



DATE: May 20, 2019

TO: W. John Moore, Mayor
Yachats City Council

FROM: Shannon Beaucaire, City Manager

SUBJECT: Request for Water Billing Relief

On Wednesday, May 15, 2019 Mr. Bernard provided public comment regarding a requesting that the City retroactively waive all water and sewer fees other than the base commercial rate for this property through 5/1/2019.

Background:

- Account was transferred to Mr. Bernard on 11/20/18.
- A copy of the letter and Admin policy 19 are attached.
- On 4/1/19, Mr. Bernard requested an evaluation of the water/sewer bill at 430 Hwy 101N
- Admin Policy 19 outlines the process for relief for water billing for natural cause water loss. Considerations include, but are not limited to:
 - Relief of 50% of the charges above the applicant's average usage as determined by review of the previous 12 months;
 - Relief will not exceed 2 billing cycles;
 - Sewer charges may be forgiven when there is an emergency loss and the water did not enter the sewer system; and
 - Any appeal will be to City Council within 30 days for reversal or modification.

- The evaluation was conducted, and Mr. Bernard was provided a credit of \$417.90 for water and \$459.20 for sewer on April 17, 2019;
 - Although the leak did occur for four months, in good faith, the City Manager applied the credit to the 2 highest billing cycles (March & April).
 - A sewer credit was given in good faith that the water did not enter the sewer system.
 -
- In preparation for providing this background to Council – (all items are attached)
 - The meter readings were pulled;
 - A property report was pulled; and
 - The previous owner's history was pulled.

1. Previous owner's information is redacted per state public records exemption¹

	Month	Units	Bill	Meter Reading
2.	April 2018	100	\$89.71	300-301
3.	May 2018	100	\$89.71	301-302
4.	June 2018	0	\$89.71	302-302
5.	July 2018	100	\$89.71	302-303
6.	August 2018	100	\$92.68	303-304
7.	Sept. 2018	0	\$92.68	304-304
8.	Oct. 2018	0	\$92.68	304-304
9.	Nov. 2018	0	\$92.68	304-304
10.	Dec. 2018	1000	\$132.15	304-314
11.	Jan. 2019	1900	\$297.02	314-333
12.	Feb. 2019	4400	\$597.52	333-337
13.	March 2019	7100	\$922.06	377-448
14.	April 2019	9300	\$1,186.50	448-541
15.	May 2019	3800		541-579

1 Unit of water = 748 gallons of water

¹ ORS 192.355 (28):

“The following public records are exempt from disclosure under ORS 192.311 to 192.478: . . .

(28) Personally identifiable information about customers of a municipal electric utility or a people's utility district or the names, dates of birth, driver license numbers, telephone numbers, electronic mail addresses or Social Security numbers of customers who receive water, sewer or storm drain services from a public body as defined in ORS 174.109. The utility or district may release personally identifiable information about a customer, and a public body providing water, sewer or storm drain services may release the name, date of birth, driver license number, telephone number, electronic mail address or Social Security number of a customer, if the customer consents in writing or electronically, if the disclosure is necessary for the utility, district or other public body to render services to the customer, if the disclosure is required pursuant to a court order or if the disclosure is otherwise required by federal or state law. The utility, district or other public body may charge as appropriate for the costs of providing such information. The utility, district or other public body may make customer records available to third party credit agencies on a regular basis in connection with the establishment and management of customer accounts or in the event such accounts are delinquent.”

To: City Council - Yachats, Oregon
Re: 430 Highway 101 N - Water and Sewer

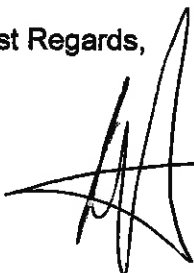
Date: 5/14/19

From: Nathan Bernard - On behalf of:
430 North, LLC
PO Box 308
Yachats, OR

I am writing to request an adjustment to the assessed water and sewer charges for the property located at 430 Highway 101 N. The basis for my request:

When I purchased this property in early 2018, it was vacant and had been for some time. The building was in disrepair and needed a roof badly. Located across Highway 101 from City Hall and the Yachats Commons, it was an eyesore and, by the city's definition, a "blighted" property. I began repairs and improvements shortly after purchase and entered into a lease with a carefully vetted tenant by early summer. This tenant, Yachats Cannabis Company, completed an interior remodel of their unit and patiently navigated the State and Local regulations to secure all of the required licenses, certifications, permits, etc... They were cleared to open in early December, 2018. When they occupied the building and were preparing for opening day, they turned on the water at the city's meter and began using the plumbing in the building, which consists of one toilet and one hand wash sink. Within a couple days, the toilet had back up and overflowed into their newly remodeled space. I immediately called Rau Plumbing, who attempted to snake the line, unsuccessfully. After exploratory digging, we (Rau and I) discovered that a City contractor (Pacific Excavation) had dug up the sewer line when they dug the ditch for the new underground electrical connection as part of the sidewalk project. I hired Rau to repair the line and submitted a request for reimbursement from the city, which was paid. What we didn't realize at the time, even after the city public works, Rau Plumbing, the county inspector, the tenant, and myself had looked, was that there was hidden damage and a significant leak in the water supply line between the city meter and the building that was created during the sidewalk excavation. Because the meter valve had been off since the sidewalk project was completed, it didn't start leaking until mid december, when the tenant opened the valve. This leak ran unchecked for four months, running water into the ground until it was discovered in April, 2019. Once discovered, I hired Rau plumbing to replace the section of pipe that was leaking, which is under the city sidewalk and inaccessible for repair. I have not submitted a request for reimbursement. I am requesting that the city retroactively waive all water and sewer fees other than the base commercial rate for this property through 5/1/2019. All usage moving forward will be metered and billed in the standard way. Thank you for considering my request and please let me know if you have questions on this matter.

Best Regards,



NATHAN BERNARD

CITY OF YACHATS
REQUEST FOR EVALUATION OF WATER/SEWER BILL

Date 4/11/19

Billing Date _____

I hereby request a review of the charges for water and/or sewer usage:

Account Name _____

Account No. 02-1030-04

Service Location 430 Hwy 101 N

Contact Name and Phone Number Nathan Bernard 503-720-5935 Email nathan@yachatsbrewing.com

Choose One:

- ☐ I believe that the amount charged is inaccurate because: Water / Sewer charges prior to 12/12/18 are invalid due to lack of sewer connection. Please re-calculate bill from 12/13/18 through today.
- ☐ I believe that the measurement of the amount of water used was inaccurate because:

Check all that apply:

- ☐ I examined our system from the meter, through all pipes and fixtures.
- ☐ A licensed plumber examined our water system on 12/3/18.
Plumbers Name/Company Rau Plumbing

AND

- ☐ A leak was not discovered
- ☐ A leak was discovered. (Location of leak _____)

☐ We are hereby requesting a credit in the amount allowed due to this discovered leak.

- ☐ This leak has been repaired by _____ on (date) _____

Documentation of repair is required for credit

Official Use Only:

Credit Recommended: Yes No _____ by: City Clerk III Kimberly Johnson

Credit Amount: Water \$ 417.90 Total \$ 877.10 ***Worksheet must be attached***

Reason: Fixed leak

Concurrence by: position vacant
City Clerk III

Approved by: _____
City Manager

Posted to Utility Billing (Date) 4/17/19

New balance \$ 2309.68

City of Yachats
PO Box 345
Yachats, OR 97498



Monthly Statement

Office: (541) 547-3565

PREVIOUS BALANCE	\$1,970.71
PAYMENTS	\$0.00
CURRENT CHARGES	\$1,216.07
TOTAL DUE 04/15/2019	\$3,186.78
DUE AFTER 04/15/2019	\$3,264.58

430 North ~~LL~~ **PAST DUE**
~~Nathan Bernard~~
PO Box 308
Yachats, OR 97498

ACCOUNT NUMBER	02-1030-04	Meter #	34057758	Start Read	02/21/19 - 448	End Read	03/25/19 - 541	Consumption	93
CUSTOMER	Nathan Bernard								
SERVICE ADDRESS	430 Hwy 101 N. Yachats OR 97498								
BILL DATE	04/01/2019								
SERVICE	START	END	USAGE	AMOUNT					
Water Commercial	02/21/2019 - 44800	03/25/2019 - 54100	9300	\$516.07					
Capital Reserve Water	02/21/2019 - 44800	03/25/2019 - 54100	9300	\$52.24					
Sewer Commercial	02/21/2019 - 44800	03/25/2019 - 54100	9300	\$565.95					
Capital Reserve Sewer	02/21/2019 - 44800	03/25/2019 - 54100	9300	\$52.24					
Late Fees 03/19/2019				\$29.56					
Other 03/19/2019				\$0.01					
TOTAL CURRENT CHARGES				\$1,216.07					

Please detach below perforation and return with payment

Charges prior to 12/12/18
are invalid due to lack of
sewer connection. Please re-calculate
charges from 12/13/18 through today.

ACCOUNT NUMBER	02-1030-04
SERVICE ADDRESS	430 Hwy 101 N.
AMOUNT DUE	\$3,186.78
DUE DATE	04/15/2019
NAME	Nathan Bernard

Use the code 101817 to sign-up online at
<https://cityofyachats.secure.munibilling.com> Use this code to
sign up for on-line statements.

City of Yachats
PO Box 345
Yachats, OR 97498

City of Yachats

Customer History: 430 North LLC

04/01/2019

Account: 02-1030-04

Type: COM

Category: COM

Balance: \$3,186.78

Billing Address

PO Box 308
Yachats OR 97498

Service Address

430 Hwy 101 N.
Yachats OR 97498

Billing Phone

(541) 351-8238

Date	Type	Amount	Balance	Rate	Usage	Entered By
04/01/2019	BILL	\$52.24	\$3,186.78	Cap Res Sew	9300	Kimmie
04/01/2019	BILL	\$52.24	\$3,134.54	Cap Res Wat	9300	Kimmie
04/01/2019	BILL	\$565.95	\$3,082.30	SW COM	9300	Kimmie
04/01/2019	BILL	\$516.07	\$2,516.35	WT COM 4	9300	Kimmie
03/19/2019	BILL	\$29.56	\$2,000.28		0	Kimmie
03/19/2019	BILL	\$0.01	\$1,970.72		0	Kimmie
03/01/2019	BILL	\$40.14	\$1,970.71	Cap Res Sew	7100	Kimmie
03/01/2019	BILL	\$40.14	\$1,930.57	Cap Res Wat	7100	Kimmie
03/01/2019	BILL	\$439.67	\$1,890.43	SW COM	7100	Kimmie
03/01/2019	BILL	\$402.11	\$1,450.76	WT COM 4	7100	Kimmie
02/20/2019	BILL	\$0.01	\$1,048.65		0	Kimmie
02/20/2019	BILL	\$15.50	\$1,048.64		0	Kimmie
02/01/2019	BILL	\$25.29	\$1,033.14	Cap Res Sew	4400	Kimmie
02/01/2019	BILL	\$25.29	\$1,007.85	Cap Res Wat	4400	Kimmie
02/01/2019	BILL	\$284.69	\$982.56	SW COM	4400	Kimmie
02/01/2019	BILL	\$262.25	\$697.87	WT COM 4	4400	Kimmie
01/17/2019	BILL	\$6.44	\$435.62		0	Kimmie
01/17/2019	BILL	\$0.01	\$429.18		0	Kimmie
01/01/2019	BILL	\$11.54	\$429.17	Cap Res Sew	1900	Kimmie
01/01/2019	BILL	\$11.54	\$417.63	Cap Res Wat	1900	Kimmie
01/01/2019	BILL	\$141.19	\$406.09	SW COM	1900	Kimmie
01/01/2019	BILL	\$132.75	\$264.90	WT COM 4	1900	Kimmie
12/20/2018	BILL	\$1.95	\$132.15		0	Kimmie
12/01/2018	BILL	\$5.50	\$130.20	Cap Res Sew	1000	Kimmie
12/01/2018	BILL	\$5.50	\$124.70	Cap Res Wat	1000	Kimmie
12/01/2018	BILL	\$57.40	\$119.20	SW COM	1000	Kimmie
12/01/2018	BILL	\$51.80	\$61.80	WT COM 4	1000	Kimmie
11/20/2018	ADJ	\$10.00	\$10.00		0	Kimmie

CITY OF YACHATS
EVALUATION OF WATER/SEWER BILL **WORKSHEET**

Date: 4/11/19 Acct. #: 0211030104

Service Address 430 Hwy 101 N.

Previous 12 months water billing total in dollars (attach report)	\$ <u>536.28</u>	<u>523.2</u>
Average monthly billing based on previous 12 months water bills	\$ <u>44.69</u>	<u>43.4</u>
Excess water charges above the customers average monthly usage	\$ <u>835.80</u>	<u>918.4</u>
Credit to be applied to next bill cycle if approved* (50% of the above)	\$ <u>417.90</u>	<u>459.20</u>

****The relief if authorized, will be 50% of the charges above the applicant's average monthly usage as determined by the review of the previous 12 months billings. Refer to Administrative Policy #19 for additional details****

Is there evidence of negligence on the part of the owner/occupant? ☐ Yes ☐ No ☒ Unknown
(If yes, please explain) acc. transferred 11/20/18. although have occupied since last year; each month @ base rate - customer wants relief for water & sewer

Did the leak and request for relief exceed (2) two billing cycles? ☒ Yes ☐ No
(The relief requested cannot exceed 2 billing cycles)

Was the leak repaired satisfactorily ☐ Yes ☐ No (Attach repair invoice or receipts)

Was the repair inspected by a City employee or qualified agent? ☐ Yes ☐ No

Was there a City employee or qualified agent available to make the inspection? ☐ Yes ☐ No

Name of City employee, qualified agent or company making the inspection/repair

Date completed: _____

Has there been a prior approved request for relief at this service address? ☐ Yes ☒ No
If yes, the relief requested cannot be for the same part of plumbing where relief was previously granted.

Employee Completing this worksheet & title

Kimmin Joelsa Date: 4/11/19

441 Highway 101 North
PO Box 345
Yachats, OR 97498
(541) 547-3565

Remit Address:
City of Yachats
PO Box 345
Yachats, OR 97498

DRAFT ADJUSTMENTS

430 North LLC
PO Box 308
Yachats, OR 97498

Current Balance \$ 3,186.78

[illegible]

Meter Readings

Current Reading	Date	Prev Reading	Date	Usage	Codes/Archt	Entered By	Notes	Use			
579.0	04/24/2019	541.0	03/26/2019		36.0	Kimmie			✓ History	Edit	Delete
541.0	03/25/2019	412.0	02/21/2019		99.0	Kimmie			✓ History	Edit	Delete
448.0	02/21/2019	377.0	01/23/2019		71.0	Kimmie			✓ History	Edit	Delete
377.0	01/23/2019	353.0	12/21/2018		44.0	Kimmie			✓ History	Edit	Delete
333.0	12/21/2018	314.0	11/20/2018		19.0	Kimmie			✓ History	Edit	Delete
314.0	11/20/2018	304.0	10/24/2018		10.0	Kimmie			✓ History	Edit	Delete
304.0	10/24/2018	304.0	10/24/2018		0.0				✓ History	Edit	Delete
304.0	10/24/2018	304.0	09/24/2018		0.0	Kimmie			✓ History	Edit	Delete
304.0	09/24/2018	304.0	08/24/2018		0.0	Kimmie			✓ History	Edit	Delete
304.0	08/24/2018	304.0	07/23/2018		0.0	Kimmie			✓ History	Edit	Delete
304.0	07/23/2018	304.0	06/20/2018		1.0	Kimmie			✓ History	Edit	Delete
303.0	06/20/2018	302.0	05/23/2018		1.0	Kimmie			✓ History	Edit	Delete
302.0	05/23/2018	302.0	04/23/2018		0.0	Kimmie			✓ History	Edit	Delete
302.0	04/23/2018	301.0	03/20/2018		1.0	Kimmie			✓ History	Edit	Delete
301.0	03/20/2018	300.0	02/21/2018		1.0	Kimmie			✓ History	Edit	Delete
300.0	02/21/2018	300.0	01/23/2018		0.0	Kimmie			✓ History	Edit	Delete
300.0	01/23/2018	300.0	12/19/2017		0.0	Kimmie			✓ History	Edit	Delete
300.0	12/19/2017	300.0	11/20/2017		0.0	MunBelling, Chris			✓ History	Edit	Delete
300.0	11/20/2017	300.0	10/23/2017		0.0	Kimmie			✓ History	Edit	Delete
300.0	10/23/2017	300.0	09/21/2017		0.0	Kimmie			✓ History	Edit	Delete
300.0	09/21/2017	300.0	08/22/2017		0.0	Kimmie			✓ History	Edit	Delete
300.0	08/22/2017	300.0	07/20/2017		0.0	Kimmie			✓ History	Edit	Delete
300.0	07/20/2017	299.0	06/21/2017		1.0	Kimmie			✓ History	Edit	Delete
299.0	06/21/2017	299.0	06/03/2017		0.0	Kimmie			✓ History	Edit	Delete
299.0	06/03/2017	298.0	04/20/2017		0.0	Kimmie			✓ History	Edit	Delete

Lincoln County Property Report

Account # & Prop. Info		Account Details		Owner & Address	
Account #:	R32393	Neighborhood:	Y216	Owner and	BERNARD NATHAN
Map Taxlot:	14-12-27-DA-01500-00	Property Class:	201	Mailing Address:	PO BOX 308 YACHATS, OR 97498
Tax Map:	14s12w27DA			Site Address(es):	430 HWY 101 N
Web Map:	View Map				
Info:	OVERLOOK ADDN. TO YACHATS, BLOCK 7, LOT 10 & 11, DOC201800983				
Tax Code:	302				
Acres:					

Improvements								Value History			
Description	Area	Yr Built	Found	Heat	Plumb	BDMS	Value	Year Imp.	Land	Total Market	Total Assessed
MAIN AREA	1020 sq ft	1962			HB		\$48,890	2018	48,890	203,310	252,200
								2017	48,890	203,310	252,200
								2016	48,890	203,310	252,200
								2015	47,340	197,080	244,420
								2014	47,340	197,080	244,420
								2013	49,500	205,380	254,880
								2012	55,380	230,970	286,350

[Foundation Code List](#)
[Heating/AC Code List](#)
[Plumbing Code List](#)

Sales History				
Sale Date	Price	Document	Type	Code
01/22/2018	\$300,000	201800983	27	WD
06/28/2005	\$265,000	200510694	32	WD
06/30/2003	\$179,937	200310229	27	BSD
11/22/2000	\$200,000	MF411-1278	32	WD
09/23/1991	\$134,500	MF234-2013	33	WD

Land				Related Accounts		Disclaimer	
Description	Acres	Market Value	Special Use Value				
COMMERCIAL DEV SITE	0.2	196,250					
COMMERCIAL SITE		7,060					
DEVELOPMENT							

Today's Date: 05/21/2019

For assessment purposes only. Lincoln County makes no warranty as to the accuracy of the information provided. Users should consult with the appropriate City, County or State Department or Agency concerning allowed land uses, required permits or licenses, and development rights on specific properties before making decisions based on this information. Tax data exported 10/2018.

City of Yachats

Customer History:

04/01/2019

Account: 02-1030-03

Type: COM

Category: COM

Balance: \$0.00

Billing Address

Service Address

430 Hwy 101 N.
Yachats OR 97498

Service Phone

Date	Type	Amount	Balance	Rate	Usage	Entered By
12/19/2018	PAY	(\$92.68)	\$0.00			Kimmie
11/20/2018	BILL	\$2.19	\$92.68	Cap Res Sew	0	Kimmie
11/20/2018	BILL	\$2.19	\$90.49	Cap Res Wat	0	Kimmie
11/20/2018	BILL	\$43.61	\$88.30	SW COM	0	Kimmie
11/20/2018	BILL	\$44.69	\$44.69	WT COM 4	0	Kimmie
11/16/2018	PAY	(\$92.68)	\$0.00			Kimmie
11/01/2018	BILL	\$2.19	\$92.68	Cap Res Sew	0	Kimmie
11/01/2018	BILL	\$2.19	\$90.49	Cap Res Wat	0	Kimmie
11/01/2018	BILL	\$43.61	\$88.30	SW COM	0	Kimmie
11/01/2018	BILL	\$44.69	\$44.69	WT COM 4	0	Kimmie
10/16/2018	PAY	(\$92.68)	\$0.00			Kimmie
10/01/2018	BILL	\$2.19	\$92.68	Cap Res Sew	0	Kimmie
10/01/2018	BILL	\$2.19	\$90.49	Cap Res Wat	0	Kimmie
10/01/2018	BILL	\$43.61	\$88.30	SW COM	0	Kimmie
10/01/2018	BILL	\$44.69	\$44.69	WT COM 4	0	Kimmie
09/19/2018	PAY	(\$92.68)	\$0.00			Kimmie
09/01/2018	BILL	\$2.19	\$92.68	Cap Res Sew	0	Kimmie
09/01/2018	BILL	\$2.19	\$90.49	Cap Res Wat	0	Kimmie
09/01/2018	BILL	\$43.61	\$88.30	SW COM	0	Kimmie
09/01/2018	BILL	\$44.69	\$44.69	WT COM 4	0	Kimmie
08/17/2018	PAY	(\$92.68)	\$0.00			Kimmie
08/01/2018	BILL	\$2.19	\$92.68	Cap Res Sew	100	Kimmie
08/01/2018	BILL	\$2.19	\$90.49	Cap Res Wat	100	Kimmie
08/01/2018	BILL	\$43.61	\$88.30	SW COM	100	Kimmie
08/01/2018	BILL	\$44.69	\$44.69	WT COM 4	100	Kimmie
07/20/2018	PAY	(\$89.71)	\$0.00			Kimmie
07/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	100	Kimmie
07/01/2018	BILL	\$2.12	\$87.59	Cap Res Wat	100	Kimmie
07/01/2018	BILL	\$42.21	\$85.47	SW COM	100	Kimmie
07/01/2018	BILL	\$43.26	\$43.26	WT COM 4	100	Kimmie
06/19/2018	PAY	(\$89.71)	\$0.00			Kimmie
06/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	0	Kimmie
06/01/2018	BILL	\$2.12	\$87.59	Cap Res Wat	0	Kimmie
06/01/2018	BILL	\$42.21	\$85.47	SW COM	0	Kimmie
06/01/2018	BILL	\$43.26	\$43.26	WT COM 4	0	Kimmie
05/15/2018	PAY	(\$89.71)	\$0.00			Kimmie
05/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	100	Kimmie
05/01/2018	BILL	\$2.12	\$87.59	Cap Res Wat	100	Kimmie

05/01/2018	BILL	\$42.21	\$85.47	SW COM	100	Kimmie
05/01/2018	BILL	\$43.26	\$43.26	WT COM 4	100	Kimmie
04/16/2018	PAY	(\$89.71)	\$0.00			Kimmie
04/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	100	Kimmie
04/01/2018	BILL	\$2.12	\$87.59	Cap Res Wat	100	Kimmie
04/01/2018	BILL	\$42.21	\$85.47	SW COM	100	Kimmie
04/01/2018	BILL	\$43.26	\$43.26	WT COM 4	100	Kimmie
03/16/2018	PAY	(\$89.71)	\$0.00			Kimmie
03/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	0	Kimmie
03/01/2018	BILL	\$2.12	\$87.59	Cap Res Wat	0	Kimmie
03/01/2018	BILL	\$42.21	\$85.47	SW COM	0	Kimmie
03/01/2018	BILL	\$43.26	\$43.26	WT COM 4	0	Kimmie
02/16/2018	PAY	(\$89.71)	\$0.00			Kimmie
02/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	0	Kimmie
02/01/2018	BILL	\$2.12	\$87.59	Cap Res Wat	0	Kimmie
02/01/2018	BILL	\$42.21	\$85.47	SW COM	0	Kimmie
02/01/2018	BILL	\$43.26	\$43.26	WT COM 4	0	Kimmie
01/17/2018	PAY	(\$89.71)	\$0.00			Kimmie
01/01/2018	BILL	\$2.12	\$89.71	Cap Res Sew	0	Kimmie
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11/01/2017	BILL	\$2.12	\$87.59	Cap Res Wat	0	Kimmie
11/01/2017	BILL	\$42.21	\$85.47	SW COM	0	Kimmie
11/01/2017	BILL	\$43.26	\$43.26	WT COM 4	0	Kimmie
10/16/2017	PAY	(\$89.71)	\$0.00			Kimmie
10/01/2017	BILL	\$2.12	\$89.71	Cap Res Sew	0	Kimmie
10/01/2017	BILL	\$2.12	\$87.59	Cap Res Wat	0	Kimmie
10/01/2017	BILL	\$42.21	\$85.47	SW COM	0	Kimmie
10/01/2017	BILL	\$43.26	\$43.26	WT COM 4	0	Kimmie
09/18/2017	PAY	(\$89.71)	\$0.00			Kimmie
09/01/2017	BILL	\$2.12	\$89.71	Cap Res Sew	0	Kimmie
09/01/2017	BILL	\$2.12	\$87.59	Cap Res Wat	0	Kimmie
09/01/2017	BILL	\$42.21	\$85.47	SW COM	0	Kimmie
09/01/2017	BILL	\$43.26	\$43.26	WT COM 4	0	Kimmie
08/15/2017	PAY	(\$89.71)	\$0.00			Kimmie
08/01/2017	BILL	\$2.12	\$89.71	Cap Res Sew	100	Kimmie
08/01/2017	BILL	\$2.12	\$87.59	Cap Res Wat	100	Kimmie
08/01/2017	BILL	\$42.21	\$85.47	SW COM	100	Kimmie
08/01/2017	BILL	\$43.26	\$43.26	WT COM 4	100	Kimmie
07/17/2017	PAY	(\$87.08)	\$0.00			Kimmie
07/01/2017	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
07/01/2017	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
07/01/2017	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
07/01/2017	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
06/16/2017	PAY	(\$87.08)	\$0.00			Kimmie
06/01/2017	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
06/01/2017	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
06/01/2017	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
06/01/2017	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
05/15/2017	PAY	(\$87.08)	\$0.00			Kimmie
05/01/2017	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
05/01/2017	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie

05/01/2017	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
05/01/2017	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
04/17/2017	PAY	(\$87.08)	\$0.00			Kimmie
04/01/2017	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
04/01/2017	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
04/01/2017	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
04/01/2017	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
03/15/2017	PAY	(\$87.08)	\$0.00			Kimmie
03/01/2017	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
03/01/2017	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
03/01/2017	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
03/01/2017	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
02/15/2017	PAY	(\$87.08)	\$0.00			Kimmie
02/01/2017	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
02/01/2017	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
02/01/2017	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
02/01/2017	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
01/17/2017	PAY	(\$83.16)	\$0.00			Kimmie
01/01/2017	BILL	\$2.05	\$83.16	Cap Res Sew	0	Kimmie
01/01/2017	BILL	\$2.05	\$81.11	Cap Res Wat	0	Kimmie
01/01/2017	BILL	\$40.98	\$79.06	SW COM	0	Kimmie
01/01/2017	BILL	\$42.00	\$38.08	WT COM 4	0	Kimmie
12/02/2016	PAY	(\$178.08)	(\$3.92)			Kimmie
12/01/2016	BILL	\$2.05	\$174.16	Cap Res Sew	0	Kimmie
12/01/2016	BILL	\$2.05	\$172.11	Cap Res Wat	0	Kimmie
12/01/2016	BILL	\$40.98	\$170.06	SW COM	0	Kimmie
12/01/2016	BILL	\$42.00	\$129.08	WT COM 4	0	Kimmie
11/01/2016	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
11/01/2016	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
11/01/2016	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
11/01/2016	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
10/17/2016	PAY	(\$87.08)	\$0.00			Kimmie
10/01/2016	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
10/01/2016	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
10/01/2016	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
10/01/2016	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
09/15/2016	PAY	(\$97.08)	\$0.00			Kimmie
09/06/2016	ADJ	\$10.00	\$97.08		0	Kimmie
09/01/2016	BILL	\$2.05	\$87.08	Cap Res Sew	100	Kimmie
09/01/2016	BILL	\$2.05	\$85.03	Cap Res Wat	100	Kimmie
09/01/2016	BILL	\$40.98	\$82.98	SW COM	100	Kimmie
09/01/2016	BILL	\$42.00	\$42.00	WT COM 4	100	Kimmie
08/15/2016	PAY	(\$87.08)	\$0.00			Kimmie
08/01/2016	BILL	\$2.05	\$87.08	Cap Res Sew	0	Kimmie
08/01/2016	BILL	\$2.05	\$85.03	Cap Res Wat	0	Kimmie
08/01/2016	BILL	\$40.98	\$82.98	SW COM	0	Kimmie
08/01/2016	BILL	\$42.00	\$42.00	WT COM 4	0	Kimmie
07/15/2016	PAY	(\$85.00)	\$0.00			Kimmie
07/01/2016	BILL	\$2.00	\$85.00	Cap Res Sew	0	Kimmie
07/01/2016	BILL	\$2.00	\$83.00	Cap Res Wat	0	Kimmie
07/01/2016	BILL	\$40.00	\$81.00	SW COM	0	Kimmie
07/01/2016	BILL	\$41.00	\$41.00	WT COM 4	0	Kimmie
06/17/2016	PAY	(\$85.00)	\$0.00			Kimmie
06/02/2016	BILL	\$2.00	\$85.00	Cap Res Sew	0	Kimmie
06/02/2016	BILL	\$2.00	\$83.00	Cap Res Wat	0	Kimmie
06/02/2016	BILL	\$40.00	\$81.00	SW COM	0	Kimmie
06/02/2016	BILL	\$41.00	\$41.00	WT COM 4	0	Kimmie
05/16/2016	PAY	(\$85.00)	\$0.00			Kimmie
05/01/2016	BILL	\$2.00	\$85.00	Cap Res Sew	0	Kimmie
05/01/2016	BILL	\$2.00	\$83.00	Cap Res Wat	0	Kimmie

05/01/2016	BILL	\$40.00	\$81.00	SW COM	0	Kimmie
05/01/2016	BILL	\$41.00	\$41.00	WT COM 4	0	Kimmie
04/15/2016	PAY	(\$85.00)	\$0.00			Kimmie
04/01/2016	BILL	\$2.00	\$85.00	Cap Res Sew	0	Kimmie
04/01/2016	BILL	\$2.00	\$83.00	Cap Res Wat	0	Kimmie
04/01/2016	BILL	\$40.00	\$81.00	SW COM	0	Kimmie
04/01/2016	BILL	\$41.00	\$41.00	WT COM 4	0	Kimmie

City of Yachats
PO Box 345
Yachats, OR 97498



Monthly Statement	
Office: (541) 547-3565	

430 North LLC
PO Box 308
Yachats, OR 97498

PREVIOUS BALANCE	\$3,186.78
PAYMENTS	\$0.00
CURRENT CHARGES	\$0.00
TOTAL DUE	\$2,309.68

ACCOUNT NUMBER	02-1030-04	Meter #		Start Read		End Read		Consumption	
CUSTOMER	430 North LLC								
SERVICE ADDRESS	430 Hwy 101 N.								
	Yachats OR 97498								
BILL DATE	04/17/2019								
SERVICE	START	END	USAGE	AMOUNT					
Water Credit									(\$417.90)
Sewer Credit									(\$459.20)
TOTAL CURRENT CHARGES									\$0.00

Please detach below perforation and return with payment

ACCOUNT NUMBER	02-1030-04
SERVICE ADDRESS	430 Hwy 101 N.
AMOUNT DUE	\$2,309.68
DUE DATE	
NAME	430 North LLC

Use the code 101817 to sign-up online at
<https://cityofyachats.secure.munibilling.com> Use this code to
sign up for on-line statements.

City of Yachats
PO Box 345
Yachats, OR 97498

100. INTRODUCTION

The Yachats Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The City Council of Yachats acts as the Governing Body of the Yachats Development Agency, the Urban Renewal Agency of Yachats, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and Yachats respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This Yachats Urban Renewal Plan for the Yachats Urban Renewal Area was approved by the Yachats City Council on August 22, 2006 by Ordinance No.260.

200. CITIZEN PARTICIPATION

The Yachats Planning Commission met to review the Plan on July 18, 2006. The Yachats City Council scheduled a public hearing on adoption of this Plan on August -22, 2006. Additional notice for the Council hearing on adoption of the Plan was provided, as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

A map of the boundary of the Yachats Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The Yachats urban renewal plan will help Yachats carry out goals and objectives of Yachats's Comprehensive Plan, and the project goals developed by the citizen advisory committee.

A. GOALS OF CITIZEN ADVISORY COMMITTEE

Overall Economic Development

- Promote economic development
- Promote private development
- Assist public and private development as incentive to further growth and development

Transportation and Infrastructure

- Assist in providing wastewater facilities to allow continued economic development in Yachats
- Assist in providing storm drainage and adequate fire flows for existing and new development in Yachats.
- Provide access and circulation improvements within the renewal area.
- Provide additional public parking in the commercial area of Yachats

Improve Visual appearance

- Make funds available to assist rehabilitation and renovation of property
- Provide funds for public parks, open space, and trails, and public buildings

B. YACHATS COMPREHENSIVE PLAN

The City of Yachats Comprehensive Land Use Plan contains the following goals, objectives, and recommendations that are relevant to the actions and projects proposed in the Yachats Urban Renewal Plan.

- Improve streets which are dedicated but not open, graveled streets and narrow paved streets to city standards
- Provide safe, well-marked pedestrian ways which do not conflict with vehicular traffic within future development
- Encourage participation in available government and private loan or other programs in order to provide for the housing needs of all income levels
- Improve Highway 101 to be safer and more aesthetic for pedestrians, bicyclists, and automobiles
- Assist with providing for "entry statements" in the north and south areas of town through art, landscaping, or signage (or a combination)
- Provide parking areas appropriate for the community
- Provide a central location where visitors could come for information and paths and trails intersect

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Yachats Urban Renewal Area shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Zoning Classifications in the Urban Renewal Area

R-1 - Low Density Residential: The R-1 residential zone is intended to provide a quality environment for low density, urban, single-family residential uses and other compatible land uses determined desirable and/or necessary.

R-2 - Medium Density Residential: This residential zone is intended to provide a quality environment for medium density, urban, single-family residential uses and other compatible land uses determined to be desirable and/or necessary.

R-3 - High Density Residential: The R-3 residential zone is intended to provide a quality environment for high density, urban, residential uses together with other compatible land uses determined to be desirable and/or necessary.

R-4 - High Density Residential: The multiple-family residential zone is intended to provide a quality environment for high density, urban, residential, resort and motel uses together with other compatible land uses determined to be desirable and/or necessary.

C-1 - Commercial: The intent of these provisions is to centralize commercial uses along U.S. Highway 101 in the downtown core area, and to maintain primary commercial uses such as stores, banks and offices in the central area of town. Large land users are intended to be located on the fringes of the commercial zone.

P-F Public Facilities: The public facilities zone is intended to designate nonresidential, city-owned land and to provide for its future noncommercial use and management in the interest of residents.

600. OUTLINE OF DEVELOPMENT

The Yachats Urban Renewal Plan consists of activities and actions which treat the causes of blight and deterioration in the Yachats Urban Renewal Area. Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing infrastructure and utility upgrades to service new and existing development in the Urban Renewal Area, especially sewer plant and facilities improvements
- Providing incentives for the repair and rehabilitation of deficient structures in the Urban Renewal Area
- Contribute to public buildings and facilities in the Urban Renewal Area, including parking areas
- Contribute to streetscape improvements in the Urban Renewal Area

- Providing access and circulation improvements within the Urban Renewal Area
- Provide funding for public parks, open space and trails in the Urban Renewal Area

Section 700 provides further description of each urban renewal project to be undertaken within the Yachats Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

The activities authorized for funding in the Yachats urban renewal plan are taken from recent Master Plan studies detailing needed infrastructure improvements in the Yachats Urban Renewal Area, from recommendations contained in the Yachats Village Circulation Plan, and from recommendations by members of the renewal advisory committee.

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, county, and county laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Improvements to public parks, open space, and trails have been identified as eligible Urban Renewal projects.

B. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks. The City of Yachats Comprehensive Plan prescribes that streets which are dedicated but not open, graveled streets and narrow paved streets are to be improved to city standards. Street, curb, and sidewalk improvements identified as eligible Urban Renewal

projects include:

- Street repairs and restoration in Urban Renewal District (excavations & overlays)
- Sidewalk With Curb – Hwy 101

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, and sanitary sewer facilities in the area. City staff and the community have identified improvements to storm drainage and adequate fire flows as eligible Urban Renewal projects. The City of Yachats Comprehensive Plan indicates that current water and sewer system demands are near or at capacity, and additional water or sewer hook-ups beyond the existing or planned capacity of those systems will not be permitted. Improving existing systems and expanding capacity of these systems has been identified to allow continued economic development within the City of Yachats. Specific wastewater system, water system, and storm drainage system improvements identified as eligible Urban Renewal projects include:

Wastewater System

- Sewer Plant, pump stations, and other system improvements
- Infiltration & inflow – Repair and replacement in Urban Renewal District (includes manhole rehabilitation)

Water System

- .5 MG finished water reservoir – south end of town including land acquisition for reservoir, pump station and waterlines to and from reservoir
- Miscellaneous looping of waterlines in Urban Renewal District
- Upgrade (size) of waterlines
- New fire hydrants installed
- Water main valve replacement

Storm Drainage System

- Storm drainage improvements (enclosing selected open Ditches) minimum 12 ADS smooth-bore corrugated storm water pipe

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. The City of Yachats Comprehensive Plan calls for "entry statements" in the north and south areas of town. These statements will provide through art, landscaping, or signage (or a combination) an immediate, physical notice to individuals that they are entering a "place". The intent will be to slow traffic down and enhance and personalize the image of the community. This is one such beautification project in which the Renewal Agency may choose to participate in.

E. Pedestrian, Bicycle, and Transit Improvements

The Renewal Agency may participate in funding improvements to public transit facilities, and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These activities will improve transit options, and facilitate pedestrian and bicycle usage in the Yachats Urban Renewal Area. The City of Yachats Comprehensive Plan identifies a Village Circulation Plan and implementation strategy to provide a continuous pedestrian pathway from the north to the south of Yachats. Portions of this loop trail system needing improvements are located within the Urban Renewal Area. The Comprehensive Plan further identifies a specific objective to have a central location where visitors could come for information and paths and trails intersect. Improving Highway 101 to be safer and more aesthetic for pedestrians, bicyclists, and automobiles, providing access and circulation improvements within the renewal area, and improving trails have been identified by city staff and the community as an eligible Urban Renewal project.

F. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Yachats Urban Renewal Area, and the importance of the project in carrying out Plan objectives. City staff and the community have identified public facility improvements including a Community Center and additional public parking in the commercial area of Yachats as eligible Urban Renewal projects.

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Yachats Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Yachats Urban Renewal Area. Making funds available to

assist rehabilitation and renovation of property has been identified as an eligible Urban Renewal project.

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Yachats Urban Renewal Area. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.
- Transfer of assembled sites at fair reuse value.
- Make funds available to assist rehabilitation and renovation of property

4. BELOW MARKET INTEREST RATE LOANS AND INCENTIVES

The Renewal Agency may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the Yachats Urban Renewal Area. Loans or incentives provided by the Renewal Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Renewal Agency provided underground electrical and communication systems, or other capital construction activities approved by the Renewal Agency.

5. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 of this Plan.

6. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with prepar-

REPORT ON THE YACHATS URBAN RENEWAL PLAN

DEFINITION OF BLIGHTING CONDITIONS

ORS 457.010 defines "blight" as follows: (underlining is added for emphasis)

"Blighted areas mean areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

"The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

"Defective design and quality of physical construction;

"Faulty interior arrangement and exterior spacing;

"Overcrowding and a high density of population;

"Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

"Obsolescence, deterioration, dilapidation, mixed character or shifting of uses."

"An economic dislocation, deterioration or disuse of property resulting from faulty planning;

"The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

"The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

"The existence of inadequate streets and other rights-of-way, open spaces and utilities;

"The existence of property or lots or other areas which are subject to inundation by water;

"A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

"A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or

"A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."

Note that it is not necessary for each of the cited conditions to be present in the renewal area, or that these conditions be prevalent in each and every sector of the urban renewal area.

100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE RENEWAL AREA

100A. PHYSICAL CONDITIONS

1. Land Area and Conformance with 25 % limit on acreage

The Yachats Renewal Area contains approximately 147.1 acres of land area. ORS 457.420 provides that the total land area of a proposed urban renewal district, when added to the land area of existing Renewal Areas may not exceed 25% of the City's land area. The City's current land area is approximately 637.1 acres. The total of all acreage in renewal areas represents 23.1% of the City's land area. Total renewal area acreage is within the 25% limitation prescribed by ORS 457.420.

2. Existing Land Use and Development

The Yachats Renewal Area contains 158 tax lots, of which 99 have a property classification of residential, 39 have a property classification of commercial, 12 have a classification of forest, and 8 are classified as exempt. Within residential classified properties, 32 have improvements, 4 of which are in a commercial zone. Within commercial classified properties, 27 have improvements, 8 of which are in a residential zone and 1 of which is classified as unzoned farm land. All of the 12

Goal D. Conservation of Energy

The City supports the energy conservation efforts of its residents and business owners and encourages the use of energy-efficient procedures and the use of alternative, renewable energy sources.

Policies

1. The City shall encourage future developments to use energy efficient design, siting and construction, e.g., "green" building practices.
2. The City shall encourage non-polluting alternative energy sources such as solar, wind and wave power.
3. The City shall make available educational materials regarding energy conservation, e.g., tools and techniques Yachats area residents and business owners could use to promote energy conservation.
4. The City shall seek and support programs that provide or subsidize alternate energy or energy efficient technology. These technologies may include insulation and weatherization of habitable building, installation or energy efficient water heating systems, or energy efficient heating systems.
5. The City shall encourage the use of modes of travel that contribute to clean air and energy efficiency.

Proposed Actions

- a) The City shall develop and/or provide educational materials about green building practices for the public.
- b) The City shall demonstrate and use energy conservation principles and practices.
- c) The City shall investigate opportunities and assist development of alternate energy sources, such as wind and water, subject to reasonable safety, noise, and visual controls.
- d) The City shall develop guidelines and/or ordinances for 'green' remodeling and initial construction for both residences and business owners.

Goal E. Protection from Natural Hazards and Disasters

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, fires, tsunamis and flooding. The City recognizes that with the reduction of wildland fuels, we move closer to achieving the goal of all structures surviving an on-coming fire. The City regulates activities in known areas of natural hazards and limits development that may affect the integrity of steep slopes or impact fire hazards.