

July 6, 2017

**To: Yachats Planning Commission**

**From: Larry Lewis, City Planner**

**Re: Yachats Comprehensive Plan – Goal C Protection of Shoreland Resources**

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The Planning Commission reviewed Comprehensive Plan Goal C. Protection of Shoreland Resources at the June 20, 2017 work session. The Commission discussed the purpose and intent of the Comprehensive Plan versus the Zoning & Land Use Code. It was noted that the Comprehensive Plan Goals and Policies are overriding policies and the Zoning & Land Use Code is the appropriate document to implement the policies and to provide specificity.

The Commission agreed that Policies 3 and 4 should be changed to statements about protection of the resources. The existing policies are stated in *italics* below and followed by draft revised policy statements.

**[Existing] Policy 3.**

*In the Shorelands along the river, a 50-foot buffer strip, measured horizontally from the edge of the bank shall be maintained. In the first 30 feet, the existing riparian vegetation shall not be removed. In the latter 20 feet, slight vegetative alteration will be allowed as long as the overstory is retained. Minor access paths leading to (but not parallel to) the river shall be allowed as long as the overstory is not disturbed. Noxious weeds and invasive plants shall be exempt from this restriction.*

**[Draft Revised] Policy 3.**

In order to recognize, protect, and maintain the value of the Yachats River, a buffer shall be provided from the edge of the bank. The buffer will contribute to maintenance and enhancement of water quality, fish and wildlife habitat, recreation and aesthetics, and provide open space. The buffer will also help protect property from flooding and help manage stormwater drainage.

**[Existing] Policy 4.**

*On shorelands along the ocean, a 25-foot buffer strip from the top of the bank shall exist wherein existing stabilizing vegetation shall not be removed.*

**[Draft Revised] Policy 4.**

In order to recognize, protect, and maintain the value of the ocean, a buffer shall be provided from the top of the bank. Existing stabilizing native vegetation shall not be removed within the buffer in order to help stabilize the bluff and mitigate erosion. The buffer will also help protect adjacent property from flooding and erosion.

The Planning Commission discussed Policy 5 regarding structural stabilization methods along shorelines. The existing policy state priorities for shoreline stabilization for erosion control. There was discussion whether the policy is too specific. It was noted that Policy 5 is



the same as the Zoning & Land Use Code Section 9.52.090. Existing Policy 5 is stated below.

**[Existing] Policy 5.**

*Land use management practices (such as setbacks and maintenance of riparian vegetation) and non-structural alternatives shall be preferred methods of shoreline stabilization. Structural stabilization methods (such as riprap and bulkheads) shall be allowed when necessary for the protection of existing land uses and resources, and when designed to minimize adverse water quality, habitat and environmental impacts. Where riprap, bulkheads or seawalls are proposed as shoreline protective measures, evidence shall be provided that higher priority methods of erosion control will not work. The priorities for shoreline stabilization for erosion control are (from highest to lowest):*

- a. Proper maintenance of existing riparian vegetation*
- b. Planting of riparian vegetation*
- c. Vegetated riprap*
- d. Non-vegetated riprap*
- e. Bulkhead or seawall*