



**City of Yachats  
Meeting**

**To Be Held Via Zoom & In Person  
Tuesday, March 3, 2026, 2:00 PM**

**Community Spaces Committee**

**In Person Meeting Location:**

Commons Building, Civic Meeting Room 3  
441 N. Hwy 101, Yachats OR 97498

Join Zoom Meeting

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

Meeting ID: 835 5486 1795

**Agenda**

**Work Session**

- Tree Ordinance Discussion
- Funding For Master Plan – Possible sources: Saving, Loans, Bonds, Tax district

**Regular Session**

**I. Meeting Called to Order**

**II. Announcements**

**III. Public Comment**

**IV. Reports (an opportunity for Commissioner questions and comments)**

- a. Summary Meeting Minutes

- b. Commons Reports
- c. Workgroups Report

**V. New Business**

- a. T-Mobile Grant
- b. Port of Alsea feedback
- c. 2026 City Council Goals

**VI. Ongoing Business**

**VII. Other Business**

- a. From Committee
- b. From Staff

**VIII. Adjourn**

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio and video taped. All items to be considered by the Committee must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at [www.yachatsoregon.org](http://www.yachatsoregon.org). In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.  
POSTED February 24, 2026 By: Kimmie Jackson, Recorder



**CITY OF YACHATS**  
**Community Spaces Committee**  
**MEETING SUMMARY MINUTES**  
**Room 3 441 Hwy 101 N. OR 97498**  
**Tuesday, February 2, 2026, at 2:00 pm**

**Work Session**

**I. Meeting called to order**

<b>Commission Members</b>	<b>P/A</b>
George Giroux, Vice Chair	<b>P</b>
Adam Altson, Chair	<b>p</b>
John Pravel	<b>A</b>
Dan Wright	<b>P</b>

<b>Staff Members</b>	
Bobbi Price, City Manager	Kimmie Jackson, Recorder
Rosa Marchand, Coordinator	Neal Morphis, CIP Coordinator

**II. Work Session Discussion**

**Commons Renovation – Lobby and Office Configuration**

The members reviewed conceptual drawings for proposed Phase 2 improvements to the Commons, with discussion focused on the lobby layout, office configuration, and circulation; members discussed terminology and agreed that the primary entry area should be referred to as the “lobby,” noting its function, openness, and role in visitor flow, configuration of two staff offices in the lobby area, with lockable storage while maintaining visual openness through interior windows or partial-height features.

The members discussed naming conventions for the existing and proposed pavilions. The term “Events and Recreation Center” was discussed as a functional descriptor that may support funding eligibility, particularly related to tourism and transient lodging tax considerations.

Discussion continued regarding storage needs for events and recreational programming. Options included reducing the existing storage room size to improve lobby and office functionality; adding built-in cabinetry and bench seating with integrated storage along lobby walls; placing large equipment; and supporting the consolidation of bulky items into existing larger storage areas. The placement of an upright piano was discussed, with general agreement that it should not occupy prime lobby or office space and should be stored or located where it is used most effectively for programming.

Lastly, the member reviewed existing HVAC units serving the lobby and office areas. Members discussed the removal or relocation of units that interfere with cabinetry or circulation, and agreed that further HVAC consultation will be necessary during final design to ensure appropriate heating and cooling for the reconfigured space.

### **Regular Meeting**

- I. (1:05:04) Regular meeting called to order**
- II. Roll call:** Same members present
- III. Announcements** - None
- IV. Public Comment** - None
- V.**
- VI. Reports**
  - a. Summary Meeting Minutes - No changes
  - b. Workgroup Report - City Manager gave a few comments about the trials and Civil West Engineering.
  - c. Commons Report - attached for review
- VII. New Business**
  - a. (1:21:29) Ordinance 2.08/OR Dept. of Forestry - regarding the upcoming meeting, and the need for a second member of his committee to participate in the tree ordinance review.

The members discussed the ordinance, focusing on using clear, functional terminology that reflects public use, flexibility, and potential funding eligibility, while minimizing confusion between existing and future spaces. The group agreed that, with the changes, it would forward to Council while continuing ad hoc committees.

<b>Motion:</b>	A motion was made to recommend ORD 2.08 with changes as discussed to the City Council in favor of the changes:			
<b>Ayes:</b>	Giroux, Wright, and Altson	Nays:	Absent: 1	Recused:
<b>Passed:</b>	3/1			

## VIII. Other Business

- a. (1:40:36) Discussion continued about processes and wanting to be involved throughout the projects, including final drawings; the importance of involvement throughout the full lifecycle of community space projects, from early concept development through design, implementation, and completion. Members emphasized that ongoing involvement allows the Committee to provide timely input, ensure alignment with community needs and prior guidance, and avoid issues arising late in the process, while receiving regular updates and opportunities for review as projects progress.

The next meeting will focus on the tree ordinance.

Adjourn Community Spaces Committee Meeting 4:09 pm.  
Minutes prepared by Kimmie Jackson, Recorder

## March CSC Report

- **Bathroom Project/ North End of the Commons Update (Phase I & II)** The bathroom project took longer than originally anticipated. The project was completed by March 1st, with only a few remaining cosmetic fixes, such as touch-up painting and resealing the soap dispensers—still to be addressed. We have passed the county inspection, and the restrooms have been deemed user-ready and fully ADA compliant. At this time, Phase Two is being placed on hold and will be revisited at a later date.
- **YYFAP Expansion:** It was determined that the cost of preliminary architectural and engineering work would be too high to proceed. Given the financial demands of these early-stage requirements, we are pausing our application for the Child Care Infrastructure Grant. Instead, we will be pursuing a planning grant to cover these initial expenses. This approach would better position us to prepare a strong application for the main infrastructure grant and ensure the expansion is both feasible and sustainable. I am in the process of looking into a planning grant now.
- **Acoustic Treatment:** 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
- **Sound and Lighting:** 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 has been installed. A few more modifications to the system to come. Jeremy, our sound professional, visited on February 1st to install updates that enabled Zoom and live-streaming capabilities in the Multipurpose Room. Following these upgrades, we successfully hosted our first City Council Meeting in the space on February 4th, utilizing the new system. We also used the new features during the State of the City event, which was likewise held in the MP Room.
- The only issue that surfaced during these events was the recorder's need for a hard-wired ethernet connection to maintain adequate internet speed for her program, software, and Zoom. When she logs into the building's Wi-Fi, her system runs significantly slower, creating substantial lag. We will be working to improve this connectivity issue to support smooth operation during future meetings and events.
- **Community Event: Bounce House and Karaoke Party:** On February 11th, the Commons hosted its first Bounce House and Karaoke Birthday Party in the Multipurpose Room and Kitchen. We learned that when the bounce house is placed directly in the center of the

Multipurpose Room, it fits perfectly and provides ample space for safe activity. The event was a huge success and very well received- by attendees.

The only challenge came during the removal of the bounce house. Once inflated, it did not shrink back to its original size, making it larger than when it was brought into the building. To resolve this, we contacted the company that installed the center bar of the doorway leading into the Multipurpose Room. They provided us with a key to remove the bar, allowing the bounce house to be taken out safely.

This successful event marks the first of many future bounce house parties at the Commons. During this event, the City also created an advertisement and a "How-To Create a Reservation" video, which will be presented soon.

- **Monks Visit Yachats:** From February 16th through February 22nd, the Tibetan monks from Gaden Shartse Monastery visited Yachats. Their weeklong stay brought cultural enrichment, community engagement, and opportunities for residents and visitors to participate in traditional practices, teachings, and conversations. Their presence added a meaningful- and peaceful energy to the Commons during their time here.
- **Community Event: Free Throw Competition:** The City hosted its first Free Throw Competition, and it was an incredible success. Many community members participated, filling the event with high energy and excitement. We had great music, enthusiastic community cheerleaders, and children of all ages joining alongside other residents. A special highlight was the fresh popcorn generously provided by the Presbyterian Church, which added a fun and festive touch to the event. With such a strong turnout and positive feedback, this will be the first of many free-throw competitions, as well as other fun, community-focused events the City plans to continue hosting.
- **Townhall Meeting hosted by the Lincoln County District Attorney:** On February 28th, the Lincoln County District Attorney hosted a Town Hall Meeting in the Multipurpose Room of the Commons. The event provided an overview of county laws, the DA's role, and how the organization operates within our judicial system. Community members were able to engage, ask questions, and gain a clearer understanding of local legal processes.
- **Emergency Shelter:** Current Focus: Collecting and organizing essential shelter supplies. Developing binders with operational procedures and volunteer guidelines. Creating clear documentation and signage for shelter areas.
- **Generator:** 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. In the meantime, I plan to go through the commons and mark each line that is currently attached to the Generator.

- **Room 3:** I'm currently working with NBS to outfit Room 3 as an official conference room, similar to the Civic Meeting Room. The TV and Room 3 will remain available for other uses and events, in addition to the conference room, ensuring the space continues to serve multiple community needs.
- **Commons Supplies/Rental Packages/ Pricing update:** in progress, with plans to be implemented at the beginning of the year, after construction and updates.
- **Live music Fundraising:** TBA
- **Updating reservation Accounts:** In Progress



## **City of Yachats Workgroup Report- February 2026 - DUE February 27th**

### **Workgroup: Trails/YIPS**

Report Date: 2/24/2026

#### Overview of Activities

- Rain cancellation on February 7
- Work on the stairs in the dangerous areas of Amanda Trail

#### Next Steps and Future Plans

- Get some clarity as to whether OPRD or the City owns which part of the land in Yachats State Park

#### Requests for Support or Resources

- Approximately \$600 for split rail fencing at the SW corner of area S of the library
- Approximately \$250 for signage in reclaimed area S of the library

### **Workgroup: Keeping Yachats Beautiful**

Report Date: 2/24/26

#### Overview of Activities

- Due to the weather noting to report

#### Progress and Achievements

- There are two new people who have adopted beds in front of the Condos and Dollar General

#### Next Steps and Future Plans

- Hopefully, next month we'll get a weed gathering together

### **Workgroup: Estuary Walkway**

Report Date: 2/25/2026

#### Overview of Activities

- Reviewed Civil West's pre-final and final Walkway contract documents and provided comments and suggestions.

#### Progress and Achievements

- Continuing coordination between the original concept, grant requirements, and construction documents.

#### Group Goals

- Assist the City in any way needed to undertake project bidding and construction.

#### Recommendations

- The Estuary Walkway Team made a few suggestions and comments for finalizing Civil West's proposed contract documents.

### **Workgroup: Under Stage Storage @ Commons**

#### Overview of Activities

- The WG leader suggested in the PCC meeting that cart corrals be fabricated and installed by paid help. The focus would be on a cabinet maker/woodshop-type contractor.

#### Progress and Achievements

- The WG leader contacted one contractor that had multiple schedule conflicts

#### Group Goals

- Neal forwarded the cart corral drawing to Skriver construction and they replied that they might be interested

#### Challenges and Issues

- Finding a contractor

#### Financial Overview

- There is \$6000 budgeted for understage storage. WG leader predicts this is sufficient funding for this work.

#### Next Steps and Future Plans

- One or more of the doors contact the floor when opened. Some thin shims may correct this
- Cart "table corrals" is the next big push for this project

#### Requests for Support or Resources

- No more resources from the city are required at this time.





# City of Yachats 2026 Goals

## City of Yachats Vision

Our village is a place where natural resources are valued and protected, where diversity is celebrated, and where a vibrant economy and sense of community pride create and recreate a living spirit. Yachats cares not just for its citizens' basic needs but also supports them in their efforts to excel mentally, physically, artistically, and spiritually. It is a community with an enduring sense of itself.

FOCUS AREA	GOAL	#	2026 ACTIONS	DELIVERABLES	ACTION LEAD	BUDGET
INFRASTRUCTURE	Secure Sustainable Water age & Improve wastewater and water sustainability efforts	1.1	Engineering & Planning for new water storage and funding avenues exploration	Geotechnical work, Engineering if Geotech is adequate. Explore State and Federal funding opportunities	Mayor Berdie	
		1.2	Water Conservation Efforts	Engage citizens in conserving water best practices		
		1.3	Continue to collaborate with local, regional and state resources on water supply	Participate in Lincoln County Water Source Planning. Look for funding opportunities for existing infrastructure. Continue working with SWLWPUD		
		1.4	Reduce winter inflow & infiltration into wastewater system	Fund and emphasize reduction of inflow into the wastewater system		
		1.5	Continue the storm drain master plan and include an investigation into impervious surfaces	Completed Stormwater Master Plan. Develop impervious surfaces ordinances within code and development best practices		
		1.6	Develop plans and calculate the cost for new Public Works storage and emergency shelter on property near water plant	Create a project plan for PW use of city property adjacent to water plant. Note that this may be delayed to accommodate potential road to new tank		
LIVABILITY	Provide safe access to and use of City infrastructure, parks, and trails	2.1	Continue pursuing traffic calming and pedestrian safety measures with ODOT	Evaluate if a second speed trailer should be purchased, and continue developing the Transportation Growth Management Plan with ODOT and a hired consultant.	Councilor Carey & O'Shaughnessey	
		2.2	Analyzing Public Safety Data for Effective Decision-Making: Tracking the efficacy of public safety and code enforcement programs to inform decisions regarding ordinances and overall effectiveness.	Regular reports from Request Tracker, speed cameras, to radar signs from the committees. Structured report delivered to the council either monthly or quarterly. Review existing ordinances related to loitering, dogs, and camping.		
		2.3	Plan for and develop the continuation of the Estuary Walkway, extending a walkable path to the State Park and beyond to Marine Drive, thereby holistically improving overall walkability and pedestrian safety along Ocean View Drive.	Plan for improvements, add no parking and state trail signs. Relocate the camera to ensure the delineators' safety. Geotech, archeology, and planning for the Landmark Park development. Complete the Estuary Walkway build.		
		2.4	A comprehensive guide for the maintenance and improvement of all city-owned parks and trails located within the City limits.	Create a budget line item for capital improvements to parks		
		2.5	Begin implementing the Greater Commons Master Plan and complete the existing pavilion rebuild	Phase 2 of North Commons, YYFAP Extension planning, acoustic treatment in the MP room, and get the new green space pavilion planning on the 5-year CIP budget. Complete the existing pavilion. Add sound to the existing pavilion from the old MP room system. Build out the sink area with counters and shelves. Begin planning, designing and engineering of an outdoor public restroom, including pre-build questions.		
		2.6	Public Art Initiative	Public Art Ordinance up for approval. Form a Public Art Committee based on the proposed Public Arts Ordinance. Develop a funding mechanism for public art. Budget for public art.		
HOUSING SUPPLY	Identify ways to expand the housing supply and diversify housing options	3.1	Feasibility studies on the development of middle-income housing in combination with economic development and rentalable commercial spaces associated with the housing.	Exploring properties within the City limits- Budget for property purchase and initial planning	Councilor Hedlund	
		3.2	Explore strategies for repurposing existing housing stock, including vacant or underutilized properties, to create full-time residences and multi-family housing options. Including encouraging land donations for public purposes.	Identify properties for incentives to bring homes into the middle-income housing stock. Work with Habitat for Humanity to support affordable housing. Work with the City Attorney on code updates that include condemnation for abandoned homes and projects that have been in violation of City code. Develop a workgroup to support moving this forward.		
		3.3	Continue working with consultants on amending code and zoning to align with State law on housing and expand housing options in the City.	Continue following the recommendations of Cascadia Partners and the Planning Commission. Hold public meetings, consider input, and possibly adopt corresponding ordinance changes		
		3.4				
ENVIRONMENTAL STEWARDSHIP	Environmentally aware in all we do	4.1	Street Lights Standards for City street lights to comply with Dark Sky standards	Evaluate and collaborate with CLPUD on street lighting to ensure compliance with Dark Sky and City Ordinance.	Councilor Carey	
		4.2	Identify opportunities to expand open spaces, parks, and trails and encourage land donations for public purposes	Assess donation opportunities to ensure alignment with City goals.		
		4.3	Complete the Wetlands Inventory and provide education on Wetlands Pond	Consider all means to ensure that this goal is met: Contractual, DSL Management, Legislative		
		4.4	Future City construction projects should prioritize environmental sustainability by carefully evaluating the environmental impact of land use, materials, and overall design. Additionally, all new buildings must ensure the highest level of ADA compliance.	Consider working with a University student to support this goal.		
		4.5	Review ordinances that significantly impact the environment, such as those related to trees and noxious weeds	How to support staff in the ordinance, eliminate the date for cutting and clearing each year. Who is responsible for the noxious weeds growing along the Highway 101 easement. ODOT or the property owner? Work with them on the cleanup.		
		4.6	Continue to consider the environmental impact when making decisions in all areas of City business			
FISCAL SUSTAINABILITY	Effectively manage and plan for the City's financial needs	5.1	Continue evaluating utility rates to ensure capability to build reserve funds	Working with the Public Works & Streets Committee and Finance Committees	Mayor Berdie	
		5.2	Look at incorporating stormwater fees into utility bills	Evaluate the viability of adding this fee to pay for ongoing storm drain maintenance as indicated in the storm drain master plan		
		5.3	Advocate with the League of Oregon Cities to allocate funding from the Transient Lodging Tax to Streets & Storm Drains	Write to Legislatures, join with Oregon Coastal Mayors group to advocate, educate community to provide letters of support		
		5.4	Explore a Local Improvement District for streets, water, and sewer lines to eliminate septic systems in the City	Explore this with the Public Works & Streets and Finance Committees. Educate community regarding advantages and costs		
		5.5	Continue to move forward with the creation of a new or substantial amendment to the Urban Renewal District	Reevaluate URD maps and projects. Consider implementing consultants recommendations		
PUBLIC AWARENESS	Deliver efficient, effective, transparent municipal services	6.1	Public Education on City projects, continue budget education and citizen engagement	Water capacity, public messaging, and street paving plan to be published. Work with a contractor to film a budget education piece to share with residents.	Mayor Berdie	
		6.2	Enhance the City's online presence and improve citizen engagement by modernizing and optimizing the official City website.	Update when the current contract allows in December of 2026. Request template examples from Civic Plus to prepare for this. List the photos we would like on the site and the issues we want to eliminate.		

		6.3	Schedule out the additional Council Recap videos, and continue the employee video. Start articles and videos to help people get to know our Council members.	January-Catherine, February-Craig, March-Nicole, April- Barry, May- Catherine, June-Craig, July- Nicole, August- Barry, September-Craig, October MaryEllen, November- Craig, December- Craig		
<b>ALIGNMENT</b>	<b>Synchronize and update city policies and administrative rules</b>		Evaluate the Yachats Municipal Code for clarity and comprehensiveness		Councilor Collins	
		7.1	Refine committee processes and ordinances	Develop and implement ordinance and administrative policy changes that reflect the new process. Ask Committees to develop best practices		
		7.2	Apply conduct from City Council rules to Committee, Commission, Workgroups, and City Staff			
		7.3	Continue to encourage mutual collaboration for the people of Yachats	Consider ways to consolidate Committee recruitment		
		7.4				
<b>EMERGENCY PREPAREDNESS</b>	<b>Continue to prepare for all emergencies</b>	8.1	Establish and prepare the Commons to be an Emergency Shelter when individuals are temporarily displaced from their homes.	Ensure CIP funding. Create and document storage for emergency supplies	Mayor Berdie	
			Improve the quality and organization of supplies stored in containers for major events	Create protocols for nearby key individuals to assume responsibility for the container. Create a means to distribute supplies in the event of an event.		
		8.2	Develop and distribute educational & instructional materials to residents for personal preparedness on a regular basis	Encourage attendance at County events and at City's September event		
		8.3	Improve communication systems and protocols	Encourage Committee's contribution to newsletter. Teach city council radio operations and protocols		
		8.4				