



Oregon

John A. Kitzhaber, M.D., Governor

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 09/03/2014
Jurisdiction: City of Lincoln City
Local file no.: ZOA 2014-01
DLCD file no.: 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 08/27/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 41 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-14 {22265}

Received: 8/27/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Lincoln City

Local file no.: **ZOA 2014-01**

Date of adoption: 08/11/2014

Date sent: 8/27/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 05/07/14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Final order did not adopt design standards for multiple-family developments as proposed in original ordinance.

Local contact (name and title): Richard Townsend, Planning & Community Development Director

Phone: 541-996-1227

E-mail: rtown@lincolncity.org

Street address: 801 SW Highway 101

City: Lincoln City

Zip: 97367-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Lincoln City Municipal Code, Title 17, Zoning, Chapter 17.20, RM Multiple-Family Residential Zone

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

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ORDINANCE NO. 2014-16

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**AN ORDINANCE AMENDING THE LINCOLN CITY MUNICIPAL CODE,
TITLE 17 (ZONING); CHAPTER 17.20 (MULTIPLE-FAMILY RESIDENTIAL
(R-M) ZONE), AMENDING SECTION 17.20.050 (MINIMUM LOT AREA
AND DENSITY REQUIREMENTS) AND SECTION 17.20.100 (OTHER
REQUIRED CONDITIONS), RELATING TO STANDARDS FOR MULTI-FAMILY
HOUSING DEVELOPMENTS**

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*Annotated to show deletions and additions to the code sections being modified. Deletions are **~~lined through~~** and additions are **bold underlined**.*

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The City Council finds:

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- A. The amendments to the Lincoln City Municipal Code to amend provisions relating to multi-family housing developments 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 City duly notified the Oregon Department of Land Conservation and Development pursuant to ORS 197.610, of its consideration of the proposed amendment(s) on May 7, 2014; notice of the proposed amendments was included in an ORS 227.186(4) notice to all affected property owners.
 - D. The Planning Commission, on June 17, 2014, held a public hearing and considered the amendments contained within this ordinance. On July 1, 2014 the Planning Commission voted to transmit the amendments to the City Council with a recommendation that the ordinance be adopted, subject to certain changes.
 - E. The City Council held a public hearing on July 14, 2014, closed the hearing and the record, and deliberated on the proposed amendments. After deliberation Council requested staff prepare an ordinance for adoption.
 - F. All persons were given an opportunity to provide written and/or oral testimony on the proposed ordinance amendments.

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

2
3 **SECTION 1.** Lincoln City Municipal Code, Title 17 (*Zoning*), Chapter 17.20 (*Multiple-Family Residential (R-M) Zone*), Section 17.20.050, (*Minimum lot area and density requirements*) is
4 hereby amended to read as follows:
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6 **17.20.050 Minimum lot area and density requirements.**

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8 ~~The minimum lot area shall be 5,000 square feet for a single-family dwelling~~
9 ~~and a minimum of 8,000 square feet for a duplex. For each additional dwelling~~
10 ~~unit thereafter, the following standards shall apply:~~

11 ~~A. Low Density. Where any portion of the parcel is in excess of 150 feet from a~~
12 ~~boundary line of a commercial zone, for each additional dwelling, the lot area~~
13 ~~shall be increased by 2,250 square feet.~~

14 ~~B. High Density. Where any portion of the parcel is within 150 feet of the~~
15 ~~boundary of a commercial zone, for each additional dwelling unit, the lot area~~
16 ~~shall be increased by 1,200 square feet.~~

17 The minimum lot area shall be 5,000 square feet for a single-family dwelling
18 and a minimum of 8,000 square feet for a duplex or the first two units of a
19 multi-family development. For each additional dwelling unit, the following
20 standards shall apply:

21 A. Low Density. Where the entire lot is in excess of 150 feet from a boundary of
22 a commercial zone, the lot must have an additional area of 2,250 square feet
23 for each additional dwelling.

24 B. High Density. Where the entire lot is within 150 feet of the boundary of a
25 commercial zone, the lot must have an additional area of 1,200 square feet for
26 each additional dwelling unit.

27 C. Mixed Density. Where a portion of the parcel is within 150 feet of a
28 boundary line of a commercial zone and a portion of the parcel is in excess of
29 150 feet of the boundary of a commercial zone, calculate allowed density
30 (number of dwelling units) in the following manner:

31 1. Deduct the 8,000 square feet required for the first two units from the
32 larger of the two portions. If neither portion is 8,000 square feet, deduct as

1 much as possible from the larger portion and the remainder from the
2 smaller portion, or if the same size, subtract equally from both portions;
3 2. Divide the remainder (i.e. square feet of the portion within 150 feet of a
4 commercial zone, less the square footage deducted from this portion in step
5 one) by 1,200 square feet per unit;
6 3. Divide the remainder (square feet of the portion more than 150 feet from
7 a commercial zone, less the square footage deducted from this portion in
8 step one) by 2,250 square feet per unit;
9 4. Add the quotients from steps 2 and 3. Round the resulting quotient down
10 to the nearest whole number;
11 5. To this sum add the two units from step 1 to get the maximum number of
12 dwelling units allowed on the parcel. The site plan may distribute the
13 allowed units on the lot without regard to distance from commercial zoning.
14 6. Example of calculation described in 1-5 above:

15
16 *A 50,000 square foot parcel with 20,000 square feet within 150 feet of*
17 *a commercial zone and 30,000 square feet in excess of 150 feet from a*
18 *commercial zone.*

19 *1. Deduct the 8,000 square feet required for the first two units from*
20 *the 30,000 square foot portion.*

21 *2. Divide the 20,000 square feet of the area within 150 feet of a*
22 *commercial zone by 1,200 square feet per unit. The result is 16.67*
23 *units.*

24 *3. Divide the 22,000 square feet (remaining after step 1) of the area in*
25 *excess 150 feet of a commercial zone by 2,250 square feet per unit.*
26 *The result is 9.78 units.*

27 *4. Add the quotients from steps 2 and 3 to get 26.45. Round down to*
28 *26.*

29 *5. Add the two units from the first step to 26 for a total of 28 units.*
30

31 **SECTION 2.** Lincoln City Municipal Code, Title 17 (Zoning), Chapter 17.20 (Multiple-Family
32 Residential (R-M) Zone), Section 17.20.100, (Other required conditions) is hereby amended to
33 read as follows:

34 **17.20.100 Other required conditions.**

35 A. Landscaping. Landscaping shall be provided in accordance with LCMC 17.52.100.

36 B. Recreation Area. ~~A minimum of 250 square feet of recreation area shall be~~
37 ~~provided for each living unit. The recreation area must be exclusively for~~

1 recreational use, must be for use by occupants and their guests, and must be
2 accessible to occupants without their having to leave the property comprising
3 the multifamily dwelling complex. The recreation area may be in one or more
4 locations in the multifamily dwelling complex. Recreation buildings may be
5 counted as recreation area. Recreation areas shall not be located in the
6 required yard and shall not be considered as required landscape areas. A multi-
7 family development shall have a minimum of 250 square feet of recreation area
8 for each living unit. The recreation area must be exclusively for recreational
9 use, and shall not be located in the required yard and shall not be considered as
10 required landscape areas. The recreation area, which may include useable floor
11 space in recreation buildings, must be available and free for use by occupants
12 and their guests, and accessible to occupants without having to leave the
13 property comprising the multifamily dwelling complex. The recreation area
14 may be in one or more locations in the multifamily dwelling complex. Any
15 location for use by more than an individual unit shall be at least 20 feet in
16 width and within view of the residences it serves.

17 ~~C. Storage Area. Storage space (for boats, campers, etc.) shall be provided on~~
18 ~~the apartment complex site at the rate of one 10-foot by 20-foot space in size~~
19 ~~for every four living units. Adequate maneuvering room shall be provided;~~
20 ~~storage space shall be fenced with a six-foot sight-obscuring fence and~~
21 ~~conform to standard setbacks.~~

22 C. [Reserved]

23 ~~D. Access Barrier. Each lot, with its buildings, other structures, and parking and~~
24 ~~loading areas, shall be physically separated from each adjoining highway or~~
25 ~~street to prevent unchanneled motor vehicle ingress or egress. Unless suitable~~
26 ~~curbs and gutters are within the adjoining highway or street right-of-way, a~~
27 ~~continuous curb or other suitable barrier shall be placed at the adjoining edge~~
28 ~~of, or within, the front yard or in side yards abutting streets, except for the~~
29 ~~access ways permitted below.~~

30 D. Access Barrier. Each lot, with its buildings, other structures, and parking and
31 loading areas, shall be physically separated from each adjoining highway or
32 street by a curb or other suitable barrier against unchanneled motor vehicle
33 ingress or egress. Such a barrier shall be located at the edge of, or within, the
34 front yard or in side yards abutting streets unless suitable curbs and gutters are
35 provided within the highway or street right-of-way. Except for the access ways

1 permitted below, such barrier shall be continuous for the entire length of any
2 lot line adjoining a street or highway.

3
4 ~~E. Access Ways. Each lot shall have not more than two access ways to any one~~
5 ~~street or highway, which shall comply with the following requirements.~~

6 ~~1. Width of Access Way. The width of any access way leading to or from a~~
7 ~~street or highway shall not exceed 36 feet nor be less than 15 feet in width~~
8 ~~at the right-of-way line. The alignment of access ways and curb return~~
9 ~~dimensions shall be determined through site plan review committee~~
10 ~~approval.~~

11
12 ~~2. Spacing of Access Ways. At its intersection with the lot line, no part of~~
13 ~~any access way shall be nearer than 20 feet to any other access way on the~~
14 ~~same lot, nor shall any part of the access way be nearer than 10 feet to any~~
15 ~~side or rear property line and its intersection with a right-of-way line.~~
16 ~~Insofar as practicable, the use of common access ways by two or more~~
17 ~~permitted uses shall be encouraged in order to reduce the number or~~
18 ~~closeness of access points along the highways. The fronting of commercial~~
19 ~~uses upon a marginal service street and not directly upon a public highway~~
20 ~~is also encouraged.~~

21
22 ~~3. Traffic Hazards. The location and number of access ways shall be so~~
23 ~~arranged that they will reduce the possibilities of traffic hazards as much~~
24 ~~as possible~~

25 E. Access Ways. Each lot shall have not more than two access ways to any one
26 street or highway, which shall comply with the following requirements.

27 1. Width of Access Way. The width of any access way leading to or
28 from a street or highway shall not exceed 24 feet, or where the city
29 engineer or the Oregon Department of Transportation requires a turn
30 lane, 36 feet, nor be less than 15 feet in width at the right-of-way line
31 for a one-way ingress or egress. The alignment of access ways and curb
32 return dimensions are subject to site plan review committee approval.

33 2. Spacing of Access Ways. At its intersection with the lot line, no part
34 of any access way shall be nearer than 20 feet to any other access way
35 on the same lot, nor shall any part of the access way be nearer than 10
36 feet to any side or rear property line and its intersection with a right-

1 **of-way line. Insofar as practicable, the use of common access ways by**
2 **two or more permitted uses is encouraged in order to reduce the**
3 **number and closeness of access points along the highways**³. **Traffic**
4 **Hazards. The location and number of access ways shall be so arranged**
5 **that they will reduce the possibilities of traffic hazards as much as**
6 **possible.**

7 F. Restrictions. No development shall occur in the R-M zone unless all city services
8 (sewer and water) are available to serve such development, except as provided in
9 LCMC 17.52.120(A).

10 G. Design Features. All single-family units (site-built, modular and manufactured
11 homes) to be constructed or located in the multifamily residential zone shall utilize at
12 least two of the following design features to provide visual relief along the front of
13 the home:

- 14 1. Dormers;
- 15 2. Gables;
- 16 3. Recessed entries;
- 17 4. Covered porch entries;
- 18 5. Cupolas;
- 19 6. Pillars or posts;
- 20 7. Bay or bow windows;
- 21 8. Eaves (minimum six-inch projection);
- 22 9. Off-sets on building face or roof (minimum 16 inches).

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24 **SECTION 3. Findings Adopted.**

25
26 The findings contained in the Whereas Clauses of this ordinance, together with the Findings set
27 forth in Exhibit A, as well as the competent substantial evidence in the whole record of this
28 legislative proceeding are incorporated into this section by reference as if fully set forth herein,
29 and are adopted in support of this legislative action.

30
31 **SECTION 4. Severability.**

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33 The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity
34 of one section, subsection, paragraph, or clause shall not affect the validity of the remaining
35 sections, subsections, paragraphs and clauses.

1 **SECTION 5. Savings.**

2 Notwithstanding the amendment to this Title, the existing Title remains valid and in full force
3 and effect for purposes of all criminal, civil or administrative code enforcement cases or land use
4 actions or applications filed or commenced during the time said ordinances were operative.
5 Nothing in this Ordinance affects the validity of prosecutions commenced and continued under
6 the laws in effect at the time the matters were originally filed.

7 **SECTION 6. Ordinance Effective Date.**

8 Pursuant to Chapter IX, Section 9.3, this ordinance takes effect 30 days after the date of its
9 adoption.

10

11 **SECTION 7. Codification.**

12 Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and
13 the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word,
14 and the sections of this Ordinance may be renumbered, or re-lettered, provided that any
15 Whereas clauses and boilerplate provisions (i.e. Sections 3-7) need not be codified and the City
16 Recorder is authorized to correct any cross-references and any typographical errors.


17 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
18 9.2 of the City of Lincoln City Charter on the 28th day of July, 2014 (First Reading) and on the
19 11th day of August, 2014 (Second Reading).

20 PASSED AND ADOPTED by the City Council of the City of Lincoln City this 11th day of
21 August, 2014.

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DICK ANDERSON, MAYOR

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ATTEST:

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CATHY STEERE, CITY RECORDER

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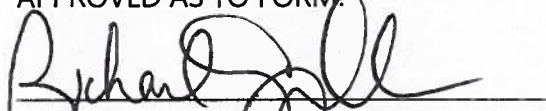
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APPROVED AS TO FORM:

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RICHARD APPICELLO, CITY ATTORNEY

ORDINANCE NO. 2014-16
PROVISIONS RELATING TO R-M ZONE AMENDMENTS

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 documents relating to this proposal were made available for public review and purchase, and were posted on the city’s website. Staff was available to interpret and explain the technical information. The city sent notice to all affected property owners regarding the public hearings on the proposed zoning ordinance amendments and the local newspaper published hearing notices in accordance with notice requirements. The planning commission and the city council each held a public hearing at which citizens were invited to participate. 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.”

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 them on a periodic cycle to take into account changing public policies and circumstances. Citizens and affected governmental units had opportunities for review and comment during preparation, review, and revision of the plan and implementing ordinances. The City Council considered the proposed amendments to the Lincoln City Zoning Ordinance in accordance with the process and based on the criteria provided in the Municipal Code. Therefore the amendments are consistent with Goal 2.

(3) Goal 3: Agricultural Lands

“To preserve and maintain agricultural lands.”

The area affected by the proposed zoning ordinance amendments is located within the city’s urban growth boundary. The area currently is designated and zoned for urban development. There is no agricultural land in Lincoln City. The amendment does not affect agricultural lands. 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 zoning ordinance amendment is 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 amendments affect only areas already committed to urban residential development. They do not by themselves permit development in any areas of protected natural resources, scenic or historic areas, or open spaces. By allowing improved utilization of residential land (i.e. by eliminating the requirement for storage parking spaces) the amendments will result in conservation of land. The amendments, consequently, help to preserve natural, scenic, and historic resources that are part of the city’s character. The amendments are consistent with Goal 5.

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 amendments will not adversely affect the quality of the air or water. They may improve water quality by reducing stormwater runoff from parking lots and thereby allowing better use of existing stormwater management facilities. Further, the amendments can be expected to reduce the demand for development of greenfields and reduce the need for construction of new infrastructure, thereby avoiding the air and water quality impacts of raw material extraction, processing, and installation. Therefore, the amendments are consistent with Goal 6.

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

“To protect people and property from natural hazards.”

The amendments do not by themselves allow development within any natural hazard area. The existing ordinance and plan requirement relating to natural hazards will continue to apply to all properties that might be affected by natural hazards. Therefore, they are 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.”

The new requirements in the amendments relating to the size and location of required recreational areas in multi-family housing developments will help to ensure that the recreational facilities are usable and safe, thus helping to meet the recreational needs of residents and their guests. Therefore, the amendments are consistent with Goal 8.

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.”

The amendments do not relate directly to economic development. Goal 9 is not applicable.

(10) Goal 10: Housing

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

The amendments improve the existing options for meeting the housing needs of the people of Lincoln City. Moreover, this is done in a way that reduces the first cost of the multi-family housing option, thereby improving its affordability. The amendments, therefore, 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.”

The amendments do not relate directly to public facilities and services. Goal 11 is not applicable.

(12) Goal 12: Transportation

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

The amendments do not relate directly to transportation. Goal 12 is not applicable.

(13) Goal 13: Energy Conservation

“To conserve energy.”

The amendments do not relate directly to energy conservation. Goal 13 is not applicable.

(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 amendments do not relate directly to urbanization. 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 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 amendments by themselves do not allow development in areas adjacent to the city’s designated estuarine resource (i.e., Siletz Bay). All development in such areas already is controlled by existing ordinance and comprehensive plan standards and these standards would be applied to any multi-family housing developments that might be developed in areas affecting the estuary. The amendments, therefore, are consistent with Goal 16.

(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. The shorelands include some areas in which multi-family housing developments might be proposed. All development in such areas already is controlled by existing ordinance and comprehensive plan standards and these standards would be applied to any housing developments that might be developed in areas affecting the coastal shorelands. The amendments, therefore, are consistent with Goal 17.

(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.”

Lincoln City has a large amount of coastal beach. Inventory maps show active dunes and deflation plains on the Salishan spit, but not within Lincoln City, with the possible exception of a few isolated spots in Cutler City. For Roads End, inventory maps show older, stabilized dunes. The amendments do not, by themselves, allow any development in or near beach and dune areas. All development in such areas already is controlled by existing ordinance and comprehensive plan standards and these standards would be applied to any multi-family housing developments that might be developed in areas affecting beaches and dunes. The amendments are consistent with Goal 18.

(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 amendments do not, by themselves, affect any ocean resources and, therefore, are consistent with Goal 19.

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 their preparation, review, and revision. Review of the

proposed amendment was in accordance with the Lincoln City Comprehensive Plan and the applicable zoning ordinance provisions and, therefore, in 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 amendments by the Planning Commission (a citizen board) and the City Council (comprised of elected citizen representatives,) establishes conformance with this goal.

(3) Public Services and Utilities Goal

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

The proposed amendments do relate directly to public services and utilities. This goal is Not applicable.

(4) Urbanization Goal

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

The amendments do not relate directly to urbanization. This goal is not applicable.

(5) Natural Hazard Goal

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

The amendments, by themselves, do not allow development in hazardous areas. Development in such areas is controlled by existing comprehensive plan and zoning ordinance standards, as well as building code requirements. The amendments are consistent with this goal.

(6) Housing Goal

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

The amendments improve the existing options for meeting the housing needs of the people of Lincoln City. Moreover, this is done in a way that reduces the first cost of the multi-family housing option, thereby improving its affordability. The amendments, therefore, are consistent with this 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 amendments do not relate directly to economic development. But they do help to provide more affordable workforce housing, which makes economic development more practical. These amendments, therefore, are consistent with this 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.”

The amendments do not relate directly to aesthetics. 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.”

The amendments do not relate directly to transportation. Goal 12 is not applicable.

(10) Energy Goal

“To conserve energy.”

The amendments do not relate directly to energy conservation. 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.”

The amendments, by themselves, do not allow development in sensitive natural resource areas. By allowing greater development density in areas already committed to urban development the amendments reduce the need to extend development into undeveloped areas. These amendments contribute to this goal.

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

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

The amendments by themselves do not allow development in areas adjacent to the city's designated estuarine resource (i.e., Siletz Bay), in the city's coastal shorelands, beach and dune areas, or in ocean resource areas. To the extent these areas might be proposed for development of multi-family housing developments, the existing ordinance and comprehensive plan standards and these would be applied, thereby protecting these resources. The amendments are consistent with this goal.