



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

09/12/2011

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 002-11

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: Tuesday, September 27, 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: Richard Townsend, City of Lincoln City  
Angela Lazarean, DLCD Urban Planning Specialist  
Matt Spangler, DLCD Regional Representative

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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**

**SEP 07 2011**

**LAND CONSERVATION AND DEVELOPMENT**

For Office Use Only

Jurisdiction: City of Lincoln City

Local file number: **ZOA 2011-01**

Date of Adoption: **August 22, 2011**

Date Mailed: **September 6, 2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 05/06/11

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".

Amend Chapter 17.16 of the Lincoln City Municipal Code (R-1 Single-Family Residential Zone) to allow attached single-family dwellings, with specific development standards. Amendment specifies lot width and limits attached single-family dwellings to no more than two, similar in appearance to a duplex.

Does the Adoption differ from proposal? Please select one

No substantive changes.

Plan Map Changed from: **n/a**

to: **n/a**

Zone Map Changed from: **n/a**

to: **n/a**

Location: **city-wide**

Acres Involved:

Specify Density: Previous: **n/a**

New: **n/a**

Applicable statewide planning goals:

<b>1</b>	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. 002-11 (18821) [16749]

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

n/a

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Local Contact: **Richard Townsend, Planning Director** Phone: (541) 996-2153 Extension:  
Address: **PO Box 50** Fax Number: - -  
City: **Lincoln City** Zip: **97367** E-mail Address: **rtown@lincolncity.org**

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### **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.

<http://www.oregon.gov/LCD/forms.shtml>

Updated March 17, 2011

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**ORDINANCE NO. 2011-09**

**AN ORDINANCE OF THE CITY OF LINCOLN CITY  
ADOPTING PROVISIONS RELATING TO ATTACHED SINGLE FAMILY  
DWELLINGS; AMENDING ORDINANCE NO. 84-02, AS AMENDED;  
AND AMENDING LINCOLN CITY MUNICIPAL CODE TITLE 17**

The City Council finds:

- A. The proposed amendments to the Zoning Ordinance are in conformance with the Statewide Planning Goals and Lincoln City Comprehensive Plan goals as addressed in attached Exhibit "A".
- B. The amendments are in conformance with the Zoning Ordinance, including, but not limited to, required initiation, processing and noticing requirements.
- C. The Planning Commission, on August 2, 2011 considered the amendments contained within this ordinance. The Planning Commission voted to transmit the amendments to the City Council with a recommendation that the ordinance be adopted.
- D. The City duly notified the Oregon Department of Land Conservation and Development of its consideration of the proposed amendments.
- E. The City Council held a public hearing on August 8, 2011 during which the Council considered the proposed amendments transmitted by the Planning Commission.
- F. All persons were given an opportunity to provide written and/or oral testimony on the proposed ordinance amendments.

**THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**

**Section 1.** Lincoln City Municipal Code chapter 17.16 is amended to read as follows:

**Chapter 17.16  
SINGLE-FAMILY RESIDENTIAL (R-1) ZONE**

**Sections:**

- 17.16.010 Purpose.
- 17.16.020 Permitted uses.
- 17.16.030 Accessory uses.
- 17.16.040 Conditional uses.
- 17.16.050 Restrictions.
- 17.16.060 Maximum building height.
- 17.16.070 Lot requirements.

- 1 17.16.080 Signs.  
2 17.16.090 Off-street parking and loading.  
3 17.16.100 Other required conditions.  
4 Prior legislation: Ords. 85-10, 89-11, 91-1, 91-4 and 92-8.

5 **17.16.010 Purpose.**

6 To promote and encourage a suitable environment for family living and to protect and  
7 stabilize the residential characteristics of the zone. The R-1 zone is intended to provide  
8 primarily for single-family dwellings. (Ord. 95-15 § 3(1); Ord. 84-2 § 3.010(1))

9 **17.16.020 Permitted uses.**

10 The following uses are permitted:

- 11 A. Single-family dwelling;  
12 B. Attached single-family dwelling, if attached to no more than one other single-family  
13 dwelling;  
14 C. Two-family and duplex dwelling when developed on a minimum 8,000-square-foot  
15 lot;  
16 D. Community gardens and market gardens not larger than 12,500 square feet, in  
17 accordance with the standards of LCMC 17.80.080;  
18 E. Public parks, playgrounds and other similar publicly owned recreation areas;  
19 F. Bed and breakfast accommodations, subject to the standards set forth in LCMC  
20 17.80.060;  
21 G. Manufactured homes when developed in accordance with the standards set forth in  
22 LCMC 17.52.250;  
23 H. A mobile home used during construction of a permitted use for which a building  
24 permit has been issued, but not exceeding six months;  
25 I. Residential homes;  
26 J. Essential emergency communications and warning facilities. (Ord. 2009-05 § 4; Ord.  
27 2009-02 § 2; Ord. 2005-14 § 3; Ord. 2002-02 § 2; Ord. 95-15 § 3(2); Ord. 84-2  
28 § 3.010(2))

29 **17.16.030 Accessory uses.**

30 The following accessory uses are permitted:

- 31 A. Guest houses, not rented or otherwise conducted as a business and provided there are  
32 no cooking facilities in the guest house;  
33 B. Home occupations, subject to the provisions of LCMC 17.52.010;  
34 C. Gardens and animals, subject to the provisions of LCMC 17.80.080;  
35 D. Other accessory uses and accessory buildings and structures customarily appurtenant  
36 to a permitted use. (Ord. 2009-05 § 5; Ord. 95-15 § 3(3); Ord. 84-2 § 3.010(3))  
37

1 **17.16.040 Conditional uses.**

2 The following conditional uses may be permitted subject to a receipt of a conditional use  
3 permit, and subject to the provisions of Chapter 17.60 LCMC:

4 A. Churches;

5 B. Public or private schools (kindergarten through 12th grade, educational institutions,  
6 nursery schools and day care centers);

7 C. Community meeting buildings, fraternal and social organizations, and recreation  
8 centers;

9 D. Public or private golf courses, except driving ranges or miniature courses operated as a  
10 business;

11 E. Mobile home parks submitted under the provisions of LCMC 17.80.040;

12 F. Temporary real estate offices in legally recorded subdivisions;

13 G. Cemeteries;

14 H. Utility substations, but not wireless communications facilities;

15 I. Radio or television transmitters or towers, but not wireless communications facilities;

16 J. Government buildings;

17 K. Hospitals, sanitariums, rest homes, nursing homes and assisted living facilities. (Ord.

18 2003-08 §§ 4, 5; Ord. 97-8 § 2; Ord. 95-15 § 3(4); Ord. 84-2 § 3.010(4))

19 **17.16.050 Restrictions.**

20 No development shall occur unless all city services are available, except as provided in  
21 LCMC 17.52.120(A). (Ord. 95-15 § 3(5); Ord. 84-2 § 3.010(5))

22 **17.16.060 Maximum building height.**

23 The maximum building height shall be 35 feet, except as provided in LCMC 17.52.190  
24 and 17.52.200. (Ord. 95-15 § 3(6); Ord. 84-2 § 3.010(6))

25 **17.16.070 Lot requirements.**

26 The map designations R-1-5, R-1-7.5 and R-1-10 create separate single-family residential  
27 zoning classifications as though separately listed in LCMC 17.12.010. Lot requirements  
28 for the zoning classifications designated on the zoning map shall be as follows:  
29

1

REQUIRED MINIMUMS								
Zone	Lot Area	Lot Width	Lot Depth	Front Yard(3)	Side Yard	Street Side Yard(3)	Rear Yard	Maximum Lot Coverage(5)
R-1-5	5,000 sq. ft.; 8,000 for duplex or two-family	50' detached; 35' attached	70'	5'(1) 7-1/2'(2)	5'(1) 7-1/2'(2) or 0' for common wall of attached dwellings	5'(1) 7-1/2'(2)	5'(1) 7-1/2'(2)	35%(4)
R-1-7.5	7,500 sq. ft.; 8,000 for duplex or two-family	70' detached; 35' attached	80'	same as above				35%(4)
R-1-10	10,000 sq. ft.	80'	80'	same as above				35%(4)

- 2 (1) For one-story structures.
- 3 (2) For structures more than one story.
- 4 (3) The front and street side yards shall be increased to a minimum of 20 feet in front
- 5 of a garage/carport and/or driveway entrance to a garage/carport. On corner lots, the
- 6 clear-vision area requirement of LCMC 17.52.060 and 17.52.070 shall apply.
- 7 (4) For existing lots between 3,000 sq. ft. and 4,000 sq. ft., maximum lot coverage shall
- 8 be 40 percent. For existing lots less than 3,000 sq. ft., maximum lot coverage shall be 50
- 9 percent.
- 10 (5) Includes accessory buildings (garages and outbuildings).
- 11 (Ord. 95-15 § 3(7); Ord. 84-2 § 3.010(7))

12 **17.16.080 Signs.**

13 Signs shall be permitted as set forth in Chapter 17.72 LCMC. (Ord. 95-15 § 3(8); Ord.

14 84-2 § 3.010(8))

15 **17.16.090 Off-street parking and loading.**

16 Off-street parking and loading shall be provided in accordance with Chapter 17.56

17 LCMC. (Ord. 95-15 § 3(9); Ord. 84-2 § 3.010(9))

1 **17.16.100 Other required conditions.**

2 All single-family dwellings (site-built, modular and manufactured homes) to be  
3 constructed or located in residential zones shall use at least two of the following design  
4 features to provide visual relief along the front of the home:

- 5 A. Dormers;
- 6 B. Gables;
- 7 C. Recessed entries;
- 8 D. Covered porch entries;
- 9 E. Cupolas;
- 10 F. Pillars or posts;
- 11 G. Bay or bow windows;
- 12 H. Eaves (minimum six-inch projection);
- 13 I. Off-sets on building face or roof (minimum 16 inches). (Ord. 95-15 § 3(10); Ord. 84-2  
14 § 3.010(10))

15 **Section 2.** The definition of “Attached housing development” in Lincoln City Municipal  
16 Code section 17.08.010 is amended to read as follows:

17 **17.08.010 Definitions.** “Attached single-family housing development” means a  
18 development consisting of two or more structures comprised of attached single-family  
19 dwellings.

20 **Section 3.** Lincoln City Municipal Code section 17.52.260 is amended to read as follows:

21 **17.52.260 Standards for attached single-family dwellings development .**

22 A. There are no minimum lot area or setback standards for individual lots in an attached  
23 single-family housing development; provided, that the attached housing development as a  
24 whole meets the density, parking, height and landscaping requirements for the underlying  
25 zone.

26 B. Perimeter Yard Requirements. The front, street side, side and rear yards around the  
27 perimeter of an attached single-family housing development are those of the underlying  
28 zone.

29 C. Land Coverage. The maximum land coverage by buildings and structures for an  
30 attached single-family housing development shall not exceed 45 percent of the total land  
31 area.

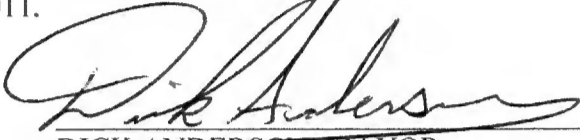
32 D. Special yards and distances between buildings shall be provided as follows:

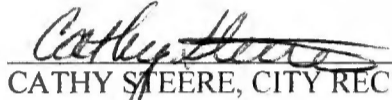
- 33 1. The distance between a principal building and any accessory building shall be a  
34 minimum of 10 feet.
- 35 2. An inner court providing access to double row dwelling groups shall be a minimum of  
36 20 feet in width.
- 37 3. The distance between principal buildings shall be at least one-half the sum of the  
38 height of both buildings; provided, however, that in no case shall the distance be less than  
39 15 feet. This requirement shall also apply to portions of the same building separated from  
40 each other by a court or other open space.



1 4. The supplementary regulations and exceptions provisions of this chapter relating to  
2 yard requirements may also be applicable.  
3 E. Maximum Building Height. Maximum building height shall be 35 feet except as  
4 provided in LCMC 17.52.200.  
5 F. Recreation Area. A minimum of 250 square feet of recreation area shall be provided  
6 for each living unit. The recreation area may be in one or more locations in the attached  
7 single-family housing development. Recreation buildings may be considered as part of  
8 these requirements.  
9 G. Storage Area. Storage space (for boats, campers, etc.) shall be provided at the rate of  
10 one 10-foot by 20-foot space in size for every four living units. Adequate maneuvering  
11 room shall be provided; storage space shall be fenced with a six-foot-high sight-  
12 obscuring fence, hedge or wall.  
13 H. Restrictions. No development of attached single-family dwellings or attached single-  
14 family housing developments may occur unless all city services (sewer and water) are  
15 available to serve such development.  
16 I. Design Features. All attached single-family dwellings shall utilize at least two of the  
17 following design features to provide visual relief along the front of the dwelling:  
18 1. Dormers;  
19 2. Gables;  
20 3. Recessed entries;  
21 4. Covered porch entries;  
22 5. Cupolas;  
23 6. Pillars or posts;  
24 7. Bay or bow windows;  
25 8. Eaves (minimum six inches projection);  
26 9. Off-sets on building face or roof (minimum 16 inches). (Ord. 94-12 § 5; Ord. 84-2  
27 § 4.330)  
28 **Section 2. Delegation of Authority to Correct Errors.** The City Council delegates to  
29 the City Recorder the authority to make any required corrections due to scrivener's  
30 errors, including but not limited to cross-references.  
  
31 **Section 3. Severance.** In the event that any provision of this ordinance is determined by  
32 a court of competent jurisdiction to be invalid or unenforceable, such invalid provision  
33 shall be severed and the remaining provisions of the ordinance that have not been held  
34 invalid or unenforceable shall continue to be valid and enforceable to the fullest extent  
35 permitted by law.  
  
36 **Section 4. Effective Date.** This ordinance takes effect 30 days after the date of its  
37 adoption.

1 **PASSED AND ADOPTED** by the City Council of the City of Lincoln City on this  
2 22nd day of August, 2011.

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6 DICK ANDERSON, MAYOR  
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8  
9 ATTEST:  
10   
11 CATHY STEERE, CITY RECORDER  
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**Ordinance 2011-09**  
**Amendments to Allow Attached Single-Family Dwellings in the R-1 Zone**  
**Exhibit A**

**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 proposed documents were made available for public review and purchase and assistance was available to interpret and explain the technical information. Hearing notices were published in local papers in accordance with notice requirements. Therefore, 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 hearings 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. Review of these proposed amendments in accordance with the Lincoln City Comprehensive Plan and the applicable zoning ordinance provisions establishes conformance with this goal.

(3) Goal 3: Agricultural Lands

“To preserve and maintain agricultural lands.”

The areas affected by the proposed amendments are located within the City’s Urban Growth Boundary. No agricultural lands will be affected by the amendments. Therefore, 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 areas affected by the proposed amendments are located within the City’s Urban Growth Boundary. The area is zoned for urban development and does not include designated forestlands, so in that sense, this goal is not applicable.

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

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

Because the proposed amendments do not by themselves authorize any development inconsistent with open space, scenic, significant natural resource, or historic designations, Goal 5 is not applicable.

(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.”

Because the amendments by themselves will not serve to increase the waste and process discharges already being generated within the city, Goal 6 is not applicable.

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

“To protect people and property from natural hazards.”

Because the proposed amendments do not authorize any development inconsistent with the city’s existing natural hazard standards, Goal 7 is not applicable.

(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.”

Because the proposed amendments do not authorize any development inconsistent with the recreational needs of the community, region, or state, Goal 8 is not applicable.

(9) Goal 9: Economic Development

3

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

Because the proposed amendments do not affect the availability of land suitable for industrial and commercial development, Goal 9 is not applicable.

(10) Goal 10: Housing

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

The proposed amendments will not adversely affect the availability of housing. They may have a minor positive effect by marginally increasing the options of housing types available. Therefore, 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.”

Because existing City water and sewer infrastructure and treatment facilities will not be affected by the amendments, nor will their ability to serve surrounding properties be affected, Goal 11 is not applicable.

(12) Goal 12: Transportation

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

Because the proposed amendments do not affect the City’s *Transportation Master Plan*, Goal 12 is not applicable.

(13) Goal 13: Energy Conservation

“To conserve energy.”

Because the proposed amendments by themselves will have no adverse effect on energy conservation, and may have a positive effect through reducing the amount of exposed exterior walls on some single family dwellings, the proposed 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.”

Because the proposed amendments will not affect the need to expand the Urban Grown Boundary, Goal 14 is not applicable.

(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 areas are 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.”

Because the proposed amendments by themselves do not authorize any development affecting estuarine resources, 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.”

The city’s coastal shorelands include all land west of Highway 101, land within 500 feet of the ordinary high-water elevation of Devils Lake and Spring Lake, and land within 1,000 feet of the shoreline mean higher-high-water elevation of Schooner Creek, Drift Creek, and Siletz Bay estuaries. Because the proposed amendments by themselves do not authorize any development in the city’s coastal shorelands, 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.”

Because the proposed amendments by themselves do not authorize any development in a beach or active dune area, 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 amendments will not affect the nearshore 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 Lincoln City Comprehensive Plan and its implementation measure, the Lincoln City Zoning Ordinance, was adopted by the City Council of Lincoln City after public hearing and has 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. Review of these amendments 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 proposed amendments by the Planning Commission (a citizen board) and the City Council (a citizen board) establishes conformance with this goal. Therefore, the amendments are consistent 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."*

Because existing City water and sewer infrastructure and treatment facilities will not be affected by the amendments, nor will their ability to serve surrounding properties be affected, the goal is satisfied.

(4) Urbanization Goal

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

The proposed amendments do not affect the densities of properties in Lincoln City, because they do not authorize or prohibit any particular development that is not already permitted. This goal is satisfied.

(5) Natural Hazard Goal

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

Because the proposed amendments do not authorize any development inconsistent with the city's existing natural hazard standards this goal is satisfied.

(6) Housing Goal

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

Because the proposed amendments do not change what uses, including residential uses, are allowed under the existing zoning ordinance, they will not affect the density or availability of adequate numbers of needed housing units at price ranges and rent levels commensurate with the local area. They may have a minor positive effect by marginally increasing the options of housing types available. Therefore, the housing goal is satisfied.

(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."*

Because the proposed amendments by themselves do not authorize any development this goal is not applicable.



(8) Aesthetic Goal

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

Because the proposed amendments by themselves do not authorize any development this goal is not applicable.

(9) Transportation Goal

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

Because the proposed amendments by themselves do not authorize any development this goal is not applicable.

(10) Energy Goal

*"To conserve energy."*

Because the proposed amendments by themselves do not authorize any development this goal is not applicable.

(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."*

Because the proposed amendments by themselves do not authorize any development this goal is not applicable.

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

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

The city's coastal shorelands include all land west of Highway 101, land within 500 feet of the ordinary high-water elevation of Devils Lake and Spring Lake, and land within 1,000 feet of the shoreline mean higher-high-water elevation of Schooner Creek, Drift Creek, and Siletz Bay estuaries. Because the proposed amendments by themselves do not authorize any development in the coastal shorelands this goal is not applicable.

S & COMMUNITY DEVELOPMENT  
LINCOLN CITY  
50  
CITY, OR 97367



DEPT OF

SEP 07 2011

LAND CONSERVATION  
AND DEVELOPMENT

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

