

PARKING STUDY
Kickoff Meeting – Key Questions
Yachats Planning Commission
Issued 4-25-2022

4. Key Questions:

a. Current state of parking downtown:

Adequate parking is lacking in the downtown area, especially in the summer (tourist) months, and during holidays and planned events, Adequate parking can be marginal at other times as well. In the past, some businesses that require higher parking counts, such as restaurants, have been allowed to operate without adequate parking. Event parking often taxes available parking in areas north of the river bridge, and especially in and around the Commons area, as many of these events often bring in non-residents. Even such events as the local Farmers' Markets can overtax parking.

Covid-19 has significantly affected and aggravated downtown parking problems, as the City in several instances has allowed existing on-site parking spaces to be (temporarily) converted to outdoor tables and seating to meet government pandemic restrictions. In most cases this “temporary” conversion authorization has not been rescinded, which has resulted in more patron capacity with the now available interior space plus outside tables – with fewer parking spaces than were intended to serve just the interior seating.

People often park in one business' lot to visit completely separate businesses – this is particularly prevalent at the local food market and the post office. Parking challenges are also aggravated by the lack of nearby parking where too many businesses needing higher parking counts are located together. The block containing Ona, Beach Street Kitchen, Luna Sea, the Underground, and an ice cream store occupy the same block. Another local business, the Drift Inn which operates a restaurant and a hotel, is directly across Hwy 101. All compete for the few on-site parking spaces and the available public street parking.

Often there are parking spaces, particularly along 4th Street west, that remain unused even though they are well within walking distances of downtown and most community businesses. In addition to other reasons, this could be because they are not well signed, and weather is not always conducive to walking to a destination.

b. Location and timing of current parking challenges:

The location of current parking challenges are, for the most part, the entire downtown area, from the river bridge north to about 7th Street. Timing, as mentioned earlier, is often related to holidays (when non-residents flock to the coast), normal scheduled events such as the Farmers' Market, and special events that bring in non-residents. The can and does occur year-round.

c. Past attempts to address parking challenges:

A parking count was undertaken in August 2020 by the Planning Commission. To the point where it was discontinued, the intent was to determine not only what total parking was available, but also to differentiate what was private and what was on-street or lot public parking. Normal residence parking was not included – only businesses. Eventually this count may have been used to assist in determining challenge areas, need, etc., but the study did not get that far.

d. Role downtown should play in the future of the community:

Since downtown is relatively compact, and Yachats is a small community, downtown is of primary importance to the community. Tourism is the main business, and most businesses that are within the city limits are located in the downtown area. Downtown businesses also serve city residents.

e. Types of land uses should be encouraged downtown:

Yachats has a healthy restaurant business. Other tourist-related businesses are prime contributors too. The community and tourist traffic are well served by our local market, a few additional food vendors, and the Farmers' Market (when it is in session). So, it would be difficult to determine what types of businesses could be encouraged, and how that could be accomplished.