

Quiet Water DRC Planning meeting – Nov. 9, 2005

1. Objective – Common area master plan for (1) maintenance and (2) development (planting, changes, repairs, etc.)
2. Process
 - a. Who are the key players?
 - i. DRC
 - ii. On-site Manager
 - iii. Jerry Sand
 - iv. Board
 - v. Membership
 - vi. Regulators (City, County, State, Port of Alsea, others?)
 - b. What needs to be done and what are the key questions?
 - i. How do regulations limit what we can do?
 - ii. How do we reconcile new regulations with an existing site?
 - iii. Identify goals / issues from membership (survey)
 - iv. Considering items 1-3, formulate a draft plan
 - v. Ask membership to comment on draft plan / revise plan / ask for comments on revisions
 - c. How
 - i. Use diagram prepared by Jerry Sand to visualize plan elements
 - ii. Meetings with county & city staff to discuss regulations, exchange information, keep everyone current about developments
 - iii. Send out a survey to members
 - iv. Invite members to a focus group meeting (Dec Friends meeting?)
 - v. Use all information to draft a maintenance and development plan for the common area
 - d. When
 - i. When does the plan need to be ready for board approval & a vote of the membership?
 - ii. How long will it take to finalize the plan?
 - iii. How soon do we need membership input? (Dec-Jan)
3. Communications – need to keep everyone apprised of DRC activities, thinking, options, issues, etc. Use e-mail, web site, meetings to keep everyone informed.
4. Submit final plan to membership for adoption (June 3rd 2006)

Common Area Master Plan agenda:

- 1 Update on regulations pertaining to what can be done in and near the river. An understanding of current regulations will serve to guide our planning process.
2. Brainstorming on a revised process for formulating maintenance standards and a landscaping plan for the common area. This discussion will focus on who should be involved; what data need to be collected; how the data should be collected; when we can complete a preliminary draft, and how can we validate the recommendations before asking the membership for approval. I envision an open discussion of this item and we can amend or expand the items listed. Bring any ideas you have that pertains to this process, how we can involve others, questions you would like answered, etc.
3. To wrap up this discussion I would like to nail down a rough timetable for the process.
- 4 Federal regulators have become involved with construction on King St. because of a complaint that has been filed. This could involve QW because it is about surface run off related to construction that carries sediment.
5. Does this ordinance below apply to QW? How do we determine this?

A side issue that doesn't necessarily require discussion is a second request to the City to ban burning in Yachats. I was fortunate enough to be copied on this request and immediately fired off a strong response in defense of our need and right to continue burning yard cuttings.

City Ordinance Section 9.52.070 Shoreland setbacks.

- A. On shorelands along the Yachats River, a fifty (50) foot buffer strip shall be maintained. In the first thirty (30) feet, the existing riparian vegetation shall remain undisturbed; in the latter twenty (20) feet slight vegetative alteration is allowed provided the overstory is retained. Minor access paths leading to (but not parallel to) the Yachats River shall be allowed as long as the overstory is not disturbed. In areas where no vegetation is present, a minimum setback of twenty-five (25) feet shall be required.
- B. On shorelands along the ocean, setbacks shall be twenty-five (25) feet from the top of the bank or that arrived at by using formulae elucidated in the RNKR study (RNKR Associates, 1978; copies are on file at City Hall) and outlined in Appendix D, whichever is greater. Any deviation from this setback must be accompanied by a recommendation from a state of Oregon registered professional geologist or geotechnical engineer.
- C. Exceptions to the above standards are vegetation removal for structural shoreland stabilization subject to the shoreline stabilization standards in Section 9.52.100, and vegetation removal for bridge maintenance, replacement or repair.
- D. Under no circumstances will the city permit a setback deviation arising from the use of structural shoreline stabilization not already present on the property. (Ord. 175 (part), 1995; Ord. 73E § 3.090, 1992)

The words "enforceable" setbacks (a fifty foot buffer strip) were used by both Fish and Wildlife- Mid-Coast Watershed District, and Lincoln County Planner, then confirmed by Larry Lewis, Yachats Planner who copied the page for us.

Three officials said, "No rip-rapping" for erosion control would be allowed along the river. Only vegetative planting of woody stem native plants and trees are allowed for riparian edge repair.