



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

05/24/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Lincoln City Plan Amendment
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, June 08, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Debra Martzahn, City of Lincoln City
Gloria Gardiner, DLCD Urban Planning Specialist
Matt Spangler, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DEPT OF

MAY 19 2011

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Lincoln City**

Local file number: **CPA/ZC 2011-01**

Date of Adoption: **May 9, 2011**

Date Mailed: **May 18, 2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 02/18/11

☐ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Request for Comprehensive Plan Map and Zoning Map change for property on the east side of Highway 101 in Lincoln City – Lincoln County Assessor's Map 07-11-27-DB, TL 101, 102 and 800 and Map 07-11-27-DC, TL 400. Request to change from Single-Family Residential (R-1-7.5) to General Commercial (GC). Site is partially developed with a fire station and associated facilities. Planned future development is a fire training structure.

Does the Adoption differ from proposal? Please select one

No.

Plan Map Changed from: **Medium Density Res.**

to: **General Commercial**

Zone Map Changed from: **R-1-7.5 Single-Family**

to: **GC General Commercial**

Location: **4520 SE Hwy 101 (07-11-27-DB, TL 101/102/800; 07-11-27-DC, TL 400**

Acres Involved: **2.76**

Specify Density: Previous: **5.8 du/ac.**

New: **n/a**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**
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Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Debra Martzahn, Senior Planner**

Phone: **(541) 996-1228** Extension:

Address: **PO Box 50**

Fax Number: - -

City: **Lincoln City**

Zip: **97367**

E-mail Address: **dmartzahn@lincolncity.org**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

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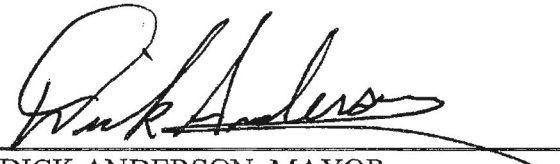
1 to authorize the use of property without application of this land use regulation as provided
2 in ORS 195.310(5)(b).

3 **Section 4.** To the extent possible, this ordinance shall be construed and interpreted in such
4 a way as to give effect to all its provisions.

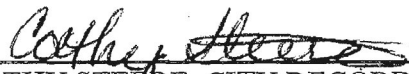
5 **Section 5.** If any portion of this ordinance is determined invalid by a court of competent
6 jurisdiction, with all appeal rights exhausted or the time for appeal having expired, then
7 the invalid portion shall be deemed severed from this ordinance and the remainder shall
8 continue in full force and effect.

9 **Section 6.** This ordinance shall take effect thirty (30) days from the date of its adoption.

10 **PASSED AND ADOPTED** by the City Council of the City of Lincoln City this 9th day of
11 May, 2011.

12 
13 DICK ANDERSON, MAYOR

14 ATTEST:

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16 CATHY STEERE, CITY RECORDER

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18 Attachments: Exhibit A: Findings Related to Goals
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ORDINANCE NO. 2011-07

EXHIBIT A

FINDINGS RELATING TO CONFORMITY WITH THE STATEWIDE PLANNING GOALS AND THE LINCOLN CITY COMPREHENSIVE PLAN

CPA/ZC 2011-01 NORTH LINCOLN FIRE AND RESCUE DISTRICT #1

A. Statewide Planning Goals

(1) Goal 1: Citizen Involvement

“To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

All documents relating to this proposal were made available for public review and purchase. Staff was available to interpret and explain the technical information. All affected property owners were noticed regarding the public hearings on the proposed Comprehensive Plan Map and Zoning Map Amendments and hearing notices were published in the local paper in accordance with notice requirements. The amendments are consistent with Goal 1.

(2) Goal 2: Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

This goal is to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to insure an adequate factual basis for such decisions and actions. The Lincoln City Comprehensive Plan and its implementation measure, the Lincoln City Zoning Ordinance, were adopted by the City Council of Lincoln City after public hearing and have been reviewed on a periodic cycle to take into account changing public policies and circumstances. The city provided opportunities for review and comment by citizens and affected governmental units during preparation, review, and revision of the plan and implementing ordinances. The proposal is to change the Lincoln City Comprehensive Plan and the applicable zoning map according to the process and based on the criteria provided in the Municipal Code.

(3) Goal 3: Agricultural Lands

“To preserve and maintain agricultural lands.”

The area affected by the proposed comprehensive plan map and zoning map amendments is located within the city's urban growth boundary. The area currently is designated and zoned for urban development and would remain as such after rezoning. No agricultural lands will be affected by the amendments. Goal 3 is not applicable.

(4) Goal 4: Forest Lands

"To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture."

The area affected by the proposed comprehensive plan and zoning map amendments is located within the city's urban growth boundary. The affected area does not include any designated forest lands, therefore, Goal 4 is not applicable.

(5) Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

"To protect natural resources and conserve scenic and historic areas and open spaces."

The area affected by the proposed Comprehensive Plan Map and Zoning Map amendments is located inside the city's urban growth boundary. The subject properties do not contain any protected natural resources, scenic or historic areas or open space. A wetland designated as significant is located on adjacent property to the east. The method for handling storm water from increased hard surface must be approved by public works department, and city regulations would not allow storm water run-off from new coverage to violate federal or state requirements. Because the proposed rezoning would result in no impact to the city's natural resources and scenic and historic areas, it is consistent with Goal 5.

(6) Goal 6: Air, Water and Land Resources Quality

"To maintain and improve the quality of the air, water and land resources of the state."

The proposed comprehensive plan map and zoning map amendments and associated future G-C land use could increase the lot coverage and intensity of use, and consequently, generate more water use and the waste discharges. Water and sanitary services are available to the property. The G-C district regulations state, "No development shall occur in the GC zone unless all city services (sewer and water) are available to serve such development."

The G-C zone allows 85% impervious coverage, whereas single-family residential allows a maximum of 55%. City regulations would not allow storm water run-off from new coverage to violate federal or state requirements. The amendments, therefore, are consistent with Goal 6.

The immediate use of tax lot 800, one of the four to be rezoned, will be a training facility for the North Lincoln Fire and Rescue District #1. According to the fire chief, who spoke at the council hearing, fire fighters will use fake smoke in their training exercises at the facility. The “smoke,” vegetable-based, is relatively odorless and dissipates quickly. The chief characterized it as more like fog than smoke. The other three lots in the rezoning are developed already with the fire station and parking lot, which the district does not intend to change.

(7) Goal 7: Areas Subject to Natural Disasters and Hazards

“To protect people and property from natural hazards.”

No natural hazards are identified in the subject properties; therefore the rezoning is consistent with Goal 7.

(8) Goal 8: Recreational Needs

“To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.”

If the fire station decided to make the property available for other use, the proposed Comprehensive Plan Map and Zoning Map amendments would provide expanded opportunity for new business, including those that are recreation-oriented. New housing units possible under either R-1-7.5 or G-C zoning would trigger park charges, and hotel/motel rooms under G-C zoning would trigger park charges. The proposed amendments, therefore, are consistent with Goal 8.

(9) Goal 9: Economic Development

“To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.”

If the fire district chose to make the property available for other use, the proposed Comprehensive Plan Map and Zoning Map amendments would provide expanded opportunity for new business and jobs. The site adjoins commercial use and G-C zoning on the west, and is situated favorably for business that does not require visibility or direct access to a street. If the fire district chose to make the property available for other use, the rezoning likely would result in higher intensity of use

than R-1-7.5. The proposed rezoning could make the site more attractive to investors and more likely to redevelop. It is consistent, therefore, with Goal 9.

(10) Goal 10: Housing

“To provide for the housing needs of citizens of the state.”

The proposed Comprehensive Plan Map and Zoning Map amendments would remove the 1.65-acre tax lot 800 from low-density residential development, which at maximum could have yielded about 11 dwelling units. The property is committed to fire district use and its rezoning would not decrease the amount of land available for residential development. To the extent the property might be used for other than fire district uses, the rezoning to G-C could result in increased housing opportunities since G-C allows multi-family dwellings as a conditional use and could result in more units than current zoning. This could be advantageous, since the city’s buildable lands inventory shows a shortage of land available for multi-family development. The amendments are consistent with Goal 10.

(11) Goal 11: Public Facilities and Services

“To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Existing city water and sewer infrastructure and treatment facilities have sufficient capacity to serve the proposed G-C zoning and would not be affected adversely by these amendments. Available service for surrounding properties would not be impacted. Therefore, the amendments are consistent with Goal 11.

(12) Goal 12: Transportation

“To provide and encourage a safe, convenient and economic transportation system.”

The amendments are proposed for parcels set back over 350 feet from Highway 101. They have no direct access to the highway or any street except through the developed parcels on which the fire station is located. The fire station has two means of ingress/egress. One is its driveway extending west to the highway. The intersection is controlled by an emergency only stoplight. The highway at this location is comprised of five lanes, including a center turn lane. The second means of ingress/egress from the fire station is at the south end, connecting to Inlet Avenue, a local street, which intersects with SE 48th Street, a collector street, about 850 feet to the south. Local streets are designed to provide access to adjoining properties. Collector streets link local streets to arterials (e.g., Highway 101), which carry the highest volume of traffic within a city. In this case, 48th Street links Inlet Avenue to Highway 101, 156 feet to the west at a signalized

intersection that was upgraded along with other highway improvements in the Taft area.

A traffic impact analysis of the zoning change, prepared by the applicant's representative, incorporated analysis of the 48th Street intersection from a recent report prepared by city staff and JRH, a consultant. Because future use is unknown, the analysis considered a G-C use (i.e., restaurant) that would generate the maximum number of auto trips. The analysis concluded that the amendment would not significantly affect an existing or planned transportation facility (e.g., street or intersection) and otherwise would meet the requirements of Oregon's Transportation Planning Rule. The report did not include a volume to capacity ratio for the highway where the fire district's driveway intersects it; however, the analysis demonstrated that G-C development would generate at most 10 more trips per peak hour than the most intense use allowed in the current zone (i.e., day care). From the analysis submitted, the amendments appear to be consistent with Goal 12.

(13) Goal 13: Energy Conservation

"To conserve energy."

Should the subject property be available for development as something other than a fire station, the option for mixed use in G-C would allow for more dense development and may result in combining dwelling units (more than allowed in R-1-7.5) with commercial use. G-C's potential for intense use of land and mix of uses could put this post-fire station property to highest and best use, reducing the need for auto trips and, consequently, for energy consumption. The amendments are consistent with Goal 13.

(14) Goal 14: Urbanization

"To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities."

The proposed Comprehensive Plan and Zoning amendments relate to a previously vacant lot that already is zoned for urban development. The rezoning would allow for more intense urban use than R-1-7.5, if its use as a fire station does not continue, and therefore, the amendments are consistent with Goal 14.

(15) Goal 15: Willamette River Greenway

"To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway."

The affected area is not located within the Willamette River Greenway; therefore, Goal 15 is not applicable.

(16) Goal 16: Estuarine Resources

“To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and To protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon’s estuaries.”

The proposed Comprehensive Plan Map and Zoning Map amendments are not within or adjacent to a designated Estuarine Resource, and therefore, Goal 16 is not applicable.

(17) Goal 17: Coastal Shorelands

“To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon’s coastal shorelands.”

No coastal shoreland is located within the subject property; therefore, Goal 17 is not applicable.

(18) Goal 18: Beaches & Dunes

“To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.”

The proposed Comprehensive Plan Map and Zoning Map amendments are not located within a designated beach or active dune area; therefore, Goal 18 is not applicable.

(19) Goal 19: Ocean Resources

“To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.”

The proposed Comprehensive Plan Map and Zoning map amendments would not affect the near-shore ocean and continental shelf; therefore, Goal 19 is not applicable.

B. Comprehensive Plan Goals

(1) Planning Goal

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

The City Council of Lincoln City adopted the Lincoln City Comprehensive Plan and its implementation measure, the Lincoln City Zoning Ordinance after public hearing and has reviewed it on a periodic cycle to take into account changing public policies and circumstances. The city provided opportunities for review and comment by citizens and affected governmental units during preparation, review, and revision of the plan and implementing ordinances. Review of this application in accordance with the Lincoln City Comprehensive Plan and the applicable zoning ordinance provisions establishes conformance with this goal.

(2) Citizen Involvement Goal

“Develop a Citizen Involvement Program which ensures the continued participation of citizens in the land use planning process.”

The City has developed a citizen involvement program. In addition, the public hearing process, with notice to the public and property owners and review of the application by the Planning Commission (a citizen board) and the City Council (a citizen board), establishes conformance with this goal.

(3) Public Services and Utilities Goal

“To plan and develop a timely, orderly, and efficient arrangement of public facility and services which compliment the area and serve as a framework for urban and rural development.”

Public services and utilities already are in place to serve the site of the proposed amendments. The proposed amendments would not affect the availability or arrangement of public services and utilities adversely. The goal is satisfied.

(4) Urbanization Goal

"To promote an orderly and efficient transition of land uses from rural to urban."

The proposed Comprehensive Plan and Zoning amendments relate to vacant and previously developed parcels already zoned for urban development. The new land use designation and G-C zoning allow for more dense and mixed use, which satisfies this goal.

(5) Natural Hazard Goal

"The City shall control development in hazardous areas to protect life and property from natural disasters and hazards."

The city's 1979 map of natural hazard areas indicates no geologic hazards on the subject property. The National Flood Insurance Program's rate maps indicate the property is not within any special flood hazard zone; therefore, Goal 5 is met.

(6) Housing Goal

"To provide for the housing needs of all citizens."

The proposed comprehensive plan map and zoning map amendments would remove one acre of land zoned for low-density residential development, but the new zoning would allow greater housing density and the option to combine it with compatible commercial use. The proposed amendments are consistent with the housing goal.

(7) Economy Goal

"To support the tourist industry and achieve a degree of diversity in the community which will allow a balanced economy that will, in turn, support an adequate level of services for all members of the area."

The proposed Comprehensive Plan Map and Zoning Map amendments would allow for a variety of commercial uses that would have employees and provide services and goods to tourists and residents. G-C zoning would increase the types of uses possible, if the fire district ever decided to sell or redevelop the property. The amendments, therefore, meet the goal.

(8) Aesthetic Goal

"To develop a livable and pleasing city which enhances man's activities while protecting the exceptional aesthetic quality of the area."

Of the four subject properties, tax lot 800 is the only one that is vacant, and the fire district proposes to use it for a training facility. Elevations of the training

facility (attached) are part of the materials submitted for site plan review. Although 45 feet in height, the training facility otherwise is small in size, and the openings and architecture make it interesting in appearance. The site for the facility is set back more than 150 feet from the nearest neighboring use. The submitted site plan (attached) shows use of a rain garden and landscaping around the perimeter.

Once rezoned, if the fire district made the property available for another G-C use, the new development would have to meet the commercial design standards in Municipal Code Section 17.74 for “strings,” which address appearance of buildings, pedestrian spaces and circulation, landscaping, parking, exterior lighting, and signage. This goal is satisfied.

(9) Transportation Goal

“To provide a safe, convenient and rapid transportation network to facilitate the movement of goods and people.”

The amendments are proposed for parcels set back over 350 feet from Highway 101. They have no direct access to the highway or any street, except through the developed parcels on which the fire station is located. The fire station has two means of ingress/egress. One is its driveway extending west to the highway. The intersection is controlled by an “emergency only” stoplight. The highway at this location is comprised of five lanes, including a center turn lane. The second means of ingress/egress from the fire station is at the south end, connecting to Inlet Avenue, a local street, which intersects with SE 48th Street, a collector street, about 850 feet to the south. Local streets, such as Inlet, are designed to provide access to adjoining properties. Collector streets, such as 48th Street, link local streets to arterials, which carry the highest volume of traffic within a city. In this case, 48th Street links Inlet Avenue to Highway 101, 156 feet to the west, at a signalized intersection that was upgraded along with other highway improvements in the Taft area.

A traffic impact analysis of the zoning change, prepared by the applicant’s representative, incorporated analysis of the 48th Street intersection from a recent report prepared by staff and JRH, a consultant. Because future use is unknown, the analysis considered a G-C use (i.e., restaurant) that would generate the maximum number of auto trips. The analysis concluded that the amendment would not significantly affect an existing or planned transportation facility (e.g., street or intersection) and otherwise meets the requirements of Oregon’s Transportation Planning Rule. The report did not include a volume to capacity ratio for the highway where the fire district’s driveway intersects it; however, the analysis demonstrated that G-C development would generate at most 10 more trips per peak hour than the most intense use allowed in the current zone (i.e., day care). From the analysis submitted, the amendments appear to be consistent with Goal 12.

(10) Energy Goal

"To conserve energy."

The G-C district allows for more dense development and, if the fire district ever makes the property available for redevelopment, may result in combining dwelling units (more than allowed in R-1-7.5) with commercial use. Attached use would be more energy efficient than detached, single-family dwellings. The G-C's intense use of land and mix of uses would reduce the need for auto trips and consequently, for energy consumption. Therefore, the goal is satisfied.

(11) Overall Environmental Goal

"To achieve a balance between the need to provide housing and services and the need to protect and enhance the natural environment of the city."

The proposed rezoning would allow the fire district to construct a 45-foot training tower that otherwise the current R-1-7.5 zoning would restrict to 35 feet. Utilizing a tower as tall as the tallest of Lincoln City's buildings maximizes training effectiveness, and should result in fire fighters optimally trained to protect the natural environment as well as the built environment. Should the property become available for other use, the increased intensity allowed by the G-C zoning district would postpone the need for expansion of the UGB. This goal is satisfied.

The immediate use of tax lot 800, one of the four to be rezoned, will be a training facility for the North Lincoln Fire and Rescue District #1. According to the fire chief, who spoke at the council hearing, fire fighters will use fake smoke in their training exercises at the facility. The "smoke," vegetable-based, is relatively odorless and dissipates quickly. The chief characterized it as more like fog than smoke. It will not affect neighbors or Highway 101.

(12) Shoreland, Beaches, Dunes, Estuary and Ocean Resources Goal

"To conserve, to protect, to enhance the coastal resources of the city."

The proposed Comprehensive Plan Map and Zoning Map amendments are not located within or adjacent to coastal shorelands; therefore, this goal is not applicable.

7-11-27-DC Tz. 400

7-11-27-DB

7-11-27-DC

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COMMON
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ESTATES

or

Exhibit "1"



VICINITY MAP

Date: 02-02-11
Project: CPA/ZC 2011-01 N. Lincoln Fire & Rescue
Buffer: 250'

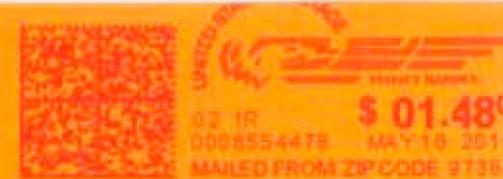


1 inch = 177 feet

City of Lincoln City government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the reliability of the information.



PLANNING & COMMUNITY DEVELOPMENT
CITY OF LINCOLN CITY
PO Box 50
LINCOLN CITY, OR 97367



ATTN: Plan Amendment Specialist
Dept. of Land Conservation/Develop.
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540