<https://olis.oregonlegislature.gov/liz/2019R1/Downloads/MeasureDocument/HB3309/Enrolled>

Map YA-7 Tsunami Inundation Scenarios



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

For more information on the evacuation brochures visit the Oregon Tsunami Clearinghouse resource library:

<http://www.oregongeology.org/tsuclearinghouse/pubs-evacbro.htm>

A free application is also available that displays the evacuation routes in coastal areas of Oregon:

http://www.nanoos.org/mobile/tsunami_evac_app.php

Vulnerability Assessment

See *Earthquake and tsunami impact analysis for coastal Lincoln County, Oregon* (2021, [O-21-02](#)) and *Earthquake and tsunami impact analysis for the Oregon coast* (2025, [O-25-01](#)) for additional information.

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

In 2013, DOGAMI produced new Tsunami Inundation Maps (TIMs) for the entire Oregon coast. The TIMs identify both local and distant Tsunami Inundation Zones (TIZs) by event size. The maps also tabulate the affected buildings located within the local and distant source tsunami inundation zones. The Risk Report section below provides detailed information on the impact to the city from a CSZ earthquake and medium tsunami.

When the tourist population swells, many are spending time at accommodations, facilities, or along the beach/bluff-line in these vulnerable locations. An existing assisted living facility (Sea Aire Assisted Living Facility, 1882 Hwy 101 N) is located on the eastern fringe of the tsunami inundation zone. Additionally, the city water and wastewater treatment plants and city hall are among the buildings within the local source tsunami inundations zone. Severe damage could occur to low-lying areas of the city, including roads, bridges, communication systems, and infrastructure within Yachats, among other assets described in the county's plan. The City of Yachats recognizes the importance of continuing education and outreach, especially to the transient populations (i.e., tourists), and plans to implement greater outreach in the future. The city utilizes a reverse 911 service as the tsunami warning system; rental houses are notified if a land line is present.

As shown in Table YA-3 there are about 23 manufactured housing units (mobile homes) in Yachats. Manufactured homes built prior to 2003 are subject to slipping off their foundations potentially compromising the occupants' ability to exit. The compromised egress may hinder timely evacuation.

Population vulnerability is characterized in terms of exposure, demographic sensitivity, and short-term resilience of at-risk individuals. Nate Wood, et al. (USGS) performed a cluster analysis of the data for coastal communities in the Pacific Northwest to identify the most vulnerable communities in the region.¹⁶ Wood, et al. conducted a comprehensive analysis to derive overall

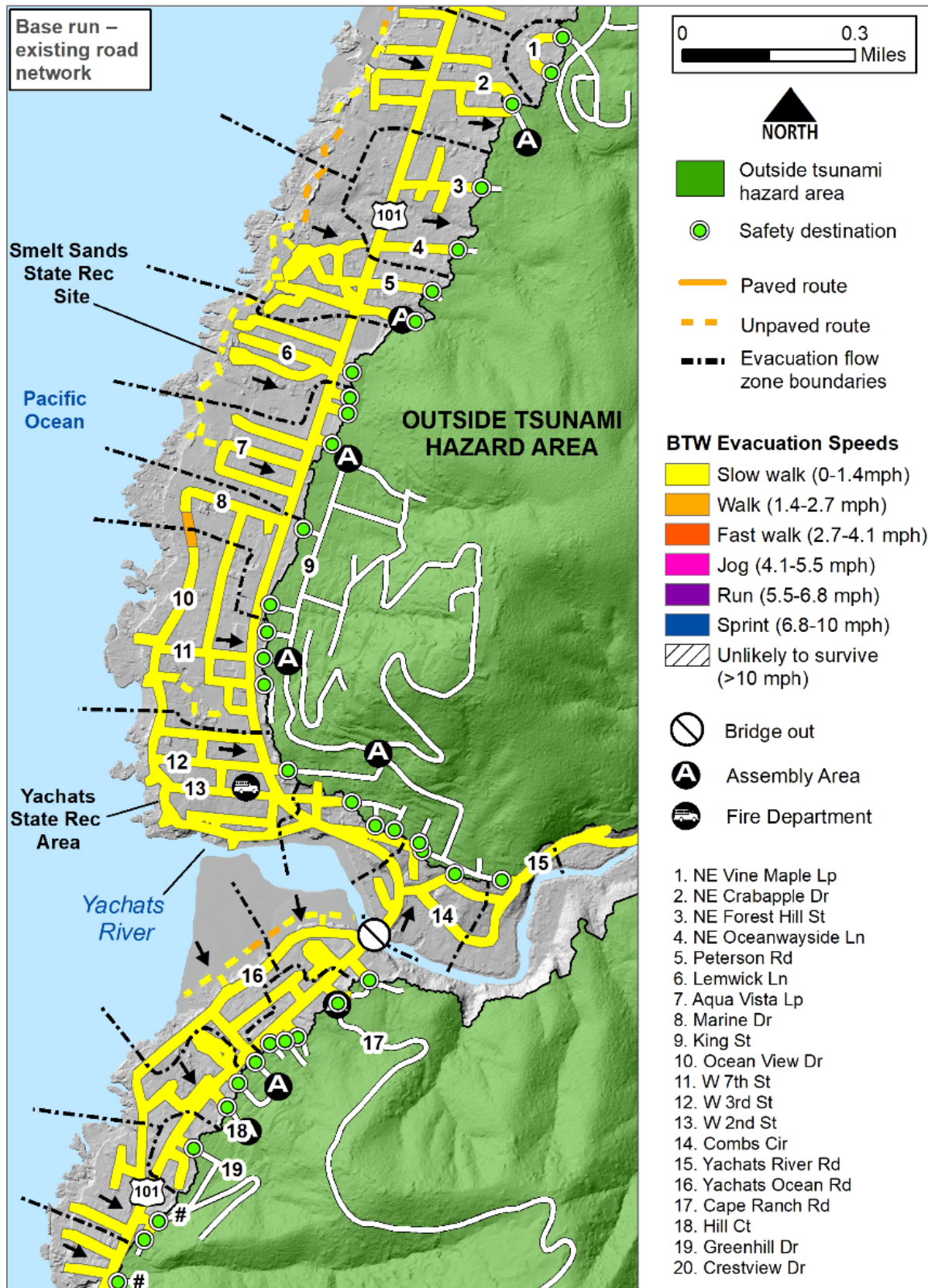
¹⁶ Nathan J. Wood, Jeanne Jones, Seth Spielman, and Mathew C. Schmidlein. "Community clusters of tsunami vulnerability in the US Pacific Northwest", PNAS 2015 112 (17) 5354-5359.

community clusters based on (1) the number of people and businesses in the tsunami hazard zone, (2) the demographic characteristics of residents in the zone, and (3) the number of people and businesses that may have insufficient time to evacuate based on slow and fast walking speeds. According to the study Lincoln County (including Yachats) has relatively low numbers of “residents, employees, or customer-heavy businesses” inside the tsunami hazard zones and will likely have enough time to reach high ground before a tsunami wave arrives.

In 2019, DOGAMI published a tsunami evacuation analysis using the XXL inundation zone which covers the largest CSZ event likely to occur based on the historical record.¹⁷ Safety is reached when evacuees have reached “high ground”, or 20 feet beyond the limit of tsunami inundation. An analysis was conducted for Yachats. According to the model the first waves arrive along the open coast 26 minutes after the start of earthquake shaking with most of Yachats inundated about 4 minutes later. North Yachats from Camp One to Starr Creek Dr is expected to be completely inundated under the XXL tsunami inundation scenario. High ground is generally accessible at a slow walking speed of 2 feet per second (fps) or 1.4 mph. Evacuees closer to the ocean (Ocean View Dr and Yachats Ocean Rd) will need to move faster in order to beat the wave and make it to high ground (Map YA-8). It is expected that the Yachats River Bridge will fail, and that north and south parts of Yachats will be disconnected during a tsunami. Prompt evacuation, knowledge of the route, signage, and alternative route designation due landslide activity is necessary to improve evacuation speeds. For details see *Tsunami evacuation analysis of Lincoln City and unincorporated Lincoln County: Building community resilience on the Oregon coast* (DOGAMI, 2019, [O-19-06](#)).

¹⁷ DOGAMI, Open-File Report O-19-06.

Map YA-8 Beat the Wave modeling (CSZ earthquake XXL inundation zone)



Source: DOGAMI, Open-File Report O-19-06.

Natural Hazard Risk Report for Lincoln County

The Risk Report (DOGAMI, O-20-11) provides hazard analysis summary tables that identify populations and property within Lincoln County that are vulnerable to tsunami. The Risk Report provides a distinct profile for Yachats.

The Risk Report performed an analysis of buildings, including critical facilities, to determine exposure for each community. According to the Risk Report the following resident population and property (public and private) within Yachats may be impacted by the profiled tsunami scenario (Table YA-6).

About 12% the city’s population (85 people) may be displaced by a magnitude 9.0 CSZ tsunami event (note there are additional people that will be displaced by the earthquake). This is fewer people than those exposed within the Senate Bill 379 line (215 people). *Note: The data does not include potentially impacted visitor populations that may be lodging or at a public venue during a CSZ earthquake and tsunami event.* Building damage (loss) estimates are reported for buildings expected to be damaged by the tsunami inundation zone (medium-sized and SB 379). All 169 buildings exposed *inside* the tsunami inundation area are considered “damaged” (complete, uninhabitable); the number of buildings damaged is higher under the SB 379 scenario (408 buildings).

Table YA-6 Potentially Displaced Residents and Exposed Buildings, Tsunami

Community Overview: Yachats						
Population		Buildings		Critical Facilities	Total Building Value (\$)	
690		1,050		1	160,911,000	
Exposure Analysis: Tsunami CSZ M9.0 (Deterministic) Scenario						
Potentially Displaced Residents		Exposed Buildings			Exposed Building Value	
Number	Percent	Number	Percent	Critical Facilities	Value (\$)	Percent
85	12.3%	169	16.1%	0	37,266,000	23.2%
Exposure Analysis: Tsunami SB 379 Regulatory Line						
215	31.2%	408	38.9%	0	67,112,000	41.7%

Source: IPRE. Data adapted from DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20. Note: City population based on the 2010 Census population.

Critical Facility Vulnerability¹⁸

There are no critical facilities exposed to the profiled tsunami inundation scenario.

Note 1: Although critical facilities are not exposed to the profiled tsunami scenarios it is expected that bridges in the area may be impassable by vehicles for over 24 months. As such bringing resources into Yachats by sea and air will be necessary.

¹⁸ DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-21.

Note 2: The city expects city hall and their water treatment and wastewater treatment plants and systems to be impacted by the M (water treatment plant) and XXL tsunami inundation scenarios (city hall and wastewater treatment plant).

For more information, see the following DOGAMI reports:

- Tsunami evacuation analysis of Yachats and unincorporated Lincoln County: Building community resilience on the Oregon coast (2019, [O-19-06](#))

Earthquake and Tsunami Impact Analysis

DOGAMI developed two Earthquake and Tsunami Impact Analysis for Coastal Lincoln County, Oregon ([O-21-02](#)) and Earthquake and Tsunami Impact Analysis for the Oregon Coast ([O-25-01](#)) include economic and population impact assessments for the city. The model's results show the following building loss estimates from a Cascadia Subduction Zone (deterministic) magnitude 9.0 earthquake:

Table YA-7 Earthquake and Tsunami Impact Analysis

Resident Population (Total)	819		
Temporary Population (Total)*	2,143		
	M1	L1	XXL1
Earthquake Injuries:	60	60	60
Tsunami injuries (Permanent + Temporary):			
Tsunami fatalities (Permanent):			
Tsunami fatalities (Temporary @ 100% occupancy):			
Displaced population (P):	180	400	590
Displaced population (P+T):	980	1,910	2,380
Numbers of buildings in tsunami zone	171	566	772
Building replacement cost (millions)	\$56.4	\$124.7	\$182.4
Debris weight (tons)	5,698	23,281	47,086

Source: IPRE. Data adapted from DOGAMI, Open-File Report O-25-01, Earthquake and Tsunami Impact Analysis for the Oregon Coast (2025). Note: Estimates of the permanent population in the tsunami inundation zone are derived from U.S. Census data collected in 2020 and ACS data maintained by the U.S. Census Bureau. * - Assumes 100% occupancy of second homes, vacation rentals, condominium units, bed and breakfast facilities, hotels, motels, and campgrounds.

Flood

The Steering Committee rated the city's **probability of occurrence for riverine flood events as "high" and their vulnerability as "moderate"**. *These ratings have not changed since the previous NHMP.*

The Steering Committee rated the city's **probability of occurrence for coastal flood events as "high" and their vulnerability as "moderate"** (which is the same as the County's Rating). *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of coastal and riverine flood hazards, as well as the history, location, extent, and probability of a potential event.

Additional information can be found on the Lincoln County website:

<https://www.co.lincoln.or.us/757/Hazards-Flooding-River-Levels>

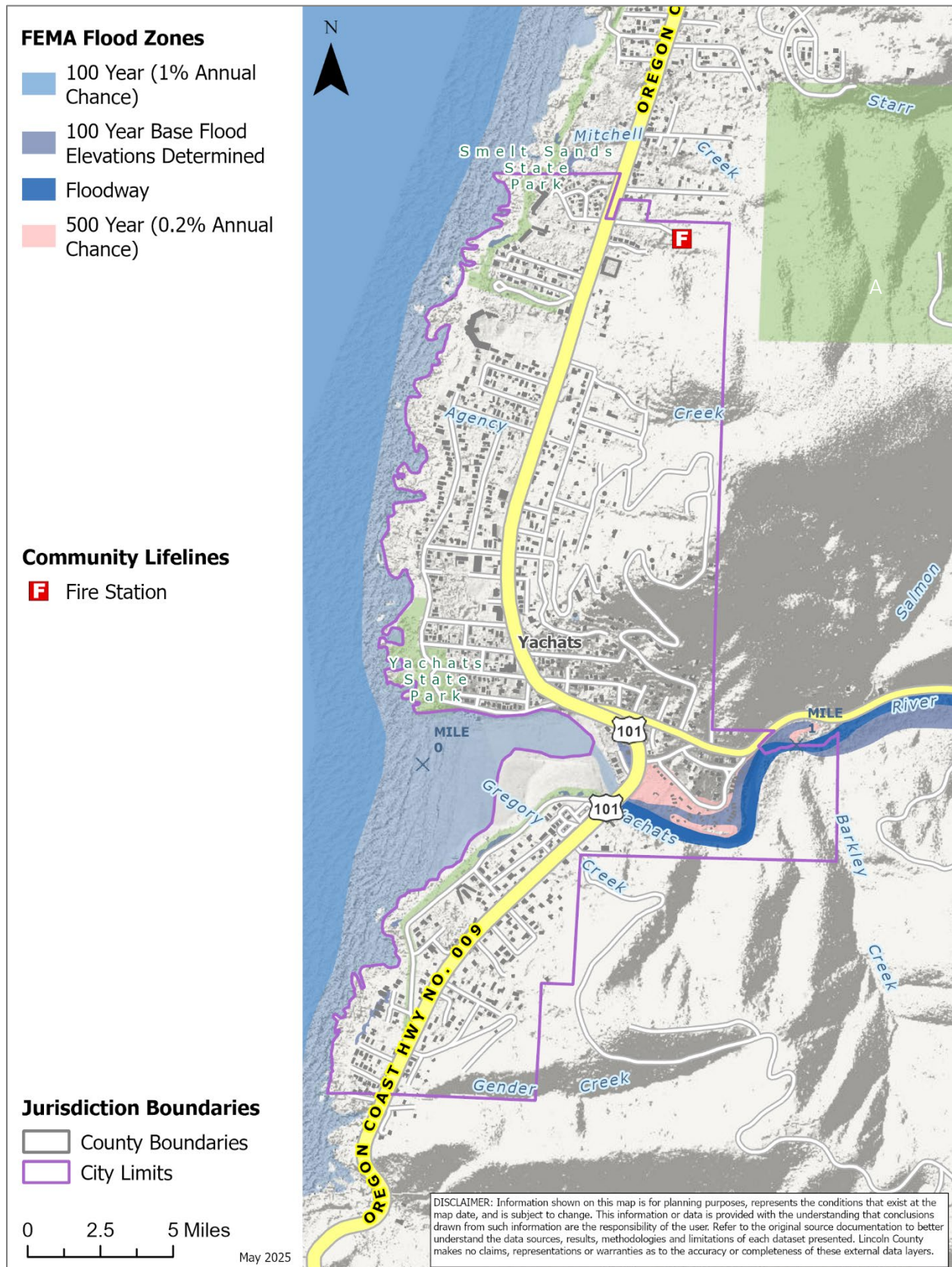
The Yachats River and the Pacific Ocean are the primary sources of flooding— typically due to coastal flood and rain. The extent of flooding varies depending on height of tides, rainfall, and/or precipitation levels throughout the year.

FEMA has mapped most of the flood-prone streams in Oregon for 100- and 500-year flood events. A 100-year flood (a flood with a one percent probability of occurring within any given year) is used as the standard for floodplain management in the United States and is referred to as a base flood; also known as the Special Flood Hazard Area (SFHA). The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. Flood Insurance Rate Maps (FIRMs) prepared by FEMA provide the most readily available source of information for 100-year floods (Map YA-9). These maps are used to support the NFIP. FIRMs delineate 100- and 500-year (a flood with a 0.2-percent probability of occurring within any given year) floodplain boundaries for identified flood hazards. These maps represent a snapshot in time, and do not account for later changes which occurred in the floodplains. According to Oregon Explorer about 17% of the city is within the 100-year floodplain, and an additional 4% is within the 500-year floodplain.

Future Climate Projection:

According to OCCRI report "*Future Climate Projections: Lincoln County*" ([Link](#)) the intensity of extreme precipitation is expected to increase as the atmosphere warms. The magnitude of the wettest days and the wettest consecutive five days is expected to increase by about 13% (range 4% to 28%) by the 2050s under the higher emissions scenario relative to historical baselines. The probability of winter flood risk will increase within coastal rain-dominated watersheds (such as the Siletz River) due to projected greater winter precipitation and warmer winter temperatures that will cause precipitation to fall more as rain than snow. There will also be an increase in atmospheric river events. Additionally, coastal flooding is expected to increase due to sea level rise (SLR) and changing wave dynamics. Sea level is projected to rise by 1.7 to 5.7 feet by 2100. Tidal wetlands and estuaries throughout the county are also expected to experience changes to their composition and area, thereby impacting their ability to naturally mitigate flood events.

Map YA-9 Flood Hazard Zones (100- and 500-year floodplains)



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

Vulnerability Assessment

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

A floodplain vulnerability assessment combines the floodplain boundary, generated through hazard identification, with an inventory of the property within the floodplain. Understanding the population and property exposed to natural hazards will assist in reducing risk and preventing loss from future events.

The City of Yachats's Steering Committee notes that a couple of homes along Gender Creek located south of the Yachats River have flooded in recent history, most likely from debris that clogs storm drains (possibly from recent logging activity). The city is currently taking steps to address infrastructural vulnerabilities associated with seasonal flooding and flooding associated with storm drain systems. The city's water intake system was upgraded in such a way that improved maintenance capabilities and will reduce potential flood impacts. The city is reviewing its Storm Water Master Plan to identify a list of projects intended to mitigate localized flooding that's associated with clogged or overloaded drains. Except for some pump stations, there are no critical city facilities located in flood hazard areas. Houses along Bayview Terrace near the bridge, and west of Yachats Ocean Rd, may be more vulnerable to flooding due to low elevation. The Yachats Stormwater Master Plan includes additional information on flood impacts to the community and includes additional mitigation actions.

Natural Hazard Risk Report for Lincoln County

The Risk Report ([DOGAMI, O-20-11](#)) provides hazard analysis summary tables that identify populations and property within Lincoln County that are vulnerable to flood. The Risk Report provides a distinct profile for Yachats.

The Risk Report provides a flood analysis for four flood scenarios (10-, 50-, 100-, and 500-year). The 100-year flood scenario is used for reporting since it is commonly used as a reference level for flooding and is the standard FEMA uses for regulatory purposes. In addition to the riverine flood scenarios coastal flooding information is available for the 100-year flood scenario for the city. The Risk Report only analyzed buildings within a flood zone, or within 500 feet of a flood zone. First-floor building height and presence of basements was also considered. Buildings with a first-floor height above the flood level were not included in the flood loss estimate, however, their assumed building occupants (residents) were counted as potentially displaced. According to the Risk Report the following resident population and property (public and private) within Yachats may be impacted by the profiled flood scenario (Table YA-8).

Table YA-8 Potentially Displaced Residents and Exposed Buildings, Flood

Community Overview: Yachats						
Population		Buildings		Critical Facilities	Total Building Value (\$)	
690		1,050		1	160,911,000	
Exposure Analysis: Flood (1% Annual Chance)						
Potentially Displaced Residents		Damaged Buildings			Exposed Building Value	
Number	Percent	Number	Percent	Critical Facilities	Loss Estimate (\$)	Loss Ratio
13	1.9%	7	0.7%	0	81,000	0.1%

Source: IPRE. Data adapted from DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20. Note: City population based on the 2010 Census population.

Less than two percent (2%) of the city's population (13 people) may be displaced by flooding. These people are expected to have mobility or access issues due to surrounding water. Similarly, less than one percent (1%) of the city's buildings (7 buildings) are exposed to the flood hazard and may be damaged. The loss estimate for exposed buildings is \$81,000. No critical facilities are vulnerable to the flood hazard.

Critical Facility Vulnerability¹⁹

There are no critical facilities exposed to the profiled flood scenario.

National Flood Insurance Program Insured Structures (NFIP)

FEMA updated the Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) in 2019 (effective October 10, 2019). The city subsequently adopted the applicable FIRMs as part of their

¹⁹ DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-21.

floodplain ordinance. The city does not participate in the CRS and, therefore, does not receive discounted flood insurance premiums for residents in a special flood hazard zone.

The city complies with the NFIP through enforcement of their flood damage prevention ordinance and their floodplain management program. Their flood prevention code section is based on the Oregon Model Flood Hazard Prevention code, which includes provisions addressing substantial improvement/substantial damage. After a flood event the Building Official will ensure that construction requirements found in the Floodplain Ordinance for properties that have seen substantial improvement/substantial damage are met when issuing building permits.

The city has 99 National Flood Insurance Program (NFIP) policies in force, representing almost \$34.2 million in coverage. The Community Repetitive Loss record for the city identifies one (1) Repetitive Loss Properties²⁰ and zero (0) Severe Repetitive Loss Properties²¹. The repetitive loss property is single-family residential.

Landslide

The Steering Committee rated the city's **probability of occurrence for landslide events as "high" and their vulnerability as "high"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of landslide hazards, as well as the history, location, extent, and probability of a potential event.

Additional information can be found on the Lincoln County website:
<https://www.co.lincoln.or.us/762/Hazards-Landslides>

The severity or extent of landslides is typically a function of geology and the landslide triggering mechanism. Rainfall initiated landslides tend to be smaller and earthquake induced landslides may be very large. Even small slides can cause property damage, result in injuries or take lives. Landslide susceptibility exposure for Yachats is shown in Map YA-10. Approximately 42% of the city has very high or high, and 25% moderate, landslide susceptibility exposure.²² *Note that even if a city has a high percentage of area in a high or very high landslide exposure susceptibility zone, this does not mean there is a high risk, because risk is the intersection of hazard and assets.*

Future Climate Projection:

²⁰ A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A RL property may or may not be currently insured by the NFIP.

²¹ A Severe Repetitive Loss (SRL) property is a single family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property. Repetitive Flood Loss information provided by FEMA correspondence on September 10, 2020.

²² DOGAMI. [Open-File Report, O-16-02, Landslide Susceptibility Overview Map of Oregon](#) (2016)

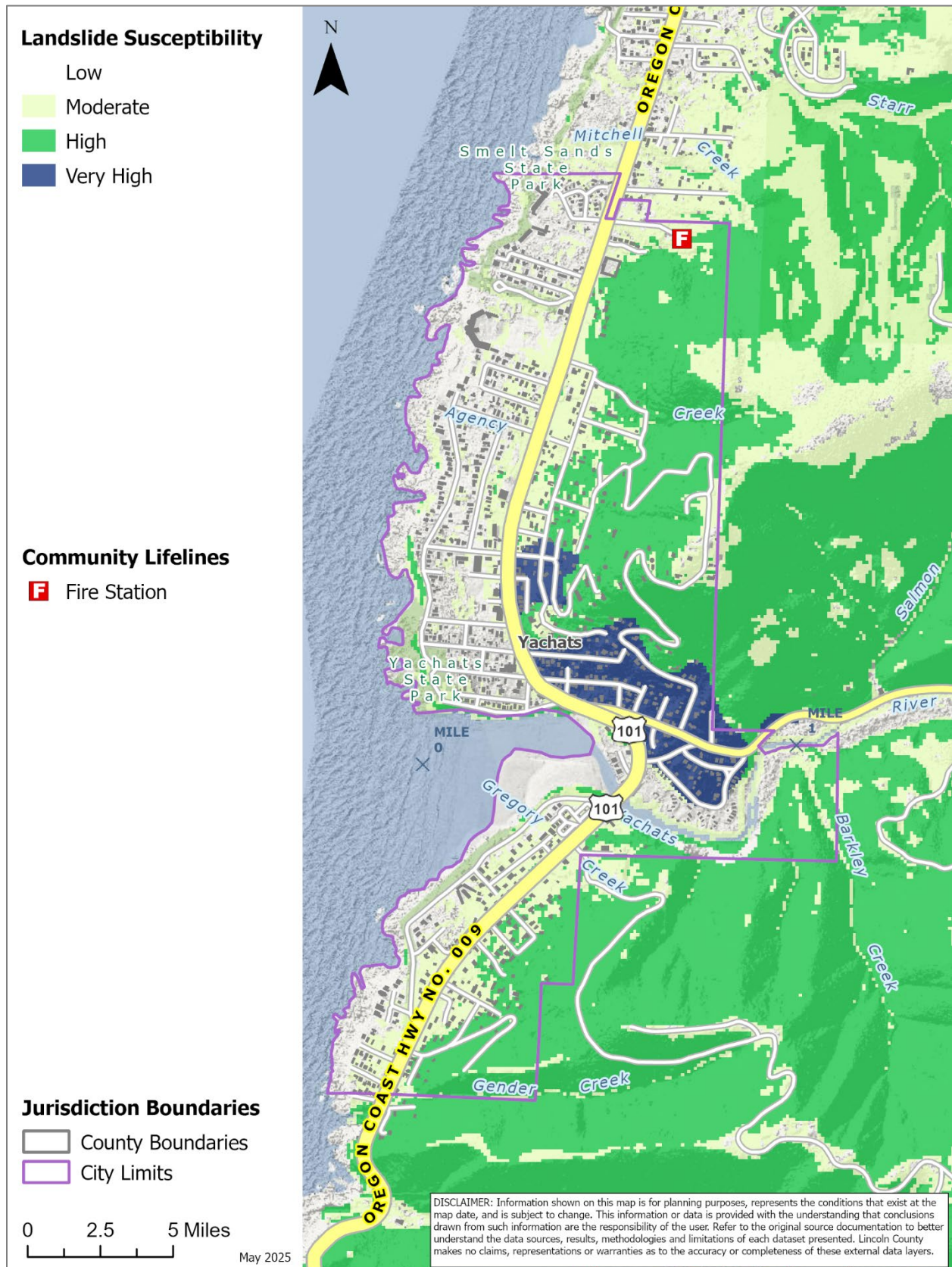
According to OCCRI report “*Future Climate Projections: Lincoln County*” ([Link](#)) the intensity of extreme precipitation is expected to increase as the atmosphere warms. The magnitude of the wettest days and the wettest consecutive five days is expected to increase by about 13% (range 4% to 28%) by the 2050s under the higher emissions scenario relative to historical baselines. Landslide risk is not expected to change significantly.

Vulnerability Assessment

Development pressure on steep slopes is an issue that Yachats is facing. Map YA-10 shows that the areas most susceptible to landslide activity are on steep hillsides east of Highway 101 and southeast of the Yachats River. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

Site-specific geotechnical reports are required for development on steep hillsides, and city approval is also required for road construction and utility installation serving development on steep hillsides. Potential landslide-related impacts are adequately described within the county’s plan, and include infrastructure damages, economic impacts (due to isolation and/or arterial road closures), property damages, and obstruction to evacuation routes. Rain-induced landslides and debris flows can potentially occur during any winter in Lincoln County, and thoroughfares beyond city limits are susceptible to obstruction as well. As such, Yachats is vulnerable to isolation for an extended period.

Map YA-10 Landslide Susceptibility Exposure



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

Natural Hazard Risk Report for Lincoln County

The Risk Report ([DOGAMI, O-20-11](#)) provides hazard analysis summary tables that identify populations and property within Lincoln County that are vulnerable to landslide. The Risk Report provides a distinct profile for Yachats.

The Risk Report provides an analysis of landslide susceptibility to identify the general level of susceptibility to landslide hazards, primarily shallow and deep landslides. The Risk Report performed an analysis of buildings, including critical facilities, to determine exposure for the city. According to the Risk Report the following resident population and property (public and private) within the city may be impacted by the profiled landslide scenario (Table YA-9).

Approximately 33% of the city's population (225 people) may be displaced by landslides. These people are expected to have mobility or access issues and/or may have their residences impacted by a landslide. It is important to note that impact from landslides may vary depending on the specific area that experiences landslides during an event. Properties that are most vulnerable to the landslide hazard are those that are developed in an area of, or at the base of, moderate to steep slopes. Approximately 31% of all buildings (322 buildings) within the city are exposed to the High or Very High landslide susceptibility zones (Table YA-9). The value of exposed buildings is just over \$49 million (about 31% of total building value).

Table YA-9 Potentially Displaced Residents and Exposed Buildings, Landslide

Community Overview: Yachats						
Population		Buildings		Critical Facilities	Total Building Value (\$)	
690		1,050		1	160,911,000	
Exposure Analysis: Landslide High & Very High Susceptibility						
Potentially Displaced Residents		Exposed Buildings			Exposed Building Value	
Number	Percent	Number	Percent	Critical Facilities	Value (\$)	Percent
225	32.6%	322	30.7%	0	49,175,000	30.6%

Source: IPRE. Data adapted from DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20. Note: City population based on the 2010 Census population.

Critical Facility Vulnerability²³

There are no critical facilities exposed to the profiled landslide scenario.

²³ DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-21.

Severe Weather

Severe wind events may occur throughout Oregon during all seasons. Often originating in the Pacific Ocean, westerly winds pummel the coast, slowing as they cross the Coastal mountain range and head into the inland valleys.²⁴ Similarly, severe winter storms consisting of rain, freezing rain, ice, snow, cold temperatures, and wind originate from troughs of low pressure offshore in the Gulf of Alaska or in the central Pacific Ocean that ride along the jet stream during fall, winter, and early spring months.²⁵ In summer, the most common wind directions are from the west or northwest; in winter, they are from the south and east. Local topography, however, plays a major role in affecting wind direction.

Additional information can be found on the Lincoln County website:

<https://www.co.lincoln.or.us/765/Hazards-Severe-Weather>

Future Climate Projections

Oregon and the Pacific Northwest experience a variety of extreme weather incidents ranging from severe winter storms and floods to drought and dust storms, often resulting in morbidity and mortality among people living in the impacted regions. According to the Oregon Climate Change Research Institute, climate change is expected to increase the frequency and intensity of some weather incidents.²⁶

Climate change poses risks for increased injuries, illnesses and deaths from both direct and indirect effects. Incidents of extreme weather (such as floods, droughts, severe storms, heat waves and fires) can directly affect human health as well as cause serious environmental and economic impacts. Indirect impacts can occur when climate change alters or disrupts natural systems.

According to OCCRI report “*Future Climate Projections: Lincoln County*” ([Link](#)) windstorm events are not expected to increase, however, air temperatures on the coldest day of the year will increase by about 5°F by the 2050s under the higher emissions scenario relative to historical baselines.

Extreme Heat

The city experiences milder temperatures compared to inland areas, as such, extreme heat is not considered to be a hazard within the community.

²⁴ US Department of Agriculture. <http://www.fsa.usda.gov/or/Notice/Flp104.pdf>.

²⁵ Interagency Hazard Mitigation Team. 2000. State Hazard Mitigation Plan. Salem, OR: Oregon Office of Emergency Management.

²⁶ Oregon Climate Change Research Institute, *Seventh Oregon Climate Assessment*, <https://oregonstate.app.box.com/s/ziqc1kisxkup45147phjp526kheugqnb>

Windstorm

The Steering Committee rated the city's **probability of occurrence for windstorm events as "high" and their vulnerability as "high"**. *These ratings have not changed since the previous NHMP.*

The Steering Committee rated the city's **probability of occurrence for tornado events as "high" and their vulnerability as "low"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of windstorm hazards, as well as the history, location, extent, and probability of a potential event. Because coastal windstorms typically occur during winter months, ice, freezing rain, flooding, and very rarely, snow sometimes accompany them. More than likely, however, the coast's winter will just be windy, cold, and wet.

Vulnerability Assessment

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

Due to insufficient data and resources, a quantitative risk assessment or exposure analysis for this hazard cannot currently be performed. In Yachats, power outages are the greatest concern during windstorms. Building codes require new developments to place power lines below ground. Without power, communication is lost, and fuel and food stores shut down. Of concern are downed trees and damage to buildings. The city, in conjunction with some private utility companies, works to remove hazardous trees where possible. The county's plan adequately identifies the remaining impacts and damages that can occur with windstorm events.

Winter Storm (Snow/ Ice)

The Steering Committee rated the city's **probability of occurrence for winter storm events as "high" and their vulnerability as "high"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of winter storm hazards, as well as the history, location, extent, and probability of a potential event. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind. They originate from troughs of low pressure offshore that ride along the jet stream during fall, winter, and early spring months. Severe winter storms affecting the city typically originate in the Gulf of Alaska or in the central Pacific Ocean. These storms are most common from October through March. More than likely, however, the coast's winter will just be windy, cold, and wet.

Vulnerability Assessment

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

Due to insufficient data and resources, a quantitative risk assessment or exposure analysis for this hazard cannot currently be performed. Major winter storms can and have occurred in the Yachats area, and while they typically do not cause significant damage; they are frequent and have the potential to impact economic activity. Road closures on Highway 101, or the passes to the Willamette Valley (Hwy 126, 34, 20, and 18), due to winter weather are an uncommon occurrence, but can interrupt commuter and large truck traffic.

Volcanic Event

The Steering Committee rated the city's **probability of occurrence for volcanic events as "low" and their vulnerability as "low"**. *These ratings have not changed since the previous NHMP.*

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of volcanic event hazards, as well as the history, location, extent, and probability of a potential event. Generally, an event that affects the county is likely to affect Yachats as well.

Vulnerability Assessment

No development or population changes affected the jurisdiction's overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

Due to insufficient data and resources, a quantitative risk assessment or exposure analysis for this hazard cannot currently be performed. Yachats is very unlikely to experience anything more than volcanic ash during a volcanic event. When Mt. Saint Helens erupted in 1980, the city received small amounts of ashfall, but not enough to cause significant health and/or economic damages.

Wildfire

The Steering Committee rated the city's **probability of occurrence for wildfire as "high" and their vulnerability as "moderate"**. *These ratings have not changed since the previous NHMP.*

The [Lincoln County Community Wildfire Protection Plan \(CWPP\)](#) was last completed in 2024. The CWPP is hereby incorporated into this NHMP addendum by reference, and it will serve to supplement the wildfire section in this addendum.

Volume I, Section 2 of Lincoln County's NHMP adequately describes the causes and characteristics of wildfire hazards, as well as the history, location, extent, and probability of a potential event. The location and extent of a wildfire vary depending on fuel, topography, and weather conditions. Wildfires in 1849 and 1936 were particularly devastating in Lincoln County, but since then, there have been few large events. The burn probability and wildfire history

(1992-2022) for the city is shown in Map YA-11. Most of the city has “very low” to “low” burn probability. Resource lands that are actively managed for forest uses surround the City of Yachats. Weather conditions are primarily at cause for the hazard level, the steering committee noted that the current drought conditions have heightened fire conditions in the area and likely have increased the probability of a wildfire occurrence. Due to the prevailing wind patterns (i.e., from the north or south), the city’s steering committee felt that the east end of the city might be the most vulnerable. Power, natural gas, and phone lines run through the forest to the east of the city and would be affected in the event of a wildfire. Likewise, active commercial logging occurs just outside the city, and slash burns are a potential wildfire concern.

Additional information can be found on the Lincoln County website:

<https://www.co.lincoln.or.us/770/Hazards-Wildfire>

Future Climate Projection:

According to OCCRI report “*Future Climate Projections: Lincoln County*” ([Link](#)) wildfire risk is expected to increase as the frequency of higher fire danger days per year increases by 37% by the 2050s under the higher emissions scenario compared with the historical baseline.

Vulnerability Assessment

No development or population changes affected the jurisdiction’s overall vulnerability to this hazard. In addition, development and population forecasts are not expected to increase or decrease the impact of this hazard.

Potential wildfire impact is shown using integrated conditional net value change from the Pacific Northwest Quantitative Wildfire Risk Assessment (2023, Map YA-12).²⁷ Overall Potential Impact measures the potential consequences of wildfire on valuable assets and resources—such as infrastructure, housing, forests, and wildlife habitat—without considering the likelihood (probability) of fire occurring. It reflects a spectrum from very negative impacts (e.g., damage to structures or sensitive ecosystems) to positive impacts (e.g., ecological benefits like improved vegetation or habitat conditions). Not all resources are present everywhere, so the map displays risk only for what’s within the mapped area. Most of the city lies within “neutral” to “very high” loss areas.

Overall, the city, and its watershed, has low to moderate overall wildfire risk, however, the forested areas have the potential for large wildfires and a wildfire within the watershed could impact the city’s water supply and quality. Commercial forestry and harvesting activities increase the potential for wildfires. In addition, development on the ridgeline along the eastern boundary of the city has increased over the last few years, making this urban/rural interface more vulnerable to wildfires.

Property can be damaged or destroyed with one fire as structures, vegetation, and other flammables easily merge to become unpredictable, and hard to manage. Other factors that affect ability to effectively respond to a wildfire include access to the location, and to water,

²⁷ Full documentation of methods for the 2023 update to the Pacific Northwest QWRA can be found here: https://oe.oregonexplorer.info/externalcontent/wildfire/PNW_QWRA_2023Methods.pdf

response time from the fire station, availability of personnel, and equipment, and weather (e.g., heat, low humidity, high winds, and drought).

Exposed infrastructure including wastewater main lines, major water lines, natural gas pipeline and fiber optic lines are buried, decreasing their vulnerability to damage from wildfire hazards. However, wildfire conditions could potentially limit or delay access for the purposes of operation or repair.

Natural Hazard Risk Report for Lincoln County

The **Risk Report** ([DOGAMI, O-20-11](#)) provides hazard analysis summary tables that identify populations and property within Lincoln County that are vulnerable to wildfire. The Risk Report provides a distinct profile for Yachats.

The Risk Report provides an analysis of the West Wide Wildfire Risk Assessment’s Fire Risk Index (FRI) High Hazard category to identify the general level of susceptibility to the wildfire hazard. The Risk Report performed an analysis of buildings, including critical facilities, to determine exposure for the city. According to the Risk Report there are no resident population and property (public and private) within the city that may be impacted by the profiled wildfire scenario (Table YA-10).

Table YA-10 Potentially Displaced Residents and Exposed Buildings, Wildfire

Community Overview: Yachats						
Population		Buildings		Critical Facilities	Total Building Value (\$)	
690		1,050		1	160,911,000	
Exposure Analysis: Wildfire High-Hazard						
Potentially Displaced Residents		Exposed Buildings			Exposed Building Value	
Number	Percent	Number	Percent	Critical Facilities	Value (\$)	Percent
0	0.0%	0	0.0%	0	0	0.0%

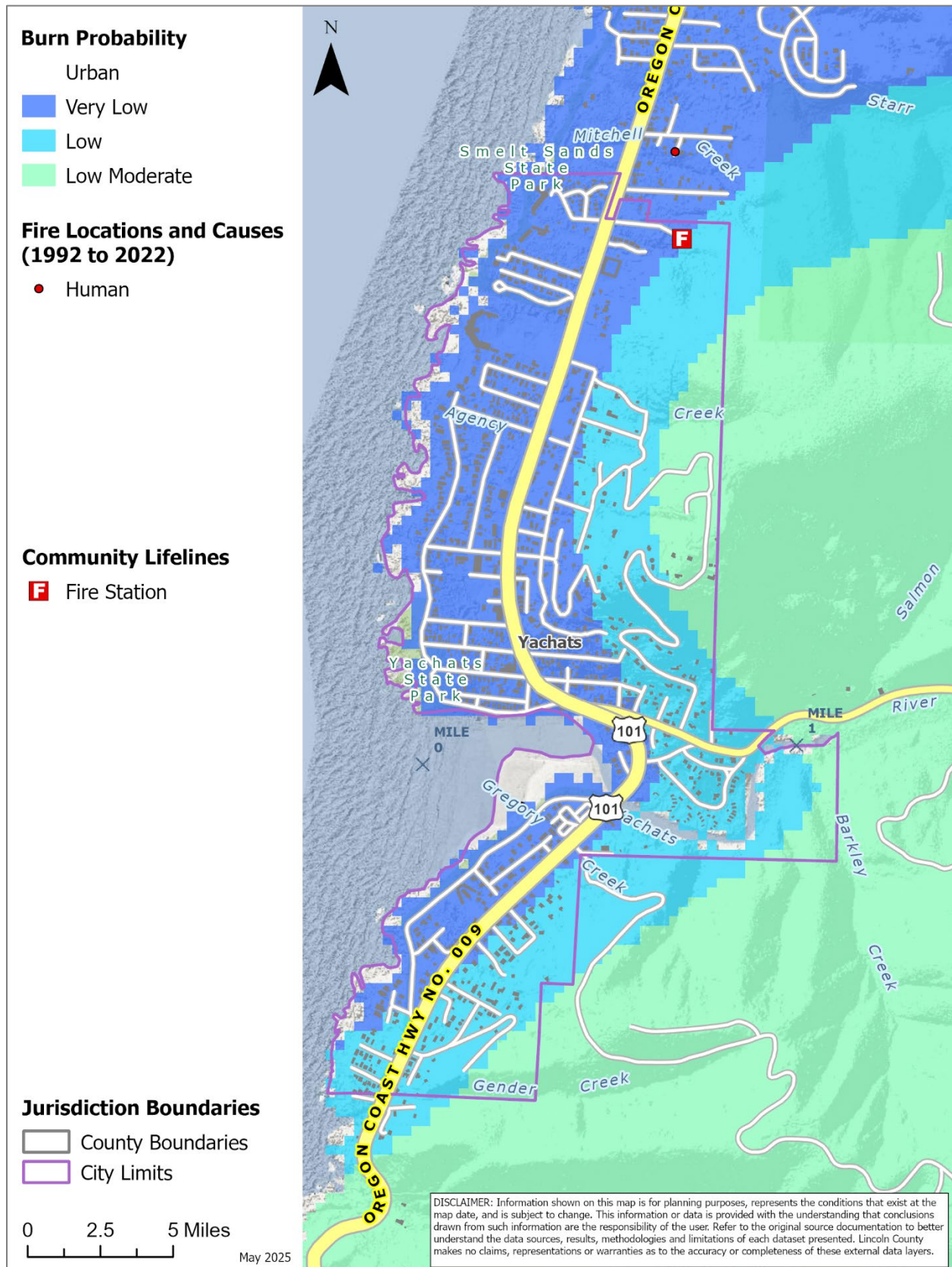
Source: IPRE. Data adapted from DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-20. Note: City population based on the 2010 Census population.

Critical Facility Vulnerability²⁸

There are no critical facilities exposed to the profiled wildfire scenario.

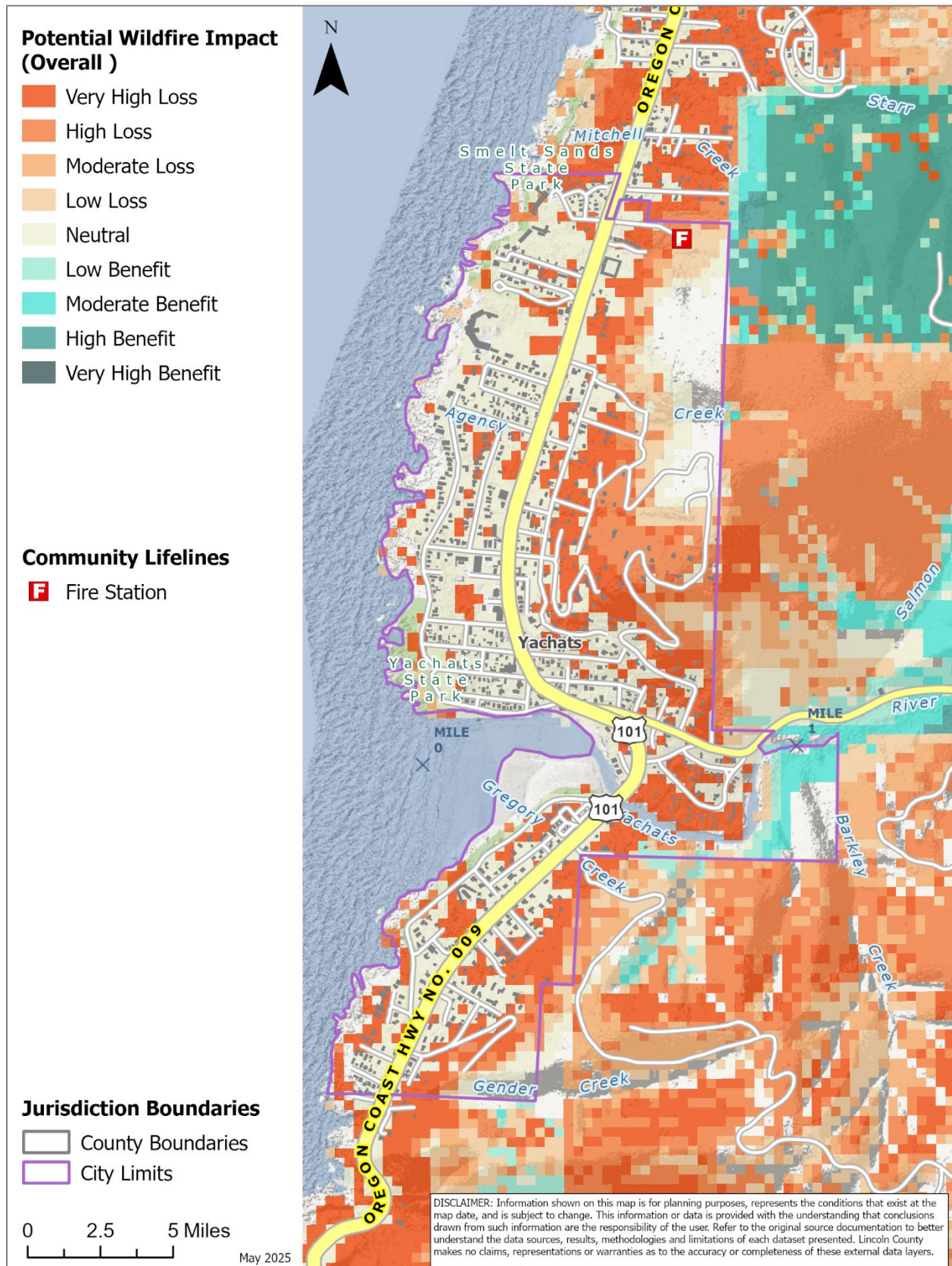
²⁸ DOGAMI, Open-File Report O-20-11, Lincoln County Natural Hazard Risk Report (2020), Table A-21.

Map YA-11 Burn Probability and Fire History (1992-2022)



Source: [Oregon Explorer: Map Viewer](#) – To view map detail click hyperlink to left.

Map YA-12 Potential Wildfire Impact (Overall)



Source: [PNW Quantitative Wildfire Risk Assessment](#) (2023, layer name = icNVC), To view map detail click hyperlink to left

Attachment A:

Action Items

Table YA-11 is an accounting of the status (complete or not complete) and major changes to actions since the previous NHMP. All actions were renumbered in this update to be consistent with other jurisdictions that are participating in the multi-jurisdictional NHMP. Actions identified as still relevant are included in the updated action plan (Table YA-1).

Previous NHMP Actions that are Complete:

Yachats #11: *Research drought resiliency code amendments (Gray water systems, green infrastructure, etc.). Consider drafting a drought resiliency ordinance.* Have contract partnership with neighboring Water District (South Lincoln WD), have drought resiliency code, added secondary source.

Previous NHMP Actions that are Not Complete and No Longer Relevant:

None

Table YA-11 Status of All Hazard Mitigation Actions in the Previous Plan

2020 Action Item	2025 Action Item	Status	Still Relevant? (Yes/No)
Yachats #1	Yachats #1	Not complete	Yes
Yachats #2	Yachats #2	Not complete	Yes
Yachats #3	Yachats #3	Not complete	Yes
Yachats #4	Yachats #4	Not complete	Yes
Yachats #5	Yachats #5	Not complete	Yes
Yachats #6	Yachats #6	Not complete	Yes
Yachats #7	Yachats #7	Not complete	Yes
Yachats #8	Yachats #8	Not complete	Yes
Yachats #9	Yachats #9	Not complete	Yes
Yachats #10	Yachats #10	Not complete	Yes
Yachats #11	-	Complete	-
Yachats #12	Yachats #11	New	-
Yachats #13	Yachats #12	New	-
-	Yachats #13	New	-
-	Yachats #14	New	-

Attachment B:

Public Involvement Summary

Members of the Steering Committee provided edits and updates to the NHMP prior to the public review period as reflected in the final document. In addition, a survey was distributed that included responses from residents of the district (Volume II, Appendix F).

To provide the public information regarding the draft NHMP addendum, and provide an opportunity for comment, an announcement was provided from August 7 through 21, 2025 on the County's website and publicized by the city. Comments were reviewed and integrated into the NHMP as applicable. Additional opportunities for stakeholders and the public to be involved in the planning process are addressed in Volume II, Appendix B.

Various agencies and organizations contributed input through multiple channels, including comments on the draft. These groups include local and regional hazard mitigation agencies, development regulators, neighboring communities, businesses, academia, nonprofits, and community-based organizations serving underserved and socially vulnerable populations (see Volume II, Appendix B).

Steering Committee

Steering Committee members possessed familiarity with the city and how it is affected by natural hazard events. The Steering Committee guided the update process through several steps including goal confirmation and prioritization, action item review and development, and information sharing, to update the NHMP and to make the NHMP as comprehensive as possible. The Steering Committee met formally on the following dates:

Meeting #1: April 10, 2025 (virtually via Zoom)

During this meeting, the Steering Committee reviewed the previous NHMP, and were provided updates on hazard mitigation planning, the NHMP update process, and project timeline. The Steering Committee:

- Updated recent history of hazard events in the city.
- Reviewed and confirmed the County NHMP's mission and goals.
- Discussed the NHMP public outreach strategy.
- Reviewed and provided feedback on the draft risk assessment update including community vulnerabilities and hazard information.
- Reviewed and updated their existing mitigation strategy (actions).
- Reviewed and updated their implementation and maintenance program.

Meeting Attendees:

- Convener, Bobbi Price, City Manager



CITY OF YACHATS

RESOLUTION NO. 2025-271

Adopting the City of Yachats Representation in the Updates to the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan

Whereas, the City of Yachats recognizes the threat that natural hazards pose to people, property and infrastructure within our community; and

Whereas, undertaking hazard mitigation actions will reduce the potential for harm to people, property and infrastructure from future hazard occurrences; and

Whereas, an adopted Natural Hazards Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

Whereas, the City of Yachats has fully participated in the FEMA prescribed mitigation planning process to prepare the Lincoln County, Multi-Jurisdictional Natural Hazards Mitigation Plan, which has established a comprehensive, coordinated planning process to eliminate or minimize these vulnerabilities; and

Whereas, the City of Yachats has identified natural hazard risks and prioritized a number of proposed actions and programs needed to mitigate the vulnerabilities of the City of Yachats to the impacts of future disasters within the Lincoln County, Multi-Jurisdictional Natural Hazards Mitigation Plan; and

Whereas, these proposed projects and programs have been incorporated into the Lincoln County, Multi-Jurisdictional Natural Hazards Mitigation Plan that has been prepared and promulgated for consideration and implementation by the participating cities and special districts of Lincoln County; and

Whereas, the Oregon Department of Emergency Management and Federal Emergency Management Agency, Region X officials have reviewed the Lincoln County, Multi-Jurisdictional Natural Hazards Mitigation Plan and pre-approved it contingent upon this official adoption of the participating governments and entities;

Whereas, the NHMP is in an on-going cycle of development and revision to improve it's effectiveness; and

Whereas, City of Yachats adopts the NHMP and directs the City Manager to develop, approve, and implement the mitigation strategies and any administrative changes to the NHMP.

Now, therefore, be it resolved, that the City of Yachats adopts the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan as an official plan; and

Be it further resolved, that the City of Yachats will submit this Adoption Resolution to the Oregon Department of Emergency Management and Federal Emergency Management Agency, Region X officials to enable final approval of the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan.

Adopted this 17th day of December 2025.

CITY OF YACHATS

ATTESTED BY:

Craig Berdie, Mayor

Bobbi Price, City Manager

441 King Street

Yachats, OR 97498

RE: Property Access Driveway

10-15-25

Katherine—

Please see attached initial sketch to see the location of proposed driveway that we would like to discuss with you to enable direct access to our property from a roadway.

We would greatly appreciate it if you were able to set up a meeting with us to go over.

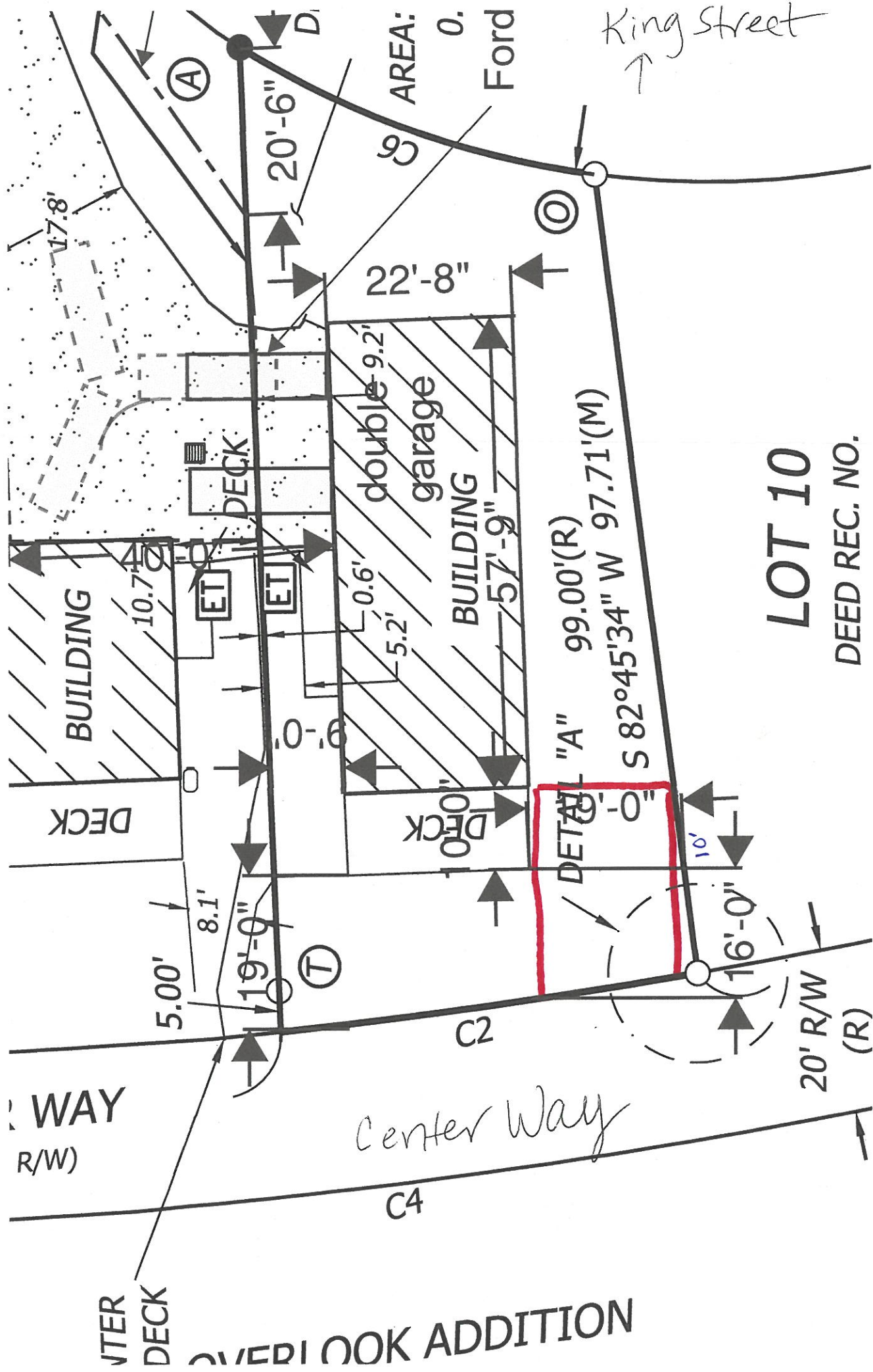
Sincerely,

A handwritten signature in dark ink, appearing to read "Jennifer & Larry Blake", with a long, sweeping horizontal line extending to the right.

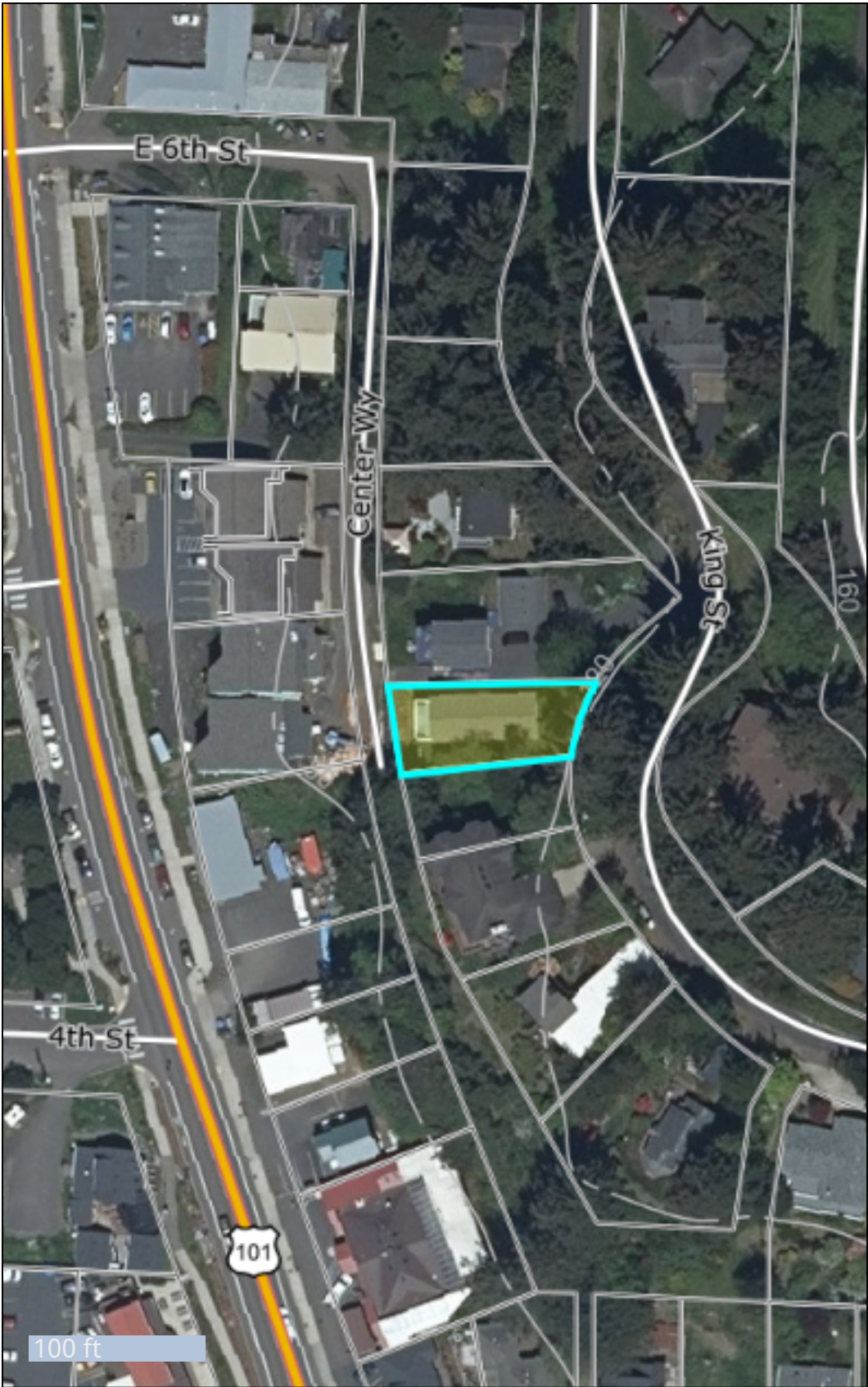
Jennifer & Larry Blake

503-XXX-XXXX

xxxxxxx@xxxx



441 King Street - Blake



Legend

Cities

40 Foot Contours

Printed on 11/7/2025

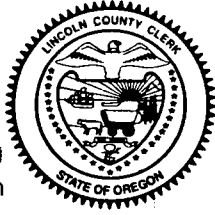
Tax Lot Data For Assessment Purposes Only

Lincoln County Government Use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability.



I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon. WITNESS my hand and seal of said office affixed.


DANA W. JENKINS, Lincoln County Clerk



Doc : 200609523
Rect: 604782 46.00
06/21/2006 02:43:32pm

After recording return to:
City of Yachats
P O Box 345
Yachats, OR 97498

Access Easement

This access easement entered into by the City of Yachats, Oregon, a Municipal Corporation of the State of Oregon (Hereafter "City") hereby grants to Douglas Sowden and Carol Clark (Hereafter "Grantees") an access easement across existing City right-of-way as follows:

Whereas, City is the owner of certain right-of-way, know as Center Way as shown on the map set forth in Exhibit A, attached hereto and incorporated by reference into this access easement as though fully set forth herein, which consists of a twenty foot (20') right-of-way from E. 6th Street, generally south along the eastern boundary of Grantees property and, beyond, thereafter terminating on King Street, now, therefore, in consideration of the Terms and Conditions set forth herein;

Section 1. City grants and conveys to Grantee, as well as Grantee's successors in interest, an access easement over and across that certain right-of-way set forth in Exhibit A.

Section 2. This access easement herein granted and conveyed is subject to the terms and conditions set forth in Exhibit B, attached hereto and incorporated by reference as though fully set forth herein.

Section 3. The purpose of this access easement is to permit Grantees access for residential owners or tenants, their agents, employees or guests to use as an access

driveway for vehicles to garages and residences on Grantees property, described as Overlook Addition to Yachats – Lots 6, 7, 8, and 9; Lincoln County Assessors Map 14-12-27-DA – lots 1200, 1300 and 1400.

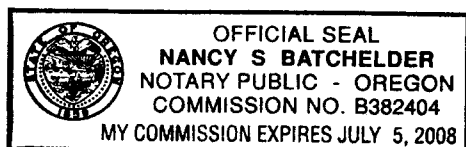
Section 4. This access easement is permanent providing it is used and maintained by Grantees and their successors in interest exclusively as access for residential uses of the property described above in accordance and subject to the Terms and Conditions set forth in Exhibit B herein.

Dated this 20th day of June, 2006

Grantor: The City of Yachats by Susanne Smith
Susanne Smith, Mayor

State of Oregon)
) ss
County of Lincoln)

On this 20th day of June, 2006, Susanne Smith, known to me as the Mayor of the City of Yachats, Oregon, Grantor herein, appeared before me and, after being duly sworn, executed this instrument in my presence and acknowledged it to be her free act and deed.



Nancy S. Batchelder
Notary Public for the State of Oregon

My Commission Expires: July 5, 2008

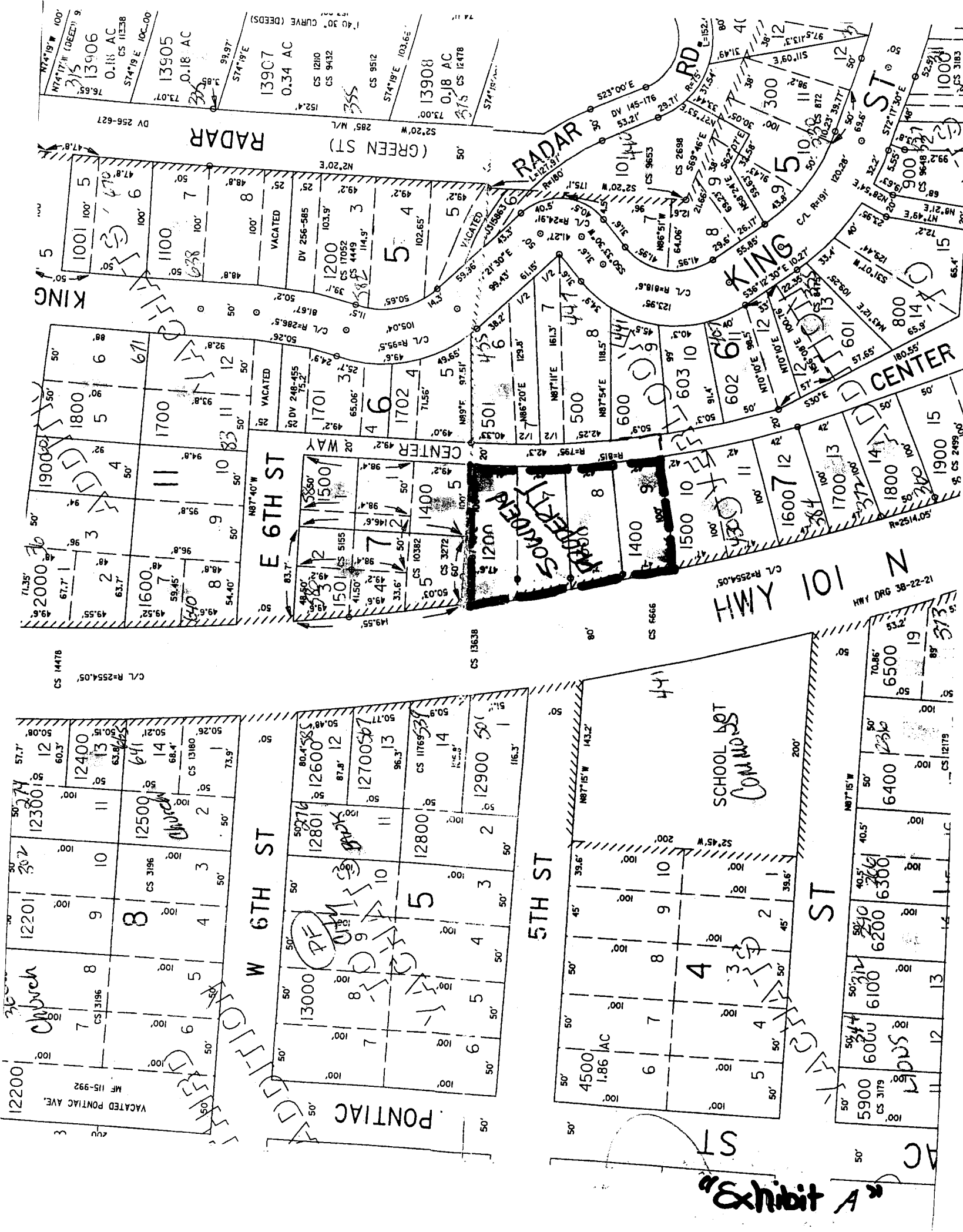


Exhibit B
Center Way Access Easement Terms and Conditions

1. Center Way Right-of-Way Improvements. The developer shall be responsible for all improvements to the Center Way Right-of-way from 6th Street to the southern edge of Grantees property for the purpose of the access easement. All improvements shall be as required by the Yachats Public Works Department and shall consist of a graveled driveway, storm drain facilities, water service improvements and protection of any other utility facilities or lines either required or existing in the Center Way right-of-way. Access and water service improvements also shall be reviewed and approved by the Yachats Rural Fire Protection District prior to construction.
2. Parking Prohibited. There shall be no parking of motor vehicles within the Center Way right-of-way.
3. Clear Vision Area. There shall be no above ground structures between the Center Way right-of-way and the eastern edge of the proposed building/garages without advance City approval in order to create a clear vision area for owner's vehicles using the right-of-way.
4. Screening of Trash Receptacles. Residential trash and recycling cans shall be in owner's garages or screened from Center Way and surrounding properties except on the day garbage/recycling services pick-up. No commercial garbage/recycling service or pick-up shall be allowed on Center Way, either by can or dumpster.
5. Access Rights. Center Way right-of-way is for public use and is not exclusive access by grantees. If other users receive permission for use of the right-of-way, it shall be coordinated with grantees use as the City deems necessary.
6. Waiver of Remonstrance. The grantees shall enter into an agreement with the City prior to development waiving their right and any future owner's right to remonstrate against the formation in the future of a Local Improvement District to improve Center Way and 6th Street into any street, trail or other public way in accordance with City or State Law.
7. Maintenance. Grantees and successors in interest shall be responsible for ongoing care and maintenance of the access improvements over and across the Center Way right-of-way and the protection of City and other utility services within the right-of-way. In particular the maintenance shall assure that use of the access by motor vehicles of grantees and successors in interest and their guests shall be sufficient to minimize dust through use of sufficient gravel or other material on the driving surfaces.
8. Liability Insurance. Grantees and their successors in interest shall carry liability insurance for their use of Center Way right-of-way and provide the City with current certificates of insurance in the future.

9. Vacation. As stated in the access easement, it is permanent in nature. If for any reason Center Way right-of-way is vacated, the City shall condition such vacation with the retention of access for the benefit of grantees and their successors in interest as part of such vacation.

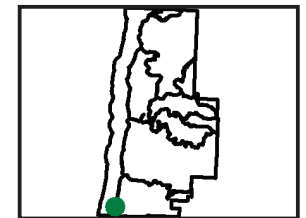
10. Terms and Conditions set forth above have been required by the City in consideration of the City Council's decision of June 8, 2006 to deny grantee's application to open a public street on the grounds it was not in the public interest to do so at this time.



Lincoln County

Geographic Info System

- County
County
Shore2
Taxlot
Taxlot
ugb



10/18/2011



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1in. = 120 ft.



City Council Regular Meeting
Meeting Date: December 17, 2025

ITEM TITLE: Shifting from Commissions to Committees

DISCUSSION/BACKGROUND/ISSUE:

The Parks & Commons Commission has been engaging in a vital conversation about the evolution of its governing structure, specifically the role of the Parks & Commons Commission. This discussion centers on a fundamental question: How can this body best support the City and the community?

To understand where we are going, it is helpful to look at where we started. The current ordinance creating the Commission dates back to the 1990s. At that time, Yachats operated under a "Strong Mayor" form of government with no City Manager and very few staff members. The City relied heavily on the Commission to support operations.

Today, Yachats has shifted to a Council-Manager form of government. City staff now maintain and operate the Commons, and the Trails group has evolved into a dedicated workgroup to comply with public meeting law. While the operational structure has changed, one thing remains constant: volunteerism is a vital part of Yachats' productivity and stands as a core community value.

Recognizing that the current Commission structure is outdated, City Staff and the PCC examined how this dedicated group of volunteers could evolve. The goal is to avoid pigeonholing the group into strictly "parks and commons" but rather to empower them to act as a strategic advisory body for the greater commons area and City-owned community spaces.

The Shift from Commission to Committee. To align with best practices, City Staff reached out to the Oregon City Managers Association to survey how other municipalities structure their volunteer groups. The consensus was clear:

- **Commissions:** Typically groups with final decision-making power (often state-mandated, like a Planning Commission).

- **Committees:** Groups that serve in an advisory capacity to the City Council and City Manager.

Because this group is focused on advising, supporting funding mechanisms, and helping the City Council achieve its goals, the title of "Committee" is the most accurate designation.

The Future: Community Spaces Committee This restructuring offers an exciting opportunity to shepherd the Greater Commons Master Plan. The proposed "Community Spaces Committee" would serve as an advisory body on the execution, phased implementation, and community aspects of this plan.

This conversation started by the Parks & Commons Commission and has evolved to encompass the Public Works & Streets and Library Commission have voted and approved moving this direction as well. The PWS Commission wishes to move to a Committee title and the Library Commission wishes to serve the Library Administrator and City Manager in a workgroup capacity.

The proposal requests that the Parks & Commons, Public Works & Streets and Library Commissions dissolve and re-establish, utilizing a newly drafted ordinance. This change represents a commitment to modernizing our city governance while deeply valuing the volunteer spirit that makes Yachats unique.

The City Manager has been in discussion with the City Attorney about how to best go about this. The current ordinance 209, in Chapter 2 of our municipal code has all three commissions in the same ordinance, it makes sense to change all three at once. The City Attorney said that Florence has recently done a similar restructure and is guiding us to use a similar structure in our ordinance for Committees and Commissions. We will have this ready for review during the January City Council Meeting.

RELEVANCE TO 2025 COUNCIL GOALS:

1. Achieve water sustainability
2. Provide safe access to and use of city infrastructure, trails, and parks
3. Identify ways to expand the housing supply and diversify housing options
4. Environmentally aware in all we do
5. Effectively manage and plan for the city's financial needs
6. Deliver efficient, effective, transparent municipal services
7. Synchronize and update city policies and administrative rules.

Recommendation:

To approve moving forward with this concept and bringing a draft ordinance and code regarding City Commissions and Committee restructure to the City Council for review in January.

PREPARED BY:

Bobbi Price, City Manager

WTP Reservoir Site

Preliminary Investigation

12/10/25

The Geotech gave a verbal report of the two days of investigation- We hope to receive the written report before Christmas.

To make a very long story short, the reservoir site looks to be an ideal area to build. There are no signs of unstable ground or previous landslides. The flat spot on the hillside seems to be a natural feature and worth moving to the next step of drilling core samples.

The proposed road that had been outlined in concept drawings just so happens to be an old logging road that leads right up to the reservoir site. It will need to be re-established with an excavator -this is an unexpected bonus that will save a lot of money.

Next steps-

- **Excavation**

Excavator is lined up to do some excavation on the new wtp property we bought, I ask him to take a look at the old logging road to determine how weather dependent his work will be and to prepare a quote.

- **Surveying**

Since the road does not need surveying, it narrows the scope of work to just the reservoir site.

- **Geotech Drilling**

Will schedule a date after Terry gives a work schedule on excavating

Needless to say, I'm excited about the information we know at the moment- it's like the reservoir was always meant to be at this location

Thanks,

Rick McClung

Water Dept.



CITY OF YACHATS
RESOLUTION NO. 2025-270

**A RESOLUTION REAPPOINTING MEMBERS TO THE PLANNING COMMISSION,
LIBRARY COMMISSION AND PARKS & COMMONS COMMISSION**

WHEREAS, The following Commission members have agreed to accept reappointments if offered, and

WHEREAS, The City Council discussed the reappointments at the December 17, 2025 meeting;

NOW THEREFORE, the City of Yachats resolves that the following reappointments are made:

Planning Commission:

- Jolene Gosselin, Seat E, New Term Exp. 12/31/2029
- Steve Chase, Seat G, New Term Exp. 12/31/2029

Parks & Commons Commission:

- Adam Altson, Seat E, New Term Exp. 12/31/2028

Yachats Library Commission

- David Rivinus, Chair, Seat C, New Term Exp 12/31/2028

PASSED AND ADOPTED this 17th day of December 2025. This Resolution is effective upon Adoption.

CITY OF YACHATS

ATTESTED BY:

Craig Berdie, Mayor

Bobbi Price, City Manager