

This letter is in support of expanded hours for a City of Yachats Planner

I believe that to address many long-term issues and to assist the planning commission in forward thinking planning, we need an individual for more than sixteen hours. Thirty-two hours would be more appropriate until the years-long backlog of planning needs is addressed. After that, a planner could serve the role of new-building compliance inspector and perform other typical planning tasks including economic development, and low-income housing development.

Here are some of the planning responsibilities that are not currently addressed in Yachats.

- Inform builders and owners of Yachats specific building codes during the design process and emphasize their importance to the community.
- Regularly inspect new builds to ensure as-built matches as-approved and complies to Yachats code. Lincoln County inspectors are not familiar with Yachats specific code and do not ensure compliance.
  - One example: The uncompleted house next to us just installed non-directional external lights. A city planner could have counseled the owners on pending ordinances that will prohibit this.
- Ensure items addressed in the Comprehensive Plan are written into Yachats code. For example, the 2010 plan calls for a Tree Ordinance, forest land encroachment rules and viewshed/ridgeline protection to name a few. These and other items have not been addressed. (Note: re. viewshed protection. The city of Asheville in conservative North Carolina enacted viewshed controls when they realized that new ridge buildings impacted their tourist appeal and thus revenue.)

Other issues might include:

- Inventory and monitoring of wetlands within the city.
- Water detention tied to building and streets, so we limit dumping water directly into the ocean
- Standards for impervious surface to lot size
- Standards for large multi-unit developments. I would ask that all councilors review the preliminary approval for Elk Mountain development to see if they are comfortable with those plans in 2021.

Water availability specific: I was surprised by councilor Stott's statement that water availability would limit growth. As far as I know, there is nothing in Yachats code that can prevent development due to water limitations. In fact, it is my understanding that the city is required to provide adequate water and sewer services. A planner could help develop:

- Either code limiting development to available water supply or, more viably, working with the Water Lead to develop IGA or identify land appropriate for storage required by new developments.
- Enforceable rules to see that short-term rentals grandfathered under the Oregon building code (built prior to 1974) have water saving fixtures.

Thank you for your consideration.

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