


DUNES
CITY

PREPARED FOR THE CITY OF DUNES CITY, OREGON
BY THE FIRM OF DANIELSON ARCHITECTS
UNDER AUTHORIZATION AND FUNDING BY THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON.


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DUNES CITY
COMPREHENSIVE PLAN
UPDATE

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May 9, 1979

AN OPEN LETTER TO THE CITIZENS OF DUNES CITY

Dunes City approached the task of bringing the Comprehensive Plan into compliance with LCDC Goals & Guidelines by hiring a planning consultant beginning July 1, 1978 under a grant from LCDC. A condition of the grant stipulated the revised Plan must be submitted for acknowledgement of compliance by June 30, 1979 including implementing ordinances, primarily the zoning ordinance and a new subdivision ordinance.


The City Council re-activated the Citizens Committee for Involvement in July 1978 which included the City Council, Planning Commission and newly appointed members. Mr. Don Brown and Mr. Tim Feigel were elected co-chairmen at the first organizational meeting September 25, 1978. Due to unforeseen circumstances Mr. Feigel was unable to continue and Don Brown has acted as chairman and coordinating officer, very ably leading the work load accomplished by the committee. The Council has received a report and reviewed the progress at each Council meeting since reactivating the CCI.

The Citizens Committee has held 18 meetings through May 7, 1979 for a total of 629 man hours and an average attendance of 14 at each meeting, plus untold hours of effort by individual citizens in reviewing the work as it progressed and preparing for meetings.

It is the opinion of the Dunes City Council that the CCI has accomplished a horrendous task with conscientious diligence and perserverance.

The CCI shall remain active during the coming years reviewing programs such as the Master Road Plan, development standards and housing needs and reviewing the Comprehensive Plan and ordinances every year for the first three years of implementation and every other year thereafter.

Yours truly,


Shirley M. Merz, Mayor

DUNES CITY COMPREHENSIVE PLAN UPDATE

TABLE OF CONTENTS

	<u>Page</u>
CHAPTER A: INTRODUCTION	1
I. FOREWARD	1
II. INTRODUCTION AND OVERALL GOALS	2
III. HISTORY	3
CHAPTER B: POPULATION AND ECONOMY	5
I. AREA DESCRIPTION	5
II. ECONOMIC FACTORS	6
III. CONCLUSIONS	8
CHAPTER C: HOUSING	9
I. AREA DESCRIPTION	9
II. HOUSING INVENTORY	10
III. HOUSING NEEDS ASSESSMENT	13
IV. HOUSING PROGRAMS	15
V. CONCLUSIONS	17
CHAPTER D: PLANNING INVENTORY	19
I. THE NATURAL ENVIRONMENT	20
A. Open Space, Scenic Areas, and Natural Resources	20
1. The Dunes	20
2. The Lakes	21
3. Fish and Wildlife	22
4. Coastal Shorelands	25
5. Forest Lands	29
6. Agricultural Lands	32
7. Scenic Areas	33

	<u>Page</u>
8. Other Resources: Wilderness Areas & Recreation Trails, Wild & Scenic Waterways, Ecologically & Scientifically Significant Areas, Mineral Resources	33
B. Geology, Natural Hazards, and Development Constraints	34
1. Geology	34
a. Dunes	
b. Tye Formation	
c. Faults	
2. Development Constraints	34
a. Slope	
b. Landslide	
c. Flooding	
d. Wetlands	
e. Erosion	
3. Development Suitability	39
4. Subsurface Disposal Suitability	40
II. THE MAN-MADE ENVIRONMENT	49
A. Culture and History	49
1. Cultural Areas	49
2. Historic Areas	49
B. Public Utilities, Services, and Facilities	49
1. Air, Water and Land Quality	49
a. Sewage Disposal	
b. Water Systems	
c. Water Quality	
d. Solid Waste	
e. Air Quality	
f. Noise	
2. Public Facilities and Services	53
a. Police Protection	
b. Fire Protection	
c. Sanitary Facilities	
d. Storm Drainage	
e. Planning, Zoning and Subdivision Control	

	<u>Page</u>
f. Health Services	
g. Recreation Facilities	
h. Energy and Communication Services	
i. Community Governmental Services	
j. Schools	
k. Post Office	
3. Energy Conservation	57
4. Transportation	58
C. Land Use and Urbanization	59
1. Present Land Use	59
a. Residential (See CHAPTER C: HOUSING)	
b. Commercial	
c. Industrial	
d. Recreational	
e. Summary	
2. Projected Land Use	65
a. Population Projections	
b. Land for Future Growth	
c. Summary	
CHAPTER E: POLICIES AND RECOMMENDATIONS	73
I. NATURAL RESOURCES AND THE PHYSICAL ENVIRONMENT	73
II. RECREATION AND OPEN SPACE	75
III. PUBLIC UTILITIES, FACILITIES, AND SERVICES	76
IV. AIR, LAND, AND WATER QUALITY	77
V. TRANSPORTATION	78
VI. ENERGY CONSERVATION	79
VII. THE ECONOMY	79
VIII. LAND USE AND URBANIZATION	80
IX. RESIDENTIAL LAND USE	81
X. COMMERCIAL LAND USE	82
XI. INDUSTRIAL LAND USE	84
XII. SHORELANDS	84
XIII. FOREST LANDS	85
XIV. AGRICULTURAL LANDS	85
CHAPTER F: THE PLAN DIAGRAMS	87
I. PROPOSED LAND USE	87
II. RELATION TO ZONING	88
III. BOUNDARIES	89

	<u>Page</u>
A. City Limits	89
B. Urban Growth Boundary	89
C. Area of Influence	89
 CHAPTER G: PLAN IMPLEMENTATION	 97
I THE PLAN AS A GUIDE	97
A. Public Decision Making	97
B. Private Decision Making	97
C. Provision of Public Services	98
D. Future Studies	98
II PLAN REVIEW AND REFINEMENT	98
III IMPLEMENTATION	98
 CHAPTER H: APPENDIX	 103
I KNOWN SPECIES COMPOSITION OF COASTAL LAKES	103
II BIRD AND MAMMALS OF THE LANE COUNTY COASTAL AREA THAT DEPEND ON OR PREFER SNAGS FOR NESTING OR DEN SITES	104
III LIST OF PLANTS COLLECTED AT SILTCOOS LAKE	105
IV ANALYSIS OF DUNES CITY PRELIMINARY URBAN GROWTH BOUNDARY	107
V DEFINITION OF HOUSING CONDITION	118
VI BIBLIOGRAPHY	119

Index to Findings of Fact and Goals, Policies and Recommendations

Relating to Statewide Goals

1. Citizen Involvement. Development of a Citizen Involvement Program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Findings of Fact:

Transmittal letter, Mayor Shirley M. Merz, Forward, p. 1 - 2

Goals, Policies and Recommendations:

Transmittal letter, Mayor Shirley M. Merz

2. Land Use Planning. 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 plan as a whole is intended to implement the Land Use Planning goal. See particularly Chapter G, Plan Implementation, p.97.
3. Agricultural Lands. Preserve and maintain agricultural lands.

Findings of Fact:

Agricultural Lands, p. 32³³

Goals, Policies, Recommendations:

Agricultural Lands, p. 85

4. Forest Lands. Conserve forest lands for forest use.

Findings of Fact:

"Forest Lands", p. 29

Goals, Policies, and Recommendations:

"Forest Lands", p. 85

5. Open-Space. Conserve open space and protect natural and scenic resources.

Findings of Fact:

"Open Space, Scenic Areas, and Natural Resources", p. 20 - 33

Goals, Policies, and Recommendations:

"Open Space, Scenic Areas, and Natural Resources", p. 73 - 74

6. Air, Water, and Land Resources Quality. Maintain and improve the quality of the air, water and land resources of the State.

Findings of Fact:

"Air, Water and Land Quality", p. 49 - 53

Goals, Policies, and Recommendations:

"Air, Water and Land Quality", p. 77 - 78

7. Areas Subject to Natural Disasters and Hazards. Protect life and property from natural disasters and hazards.

Findings of Fact:

"Geological Hazards and Development Constraints", p. 34 - 48

Goals, Policies, and Recommendations:

"Geology, Natural Hazards and Development Constraints", p. 74 - 75

8. Recreational Needs. Satisfy the recreational needs of the citizens of the State and visitors.

Findings of Fact:

"Recreation Facilities", p. 54 - 57

"Recreation and Open Space", p. 59 - 65

Goals, Policies and Recommendations:

"Recreation and Open Space", p. 75

9. Economy of the State. Diversify and improve the economy of the State.

Findings of Fact:

"Population and Economy", p. 5 - 8

Goals, Policies and Recommendations:

"The Economy", p. 79 - 80

10. Housing. Provide for the housing needs of citizens of the State.

Findings of Fact:

"Housing", p. 9 - 18

Goals, Policies and Recommendations:

"Residential Land Use", p. 81 - 82

11. Public Facilities and Services. Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Findings of Fact:

"Public Utilities, Facilities and Services", p. 49 - 57

Goals, Policies and Recommendations:

"Public Utilities, Facilities and Services", p. 76 - 77

12. Transportation. Provide and encourage a safe, convenient and economical transportation system.

Findings of Fact:

"Transportation", p. 58 - 59

Goals, Policies and Recommendations:

"Transportation", p. 78 - 79

13. Energy Conservation. Conserve energy.

Findings of Fact:

"Energy Conservation", p. 57 - 58

Goals, Policies and Recommendations:

"Energy Conservation", p. 79

14. Urbanization. Provide for an orderly and efficient transition from rural to urban land use.

Findings of Fact:

- A. Population Growth Requirements. Projected population and land needed to accommodate future growth are shown on page 65 - 71, 55-71, "Projected Land Use". The complete analysis is contained in Chapter H, "Preliminary Analysis of Dunes City Urban Growth Boundary", p. 110. 110
- B. Housing, Employment and Livability. Projected need for new housing units is shown in the table on page 67 and in Chapter H, Attachment III, page 113. The economy of Dunes City and the need to provide additional employment opportunities is discussed in Chapter B, "Population and Economy", page 5. Livability is a prime concern of this plan and is inherent in the whole document.
- C. Facilities and Services. The orderly provision of public facilities and services is discussed in Chapter D, "Public Facilities and Services", pages 53 - 57. 53-57

- D. Efficiency of Land Uses. This plan attempts to strike a balance between the carrying capacity of the land where public water and sewer services are not available and the development of an efficient pattern of land use which would allow for provision of public services now and the potential future installation of public water and sewerage. The policies and recommendations set forth in "Air, Land and Water Quality", page 77, "Public Facilities and Services", page 76, "Land Use and Urbanization", page 80, and "Residential Land Use", page 81, are intended to maintain this balance.
- E. Environmental, Energy, Economic and Social Consequences. These areas are specifically addressed in the following sections:
- a. Environmental
 - "The Natural Environment", pages 20 - 49 ²⁰⁻⁴⁹
 - "Air, Water and Land Quality", pages 49 - 53 ⁵⁰⁻⁵³
 - b. Energy
 - "Energy Conservation", pages 57 - 58 ⁵⁷⁻⁵⁸
 - c. Economic
 - "Population and Economy", pages 5 - 8
 - d. Social
 - "Cultural Areas", page 49 ⁴⁹
- F. Agricultural Land. The planning inventory, page 32, identifies the prime agricultural soils in the area, but also notes that there are no significant agricultural uses existing. The prime agricultural lands which are not developed are largely in forest uses and will likely continue to be so. Uses and protection of forest lands is discussed on pages 29 - 32. ³³
- G. Urban/Agricultural Compatibility. There are no existing or likely potential agricultural activities which pose a potential conflict with urban uses.

Goals, Policies and Recommendations:

- 1. "Residential Land Use" policies 1 and 2, page 81, provide for the orderly provision of services and facilities by encouraging infilling on existing vacant lots and planned unit developments.
 - 2. "Land Use and Urbanization", page 80 ⁸¹
15. Willamette River Greenway. (Not applicable). Dunes City is not located on the Willamette River.
16. Estuarine Resources. (Not applicable). The Lane County Coastal Resource

Inventory identifies the Siuslaw River estuary as the only estuary in the area. This forms the northernmost boundary of Dunes City's area of interest.

17. Coastal Shorelands. Conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of all coastal shorelands; reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat.

Findings of Fact:

"Coastal Shorelands", p. 25 - 29 25-29

Goals, Policies and Recommendations:

"Coastal Shorelands", p. 84

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

Findings of Fact:

"The Dunes", p. 20 20

"Erosion", p. 39 39-40

Goals, Policies and Recommendations:

"Dunes Policies", p. 73 73

19. Ocean Resources. (Not applicable). Dunes City is located east of Highway 101. The only impact on ocean resources would be the habitat for anadromous fish which is discussed under "Fish and Wildlife", p. 22 - 24, 74 and "Coastal Shorelands", p. 25 - 29, 84, 85. 25-29 74 22-24

DUNES CITY COMPREHENSIVE PLAN UPDATE

LIST OF PLANNING INVENTORY MAPS

<u>MAP TITLE</u>		
DESCRIPTION:		
SOURCE:		PAGE NO.
<u>COASTAL SHORELANDS AND FORESTLANDS</u>		27
AREAS IDENTIFIED AS COASTAL SHORELANDS ARE THE ACTIVE DUNES, WETLANDS (MARSHES AND SWAMPS), LAKE SHORES, AND RIVER BANKS. THESE AREAS ARE SHADED ON THE MAP.		
AREAS IDENTIFIED AS FORESTLANDS ARE THE REMAINDER OF THE MAP, WHICH IS LEFT WHITE. A RATING OF THE VARIOUS SOILS FOR FOREST USE IS GIVEN IN THE TEXT.		
SOURCES: DUNES - THE ENVIRONMENTAL GEOLOGY OF COASTAL LANE COUNTY. WETLANDS - U.S.D.A. SOIL CONSERVATION SERVICE.		
<u>AGRICULTURAL SUITABILITY</u>		35
ALL SOILS ARE GIVEN A RATING FOR AGRICULTURAL SUITABILITY ACCORDING TO STANDARDS SET BY THE SOIL CONSERVATION SERVICE - CLASSES I THROUGH IV ARE CONSIDERED PRIME AGRICULTURAL SOILS, WITH CLASS I BEING THE BEST. CLASSES V AND ABOVE ARE NON-PRIME AGRICULTURAL LANDS, SOME OF WHICH ARE TOTALLY UNSUITABLE FOR AGRICULTURAL USE. ON THIS MAP THE NON-PRIME SOILS ARE LEFT WHITE.		
SOURCES: THE ENVIRONMENTAL GEOLOGY OF COASTAL LANE COUNTY, SOILS MAP BY TED DIETZ, LANE COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.		
<u>HISTORIC SITES AND NATURAL AREAS</u>		37
THIS MAP SHOWS THE GENERAL LOCATION OF SEVERAL SPECIFIC SITES WHICH HAVE HISTORIC OR NATURAL SIGNIFICANCE.		
SOURCES: LANE COUNTY HISTORIC PRESERVATION PROGRAM, MIKE NAGLER, LANE COUNTY PLANNING DEPT., OREGON NATURAL AREAS DATA SUMMARY: LANE COUNTY.		
<u>GEOLOGY</u>		41
THIS MAP SHOWS THE GEOLOGICAL STRUCTURE OF THE AREA.		
SOURCE: THE ENVIRONMENTAL GEOLOGY OF COASTAL LANE COUNTY.		
<u>GEOLOGICAL CONSTRAINTS</u>		43
AREAS SHADED WITH ONE OR MORE PATTERNS HAVE ONE OR MORE CONSTRAINTS WHICH MAY MAKE DEVELOPMENT DIFFICULT OR UNDESIRABLE. AREAS LEFT WHITE HAVE NO IDENTIFIED GEOLOGICAL CONSTRAINTS.		
SOURCES: SLOPE, LANDSLIDE, FLOODING - THE ENVIRONMENTAL GEOLOGY OF COASTAL LANE COUNTY. WETLANDS - U.S.D.A. SOIL CONSERVATION SERVICE.		
<u>DEVELOPMENT SUITABILITY</u>		45
THE SOIL CONSERVATION SERVICE HAS DEVELOPED A SYSTEM WHICH THEY USE TO RATE LAND FOR DEVELOPMENT SUITABILITY, BASED ON A NUMBER OF FACTORS. LAND RATED 'ONE' IS THE MOST SUITABLE FOR DEVELOPMENT WHILE LAND RATED 'FOUR' IS THE LEAST SUITABLE.		
SOURCES: THE ENVIRONMENTAL GEOLOGY OF COASTAL LANE COUNTY, THE U.S.D.A. SOIL CONSERVATION SERVICE.		

MAP TITLE

DESCRIPTION:

SOURCE:

PAGE NO.

SUBSURFACE DISPOSAL

THIS MAP REFERS TO SEPTIC TANK DRAIN (OR FILTER) FIELDS. EXAMPLES OF SEVERE LIMITATIONS OR UNSUITABILITY FOR SEPTIC ARE STEEP SLOPES, WET OR MARSHY SOILS, CLAY SOILS, OR ROCKY SOILS. THERE MAY BE POCKETS OF SOILS WITHIN THESE AREAS WHICH CAN BE APPROVED FOR SUBSURFACE DISPOSAL.

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE.

47

COMMUNITY FACILITIES

SPECIFIC FACILITIES ARE LOCATED ON THE MAP.

SOURCES: U.S.D.A. FOREST SERVICE, OREGON DUNES NATIONAL RECREATION AREA MAP, DUNES CITY RESIDENTS.

55

EXISTING LAND USE

DEVELOPED AREAS ARE SHADED. OTHER USES SUCH AS FOREST, AGRICULTURE OR VACANT LAND ARE LEFT WHITE ON THE MAP.

SOURCE: LANE COUNTY ASSESSOR AND RURAL ADDRESSING.

61

PUBLIC LANDS

PUBLIC LANDS ARE SHADED; PRIVATE LANDS ARE LEFT WHITE ON THE MAP.

THE DUNES NATIONAL RECREATION AREA AND HONEYMAN PARK ARE THE LARGEST AREAS.

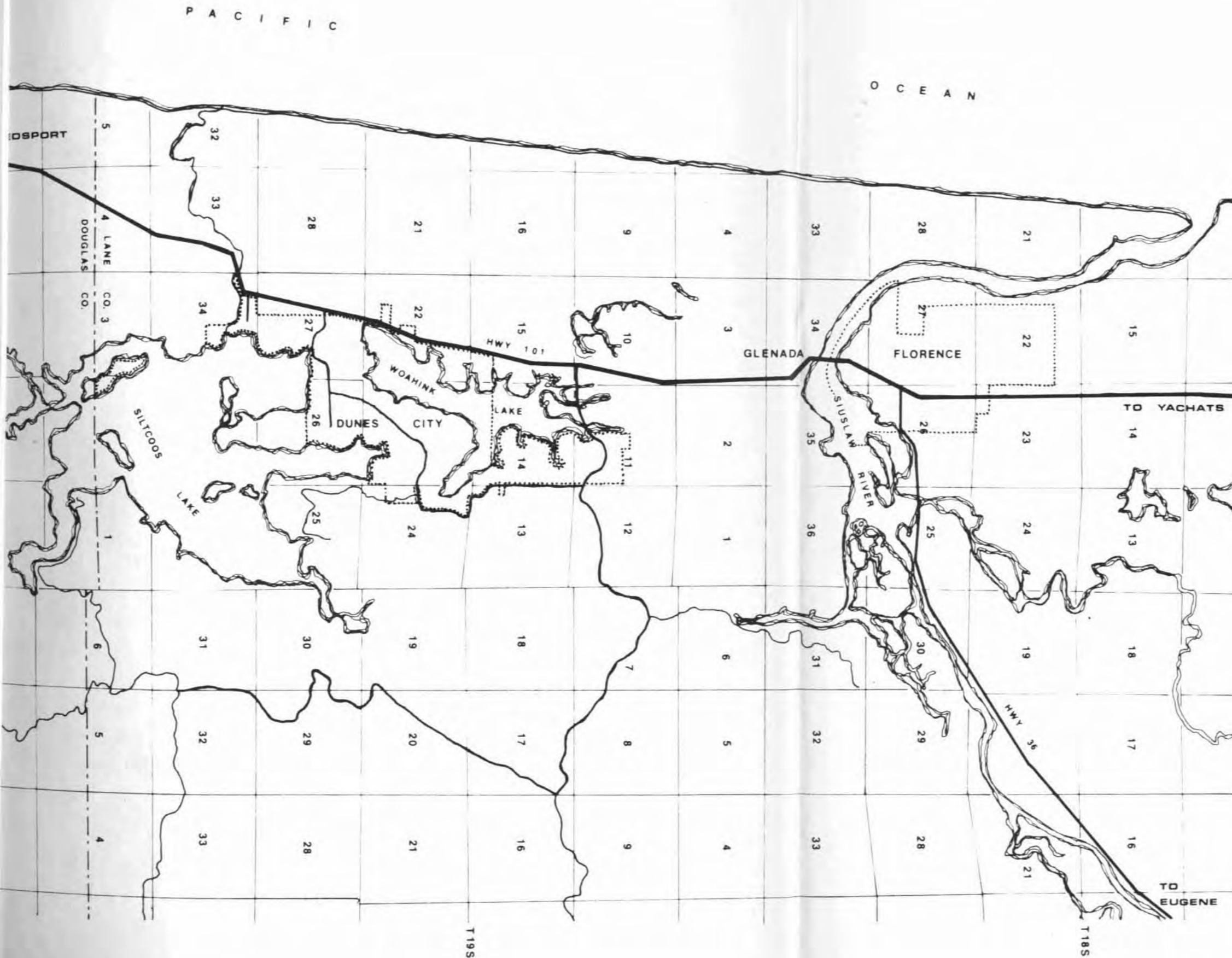
SOURCE: LANE COUNTY ASSESSOR.

63

A NOTE ON THE PLANNING INVENTORY MAPS AND PLAN DIAGRAMS

THE PLANNING INVENTORY MAPS AND THE PLAN DIAGRAMS ARE DRAWN TO A LARGE SCALE (1,000 FEET PER INCH) AND ARE INTENDED TO SHOW GENERAL LOCATIONS ONLY. THESE MAPS ARE NOT INTENDED TO BE AN ACCURATE REPRESENTATION OF INVENTORY DATA, LAND USE DESIGNATIONS, OR OTHER INFORMATION WITH RESPECT TO INDIVIDUAL LOTS, PARCELS OR PROPERTY LINES.

SOIL SURVEYS DONE BY THE SOIL CONSERVATION SERVICE OR THROUGH ON-SITE SOIL INVESTIGATIONS CONDUCTED BY A QUALIFIED SOILS EXPERT MAY BE USED BY THE SITE REVIEW COMMITTEE IN ANSWERING QUESTIONS CONCERNING THE SITE SPECIFIC APPLICATION OF ANY DEVELOPMENT RESTRICTIONS REGARDING SHORELANDS, DUNES AND OTHER AREAS SUBJECT TO DEVELOPMENT CONSTRAINTS.



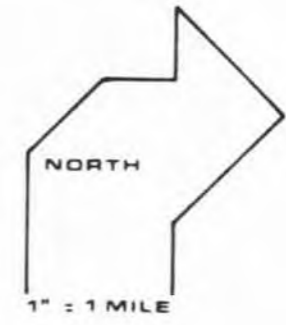
VICINITY MAP

DUNES CITY

COMPREHENSIVE LAND USE PLAN

DANIELSON
ARCHITECTS

ONE EAST BROADWAY
MALL WALK
EUGENE OREGON
97401 484 5757



1" = 1 MILE

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CHAPTER A
INTRODUCTION

I. FORWARD

This Comprehensive Plan is a general plan for the logical and orderly development of Dunes City over the years. There are reasons for writing it beyond the State requirements that each city and county in Oregon have a plan.

There are already in existence building codes, zoning ordinances, health and safety code, anti-pollution requirements and many more laws that restrict what a person may do with their own property. These are necessary in a civilized society. This Comprehensive Plan will put all these rules in a perspective so that we can have some assurance of what our neighborhoods will generally be like in the future.

Developers should be able to put the proper type of construction in the right place with the least damage to the environment. New citizens may be attracted by having some assurance of what their future surroundings will look like. Residents who are already here should gain confidence that their City will not deteriorate as has been the case in so many unplanned communities.

The original Plan, adopted September 9, 1976, was put together by a group of area citizens with a variety of backgrounds. New members were appointed by the Mayor and City Council at public meetings from a list of interested citizens. This Comprehensive Plan Advisory Committee met 24 times in 1974. The group learned the the mechanics of planning. They gathered statistics, made a partial survey, determined desires and complaints of the populace and discussed solutions to the problems.

The next operation was the assembly into usable form of all the information that had been gathered. This resulted in an outline of the Plan and Preliminary Goals and Policies being completed by the end of 1974.

The first Dunes City Comprehensive Plan was adopted by the City Council on September 9, 1976. The Comprehensive Plan was reviewed by the Land Conservation and Development Commission. The staff report stated:

"The Dunes City Comprehensive Plan is one of the finest small community plans the staff has had the opportunity to review. Almost all statewide planning goals are adequately addressed, with the exception of the coastal goals and other minor deficiencies as outlined in the findings of fact. The Plan is an accurate reflection of Dunes City's needs, because it was developed almost entirely by area residents."

In 1978, the City began a process to review and update the Comprehensive Plan. The ongoing Citizen Involvement Program was established to further refine the Plan and to reflect the majority wishes of the community. Over the past year, the citizen's committee has held many meetings and done a great deal of work to develop an updated plan. Any citizen attending a Citizen's Committee for Involvement meeting automatically became a voting member. This town hall meeting atmosphere helped assure that this plan update truly represents the desires of Dunes City residents. This document, Dunes City Comprehensive Plan Update, contains more detailed maps and planning data, and addresses comments made on the first Plan by citizens, city officials, and the State Department of Land Conservation and Development. However, the intent, spirit, and indeed, virtually all of the original wording has been retained.

The Plan consists first of inventories of existing components such as Natural Resources, Public Facilities, present land uses, etc. Secondly, it tries to relate these components, for instance how will protecting the natural resources and scenic values effect future density and vice versa. The next section is a list of "Goals and Policies." The Goals are general statements of desired conditions such as "Provide for a safe and attractive transportation system." The Policies are more specific guidelines toward reaching the Goals, such as "Every developed property should have a direct access to a public street." In some cases, even more definite recommendations are added, such as "minimum driving width of 20 feet should be maintained." The last part of the Plan lists the ways that the Plan can solve present problems and bring about the most desirable conditions for the future.

II. INTRODUCTION AND OVERALL GOALS

Dunes City is a naturally beautiful city located in Western Lane County, Oregon. The purposes of this Comprehensive Plan are to formulate guidelines under which Dunes City will develop in an orderly manner and to reflect the desire of its people to maintain the City as a predominantly rural residential community. The majority of people recognize that while growth will occur, it should be limited to that which the land will support without the necessity for expensive public services such as community water and sewage disposal systems. Growth for growth's sake should not be encouraged. Single-family residences are more desirable than multiple-family apartments, high-rise type condominiums, and motel-hotel complexes in order to preserve the rural atmosphere and keep an attractive, natural setting. Planned Unit Developments could be an asset if the densities are limited. Every effort should be made to protect the wildlife and fish habitat and anadromous fish runs,

This Plan is based on citizen desires (including surveys) as developed by the Comprehensive Plan Advisory Committee and the Citizens Involvement Committee, which has continued the work of the former committee during the Plan update process. Other mention of surveys in the text refers to these same two surveys and the fact that a vote for a water system on March 18, 1975, was defeated by a margin of three to one.

This Plan will be further refined to reflect majority wishes through the methods outlined in the Citizen Involvement Program.

III. HISTORY

Until 1876, the 552,000 acres of Siuslaw watershed belonged to the Siuslaw Indians. Tsiltcoos Lake (Muddy Water), Woahink Lake (Clear Lake) and Tahkenitch Lake were an important source of food and a means of transportation. Canoes were always left at either end of the lakes for hunters and travelers.

When the land was officially opened in 1876 to white colonization, most of the pioneers came up the beach from the Umqua River. There were no roads, only Indian trails; there were no ships because of the lack of tide tables and maps or charts of rivers, bays, and currents.

The forest stretched from the edge of the sand dunes in waves of trees to the Oregon-California trail. As late as 1917, stage coach service between Glenada, Gardiner, Coos Bay (Marshfield), used the beach at low tide.

The first pioneers were farmers and they looked for fertile land to cultivate at Top of Tide (Mapleton) and up the North Fork. A few were drawn to the clear lakes surrounded by wild rhododendron, huckleberry, spruce, fir, and cedar.

In May 1893, Gail Maker, reporter for the Florence "West," described the first development in the Dunes City area as a sawmill being built at Tsiltcoos Lake by a Mr. David. The mill later belonged to Finstirb and Schalling. It was located just south of the present Fish Mill Lodge.

In 1893, there were 2,566 people living in the Siuslaw watershed. Florence became the Fir Clad City and the settlement on Tsiltcoos Outlet became known as Westlake. Warren Read platted the town in 1915. There was a wagon track road to North Beach where Jesse Darling had a resort with several cottages, a store, a small cafe, and boats to rent. He had the first "kicker" on the lake.

On June 2, 1917, H.P. Dutton bought the mill and the resort hotel that had been completed. The resort was a two-story building with a lobby, ladies parlor, immense dining room, huge kitchen, and twenty rooms, mostly upstairs, for tenants. The hotel was converted to a lumber camp to house the loggers and mill hands. When the Southern Pacific completed the railroad line from Eugene to Marshfield in 1915, the way was open to market timber. S.P. laid a spur line at Ada Station, just north of the trestle over Fiddle Creek, and finished lumber from the Dutton mill was pushed across the lake on huge scows to be routed all over the United States.

The Christensens built a store at Tsiltcoos Station on the east side and later a dance hall that was the center of social life for miles in all directions.

During the first World War, the mill cut spruce for airplanes and was plagued by members of Industrial Workers of the World, who threw sand in the mill wheels and started forest fires in the slashings. Westlake had 90 inhabitants and 15 buildings.

The highway (101) was prospected by Col. L.F. Hoffer of Salem, in 1917. He felt that the coast "must be fortified." Money was appropriated for a military highway on February 28, 1919, by the Oregon State Senate. It would be called the Roosevelt Highway in honor of Teddy Roosevelt.

With the highway came progress and expansion. By 1936, bridges were built to replace the ferries. Electric lines were strung, timber was felled. By 1948, the land was laid bare; even the islands of Tsiltcoos were clear cut.

In 1959, U.S. Senator Richard Neuberger presented a Dunes bill to Congress to save and protect the spectacular lake country from the Siuslaw River to Coos Bay and 12 miles east of the ocean, by having it set aside as a National Park. This area included three Post Offices and was 60 percent in private ownership with homes. The bill provided that the property could only be sold to the government as funds became available. Home owners would be allowed to lease back their residences from the Park Service for their expected life span and live under park rules and restrictions. There would be no provision for "in lieu of taxes" to six different taxing districts that would be affected by taking this land off the tax roles, thus throwing a greater burden on the remaining taxpayers. Residents of Western Lane County opposed this plan bitterly. The bill was defeated and one result of the defense tactics was the establishment of Dunes City. Through lot splits and divisions of the old farms in a random fashion, the area grew.

Dunes City was incorporated in 1963, with a population of 676.

International Paper Company of Gardiner dammed Tsiltcoos Outlet in 1964, and raised the annual mean low water by two feet. There was no controversy about this, as very few of the general public knew about it.

In 1975, there were 940 permanent residents.

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CHAPTER B

POPULATION AND ECONOMY

I. AREA DESCRIPTION

According to a 1972 planning survey, 3.3 percent of the work force work in Dunes City, 56.2 percent work in Florence, while 19.8 percent are employed in Gardiner and Reedsport. The remainder commute to scattered areas such as Cushman, Mapleton, and the Willamette Valley. Retirees comprised the largest single group at 34 percent. Labor was next at 18 percent. Business people represented about 12 percent and 11 percent were professional people. Self-employed at 9.6 percent and tradesmen at 8.4 percent rounded out the groupings.

In terms of income, 21.3 percent categorized themselves as earning less than \$5,000 per year. Those reporting incomes of \$5,000 to \$10,000 comprised 36.2 percent, while 42.6 percent listed their earnings as over \$10,000. The response to this question was 163 persons.

There was a period of considerable growth from 1963 to 1969 of about five percent yearly. This rate slowed to about two percent from 1969 to date. There are indications the rate will increase but with variables such as gas shortages and economic fluctuations, most projections can only be guesses.

The table below projects Dunes City's population to the year 2000. This projection assumes that Dunes City will grow at the same rate as Lane County. The low and high estimates are generated by using the years 1970 and 1977 as base years.

	<u>Low Estimate*</u>		<u>High Estimate**</u>	
	<u>County</u>	<u>Dunes City</u>	<u>County</u>	<u>Dunes City</u>
1970			215,401	976
1977	252,500	1,010	252,500	
1980	262,800	1,051	262,800	1,191
1985	292,500	1,170	292,500	1,325
1990	323,000	1,292	323,000	1,464
1995	352,600	1,410	352,600	1,598
2000	379,500	1,518	379,500	1,720

* Projected at 1.9%/year compounded

** Projected at 2.5%/year compounded

All commercial properties in Dunes City have existed since before the City was incorporated. Some are 40 years older than the City. On an historical basis, then, the present commercial areas should be maintained. When commercial expansion is shown to be desired through public hearings of zone change requests, the Planning Commission and the City Council shall determine zone changes for expansion or creation of commercial zones.

The generally rural atmosphere of the City has attracted many retirees (34 percent). This group has had a stabilizing effect in that their demands for schools, police, and other public services are low while their income is steady.

There is no City tax at present. Revenues comes primarily from the following sources:

Liquor Receipts	Telephone Franchise	Cigarette Tax
T.V. Franchise	Federal Revenue Sharing	Motel Tax
CLPUD Franchise	Highway Department (gas tax)	
Garbage Franchise	Other Local Revenue	

Dunes City is obviously a community to live in, not work in. Economic development is unwanted by the populace. Its unemployment rate from in-city jobs is close to 0 percent. Rather than demand for services, there is a widespread desire to be left alone. In one survey, about 60 percent of the people survey were against encouraging growth, while 12 percent wanted limited growth, and 20 percent favored growth. However, a large majority believe the City will grow.

II. ECONOMIC FACTORS

Economic Base: Dunes City is a community to live in, not work in. According to the 1972 survey a substantial majority of the labor force work in Florence, Gardiner, and Reedsport. Retirees comprised one-third of the population. There are no industries in Dunes City. Several resorts and other tourist commercial businesses provide some jobs.

Materials and Energy: Dunes City has no special advantage in regard to raw materials or supply of energy. Timber is the only raw material in the City. No intermediate goods used in the production of other goods are produced in the City. Energy is supplied by the Central Lincoln Peoples' Utility District.

Labor Market: Since Dunes City has only about 1,000 people, a third of whom are retired, the labor market is too small to draw any kind of industry. On the other hand, Dunes City is only five miles from Florence, where half of Dunes City's work force is employed.

The City is not characterized by chronic unemployment or underutilization of human resources. According to the 1972 survey conducted by the University of Oregon, the unemployment rate was 3.4 percent. The unemployment rate for all of Lane County in January, 1972 was 7.1 percent. The unemployment of 3.4 percent was significantly lower than the County as a whole and does not indicate a lack of job opportunities in the area.

Transportation: Dunes City, though located on Highway 101, is by no means a transportation hub. Both Florence to the north and Reedsport to the south have trucking, rail and port facilities. Both of these larger cities are located on Highway 101 with connections to Interstate 5.

Market Forces: Because of Dunes City's small population and remote location there is no reason to expect that industry would desire to locate here.

The tourist source of income is mostly in dollars from out of the subarea and out of state. More important is the retirement income of about 150 families consisting in large part of Federal Transfer Payments, dividends of national corporation and pensions from out of state.

Exact figures are difficult to determine but an approximation of \$1,250,000 of this new or basic money would not be too high. The multiplier effect even when reduced by a factor known as the marginal propensity to consume or MPC turns this amount into the equivalent of \$4,000,000 per year of new money introduced into the economy of the state.

Resources: Logs and timber from Dunes City lands shipped overseas and to other states have also brought in new money to the state. This will be at a declining rate until the new growth matures on a repeating forest cycle.

Large forested parcels east and south of Dunes City are owned by International Paper Company, Crown Zellerback, Dayidson Industries and the U.S. Forest Service. Varying portions of the logs produced on this land are turned into timber, plywood and paper in mills located at Cushman, Mapleton and Gardiner. Some logs are shipped whole through Coos Bay to overseas markets. Many Dunes City residents derive their income from work both in these forests and the mills.

The Tourist Commercial businesses account for only three percent of the work force but most are owner operated. Much of the gross income coming from out of the area is put back into the local economy for construction and repair of facilities as well as retail purchases.

Although not significant it is interesting that the Regional Bass Tournament on Siltcoos Lake also brings fresh money into the area. Sport fishing in general as well as duck hunting also contribute their bit.

Land Availability: As demonstrated above, retirement communities can contribute as much to the economy of the State as industrial plants can, with less pollution and lower business cycle variations. Dunes City policies of maintaining an attractive, low density minimum service and therefore low tax area are enhancing the retirement industry. Any surplus vacant lands should be utilized for this highly productive economic activity.

Pollution Control: Since there is no industry in Dunes City, there is no problem with industrial air or water pollution. Due to the scenic and recreational character of the area and due to the fact that both Woahink and Siltcoos Lakes are potential sources of drinking water for the area, the highest control standards should be maintained.

III. CONCLUSIONS

The very stable underlying strength of the retirement industry in Dunes City contributes significantly to the economic health of the coast, the cities of Florence and Eugene and the State as a whole.

Where appropriate, the City should cooperate with the Economic Improvement Commission, Lane Council of Governments and other jurisdictions in the updating and implementation of the Lane County Overall Economic Development Program.

As it has in the past, the City should continue to encourage the retirement industry. It should also resist the blandishments toward large commercial establishments and high density which would destroy Dunes City's basic resource which is its natural attractiveness.

There are no underutilized human or natural resources in Dunes City.

There is no need for the allocation of more industrial or commercial land in Dunes City to provide an economic base.

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CHAPTER C

HOUSING

I. AREA DESCRIPTION

Development in all areas of Dunes City has followed a natural and random pattern. There is a great deal of usable and vacant land scattered in and around these developed areas. Housing types of high value, moderate value, and low value, new and old, substantial and dilapidated, fixed and mobile, are randomly intermixed in many areas of Dunes City. Commercial development in the City is generally tourist oriented, and is located along Highway 101 and also at Westlake and North Beach.

The northwest area of Dunes City is isolated because of Woahink Lake. The chronology of the development of different Dunes City areas accounts for another reason for the isolation of Westlake. For more than 50 years before Dunes City was incorporated, Westlake has been an established Oregon Coastal community. Development in Westlake is relatively concentrated in contrast with other areas of the City which are mostly low density residential.

Housing values in Westlake range from \$13,000 to \$75,000 with the majority of houses worth between \$20,000 and \$30,000. Most of the rental housing is found in Westlake and the mobile home parks on Highway 101. A few of the large lake front homes on Woahink Lake are leased.

The 44 homes in the Siltcoos Heights subdivision were built since 1962, and are in good condition varying in price from \$25,000 to \$60,000.

The shorelines of Siltcoos has a mixture of small summer cabins, mobile homes, and mostly medium range permanent dwellings.

The westside of Woahink Lake contains two mobile homeparks, a seaplane ride, two Myrtlewood Shops, a motel-type lodge and restaurant, about 30 mid-range permanent and mobile homes, and about ten larger homes ranging up to \$90,000.

The eastside of Woahink is occupied by residences averaging \$55,000, interspersed with summer cabins and undeveloped lots used in the summer by trailer and camping vehicle owners.

Small subdivisions of newer homes in the \$35,000 class are spotted along Clear Lake and Canary Roads, separated by larger blocks of undeveloped land.

An L-COG survey in 1975 found 15 substandard buildings and only two that were not suitable for rehabilitation. This survey was made in response to a Federal Department of Housing and Urban Development offer to provide rehabilitation funds. The funds were then withdrawn. Considering this action and the small number of homes involved, it may be better to have no reliance on such programs. Establishment of a Dunes City Housing Code and enforcement of the present building and zoning ordinances would be much more productive. In cases of owner hardship in making repairs, other county and state assistance is available. Since the rental homes are income producers, the landlords should be required to either provide for safe, dry, and sanitary housing or remove the buildings as a hazard to health and safety.

A complete set of street numbering system maps is on file in the City Recorder's office. These maps indicate the location of and lot size of each dwelling in the City.

There are no industrial sites in Dunes City. Most of the commercial enterprises are owner-operated. There is no need to provide housing for any concentrated work force. Development takes place in response to demand for homes in what is, as a whole, a very attractive area. Private enterprise has filled this citizen demand for the types of housing best suited to the Dunes City area and will continue to do so in accordance with the policies contained in this Plan.

Because of the large range of ages of dwellings, natural attrition will provide the variety of sale prices and rental rates that are desired. The older houses attain a low tax rate and then become more reasonable rentals. The City should support legislation efforts to keep assessments from being raised because of maintenance improvements such as a new roof or coat of paint.

II. HOUSING INVENTORY

Dunes City has 460 year round residences and approximately 110 vacation homes. The vacation units are not significant in the projection of permanent population growth and housing needs. However, it is likely that some of these are being converted to permanent residences. More study of this can be done when data is available from the 1980 Census.

Conditions of Existing Stock: Two surveys of housing condition have been done in recent years. The first was a survey by the Lane Council of Governments in 1975. This survey found 15 substandard structures, two of which were not suitable for rehabilitation.

A more recent survey was done by the Lane County Department of Assessment and Taxation in October, 1978. Of the units evaluated, 14.6 percent were substandard, that is, worn out or in need of some rehabilitation (see Appendix V, p. 118).

In general, the conditions of housing in Dunes City (15 percent substandard) is much better than the coastal area of Lane County as a whole, which has a rate of about 35 percent substandard.

Overall condition of housing in Dunes City is shown in the table below:

CONDITION OF HOUSING STOCK

	<u>Percent</u>	<u>Estimated No. of Units</u>
1. Worn out	0.0	None
2. Needs major rehabilitation	2.0	9
3. Needs minor rehabilitation	12.6	58
4. Average condition	61.8	285
5. Unusually well maintained	18.0	83
6. Excellent condition	5.4	<u>25</u>
TOTAL UNITS		460

NEW CONSTRUCTION TRENDS:

Building permits were tabulated from 1976 to 1978. The overall growth rate was less than three percent per year. Almost 20 percent of the building permits were for mobile homes; the remainder were for single family homes.

DUNES CITY BUILDING PERMITS 1976 TO 1978

	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>Total</u>
Single Family	10	8	12	30
Mobile Homes	<u>3</u>	<u>4</u>	<u>2</u>	<u>9</u>
TOTAL	13	12	14	39

HOUSING MIX:

There are currently only two types of housing in Dunes City, single family and mobile homes. However, some mobile homes are on single family lots and some are in mobile home parks. Of all housing units, 81 percent are single family homes, 10 percent are mobile homes on single lots, and nine percent are mobile homes in mobile home parks.

Older houses, mobile homes and mobile home parks have been meeting a need for low cost housing. Since Dunes City has adopted a zoning ordinance allowing duplex, triplex and fourplex units a wider diversity of housing types could be made available.

As evidenced by the housing intermix there is no discernible attitude that is either discriminatory or exclusionary. No controls exist on minimum housing size or value except those in the State Building Code.

Mobile homes must meet the standards of the State Mobile Home Code rather than Uniform Building Code and are allowed only as a conditional use. Twenty-three percent of the building permits issued in the last three years were for mobile homes.

Market forces have supplied housing in the area for the last 50 years. As shown by the inventory such housing is in appropriate ranges of value to meet demands of all income ranges. As the present inventory ages it will provide more housing in the lower cost classifications.

HOUSING COST:

A ten percent sample survey conducted by the Lane Council of Governments in 1975 provided information on housing cost.

AVERAGE MONTHLY COST (PERCENT)

	<u>\$1-99</u>	<u>\$100-199</u>	<u>\$200-299</u>	<u>\$300 or More</u>	
Own or buying	20	14	38	17	100%
Rent	0	75	25	0	100%

ESTIMATED SALE PRICE ON HOME (PERCENT)

<u>\$ in Thousands</u>	<u>10-19</u>	<u>20-29</u>	<u>30-39</u>	<u>40-49</u>	<u>50+</u>	
Percent	16	48	24	4	8	100%

Household Income: The 1975 L-COG Survey compares household income and housing cost. Cost of housing greater than 25 percent of household income is considered to be excessive. Excessive housing cost may be a conscious choice of middle and high income households. However, low income households may pay an excessive amount for housing because no low cost housing is available.

AVERAGE MONTHLY INCOME (PERCENT)

<u>\$</u>	<u>0-199</u>	<u>200-399</u>	<u>400-599</u>	<u>600-799</u>	<u>800-999</u>	<u>1000-1199</u>	<u>1200-1399</u>
% of Household	6	6	13	6	31	22	3

HOUSEHOLD INCOME AND HOUSING COST (PERCENT)

% of Income Paid for Housing	Less than 25	25-34	35-44	More than 45
Low Income Households	29	57	7	7
Not Low Income	50	29	5	16

According to the L-COG survey, 44 percent of the households in Dunes City are low income; that is, they earn less than 80 percent of the median income for the County adjusted by family size. Of the low income households, 71 percent pay more than 25 percent of their income for housing. This indicates some need for lower cost housing. However, only 14 percent of the low income households paid more than 35 percent of their income for housing. Compared to the unincorporated county where 44 percent of low income households paid more than 35 percent of their incomes for housing, the situation in Dunes City is much less severe.

Vacancy Rates: Vacant houses and apartments are needed to provide a choice of location and price ranges to housing consumers. If there are few vacancies, prices tend to rise. "Desirable" vacancy rates, according to the U.S. Department of Housing and Urban Development Economic and Marketing Analysis Division are listed below:

<u>Tenure</u>	<u>Rapid Growth</u>	<u>Moderate Growth</u>	<u>Slow Growth</u>
Owner-occupied	1½-2%	1-1½%	Less than 1%
Renter-occupied	6-8%	4-6%	Less than 4%

Dunes City should have an owner-occupied vacancy rate of up to one percent and renter-occupied vacancy rate of up to four percent since its rate of growth is less than three percent per year.

Due to Dunes City's small size and rural location, there is little vacancy data for the City alone. The normal sources including the 1970 census, postal vacancy surveys, or counts of idle electric meters provide no information or do not exist at all. The 1970 Census showed that out of 407 units, 66 units were vacant, for a vacancy rate of 16 percent. While the count excluded seasonal units, this rate seems too high to be taken at face value.

III. HOUSING NEEDS ASSESSMENT

Type and Density of Housing: As stated above, the only types of existing housing in Dunes City are single family and mobile homes. The City has included provision for two, three and four-plex units in its new Zoning Ordinance. From the data on recent building permits, it is estimated that 20 percent of the new housing demand is for mobile homes.

Dunes City has no multiple family units. Existing lots range in size from less than 1/4 acre to 1 acre or more.

A somewhat higher density may be achieved in areas where existing lots are less than one acre. This will occur where the soil suitability and water availability are acceptable.

Multiple family units up to fourplexes can be built as part of Planned Unit Developments or on parcels large enough to maintain an average of one unit per acre.

Gap Analysis: The need for more units in varying price ranges can be estimated through a housing gap analysis. The gap is the difference between supply and demand. On the demand side, households are assumed to allocate not more than 25 percent of their income for housing.

The gap analysis would seem to indicate that there is a significant unsatisfied demand for housing in the middle income range of \$800 to \$1200. As this demand is satisfied by new construction the vacated housing will become available for the lower range groups. This process of allowing free market forces to satisfy demand has worked for 200 years and will continue to do so if not interfered with by excessive regulations.

GAP ANALYSIS			
<u>Monthly Housing Cost \$</u>	<u>Monthly Income \$</u>	Supply (% of Units)	Demand (% of Households)
- 75	- 300	15	12
75-149	300- 599	27	15
150-199	600- 799	6	6
200-299	800-1199	37	52
300+	1200+	15	15
		<u>100%</u>	<u>100%</u>

According to the Gap Analysis, there is an adequate supply of housing at the low income ranges. The large number of people in the \$800-1199 monthly income range in relation to the supply of housing indicate that many middle income households are living in the low cost housing. No firm conclusions about the number of low cost units needed can be drawn here, and more complete information (such as could be provided in the 1980 Census) is needed.

Special Group Needs: The size of Dunes City (not a complete tract) and the small size of the sample in the L-COG survey make statistical analysis difficult. The most accurate approach would be to identify special needs through citizens testimony. The following facts are summarized from the survey:

20 percent of the households heads were elderly or handicapped

60 percent of the elderly or handicapped were low income

40 percent of the elderly or handicapped were low income and paid more than 25 percent of their income for housing

All elderly or handicapped owned their own homes

None of the low income households were overcrowded, either owners or renters

Low income households headed by females were not shown to be paying excessive rents

23 percent of the low income households were headed by females

IV. HOUSING PROGRAMS

Solutions to the problems identified in the report, and other recommendations, will attempt to reflect a scale that is realistic for a city with Dunes City's population and resources.

A first and most general recommendation relates to the concept of community pride; by making the residents of Dunes City aware of the nature of present problems, it is hoped that the community will consider and accept some of the following, more specific recommendations.

Solutions relating to improving the condition of housing in Dunes City include informing residents of the home repair and weatherization program being administered by Lane County through Lane County Social Service Division, Housing and Home Repair Program, 170 East 11th Avenue, Eugene, Oregon 97401. A brief summary of the two elements in the program follows:

Weatherization Program: Provides assistance including new or additional attic insulation; weather stripping of doors and windows; storm doors and windows; threshold repair or replacement; replacement of broken glass; repuddy sashes; repair or caulk walls and ceilings; repair floors to stop air infiltration; roof repair or replacement; reduce under-house air circulation. Those eligible are owner-occupants of a home located anywhere in Lane County which does not exceed a 1975 assessment value of \$15,000, and whose gross family income of all persons 18 and over fits within the income categories below.

<u>Family Size</u>	<u>Nonfarm Family</u>	<u>Farm Family</u>
1	\$3,240	\$2,750
2	4,260	3,625
3	5,290	4,500
4	6,312	5,375
5	7,340	6,250
6	8,362	7,125

Home Repair Program: Provides assistance with the cost of labor and materials up to \$500 for minor structural repairs, minor electrical, plumbing and heating repairs, modification of home for occupancy by disabled persons, and providing and installing smoke detection devices. Applicants who are the owner-occupant of a house located within Lane County outside the corporate limits of the cities of Eugene and Springfield and not exceeding a 1975 assessment value of \$15,000, and whose income falls within the income categories listed under the description of the weatherization program can qualify for assistance. However, the following costs may be deducted when determining income: (1) extra ordinary medical expenses which are required on a continuing basis and (2) child care expenses necessary to permit employment of a member of the household.

In addition, the Dunes City should encourage Lane County, as a jurisdiction best suited to realize economies of scale in program administration, to initiate a major rehabilitation program in Lane County and all of the small cities, which would first be directed at those dwelling units in most need of repair.

Several State programs are available to help lower income households. These are summarized below.

1. 1973 Revenue Bonding Programs - The State Housing Division provides long-term financing for construction or substantial rehabilitation of housing for lower income households. This program is used in combination with the Federal Section 8 Rent Subsidy Program.
2. State Homeowners Program - Low interest loans are provided to moderate income persons for the purpose of buying a home.
3. Homeowner and Renter Property Tax Refund Program - This program allows a partial refund of property taxes for low and moderate income owner and renter households.
4. Elderly Rental Assistance Program - This program provides monthly payments to qualified elderly persons.
5. Repair Incentive/Deferred Maintenance - This program allows homeowners to make specific repairs to their homes without increasing their property taxes.

6. Rental Rehabilitation/Tax Exemption - This program allows owners of substandard rental units built over 25 years ago to defer for five years the increased taxes that result from the rehabilitation of the structure.
7. Elderly Housing Development - Rent subsidies for low income elderly are provided through tax exemptions on new construction. The developer is given total tax exemption on a housing project in exchange for reduced rents on 40 percent of the units.
8. Residential Use Tax Deferral - Owners of single family residences on land zoned for a higher use can defer a portion of their taxes indefinitely.
9. Deferred Collections of Property Taxes for the Elderly - Taxes can be deferred by an elderly person until the property changes ownership.

Assistance programs available through the Farmer's Home Administration should be publicized by the City. These programs include FMHA 502, Rural Housing Loans which are intended to assist rural nonfarm and farm citizens obtain decent, safe and sanitary dwellings. FMHA 502 loans bring homeownership opportunities to those who could not otherwise afford these; FMHA acts as a lender of last resort. FMHA 504 Rural Home Repair Loans, are intended to assist low income rural homeowners, including those on leasehold lands, to make repairs and improvements which will make their dwellings safe and sanitary by removing hazards to the health of the occupants. However, the dwelling does not necessarily have to be brought up to minimum property standards. To qualify for an FMHA 504 loan, an applicant must: (a) own and occupy a dwelling located in a rural area; (b) be without sufficient income to qualify for a Section 502 Rural Housing Loan and have no reasonable prospect of increasing income; (c) have sufficient income including any welfare payments to repay the loan; and (d) need to make repairs and improvements to the dwelling in order to make it safe and sanitary and remove hazards to the health of the applicant, family or community. FMHA 515, Rural Rental Housing Loans, are intended to provide economically designed and constructed rental housing for low to moderate income families and senior citizens. The units are to be developed, purchased, owned and operated by eligible borrowers including individuals, public or private nonprofit corporations, a public body, a consumer cooperative, a for profit corporation, or an individual or organization operating on a limited profit, partnership or limited partnership basis.

V. CONCLUSIONS

Up to 76 units in Dunes City are in need of some rehabilitation.

There is a need for low cost owner-occupied housing for elderly, handicapped and female headed households.

There is a need for housing in the middle income range since the gap between supply and demand for housing is approximately 15 percent of the household units.

The number of low income households paying excessive amounts for rent could be as high as 30 percent of all households. However, the number paying more than 34 percent of their income for rent is only six percent of all households.

As evidenced by the fact that 44 percent of the low income households in Lane County pay more than 35 percent of income for housing, the old basis that no more than 25 percent should be paid for housing is no longer valid. General inflationary policies have inflated housing costs and taxes to the point where supply and demand and true needs are un-discernible. Dunes City should take the following steps toward a good housing program.

1. Publicize and encourage participation in the Home Repair and Weatherization programs.
2. Request the CCIC to appoint a Housing Subcommittee to make a more detailed study of the housing inventory including supply and demand factors. A report should be made to the Council at the next Comprehensive Plan Review.
3. Encourage a low density minimum service situation to keep tax costs low.

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CHAPTER D

PLANNING INVENTORY

The planning inventory gives us the background information we need to make planning decisions; it helps us to identify our opportunities and our constraints. It identifies issues and problems, provides the basis, in conjunction with the community goals, for policies and recommendations adopted by the City in this Plan.

For convenience, this inventory is divided into several subsections.

I. NATURAL RESOURCES AND THE ENVIRONMENT

- A. "Open Space, Scenic Areas, and Natural Resources" looks at the natural environment from the positive side. It inventories the resources and amenities which we wish to preserve.
- B. "Geology, Natural Hazards, and Development Constraints" looks at the natural environment from the negative side. It inventories factors which pose a danger to life or property.

II. THE MAN-MADE ENVIRONMENT

- A. "Culture and History" considers the socio-historical aspects of the man-made environment.
- B. "Public Utilities, Services and Facilities" reviews the infrastructure of urban services which is necessary to support development.
- C. "Land Use and Urbanization" inventories the present pattern of urban development and projects future growth.

I. NATURAL RESOURCES AND THE ENVIRONMENT

A. Open Space, Scenic Areas, and Natural Resources

1. The Dunes

The western half of Dunes City, including Westlake, North Beach and the strip along Highway 101, consists of stabilized dunes (see geology map, page 41). These old dunes are covered by vegetation with weak to moderate soil development overlaying unconsolidated fine sand. Iron bands and buried soil horizons are common. These soils have severe development limitations.

These older, stabilized dunes can be developed safely where proper care is taken to retain or replace the protective cover of vegetation. Only low intensity uses which will not harm this vegetation should be permitted. Uncontrolled use of off-road vehicles or activities which lower the water table might destroy this protective cover and allow the dunes to become active.

Special review procedures for proposed dune developments could be established which would include the following recommended elements:

- A site investigation report financed by the developer to determine the limitations of the site and what measures should be taken to mitigate them;
- A performance bond to assure that any adverse effects are corrected; and
- A requirement to reestablish vegetation within a specified time.

The dunes are very important to the City in terms of scenic and recreational value, and in terms of the potential danger to property which could result from erosion of stabilized dunes. The stabilized dunes west of the coast highway are particularly important in this regard. The City must coordinate with the County, the Dunes National Recreation Area, and the State Highway Department to insure that the protective vegetative cover is maintained and the active dunes are not allowed to advance further. Additional development in this area is likely to be detrimental.

The Lane County Coastal Water Study, now in process, is investigating the question of surface and groundwater uses and the effect on the water table. Until the results of this study are available, no firm basis exists for development of policies on this issue.

2. The Lakes

All of Dunes City lies within the watershed of the two lakes, Siltcoos and Woahink. The greatest resource is the overall interrelationship of the lakes, forested and open areas, and surrounding dunes and hills. Together, they create a visual impact of beauty not matched in many cities.

There is no problem at present with water withdrawal volumes on any of the lakes. Most lakes retain a relatively constant level all year due to subsurface water infiltration. Studies on lakes such as Woahink show a high water turnover during heavy rain flushing. This presumably holds true for both of the lakes.

The lakes have outstanding recreational and scenic values. As a result, they are under continual and increasing development pressure.

At present there are no direct waste discharges into either of the lakes. There are no serious pollution problems, but the potential for such problems exists. The main threat is septic tank seepage. This problem is particularly serious because many lakeside residents utilize the lakes for domestic water supplies.

Siltcoos Lake has an area of about 3,000 acres, and 29.6 miles of shoreline of which .71 miles are in public ownership. Of the private shoreline, 6.61 miles are already developed. Public recreation facilities are presently limited to a County park at Ada and a boat landing at Westlake.

Two islands in Siltcoos Lake have been designated significant natural areas by the Oregon Natural Heritage Program. Booth Island is characteristic of a natural island environment; Band-Tailed pigeons make use of the island regularly as do eagles and ospreys (both rare and endangered species).

Recreational use of the lake is substantial because of its unique fishery value. It is one of the prime large-mouth bass lakes in the Pacific Northwest and also supports trout, sea-run cutthroat, black bass, coho salmon, pan fish, and sturgeon. The Siltcoos River provides anadromous fish with access to the lake and their tributaries.

Siltcoos Lake serves as a source of industrial water supply for the International Paper Plant at Gardiner in Douglas County.

Siltcoos is quite shallow and exhibits complete mixing of waters at nearly all times, with subsequent uniform oxygen levels and generally higher nutrient and turbidity levels than most other nearby lakes. Brazil weed, a non-native plant was introduced inadvertently and is now a pest. Algae growth is pronounced, giving the lake a characteristic green, murky appearance.

The 787 acres of Woahink Lake are surrounded by 13.5 miles of shoreline, of which 4.12 miles are public owned. Of the 9.56 miles in private ownership, five miles are already developed. The lake at its deepest is 82 feet and is very clear. This and its attractive setting have helped stimulate a great deal of subdivision activity in recent years.

Localized contamination problems may occur occasionally during summer months near specific out-falls and bathing-boating areas. There is a potential for contamination problems in lake arms draining agricultural areas and in locations where water turnover is low. Soil situations in the vicinity of the lakes are such that runoff is likely to pose increasing problems as recreational, vacation home, and residential development continues if not properly developed.

3. Fish and Wildlife

The anadromous fish infiltrate Dunes City's boundaries under the Highway 101 bridge at the Siltcoos River. Traveling singly or in groups, they progress rapidly up the river and into Siltcoos Lake. Some follow the west shore, glide by Rocky Point, and turn east into Fiddle Creek. Another group may head east below Goat Island and enter Maple Creek. Other groups of all species including trout, steelhead, and salmon as well as sturgeon turn north at Westlake. They are joined by suckers and squawfish as they find their way into the largest of the marshes in Dunes City. This marsh and swamp extends from the Westlake boat landing to Darling's Resort, and covers over 80 acres. This area, as well as the other marshes in Woahink Lake and most of the aquatic vegetation areas along the Siltcoos shoreline, is breeding and feeding ground for dozens of species of wild fowl as well as the warm water fish. The migratories pass through the reeds and into Woahink Creek.

As the land rises slightly, the marsh becomes swamp, harboring other varieties such as crayfish, racoons, frogs, owls, ravens, deer, muskrat, and weasel. Ospreys, herons, hawks, and kingfishers often hunt here, maintaining the natural balance. Woahink Creek flows under Clear Lake Road through culverts near Highway 101 that are occasionally dammed by beavers. North of Clear Lake Road, the Heceta fine sand of the deflation plain becomes a type of bog soil known as brailler muck. This quicksand-type quality here protects the wildlife from man's intrusions. Much of Woahink Creek's value as fish habitat is due to cover provided by windfall trees and debris. In the upper half mile south of Woahink Lake the creek narrows and flows faster. In dry years, the flows in August and September drop very low at the same time the sea-run cutthroat are arriving. In 1973, an unthinking individual dammed the north end of the creek at the outlet in order to raise the level of Woahink Lake. The State Water Board stopped this practice but not before hundreds of crayfish died and schools of large and small trout were trapped in pools and wiped out by predators. Some salmon and steelhead spawn in the gravel beds at the point where Woahink Creek flows out of Woahink Lake. They are very dark and inedible and fortunately will not strike at any lures or bait.

Years ago some salmon runs entered an unnamed creek in the northeast corner of Woahink. This was dammed to form a private lake (Little Woahink). The overflow feeds into another marsh just south of Canary Road. While not a spawning ground, this area is another link in the aquatic food chain as well as harboring wildlife.

The remaining Woahink runs find their spawning grounds in a small creek at the end of the southeast arm of Woahink. The reed and weed beds at the mouth of this creek are another favored ground of various furbearers, waterfowl, and other birds. Another wildlife area at the tip of the northeast finger of Woahink Lake is only partially in Dunes City.

Immediately offshore of the south bank of Woahink Lake, between points approximately 1/4 and 1/2 mile east of Highway 101, the bottom, which is 20 to 30 feet deep, is covered with hundreds of trees, stumps, and logs. This is typical of many small stretches that are home to the bass, mudcats, and crayfish. As development takes place around the shore, the temptation will exist to clean out these areas, thereby decreasing the numbers and sizes of

the fish resources, the existence of which is one of the reasons for development. Although the State of Oregon controls the water and lake bottom, such debris removal often takes place without approval. The public is generally not aware of the consequences of removal of debris or weed banks or aquatic plants or that infilling will have the same detrimental effect.

Siltcoos River and Siltcoos Lake are even more sensitive in that almost their entire submerged shoreline are important wildlife and fish habitat and food production sources. Cooperation with other governmental agencies is essential as the natural topography does not recognize paper boundaries.

According to the Lane County Coastal Resource Inventory, there are five wildlife species and one plant species which are rare or endangered that are found in the lake shorelands.

The Northern Bald Eagle is classified as threatened. No known eagle nests have been found along the shorelines of the lakes. The eagles use the many snags which overlook the shallows of Siltcoos Lake.

The American Osprey. Siltcoos Lake has several Osprey nests around its shorelands, four of which are in Lane County. A few of these are observable from the water and offer a unique opportunity for wildlife observation.

The Great Egret is not endangered or threatened, but is unusual to the Oregon Coast. Siltcoos Lake provides a feeding habitat for this bird.

The Northern Purple Martin is an uncommon bird which requires an abundance of suitable snags in order to maintain viable numbers.

The White Footed Vole, a small mammal, is extremely rare. Riparian vegetation along the coastal lakes and nearby drainage provides a suitable habitat.

The California Pitcher Plant, an insectivorous plant, is listed as a threatened species. The north shore of Woahink Lake has two sites, one in Honeyman Park and the other on private property, where the plant can grow.

4. Coastal Shorelands

a. The Planning Area

The shorelands planning area is defined as all lands 500 feet from Siltcoos and Woahink Lakes and all lands west of the Oregon Coast Highway. The north shore of Siltcoos Lake and most of the shoreline of Woahink Lake are in the city limits. Two triangles of land west of the coast highway are bounded by the coast highway, the Dunes National Recreation Area, and Honeyman State Park. A small portion of each triangle is in the city limits; the remainder is under County jurisdiction.

b. Shoreland Identification

Within the planning area, an inventory was made to identify shorelands according to Statewide Goals:

Hydraulic Action: Siltcoos and Woahink Lakes are fresh water lakes and hence, not subject to ocean wave or tidal action. The level of water in the lakes varies somewhat over the year, flooding more of its wetlands during the winter months.

Geologic Instability: The areas of geologic instability are the active sand dunes west of the coast highway (see geology map, page 41). Areas with active sand dunes should be protected and adjacent stabilized dunes maintained as a buffer against the advancement of the sand.

Riparian Resources: The vegetative cover on the shorelines of Siltcoos and Woahink Lakes is recognized as important to fish and wildlife (see Fish and Wildlife, page 22) and for its importance in stabilizing the banks from erosion. A development setback of 50 feet has been established to protect those riparian resources.

According to the Lane County Coastal Resource Inventory (Wilsey and Ham, 1978), Woahink Lake is almost completely encircled by riparian vegetation which plays a critical role in maintaining water quality and the stability of the shoreline. Siltcoos has more diverse riparian vegetation than any other lake in the subarea. Snags on Woahink and Siltcoos are especially important as roosts for eagles and osprey. In total, six species of mammals and 24 species of birds depend on or prefer snags as nesting or den sites. (See appendix)

Wetlands: The marshes and swamps around the two lakes are a rich breeding and feeding ground for a wide variety of wildlife (see Fish and Wildlife). The largest of these is the marsh covering 80 acres between Westlake and Darling's Resort on Siltcoos Lake. This marsh and the other wetlands identified (see Coastal Shorelines map, page 27) are important shorelands.

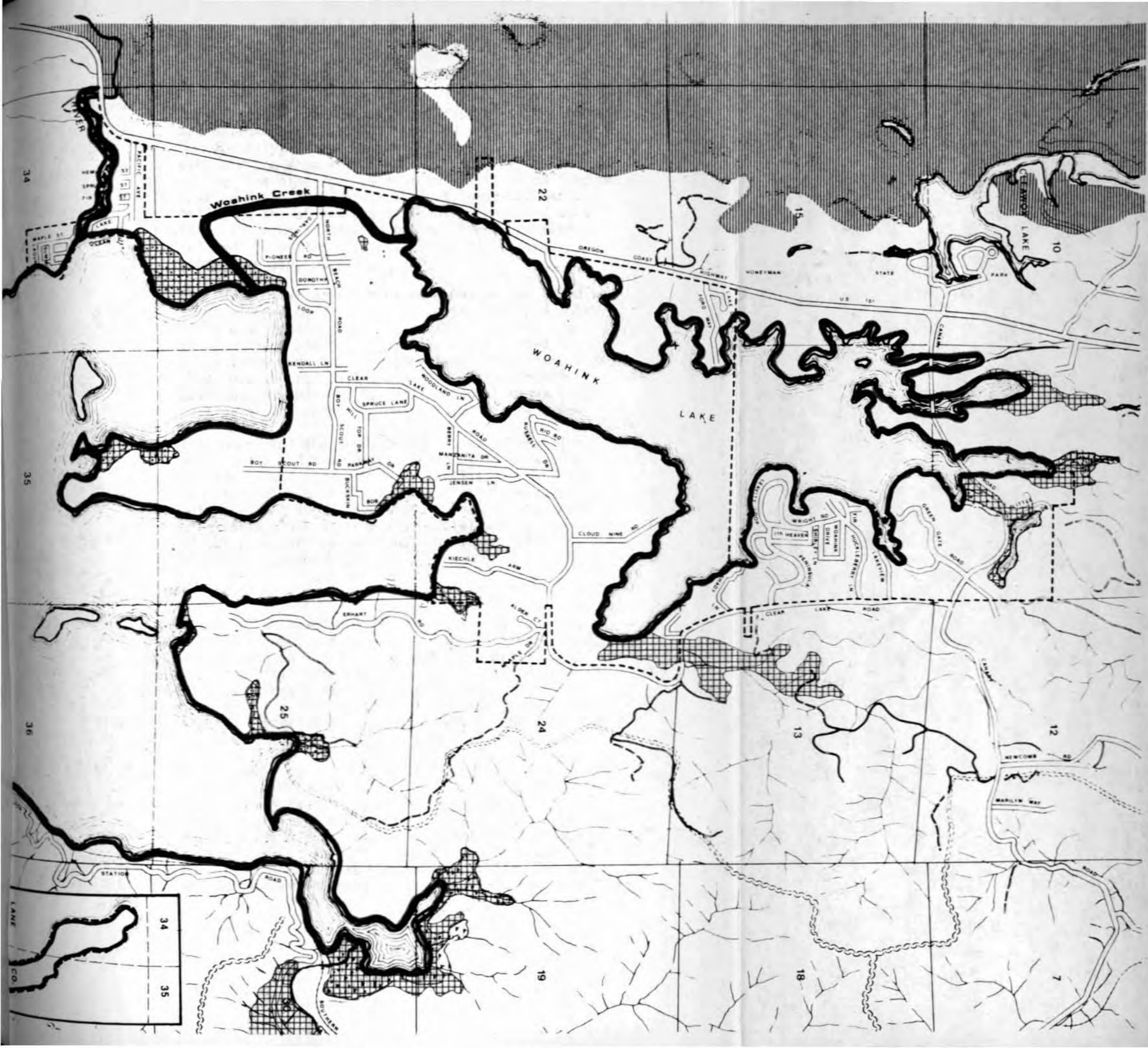
The Woahink Lake Darlingtonia Bog has been designated a significant natural area by the Oregon Natural Heritage Program. This site at the north end of the lake is considered the best quality Darlingtonia (pitcher plant) habitat on the North Coast of Oregon.





Water-Dependent and Water-Related Uses: All of the water-dependent and water-related uses in the area are recreational. The Dunes National Recreation Area and Honeyman State Park are identified as shorelands since as shoreland parks, they are water-dependent uses. Facilities existing which provide public access to the lakes are: Tye Campground and the boat ramp on the Siltcoos River; the boat ramp, fishing pier and supporting commercial uses at Westlake and North Beach; the Boy Scout Camp Baker. Private boat docks on residential parcels are water-dependent uses, although not the main use on the parcel.

Areas of Exceptional Aesthetic or Scenic Quality: The whole area is exceptional; however, substantial areas of land have been particularly selected and set aside for public use. The two major areas are the Dunes National Recreation Area and Honeyman State Park.

c. Residential Uses

A considerable amount of low density residential development has taken place adjacent to the shorelines of the two coastal lakes. Many property owners have or wish to construct private boat docks. Examples of damage to the shoreline which could occur are cuts and fills or stripping of protective vegetation. The shorelands are protected by city ordinance which would prohibit any cuts and fills or buildings within 50 feet of the water line and regulates the removal of vegetation (see below for definition). Boat docks and boathouses are subject to a building permit process under the auspices of the State.

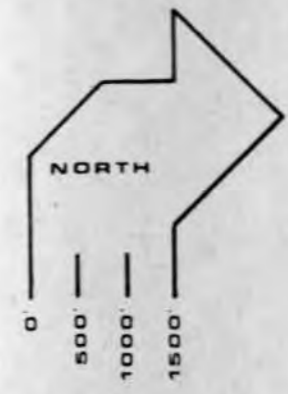


- LEGEND**
-  ACTIVE DUNES / DEFLATION PLAIN
 -  WETLANDS
 -  50 FOOT SHORELINE SETBACK
 -  FOREST LANDS

COASTAL SHORELANDS
AND FOREST LANDS

DUNES CITY

COMPREHENSIVE LAND USE PLAN



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d. Summary

Coastal shorelands, significant resources and habitats, are defined as the areas within 50 feet (measured horizontally) of the mean high water line at Woahink Lake and the area within 50 feet (measured horizontally) of the line nine feet above mean sea level on Siltcoos Lake, and the area within 50 feet (measured horizontally) of the stream bed of Woahink Creek and other Class I creeks as defined by the Forest Practices Act and the wetlands identified on the coastal shorelands map, page 27.

The residential development adjacent to the shoreline is considered to be consistent with shoreland goals since a 50 foot setback is required. Public access to shorelands and the lakes has been provided for and a large amount of the shorelands themselves have been reserved for public use. Adequate controls have been established to protect and preserve that portion of the shoreline which is privately owned.

The commercial and tourist facilities at Westlake, North Beach and the western shore of Woahink Lake provide access and supporting facilities for public recreational use of the lakes and are therefore, water-related uses. Boat ramps, boat rental, bait and tackle shops or other commercial uses which directly support recreational boating and fishing are water-dependent uses.

5. Forest Lands

Dunes City has an abundance of natural vegetation, including the remnants of what was once a vast forest land. These forest areas are an integral part of the overall scenic beauty of the City. The removal of our forested areas, either through forest harvesting or development, should be regulated. Regulation should particularly cover the removal of any vegetation within 50 feet of the shoreline of both lakes and streams and on public rights-of-way.

a. Forest Uses

Forest lands can be important resources in urban areas for buffers between conflicting uses, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use. Forest lands which are suitable for these uses and are not needed for urban growth should be preserved.

b. Forest Lands Inventory

The soils in Dunes City have been rated by the United States Soil Conservation Service for potential (commercial) productivity, windbreak performance, and wildlife habitat. This information is summarized below and on the map, "Coastal Shorelands and Forest Lands," page 27.

SOIL INTERPRETATIONS: U.S. Dpt. of Agriculture

<u>Soil Type</u>	<u>Douglas Fir Forest Site Class</u>	<u>Windbreak Performance</u>	<u>Woodland Wildlife Habitat</u>
Braillier	None	None	Good
Nestucca	None	None	Good
Heceta	None	Fair	Poor
Westport	None	Fair	Poor
Bandon	3	None	Fair
Bullards/Ferrelo	4/3	Varies	Fair
Lint	2	None	Good

The Lint soils are the best forestlands in the area with a site class of 2. The Lint soils predominate in the areas east and south of Woahink Lake, except for the areas shown as wetlands and a strip along the northeast shore of the lake which is Bullards. The west shore of the lake has a variety of soils. Westlake and the area south of North Beach are comprised of Westport soils which are not suitable for forestry. The wetlands, predominantly Braillier Muck and Nestucca Silt Loam are not forestlands, but are rated as a good habitat for woodland wildlife.

Commercial Productivity: While the majority of land within Dunes City is rated moderately high for commercial forestry potential, this is not a criterion for designation of forest land in an urban area. The existence of large tracts of commercial timber to the east of the current city limits acts as a constraint to potential growth in that direction.

Windbreaks: None of the forested areas in Dunes City are rated good in their windbreak performance capacity.

Wildlife Habitats: The soils in the "Lint" series are rated good as a potential woodland wildlife habitat.

Fisheries Habitats: These are designated on the shorelands map and include the wetlands and a 50 foot shoreland zone on the banks of the Woahink Lake, Siltcoos Lake, Woahink Creek, and the Siltcoos River.

Other Forest Uses: Virtually all of the undeveloped land in Dunes City is either forested or has been harvested and reforested. All of the forested land is potentially valuable as a buffer between uses, as a scenic corridor and for recreational use.

c. Forest Lands Designation

According to the inventory of vacant land (page 110), there are 735 acres of undeveloped land in Dunes City, 221 acres of which are not suitable for development due to environmental constraints. In addition, the projected land use summary (page 70) shows that there are 203 acres of excess land available for development within the current city limits. A total of up to 424 acres is available for urban forestry uses.

(1) Residential Designation of Forest Land

On a gross acreage basis, it would be simple to allocate the acreage not needed for residential use to urban forestry uses. However, the areas rated highest for forestry use are also the areas which are most suitable for development (with development suitability ratings of 1 and 2). In addition, many of these areas are already in residential use or have platted subdivisions.

Further, land which is not now developed is already in forestry use. Land which is not developable or is not needed for development will certainly remain in forestry use due to natural market forces.

The City has tools to protect forest lands for forest uses in a residential-designated area:

- A soil erosion and vegetation ordinance regulates the cutting or clearing of trees, shrubs, brush, plants or grasses existing on shorelands (designated on the Shorelands map). The ordinance also provides for erosion control and re-vegetation (reforestation) of cleared areas.

- A planned unit development section in the City zoning ordinance which allows clustering of units to preserve open space. Open space standards provide for scenic and outdoor recreational uses.
- Development standards for subdivision or conditional use approval in the City zoning ordinance.
- An overall residential density limit of one acre per unit which insures that the low density, rural character of the area will be maintained.

(2) Conclusions

- The City has adequate tools and policies to protect forest land for urban uses within the residential designation, when the property owner submits plans for development.
- City Policy on Forestland will take the form of encouragement of reforestation and reasonable preservation of vegetation through its Planned Unit Development; Zoning; Subdivision and Vegetation Ordinances. The City also relies on the judgement of its own residents, the majority of whom have demonstrated their desires to maintain a rural wooded atmosphere by planting and maintaining trees and vegetation.
- Future City Policy will also involve greater cooperation with the State Forestry Department. By requesting status reports on commercial logging within city limits the Council will be in position to insist on timely reforestation of commercial timber lands. The Department of Forestry is aware of the Dunes City attitude and has been insisting on a shoreland buffer strip being maintained on commercially logged lands.

6. Agricultural Lands

Dunes City is primarily a rural residential and recreational community. Agricultural activity is secondary in nature and usually restricted to small animals, horses, and family gardens. One larger operation, a cattle ranch, has existed for many years and is expected to continue.

The agricultural capability of soils has been classified by the United States Soil Conservation Service. Soils classified as I through IV are potentially prime agricultural lands as defined by Statewide Goals, with I being the best agricultural soil. The following map, "Agricultural Suitability, page 35 shows the locations of these prime agricultural soils.

The State Land Conservation and Development Commission has determined by its administrative rules that land inside the city limits is not subject to the Statewide agricultural goal. Since the City's urban growth boundary is coincident with the current city limits and since agriculture is of minor importance in the City, there is no need to protect agricultural land in Dunes City.

7. Scenic Areas

Scenic values are of high magnitude. So much of the City is a scenic area that no specific inventory is possible. The resorts and many homes have a view of the lakes or river. Most of the remainder have close and mid-range views of forests and hills. The traveling public must be impressed by the scenes of blue water expenses framed by verdant walls of spruce and fir, with towering golden sand dunes rising to the west. They must be impressed, as thousands tarry for a few days and many stay permanently. The land use constraints contained in the goals and policies of natural resources, recreation, and open space and land use will have the effect of preserving the scenic values.

8. Other Resources

A. Wilderness Areas

There are no sites within the planning area that would qualify as a wilderness area.

B. Wild and Scenic Waterways

The State of Oregon has not designated the lakes or rivers in the planning area as wild and scenic waterways. The federal government has not approved any sites in the city as wild and scenic waterways.

C. Minerals

There are no known mineral or gravel deposits in Dunes City and, considering both surface and substrata composition, none are likely to be found.

B. Geological Hazards and Development Constraints

1. Geology

The western half of Dunes City consists of stabilized dunes (see Dunes, page 20).

The eastern half of the city is over tye formation which is rhythmically bedded sandstone and siltstone in layers up to 15 feet thick. This formation is covered to varying depths with soils on the Lint series associations which have slight development limitations.

There are active dunes along the southwesterly boundary of the City which show indications of reaching Highway 101 within 10 to 20 years. Some dunes have already reached the highway. The possibility of stabilizing these dunes has been discussed with the National Recreation Area.

The city is not on a known earthquake fault; construction in accord with the Uniform Building Code should provide adequate protection against this hazard.

2. Development Constraints

Several important factors are summarized on the Development Constraints map.





a. Slope

Areas with slopes greater than 12% are less desirable for development because construction of buildings and roads is more expensive and problems or erosion or landslides are more likely. Most of the land within the city limits is relatively free to slope problems; areas identified as "over 12%" are not severely steep. Lands east of the current city limits, except for the area immediately east of Clear Lake Road, are mountainous, severe slopes.

Areas which are subject to slope constraints but are relatively free of other development constraints could best be developed through a planned unit development (PUD) approach. By clustering, development could be concentrated on the most suitable areas, while the more constrained areas could be left in open space. This would achieve a higher density where the units are clustered but maintain the low average density of the city overall.



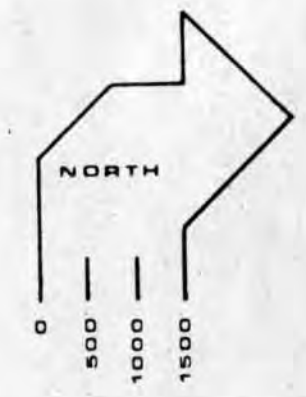
LEGEND

-  Class II
 -  Class III
 -  Class IV
 -  Class V and above
- } Prime Agricultural

AGRICULTURAL SUITABILITY

DUNES CITY
COMPREHENSIVE
LAND USE PLAN

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ONE EAST BROADWAY
 MALL WALK
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LEGEND

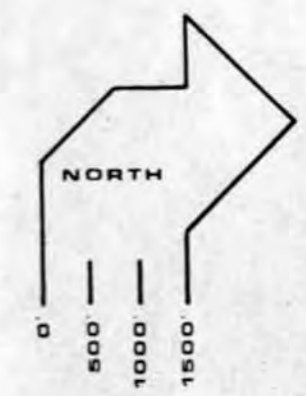
- ROBINSON'S LANDING 1889
ON STATE INVENTORY OF
HISTORIC PLACES; OBLITERATED
- WOAHKINK LAKE BOG
BOGS WITH DENSE DARLINGTONIA
- CAMP BAKER
OLD FOREST; EDUCATIONAL AREA
- MILLER ARM- MAPLE CREEK MARSH
VALUABLE WATERFOWL HABITAT;
AQUATIC VEGETATION
- BOOTH ISLAND
ISLAND ENVIRONMENT; BAND-
TAILED PIGEONS
- JERNIGAN & BUTTERFLY ISLANDS
GOOD WATERFOWL NESTING;
ISLANDS EXPOSED BY SEASONAL
WATER LEVELS
- SILTCOOS LAKE DUNES
LODGEPOLE PINE ON OLD DUNES;
MARSHLANDS; EVERGREEN /
DECIDUOUS FOREST; GOOD DUNE
SUCCESSION
- SILTCOOS LAKE OSPREY SITES
AMERICAN OSPREY; 11 NESTS
- ▨ WETLANDS
- X SUNKEN LOCOMOTIVE

**HISTORIC SITES AND
NATURAL AREAS**

**DUNES CITY
COMPREHENSIVE
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b. Landslide

A small area east of Clear Lake Road is very steep and has landslide potential. This area is just outside the current city limits. Two other areas to the northeast of the first are identified.

c. Flooding

Dunes City participates in the National Flood Insurance Program. Areas subject to flooding have been inventoried and are shown on the Geological Constraints map, page 43.

d. Wetlands

Several wetlands areas have been identified on the shores of Siltcoos and Woahink Lakes. These are not suitable for development. In addition, they are important wildlife habitats and are included in the shorelands inventory.

e. Erosion

Stabilized dunes have severe potential for erosion if the vegetative cover is not maintained. Damage to the vegetative cover can occur through vehicular traffic such as off-road vehicles, construction, or lowering of the water table (refer to Dunes, above). Use of lands west of the Pacific Coast Highway is of particular concern to Dunes City. These lands should be protected by the County and the National Recreation Area to act as a buffer from intrusion by moving sand.

3. Development Suitability

A system for determining the suitability of soils for development purposes has been devised by the Soil Conservation Service and office of the Lane County Resource Soil Scientist. A rating number from 1 to 4 with 1 being the best is given to each soil type. This rating is based on the slope, wetness, depth to bedrock, shrink-swell potential, etc., as they affect foundations, roads, utilities, and natural hazards.

The Development Suitability map, page 45, shows where development should be encouraged (ratings one and two) and where development should be avoided (rating four). There are only small pockets rated three which should be considered marginal.

The lands within the current city limits present a complex mixture of development suitability. This suggests that within the current city limits, development should be clustered on the more suitable lands (rated one and two), leaving the least suitable areas (rated four) as open space. This could be done through a planned unit development procedure. Land without significant constraints can be developed in one acre lots.

In general, lands east of the City have constraints for development (mainly slope), but this is the only area which could at some time in the future (later than the scope of this Plan) be added to the City.

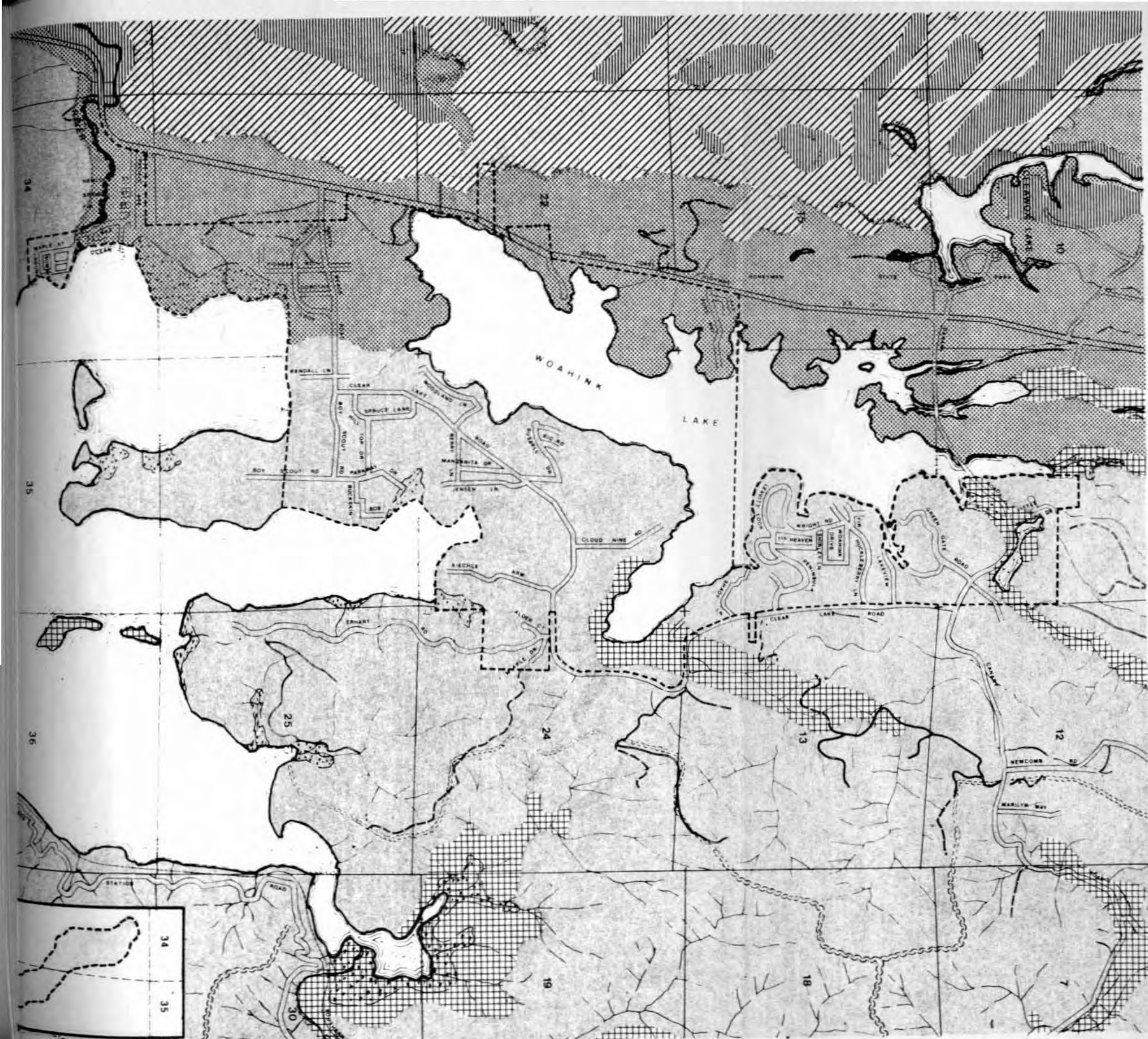
4. Subsurface Disposal Suitability






Since there is no public sewage system in Dunes City, subsurface disposal systems (septic tanks and drain fields) are the only available means of waste water treatment. The need to protect groundwater, lakes and streams, establishes a carrying capacity of about one residential unit per acre (see Sewage Disposal).

In addition, the availability or absence of approvable septic drain field soils will determine where development can or cannot occur. The accompanying map, "Subsurface Disposal Suitability," page 47, was drawn from a soils map furnished by the Lane County Water Pollution Control Division. The rating system for septic tank filter fields is based on permeability, hydraulic conductivity, percolation rate, and flooding hazard. Soils are rated according to the chance of system failure: slight, moderate, severe, and unsuitable.

In cases where conditions may be moderate to severe, there may be pockets of approvable soils. For example, out of ten acres, there might be only two or three acre lots with approvable septic soils. A PUD cluster approach might allow the development of ten homesites on a common drain field, and thus maintain an average one-acre per unit density.

Land on totally unsuitable soil will remain undeveloped unless an alternative sewage disposal system is approved by the State Department of Environmental Quality and the County Department of Environmental Management.



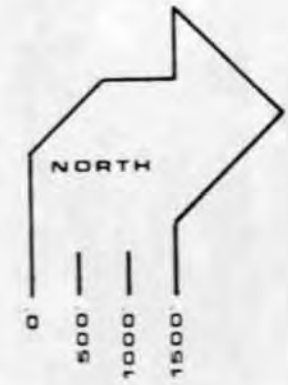
- LEGEND**
-  ALLUVIAL BOTTOM LANDS
 -  ACTIVE DUNES
 -  STABILIZED DUNES
 -  DEFLATION PLAIN
 -  TYEE FORMATION

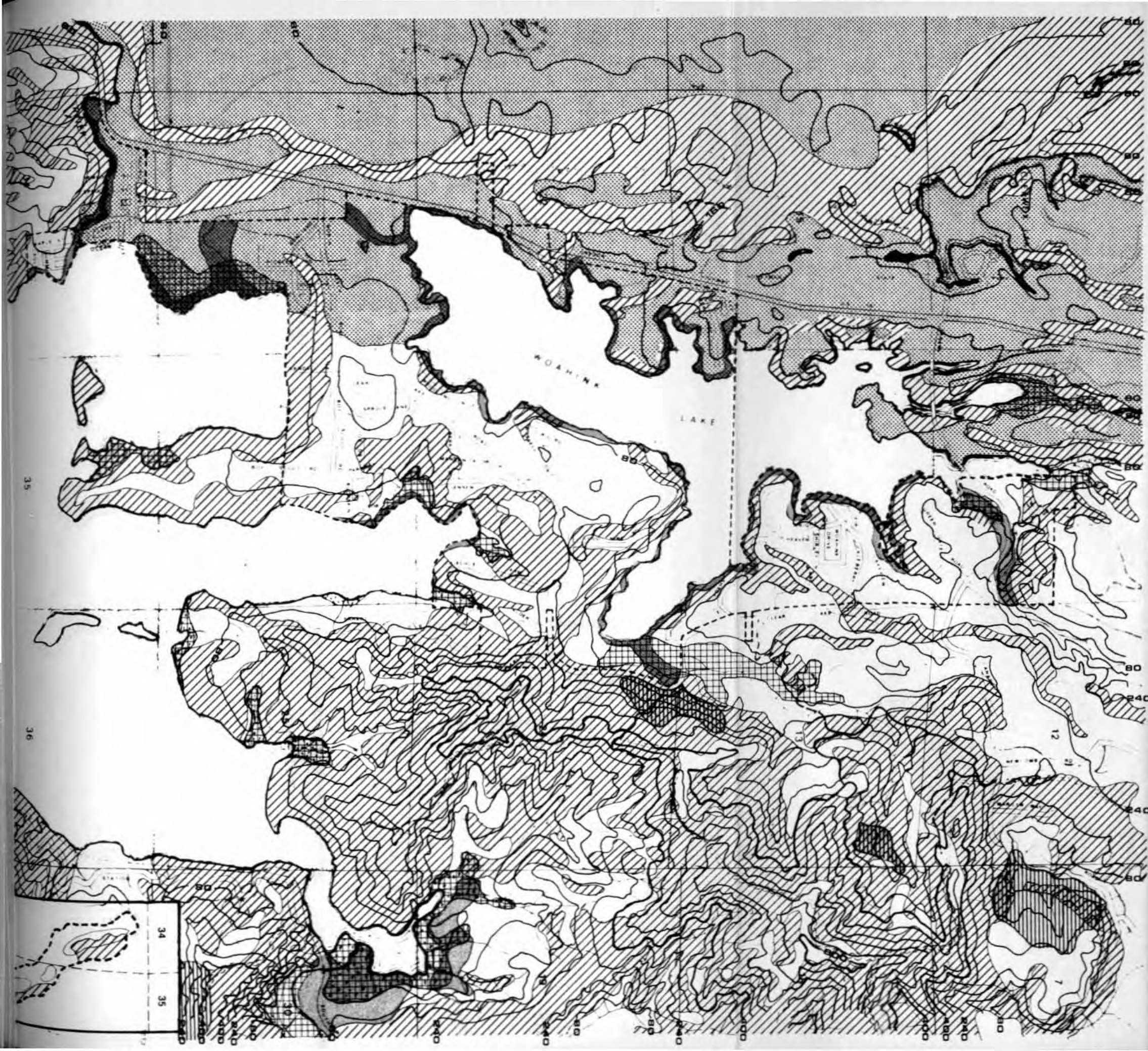
GEOLOGY

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LEGEND

-  SLOPE OVER 12%
-  LANDSLIDE
-  FLOODING
-  DUNES
-  WETLANDS

GEOLOGICAL CONSTRAINTS

DUNES CITY
COMPREHENSIVE
LAND USE PLAN





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LEGEND

	ONE	(MOST SUITABLE)
	TWO	
	THREE	
	FOUR	(LEAST SUITABLE)

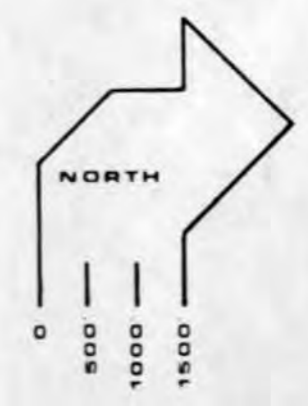
DEVELOPMENT SUITABILITY

DUNES CITY



COMPREHENSIVE LAND USE PLAN

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LEGEND

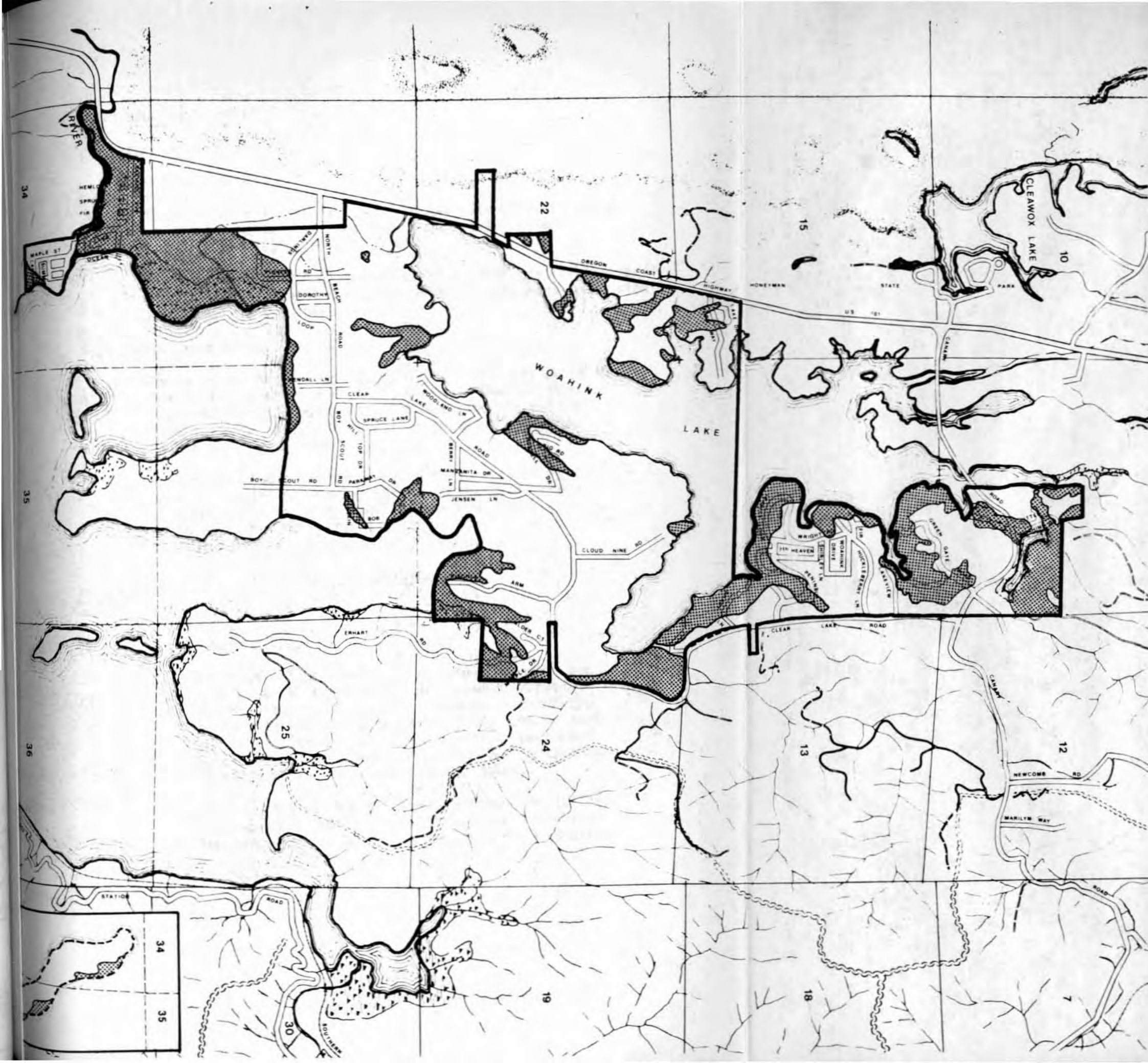
-  SEVERE LIMITATION OR UNSUITABLE
-  SLIGHT OR MODERATE LIMITATION

**SUBSURFACE SEWAGE
DISPOSAL SUITABILITY
WITHIN CITY LIMITS**

**DUNES CITY
COMPREHENSIVE
LAND USE PLAN**

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II. THE MAN-MADE ENVIRONMENT

A. Culture and History

1. Cultural Areas

There is no evidence of a site in the city characterizing an ethnic, religious, or social group with distinctive traits, beliefs, or social forms.

The Historical and Archaeological Site Inventory (Preliminary) of the Oregon Coastal Conservation and Development Commission listed no sites in Dunes City.

2. Historic Areas

There are no historical sites in Dunes City listed in the Statewide Register of Historic Places. Some pilings just south of Fishmill Lodge in south Westlake are all that remains of the original sawmill. Robinson's Landing, is in Honeyman State Park.

A submerged locomotive is located in 40 feet of water near the outlet of Woahink Lake. At one time, trains were barged across the lake. Now, scuba divers find it an interesting underwater landmark. (See Historic Sites and Natural Areas Map, page 37.)

B. Public Utilities Facilities and Services

1. Air, Water and Land Quality

a. Sewage Disposal

By limiting the density to one dwelling unit per acre plus the requirement that each unit have sufficient area to support a permanent subsurface system, the danger of water pollution can be avoided and the health of the citizens will be protected. This protection is essential, considering that more than 200 homes use water from the lakes.

The Lane County Coastal Resource Inventory (Wilsey and Ham, p. II-32) concurs in the need to maintain low density development in the coastal lakes areas:

"Septic tank systems can be an economical and efficient means of sewage treatment for relatively low density development. However, reliance on septic tanks in areas of high density can cause severe problems including well contamination...The cost of installation of a sanitary sewer system is well beyond the means of the local communities in the lakes study area."

Carrying capacity is the level of use that can be accommodated without irreversible damage to or impairment of the natural resources or their quality. The majority of people in Dunes City have expressed the desire to maintain a rural atmosphere. The people have twice voted down municipal water systems. The carrying capacity should, therefore, be based on the soil capacity.

The use of subsurface disposal systems is limited by the soil characteristics. When properly sized and installed, however, they have the advantage of being automatic, requiring no external heat or air pumps such as used in the "package treatment" systems. With proper maintenance and proper design they will serve as long as 40 years or more.

The so-called package sewer plants require a permit from the State Department of Environmental Quality; it is unlikely that such a permit would be issued for either single dwellings or larger developments. Lagoon types require more land and an area to dispose of effluent without environmental damage. Because of the danger of polluting the lakes, which are a major domestic water source, private sewer plants other than subsurface sewage disposal systems should be prohibited for the present.

Site-specific investigations of soil subsurface sewage disposal capability and impacts on surface and subsurface water quality are conducted by the Water Pollution Control Division of Lane County, according to procedures established by the Oregon Department of Environmental Quality. Lane County also reviews plans and issues building permits; issuance of any building permit requires the concurrent issuance of a septic system permit or the determination that no sewage system is required.

Any regional sewer system would logically have its disposal plant and outfall line on the Siuslaw River. As the lines are extended southward, probably in conjunction with a water system, Dunes City might join the district either section-by-section or en mass. This would depend on the citizens' willingness to pay for the services.

b. Water Systems

About 105 homes are served by six small community water systems and more than 100 homes pump water directly from the lakes. The remainder utilize either wells or springs. There have been some complaints about the water; mostly about the iron content and the quantity available from the springs and wells in dry years. A municipal water system was proposed and in March 1975, a bond vote was held. The bond was voted down by a 3 to 1 margin.

Although Dunes City does not have a public water system, the potential to establish one at some time in the future still exists. The City has rights to water from Woahink Lake and has applied to retain and increase those rights.

The Lane County Coastal Domestic Water Supply Study projected future needs and potential supplies on a regional basis. The study found that Woahink Lake can supply enough water to serve the area south of the Siuslaw River. Siltcoos Lake or groundwater in the sand area could supply enough water for the region.

Individual filtration systems are available to reduce iron content and chlorinators may be used in summer to guard against possible coliform contamination.

Groundwater is more available on the west side of the city although three good producing wells were recently drilled in the northeast corner of the city. Some good wells have been obtained on the east side, although the depth of the aquifer varied and seems to be channelized.

The one acre lot size would allow both wells and septic systems on the same lot if the soil permits. Wells can also supply community systems and need minimum storage capacity. New county, state, and federal regulations covering community systems using surface water are more stringent than in the past.

Woahink Lake water is of high quality, while Siltcoos Lake water is of lower potable quality.

c. Water Quality

The State Water Quality Management Plan identifies several beneficial uses which are to be protected. Those applicable to Dunes City are: private domestic water supply, industrial water supply, Anadromous Fish passage, Salmonid Fish Rearing, Salmonid Fish Spawning, resident fish and aquatic life, wildlife and hunting, fishing, boating, water contact recreation, and aesthetic quality, public domestic water supply. Hydro power, and commercial navigation and transportation are not applicable.

The Statewide Non-Point 208 Assessment does not identify any stream erosion or sediment problems in Dunes City. Maple Creek and Fiddle Creek, which are tributaries of Siltcoos Lake, are identified and are under the jurisdiction of the County.

The 208 Wastewater Management Program in Lane County does not include Dunes City.

In general, this Plan protects water quality and the beneficial uses listed above by avoiding concentrations of development on septic tanks, by providing for the protection of riparian vegetation, and by providing for review of proposals for development on the dunes soils, which are subject to erosion.

Groundwater pollution problems have been identified in two parts of Lane County: River Road/Santa Clara near Eugene, and North Florence. Dunes City has not been identified as a problem area and this Plan is intended to keep groundwater pollution problems from occurring.

d. Solid Waste

Trash and garbage collection service is provided by a private company under a franchise agreement. Operation of disposal or recycling sites is the responsibility of Lane County.

e. Air Quality

The air at present is of very high quality. State, county, and federal regulations control slash burning, highway fumes, and other outside burning.

Dunes City is not in an air quality maintenance area. Further, it has been determined by talking with Department of Environmental Quality staff, Mike Ziolk, Portland Office, May 10, 1979, that the Dunes City Comprehensive Plan does not appear to conflict with Class II prevention of significant deterioration of air quality standards. There is no existing monitoring of carbon monoxide on the coast and there does not appear to be a likelihood of future violations of the eight hour carbon monoxide standard. Generally, ventilation is excellent along the coast.

f. Noise

Sources of noise such as barking dogs and loud power boats on the lakes have been identified. The City has a nuisance ordinance which can be used to control unreasonably loud, disturbing or unnecessary noise within the city.

Less clear is the ability of the City to control noise on the lakes which are only partially inside the city. At any rate, it is likely that the State Water Resources Board has jurisdiction on the water, and the City has little chance of enforcing regulations regarding use of the lakes on its own.

2. Public Facilities and Services

a. Police Protection

Police protection is provided by Lane County with additional patrol hours provided under contract with the County sheriff.

b. Fire Protection

Fire protection for Dunes City and surrounding areas is provided by a volunteer department. The equipment includes a 1,000 gallon pumper, and a 3,000 gallon tanker. These trucks are at Station #2 of Siuslaw Rural Fire District #1 on Clear Lake Road. All property within five miles of the station is in Fire Insurance Rating Class 8.

Backup in large fires would come from Station #1 in Florence. Trucks could also come from the Florence Fire Department, Gardiner, and State Forestry under mutual aid agreements.

c. Sanitary Facilities

Trash and garbage collection is available from a private franchise (see Solid Waste).

The Florence Dump at Rhododendron Drive is a land fill site operated by Lane County. This is the land fill site closest to Dunes City.

d. Storm Drainage

A storm drain system is not required for low density residential development.

e. Planning, Zoning and Subdivision Control

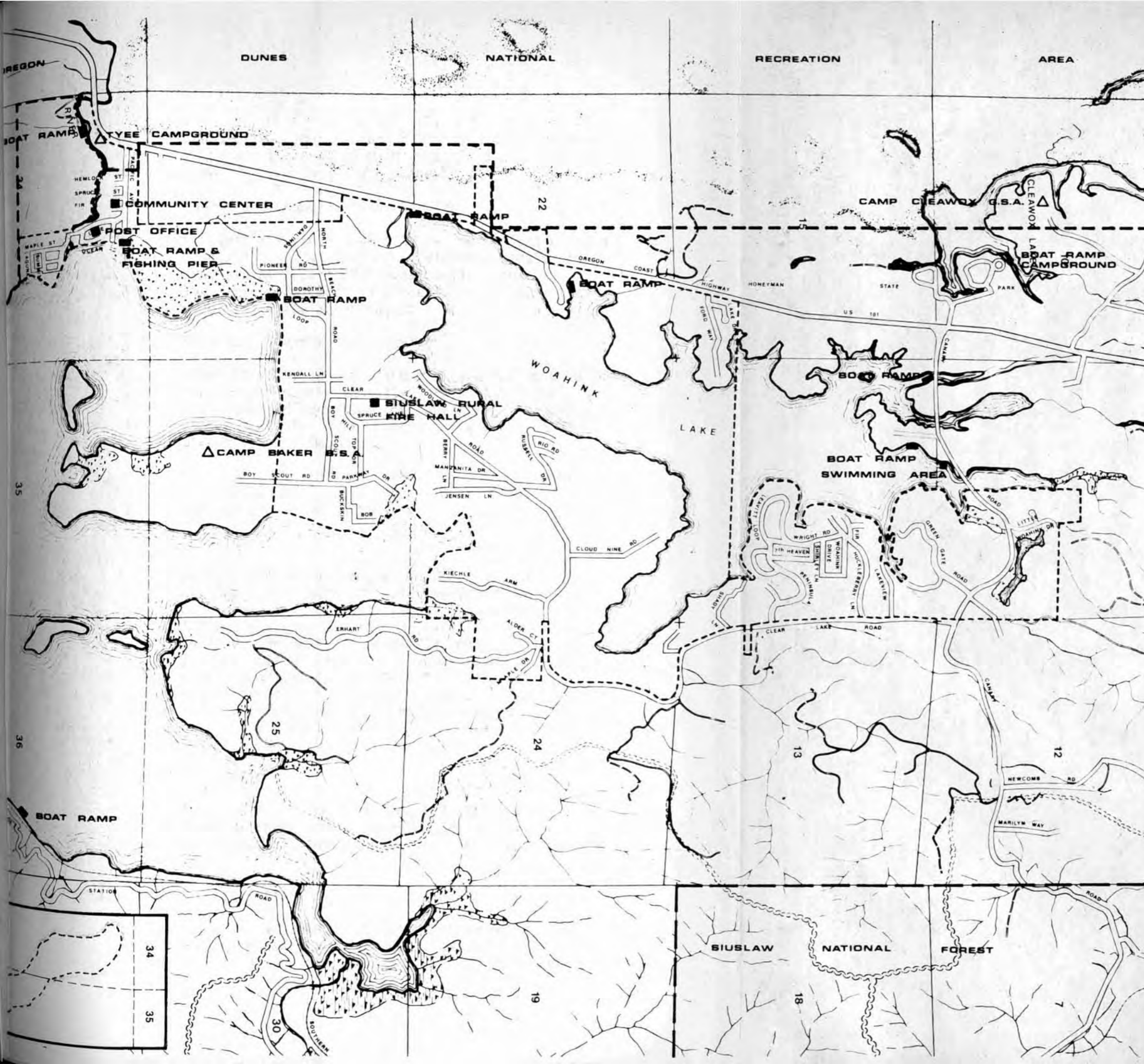
Planning, zoning, and subdivision control are managed by the City Council, the Planning Commission, the City Engineer, and the City Recorder. Building plans review, building inspections, and septic site inspections are performed by the County, with the City responsible for designating zoning requirements.

f. Health Services

Health services, including hospital, doctors, dentists, ambulance, and County Health Offices are available in the City of Florence. Dunes City is in the Western Lane Hospital District.

g. Recreation Facilities

Recreation opportunities are extensive, including Siltcoos Lake, Woahink Lake, the Dunes Recreation Area, Honeyman State Park, Tye Campground, the



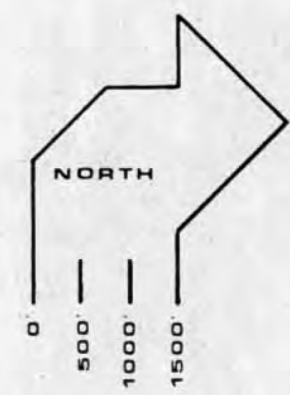
COMMUNITY FACILITIES

DUNES CITY

COMPREHENSIVE LAND USE PLAN

DANIELSON ARCHITECTS

ONE EAST BROADWAY
MALL WALK
EUGENE, OREGON
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Dunes City Community Center, fishing pier and boat ramp, and the boat ramp on Woahink Lake. (See Community Facilities map, page 55.)

h. Energy and Communications Services

Electric service is provided by the Central Lincoln Peoples' Utility District. Telephone Service is provided by Pacific Northwest Bell. Cable t.v. is available from Florence Cable T.V., all operating under franchise agreements.

i. Community Governmental Services

Dunes City has acquired a building which is used as a community center and city hall. It has been provided with furniture for public meetings and office space for city records. The building is steadily being improved.

The Community Center, which is also the City Hall, provides meeting space for all city functions and various social activities.

j. Schools

School children are bussed to Florence under the Unified School District (Siuslaw 97 J), which includes both elementary and high school. Lane Community College operates a full-time facility in Florence. In 1970, the Census counted 209 school age children in Dunes City. Current counts by the school district show approximately 160 children. This decrease probably reflects a general aging of the population and a trend towards more retired couples in the City. The school district has no plans to build a school in Dunes City.

k. Post Office

There is a U.S. Post Office at Westlake where many residents have postal boxes. Rural delivery service originates in Florence, to serve the balance of the City.

3. Energy Conservation

Dunes City has a rather efficient arrangement of main roads. Many secondary roads feed into Clear Lake Road which has direct access to Highway 101 at both the north

and south ends of the City. Since the main reliance is on the auto, many miles are saved by this arrangement, depending on a destination of Reedsport or Florence. Most future subdivisions will be part of this same arrangement.

Recycling of both waste materials and land used for waste disposal are well cared for by the advanced Solid Waste Management Program of Lane County.

There are no sources of non-renewable energy present in Dunes City. Energy from renewable sources will be utilized as the technology improves.

Through experience, most permanent residences have been placed to take advantage of sunlight and shelter from winter winds. Rights-of-way and main power lines already exist so that infilling of the vacant land within the city boundaries will be energy efficient. The semi-rural density proposed will not demand the installation of large new lines and substations.

4. Transportation

Residential development is scattered randomly around Dunes City with the northwest area and the Westlake area somewhat separated from the rest of the City. Any public transit system in the future would most reasonably begin in Florence. Reliance has been and most probably will continue to be solely on the road and street system.

Highway 101 was authorized in 1919 and was a gravel road until paved in 1933. Canary Road served the farm communities east and south of our area and on into Gardiner. Clear Lake Road from Canary Road ended at Erhart Road until the 1930's. This north section was paved about 1963 and the southern section to Highway 101 was paved about 1969. The bridges over the three arms of Woahink Lake were replaced in 1974. The Westlake Bridge over the Siltcoos outlet was replaced in 1975.

Most of the secondary roads were either private or easements or put in when regulations were either lax or nonexistent and became badly rutted and potholed in the winter months. Local groups attempted to keep their own sections in repair.

When Dunes City qualified as providing essential city services, funds became available for road maintenance from the State. A program of graveling, grading, and oiling was instituted and the funds divided on a per capita basis. Through 1973 and 1976, a great improvement was made in all the public roads by this program.

Since the major roads and highways serving Dunes City are a U.S. Highway, State and County roads, it is necessary to coordinate improvements through the State. Needs identified and addressed were a left turn refuge and a speed limit on Canary Road, road signs designating Clear Lake Road and a left turn refuge at Clear Lake Road. A left turn refuge at Pacific Avenue has been approved and will be constructed.

The City has requested a light at Highway 101 and Canary Road.

C. Land Use and Urbanization

1. Present Land Use

- a. Residential (See Chapter C, Housing.)
- b. Commercial

All commercial properties in Dunes City have existed since before the city was incorporated. Some are 40 years older than the city. On an historical basis then, the present commercial areas should be maintained. When commercial expansion is shown to be desired through public hearings of zone change requests, the Planning Commission and the City Council shall determine zone changes for expansion or creation of commercial zones.

Screening, shoreland setbacks, and access regulations will be provided so that the quality of the land and water resources and scenic values may be considered. Since soil quality and ownership of adjoining land will be determining factors, the overall tourist capacity should be considered rather than the individual sites.

- c. Industrial

Dunes City has no industry. (See Chapter B, Population and Economy.)

- d. Recreation and Open Space

Both recreation and open space in Dunes City are closely related to the natural resources of lakes and forest land. Public open areas are scattered. Of the 165-acre Boy Scout camp, 22 acres are in Dunes City. The 10-acre Tye Campground at Pacific

Boulevard and Highway 101 is Forest Service owned, but in Dunes City. It has about 15 camping spaces and a boat landing on the Siltcoos River. The 522 acres of Honeyman State Park are adjacent to Dunes City. The park has two boat landings on Woahink Lake and one on Cleawox Lake. There are also sand bottom swimming areas with roped-in areas for youngsters. There are many picnic tables in the east and East Woahink areas of Honeyman Park as well as a group-camp to accommodate 150 people. The Cleawox and sand dunes areas of the park also have day-use picnic areas. There are 383 individual overnight camp sites in Cleawox park on the west side of Highway 101. Honeyman State Park occupies 4.12 miles of the 13.6 miles of Woahink shoreline.

There is a joint county-state boat landing on Siltcoos near Westlake with parking for 40 cars with boat trailer. Actually, both Woahink and Siltcoos Lakes are public recreation areas. Both lakes are stocked regularly with trout and most residents have boats. Some of the subdivisions have lake access strips set aside but they are mostly so undefined and unimproved that they are practically unuseable. Residents should be encouraged to develop and use access strips to their advantage to alleviate pressure on public facilities. The National Recreation Area is planning a day-use facility on the west shore of Siltcoos Lake south of Westlake.

There are several commercial resorts on Siltcoos Lake at Westlake and North Beach and the Siltcoos River. There are also lodges and mobile home parks on the west side of Woahink Lake. All these resorts have access to the lakes.

The Community Center is large enough for civic gatherings and is available at small fees to other groups. A small outdoor basketball court exists on the grounds. The state of finances of the City at this time precludes purchase of lands for city parks. However, a park program could invite donations of marginal lands to the City. Such land could be developed over a period of time by a community effort. One suggested parcel is Goat Island, which would become a boat access park.

The inherent "open space" of one-acre lot size negates any necessity for designation of more public open space.



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC
-  RECORDED SUBDIVISIONS

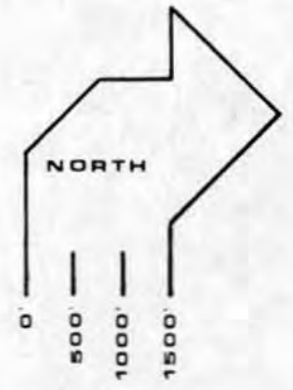
EXISTING LAND USE

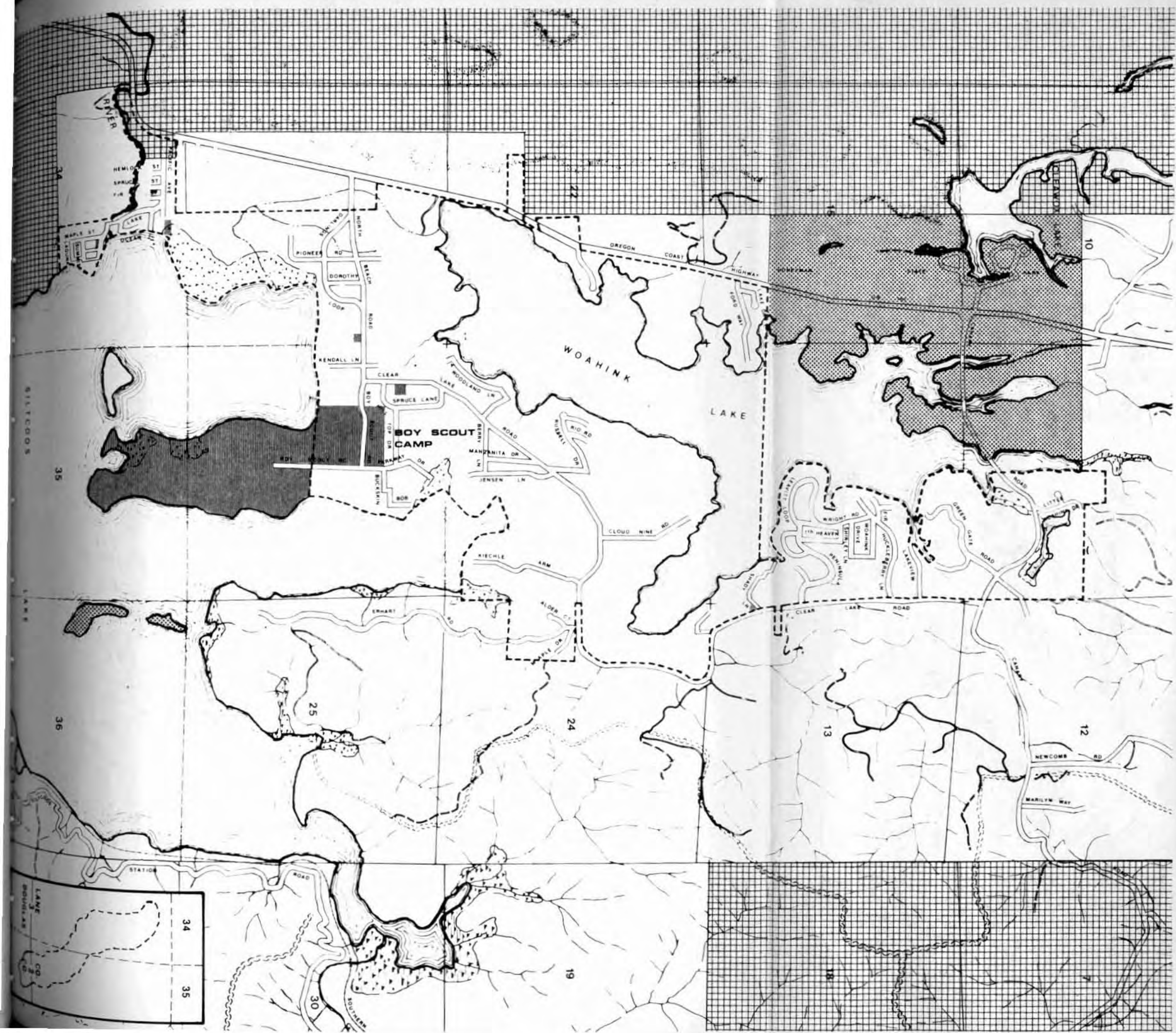
DUNES CITY

COMPREHENSIVE LAND USE PLAN





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LEGEND

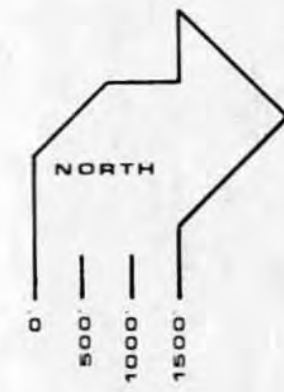
-  U. S. GOV'T
-  STATE OF OREGON
-  LANE COUNTY
-  OTHER

PUBLIC LANDS

DUNES CITY
COMPREHENSIVE
LAND USE PLAN

DANIELSON
 ARCHITECTS

ONE EAST BROADWAY
 MALL WALK
 EUGENE OREGON
 97401 484 5757



The Oregon Statewide Comprehensive Outdoor Recreation Plan provides for a Coast Bicycle Trail and Scenic Highway along Highway 101 and a Recreation Trail through the coastal area.

e. Existing Land Use Summary

Dunes City contains approximately 2-1/3 square miles of land or 1,487 acres. Only 554 acres (37%) are currently developed. The remainder consists of 197 acres of vacant lots (nearly 400 platted lots) and 735 acres of undeveloped land. The breakdown of the developed acreage by land use is shown in the following table:

<u>LAND USE</u>	<u>ACRES</u>	<u>% DEVELOPED</u> <u>ACRES</u>
<u>Residential</u>	370.8	66%
Low Density	362.2	
Medium Density	8.6	
<u>Commercial</u>	9.94	1.8%
Resort Motel	7.79	
Retail	.23	
Service	1.92	
<u>Industrial</u>	-	-
<u>Quasi-Public</u>	27.72	5%
<u>Public</u>	14.54	2.6%
Federal Park	12.74	
Government	.40	
Other	1.40	
<u>Streets</u>	131.04	23.7%
TOTAL DEVELOPED LAND:	554.04	100%

2. Projected Land Use

A projection of future growth in Dunes City was done with the help of the Lane Council of Governments staff and is included in an appendix. This projection tells how much land is likely to be needed for development during the planning period. To be consistent, this Plan must accommodate the projected future growth in the Plan diagrams ("Comprehensive

Land Use" and "Boundaries," Chapter F), in the planning policies (Chapter E), and in Dunes City's implementing ordinances such as zoning and subdivision ordinances.

The methodology for projecting land uses was to project population growth and determine how many new acres of land (residential, commercial, industrial, public, streets) will be needed by those people. In general, it is assumed that the same ratios of acreages per 100 people which exist now will hold in the future.

a. Population Projections

Dunes City population was projected to the year 2000. First, it was assumed that Dunes City would grow at the same rate as Lane County. Next, low and high population estimates were projected using the 1977 Dunes City to total County population ratio (0.5%) and 1970 City/County ratio (0.4%).

The results in the table below show that an estimated 1,518 to 1,720 persons will reside in Dunes City in the year 2000. This is compared with a population of just over a thousand people in 1977.

TABLE - POPULATION PROJECTIONS

	LOW ESTIMATE		HIGH ESTIMATE	
	<u>County</u>	<u>Dunes City</u>	<u>County</u>	<u>Dunes City</u>
1970	---	--	215,401	976
1977	252,500	1,010	252,500	1,010
1980	262,800	1,051	262,800	1,191
1985	292,500	1,170	292,800	1,325
1990	323,000	1,292	323,000	1,464
1995	352,600	1,410	352,600	1,598
2000	379,500	1,518	379,500	1,720

b. Land for Future Growth

In this section, an inventory of vacant land in Dunes City is compared with the new acreages of developable land needed for each use (residential, commercial, etc.). These numbers, in conjunction with the ability to provide public services and the carrying capacity of the land, determines whether Dunes City needs more developable land for future growth. In the analysis below, it is found that Dunes City already has sufficient land within its city limits to accommodate projected growth.

(1) Inventory of Vacant Land

A total of 933 acres of land within the current city limits are vacant; this is 63% of the acreage in Dunes City. The total vacant land is the sum of 197 acres of vacant platted lots and 735 acres of undeveloped land; of the vacant land, 652 acres are available for future development.

Vacant Platted Lots: It is assumed that existing lots under one-half acre which have not been developed to date will not be developed in the future due to subsurface disposal problems. It is also assumed that existing lots without street access will not be developed. With the two assumptions above, 138 acres of vacant platted lots are available for future development.

Undeveloped Land: Areas with slope over 12 percent, flooding problems, or soil restrictions for subsurface disposal systems are considered unsuitable for development. Subtracting the unsuitable areas leaves 514 acres of available land for future development.

(2) Land Needs by Use

The population projections, compared with the existing population and existing land uses, are used to project future land needs. The methodology and calculations are contained in the Appendix, "Analysis of Dunes City Preliminary Urban Growth Boundary."

Residential: An estimated 188 to 275 new residential units will be required to accommodate the population increase to the year 2000. An estimated 210 to 307 gross acres will be needed for these units.

Assuming present trends continue, the breakdown between low and medium density housing will be as follows:

	Units/ Acre	Gross Acres		Units	
		Low	High	Low	High
Low Density	1.2	206	300	173	253
Medium Density	4.5	4	7	15	22
Total:		<u>210</u>	<u>307</u>	<u>188</u>	<u>275</u>

If medium density occurs, it will be through the infilling of existing platted lots. However, the combination of Oregon Department of Environmental Quality septic tank and well siting requirements and the lack of access to the two lakes dictate that most of those lots will not be developed unless a community water system is available.

Other Land Uses: Future commercial and industrial land needs are projected at the current ratio of acres per person. Land needs for public, semi-public, streets and right-of-ways are included in the gross residential acreage estimates. For example, the present 9.94 acres of commercial represents .88 acres per 100 persons. A population increase of 388 people would require 4.9 additional acres of commercial space.

It can be argued that uses such as resort and motels, the Boy Scout Park, and the state park are regional in nature and do not primarily serve Dunes City residents. However, it can be assumed that the need for these will grow as the whole County grows.

Assuming present trends continue, the need for additional non-residential land is as follows:

	<u>Additional Gross Acres</u>	
	<u>Low</u>	<u>High</u>
Commercial	4.9	7.4
Industrial	0	0
Total:	4.9	7.4

(3) The natural resources carrying capacity of the available land in Dunes City and the provision of public services for future needs are addressed above in this chapter. Major findings affecting the provision of developable land for future growth are summarized here:

- The two coastal lakes and the stabilized dunes are very fragile areas which have a high value as recreation areas, as unique natural areas, and as open space in general. This value is heightened by the location of the Dunes National Recreation Area,

Honeyman State Park and the Boy Scout Camp which border Dunes City. This is a natural area of regional and national importance which must be maintained at a high level of air, water, and land (environmental) quality.

- As long as there are no public water and sewer services available, the carrying capacity of the land is determined by the ability to provide water from individual wells or private community water systems and by the ability to install an approved subsurface disposal (septic) system on a lot by lot basis. In general, it is undesirable to allow medium to high densities where homes use subsurface disposal because effluent is likely to degrade the water quality of the lakes. One acre lots have enough room for both water and sewage systems, and are therefore preferable to smaller lots.
- Although there is no public water system, there are several private community water systems serving limited numbers of homes. The only source of water for new systems or new connections on existing systems in the majority of the undeveloped area is the lake, since the Tye formation does not produce plentiful water.
- Dunes City has water rights in the amount of 1.4 cubic feet per second and has filed for an additional 1.5 cubic feet per seconds from Woahink Lake. The City thus retains the option of providing water at some time in the future.
- Proposals to create a public water system in Dunes City have been defeated by the voters by substantial margins. There is no reason to believe that such a proposal would pass now or in the near future.
- A large portion of the undeveloped area has only slight to moderate limitations for subsurface disposal. Development of one acre lots on subsurface systems is feasible.

- There are no existing proposals to provide a centralized sewage collection and treatment system for Dunes City. Speculation is that such a facility would have to be a regional one located in Florence due to economies of scale and a desire to maintain the water quality of Woahink and Siltcoos Lakes. In any event, such a facility cannot be foreseen within the next twenty years.
- There are existing many platted lots smaller than one acre which either cannot be built on because of natural constraints or have not been built on because the demand for small lot building sites has not been enough to use up those available.

c. Projected Land Use Summary

The projections shown above are consolidated in the following table which compares projected land use needs and available developable land:

	<u>Low (Acres)</u>	<u>High (Acres)</u>
Land Needed for Future Use		
Residential	210	307
-Low Density	206	300
-High Density	4	7
Commercial	4.9	7.4
Industrial	0	0
SUBTOTAL:	<u>214.9</u>	<u>314.4</u>
 Vacant Land for Market Control (10% of net buildable land)	 <u>65.6</u>	 <u>65.6</u>
 TOTAL LAND NEEDED:	 280.5	 380
 Land Available for Development		
Vacant Platted Lots		138
Undeveloped Land		<u>517.95</u>
 TOTAL AVAILABLE LAND:		 655.95
 Excess Land Available for Develop- ment Within the Current City Limits:		 275.95

Conclusions:

- Sufficient land is available within the current city limits to accommodate the growth projected for the next twenty years.
- Sufficient vacant platted lots exist to accommodate medium density growth.

E

F

G

CHAPTER E

GOALS, POLICIES, AND RECOMMENDATIONS

INTRODUCTION

Dunes City provides a different type of living experience that can be classed as semi-rural because of the nature of the land, the presence of two coastal lakes, and the low overall density. This Plan has provided a framework on which the city may grow at a reasonable rate and provide this same living style for future residents to the year 2000. With 44 percent of its residents in the low income category and mobile homes making up 19 percent of its dwellings, the city provides that citizens of varying incomes share this beauty of an "un-city." When the time comes that the compact urban growth form characteristic of most cities with their multiple dwellings and high density must be forced on Dunes City this plan will be history. The fish runs and wildlife and natural vegetation will vanish. In this case the demand to share this way of life can not be satisfied but will only destroy the supply.

I. NATURAL RESOURCES AND PHYSICAL ENVIRONMENTS

Open Space, Scenic Areas and Natural Resources

A. General Goals

1. Protect natural resources and encourage their wise management, proper development, and reuse.
2. Protect the waterways and geologic and wooded integrity of the area, so that the community may proudly identify itself with trees, lakes, dunes, rivers, and contours.

B. Dunes Policies

1. Stabilizing vegetation on older dunes will be protected through special planning and development review procedures as outlined on page 21.
2. Dunes City will coordinate with Lane County, the State Highway Department, and the U.S. Forest Service to protect the stabilized Dunes west of the Pacific Coast Highway.
3. The results of the Lane County Coastal Water Supply Study shall be incorporated into the next Comprehensive Plan Review and Update.

C. Lakes Policies

1. Elements of the aquatic environment such as the lakes, marshes, mudflats, lagoons, riparian vegetation and critical wildlife habitat and resources shall be considered in the Planning and Zoning process.

2. Methods of conserving water resources must be considered in all land use and development proposals and decisions.
3. Site construction procedures shall not permanently contribute to increased erosion and sedimentation of lakes, impoundments, or waterways.

D. Fish and Wildlife Policies

1. Fish and wildlife habitats including lakes, wetlands, and forestlands shall be protected and conserved to the greatest extent possible, consistent with low density development.
2. Significant natural areas and habitats of rare or endangered species shall be retained in open space whenever possible.

E. Scenic Areas Policies

1. Urban appurtenances such as roadway and building signs, traffic signals, overhead wires and utility poles, shall have an uncluttered appearance and be subordinate to their urban, rural, or natural setting.
2. Encourage underground utilities and require underground utilities in new subdivisions.
3. Vegetation removed through construction shall be replaced, where ever possible, to maintain and complement the character of the rural atmosphere.
4. Open space shall be used to protect and enhance the character and identity of the community and serve as a buffer between incompatible land uses.

F. Other Resources Policies

1. Areas containing unique ecological, scenic, aesthetic, scientific, or educational values shall be considered in the Planning and Zoning process.

Geology, Natural Hazards and Development Constraints

A. General Goals

1. Protect against natural hazards by building within the limits of natural environment.
2. Avoid expensive utility systems by building in areas which can accommodate on-site water and subsurface sewage systems.

B. General Policies

1. Areas subject to flooding or severe soil erosion shall be encouraged to be retained in open space.
2. Grading and excavation shall whenever possible, complement the natural configuration of the topography.
3. Development will not exceed the level of use that can be accommodated without irreversible damage to or impairment of the natural resources or their quality.
4. Dunes City will continue participation in the natural flood insurance program.
5. Development proposed on slopes 12 percent to 16 percent is subject to site review. New development on slopes over 16 percent will require information which shows such development to be safe.
6. No development will be permitted in areas subject to landslide.
7. Approval of new development on stabilized dunes will be subject to a site review.
8. Wetlands will be retained as open space.

II. RECREATION AND OPEN SPACE

A. General Goals

1. Create and maintain a variety of open space systems, balanced with other land uses, so as to protect and enhance the City's environment.
2. Develop an open space plan that will provide access to and protect areas of special recreational value for the community.

B. General Policies

1. Ensure that the need for bikeways and pathways is considered in the formulation of highway plans.
2. The City should coordinate efforts with the County to develop bicycle and riding paths from the City to nearby regional recreation areas.
3. Retain access to recreational areas in the public domain.

III. PUBLIC UTILITIES, FACILITIES AND SERVICES

A. General Goals

1. Provide public utilities, services, and facilities in an orderly and efficient manner.
2. Where possible, provide services through decentralized systems which do not require tax money for support. Community systems should be funded through direct user charges to those who use them.

B. General Recommendation

Encourage citizens to make use of the existing procedures for funding neighborhood improvements for levying and collecting special assessments. This would allow the creation of local improvement districts where those directly benefitting from improvements would pay for them.

C. Police Protection Policies

Provide police protection for the population level; continue to contract for additional police protection.

D. Fire Protection Policies

1. Support Siuslaw Rural Fire District #1 and improve fire protection.
2. Encourage citizen participation in fire prevention programs.

E. Fire Protection Recommendation

Access conditions should be improved where special hazards exist.

F. Storm Drainage Policy

Avoid concentrated densities which would require storm drains.

G. Energy and Communications Services Policy

Encourage underground utilities and require underground utilities in new subdivisions where not served by utilities already.

H. Planning, Zoning, and Subdivision Control Policies

1. City Council shall provide a Planning Commission for Planning and Zoning and staff assistance.
2. Coordinate and cooperate with Lane County Planning, Building, and Sanitation Departments for staff assistance.
3. Before a building permit is issued, on any lot or parcel of land, a development plan must be presented to the building inspector. Such plan shall include water supply and sewage disposal location; proposed land drainage system and means of controlling run-off; a Plan and time schedule for relandscaping all land from which vegetation is to be removed. Standards for the above to be set by Planning Commission.

IV. AIR, WATER AND LAND QUALITY

A. General Goal

Preserve the quality of the land, air, and water resources in the City.

B. General Policies

1. Waste discharges from future facilities shall not exceed the carrying capacity nor degrade the quality of the land, air and water resources.
2. Regulations involving land, air, and water resources of the City shall be based upon the long-term capabilities of the available natural resources to both support economic activity and absorb the future, resulting man made pollutants.

C. Sewage Systems Policies

1. Require that adequate land area be allotted to each dwelling unit to provide for permanent subsurface disposal system. In general, a density of one unit per acre is required to preserve water quality.
2. Require compliance with Department of Environmental Quality disposal system requirements.

D. Water Supply Policies

1. Future land developments shall have adequate water systems.
2. Permit adjoining lots to share a common well.

E. Solid Waste Policies

Solid waste disposal must not exceed the carrying capacity of the land nor contaminate water resources.

F. Noise Policies

The City will control sources of noise which are a public nuisance.

G. Noise Recommendation

The City should seek cooperation from Lane County, Honeyman State Park, and the State Water Resources Board to eliminate excessive noise.

V. TRANSPORTATION

A. Transportation Goal

Maintain an efficient, safe, and attractive road system to facilitate the movement of goods and to give mobility to all citizens.

B. Transportation Policies

1. A public street should not be used to encourage development in an area where such development would constitute a threat to public health or welfare, or create excessive public expense.
2. Every developed property shall have direct access by water, street, or deeded easement.
3. Public street right-of-way should continue to serve as the primary access to properties for transportation and public utilities.
4. Require subdividers to provide adequate streets with no less than minimum requirements as set forth in the Subdivision Ordinance.
5. All future dead-end streets should have turn arounds adequate for emergency vehicles.

6. Off street parking must be provided as part of all land development.
7. Encourage provisions to be made for pedestrian and bicycle access to all commercial locations, community facilities, and river and lake fronts.
8. Limit access to major thoroughfares.

C. Transportation Recommendations

1. A minimum driving width adequate for emergency vehicles should be maintained.
2. The City should encourage improvement programs to bring substandard street and drainage systems to minimum standards.

VI. ENERGY CONSERVATION

A. General Goal

Assist Dunes City residents to reduce their consumption of energy through conservation.

B. General Policies

1. Encourage enforcement of insulation requirements of uniform building code.
2. Encourage design orientation to sun and wind.
3. Encourage innovations for use of solar and wind energy.

VII. THE ECONOMY

A. Economic Goals

1. Preserve the rural and scenic character of Dunes City by limiting major economic development.
2. Participate in the regional economy, especially the City of Florence as an urban center.

B. Economic Policies

1. Existing commercial uses will be encouraged to continue as uses in conformance with this Plan.

2. Dunes City does not seek industries to locate in the City.
3. Minor economic activities such as home occupations will be permitted if they are not harmful to air, water or land quality and if they are not potential nuisances to neighboring uses.
4. Land will be provided for commercial uses as the need is demonstrated.
5. The retirement industry shall be encouraged as the prime economic base of the City.

C. Economic Recommendation

Dunes City and its residents should take an active interest in maintaining and improving the economic health of the region, including continued participation with the Economic Improvement Commission.

VIII. LAND USE AND URBANIZATION

A. General Goals

1. Provide for the orderly development and preservation of the land. Control densities to prevent the need of extensive public services and remain commensurate with the carrying capacity.
2. Create an environment which is visually attractive and which preserves the basically rural, low density residential character of the City.

B. General Policies

1. Define the urban growth boundary as Dunes City limits.
2. The boundaries of Dunes City should be contiguous.
3. Coordinate land use decisions where needed with Lane County, Douglas County, the National Recreation Area, State Parks, Highway and Forestry Departments, and the Port of Siuslaw.
4. Promote the efficient use of the land.
5. Before additional land can be annexed to the city, a plan amendment is required to extend the urban growth boundary.

6. Land within the urban growth boundary and city limits shall be made available over time for urban uses including those facilities and services which are needed.
7. The Citizens Committee for Involvement, the Planning Commission and the City Council shall be responsible for reviewing, updating, and amending the Comprehensive Plan. The Plan shall be reviewed every two years and updated every five years.
8. Amendments to the Plan proposed by residents shall be presented to the City Council. The City Council shall convene the Citizens Committee for Involvement for citizen input.

IX. RESIDENTIAL LAND USE

A. Residential Land Use and Housing Goal

Provide housing types responding to the needs of Dunes City residents.

B. Policies

1. Allow infilling of existing vacant lots to encourage a more compact urban growth form when sanitary conditions are met.
2. Allow orderly residential development through the use of the Planned Unit Development to cluster housing and protect areas with open space or natural values.
3. Allow a mixture of dwelling unit types where use criteria and conditions can be met as specified in the zoning ordinance, consistent with the rural residential nature of the City.
4. Require lot size be capable of providing permanent subsurface sewage disposal.
5. Require major partitions and subdivisions of properties to include provisions for paved street, drainage, and utilities.
6. Maintain existing neighborhoods.

7. Participate in areawide efforts addressing housing problems of local and areawide concern.

C. Recommendations

1. Maximum density for future land divisions should be one acre per residential unit. Existing parcels may be developed if DEQ regulations are met.
2. Eliminate dilapidated or abandoned buildings through strict enforcement of building housing, and health codes.
3. Encourage property owners to remove abandoned cars, appliances, junk and litter.
4. Promote conservation and rehabilitation of the existing supply of housing through code enforcement and available housing programs.
5. Require underground utilities in new subdivision when feasible.
6. Require all mobile homes used as permanent residences to conform to the State of Oregon Mobile Home Standards.
7. Coordinate with L-COG to review housing data from the 1980 Census. Revise the housing element to reflect the new data.
8. Seek ways of making Dunes City residents aware of state, county and federal programs for upgrading substandard housing and constructing new low and moderate income housing.

X. COMMERCIAL LAND USE

A. Commercial Goals

1. Preserve the rural residential atmosphere; commercial development should be controlled so as not to detract from the City.
2. Provide opportunities for neighborhood commercial businesses to service residential areas.

B. Commercial Policies

1. Allow new commercial zones only when need can be established through public hearings as part of the zone change process.
2. Present commercial businesses should be allowed to continue. Any new businesses, expansions or changes of existing businesses shall comply with the zoning ordinance.
3. Declining commercial areas should be either upgraded or eliminated through enforcement of building codes and zoning ordinances.
4. Discourage strip commercial development.
5. Selective cutting or landscaping shall be required within and adjacent to the public right-of-way.
6. New commercial enterprises which would allow permanent residence should not have a greater density than allowed in the City as a whole.
7. Commercial establishments shall comply with the goals and policies for natural resources and physical environment as much as possible.
8. Commercial building size, location, and lot coverage regulations shall require aesthetic compliance to scenic values.
9. Commercial activity in residential districts shall be limited to the home occupation listed in the applicable zoning ordinance.
10. Commercial properties shall have adequate sewage disposal systems and be in harmony with their natural surroundings.
11. Buffer zones or adequate screening or fencing must separate commercial enterprises and trailer parks from residential properties.

C. Commercial Recommendations

1. Establish controls for outdoor advertising and other detracting features.
2. Implement policies and zoning ordinances.
3. All commercial facilities should provide off street parking on their sites or within 200 feet of their location.

XI. INDUSTRIAL LAND USE

A. Industrial Goal

Preserve the rural and scenic character of Dunes City by excluding any major industry; allow only small scale industry which is compatible with residential uses and which would not produce excessive noise or pollution.

B. Industrial Policy

Industrial land uses are not compatible with Dunes City and should not be encouraged.

XII. SHORELANDS

A. Shorelands Goals

1. Conserve water quality, esthetic values, and fish and wildlife habitat of shorelands.
2. Provide for orderly development of water dependent uses of shorelands such as boating, fishing, and swimming.

B. Shorelands Policies

1. Water levels fluctuate naturally over the seasons. Shorelands uses and development shall avoid physical alterations of the shore such as dredging, filling, rip rap, and channelization except as required for erosion control.
2. All new nonwater dependent structures should be excluded from areas as defined under the shoreland definition to protect water quality, fish and wildlife habitat, and to avoid adverse visual impact.
3. Shoreland vegetation and trees should be retained in as natural a state as possible. Vegetation and trees shall be restored to exposed areas within a specified time to protect water quality, fish and wildlife habitat, and visual values.
4. No more than one water access development (boathouse, dock, pier, wharf, or combination) shall be allowed per lot, consistent with reasonable use.
5. Houseboats used as dwellings shall not be allowed in Dunes City or adjacent to its shorelines.

C. Shoreland Recommendation

In order to achieve a uniform aesthetic appearance within the shoreland and upon the water in keeping with the natural wooded Dunes City shoreline, all boathouses, piers, docks, should require a city building permit. They should be constructed of materials that blend with the natural surroundings and complement the landscape.

XIII. FORESTLANDS

A. Forestland Goal

Maintain the forested character of Dunes City, including those areas currently designated as "forest land" on the tax rolls.

B. Forestland Policies

1. To the extent that the City has jurisdiction, forestlands will be protected for use as urban buffers, habitats, scenic corridors and recreational use.
2. Forestlands designated for residential use will be preserved through development standards and conditions, clustering of units, and an overall low residential density.

C. Forestland Recommendation

Forestland policies should be reviewed when questions of jurisdiction over commercial harvesting of timber are resolved. Consideration of designation of land for urban forestry uses can be done at that time.

XIV. AGRICULTURAL LANDS

A. Agricultural Lands Goal

Permit agricultural usage of land that is consistent with existing rural qualities.

B. Agricultural Lands Policies

1. Existing agricultural uses will be allowed to continue as conditional uses except where a nuisance situation or continuing air or water pollution is found to occur.

2. Review proposals to raise domestic animals and livestock as conditional uses with restrictions necessary to avoid public nuisances or health hazards.
3. Encourage reforestation of marginal agricultural lands.

C. Agricultural Lands Recommendation

Draft City Ordinances regulating use of pesticides and chemical fertilizers and run-off into streams and lakes.

F

G

CHAPTER F

THE PLAN DIAGRAMS

The Comprehensive Plan, once adopted, serves as an official public policy statement to be used for guidance in making decisions which affect the future of the community. Its primary thrust is physical, but it also incorporates social, economic and fiscal concerns. The Plan Diagrams are major outputs of the Comprehensive Planning Study, and are again more concerned with physical development than other issues, although they of course relate to it.

I. PROPOSED LAND USE

The first Plan Diagram, "Comprehensive Land Use," in conjunction with the preceeding goals, planning inventory, and policies and recommendations, serves as a combined major policy statement that interrelates all functional and natural systems and activiites concerning the use of land in Dunes City. As the Plan is designed to promote the public health, safety and general welfare, so is the Plan Diagram. It should be considered as "general" in nature in that it summarizes recommendations and policies in broad categories and do not indicate specific detailed locations of land use, or regulations which might govern them.

- A. Residential - Intended to provide a variety of opportunities to meet housing needs.
 - Single family units on acre lots.
 - Planned Unit Developments including a variety of housing types and neighborhood commercial.
 - Land already subdivided with lots smaller than one acre.
 - Two to four family units and mobile homes as conditional uses.
- B. Public - Public and quasi-public land, including part of the Boy Scout Camp, State and County Parks, and city facilities.
 - Publicly owned land
- C. Community Commercial - Intended to provide convenience goods, personal services and commercial goods needed to support the local economy and provide tourist commercial services.
 - Accessible to Dunes City residents
 - Located on major street

- Should not be scattered
 - Not located on land with severe development constraints
- D. Tourist Commercial - Intended to provide accommodations, goods and services for tourists, the motoring public and other transient clientele.
- Accessible to Highway 101
 - Located on major street
 - Avoid strip commercial situation on Highway 101
 - Can be clustered with community commercial
- E. Open Space and Natural Corridors - Lands either not suited for development because of natural development constraints or unique natural areas preserved for their intrinsic value.
- Areas subject to landslide, flooding or erosion
 - Wetlands and shorelands
 - Areas otherwise unsuitable for development due to natural constraints
 - Areas to be preserved for their intrinsic natural value
- F. Circulation - Road and trails (self-explanatory)

II. RELATION TO ZONING

The Land Use Diagram, while a guide for zoning actions following Plan adoption, is not a zoning map. Zoning Ordinances and maps are specific, detailed pieces of legislation which are intended to implement the proposals of the Comprehensive Plan and its plan diagram. A Zoning Ordinance is basically a public law which, in detail regulates the use of land, in the public's interest. It deals with three major areas: (1) the use of land, water and structures; (2) the height, size and shape and placement of structures; and (3) the density of population in given areas. Requirements concerning these matters are written into law, and are enforced as law.

The Comprehensive Plan and Plan Diagram, serve as sources of information for the application of zoning.

III. BOUNDARIES

The second and third Plan Diagram's establish two levels of influence and control for Dunes City in the region. These are represented by the city limits and the urban growth boundary.

- A. The City Limits - The city limits define the incorporated area of Dunes City. The area immediately outside the city limits is under Lane County jurisdiction. To be included within the city limits, land now in the county would have to go through an annexation procedure, which is subject to review by the Lane County Local Government Boundary Commission.
- B. The Urban Growth Boundary - The urban growth boundary defines those lands which: are necessary and suitable for future urban areas; can be served by urban services and facilities; are needed for the expansion of the urban area.

Since there already exists sufficient developable land within Dunes City to accommodate twenty years growth (see projected Land Use in Chapter G), the urban growth boundary is coincident with the current city limits. This implies that the City does not intend to annex or provide services to any land outside the current city limits.

- C. Area of Influence - This is an area within which Dunes City has a legitimate interest in the decisions of other agencies and jurisdictions which may affect the City now or in the future. Portions of this area may never be included in the City and, therefore, extend beyond any projected Dunes City urban growth boundary.

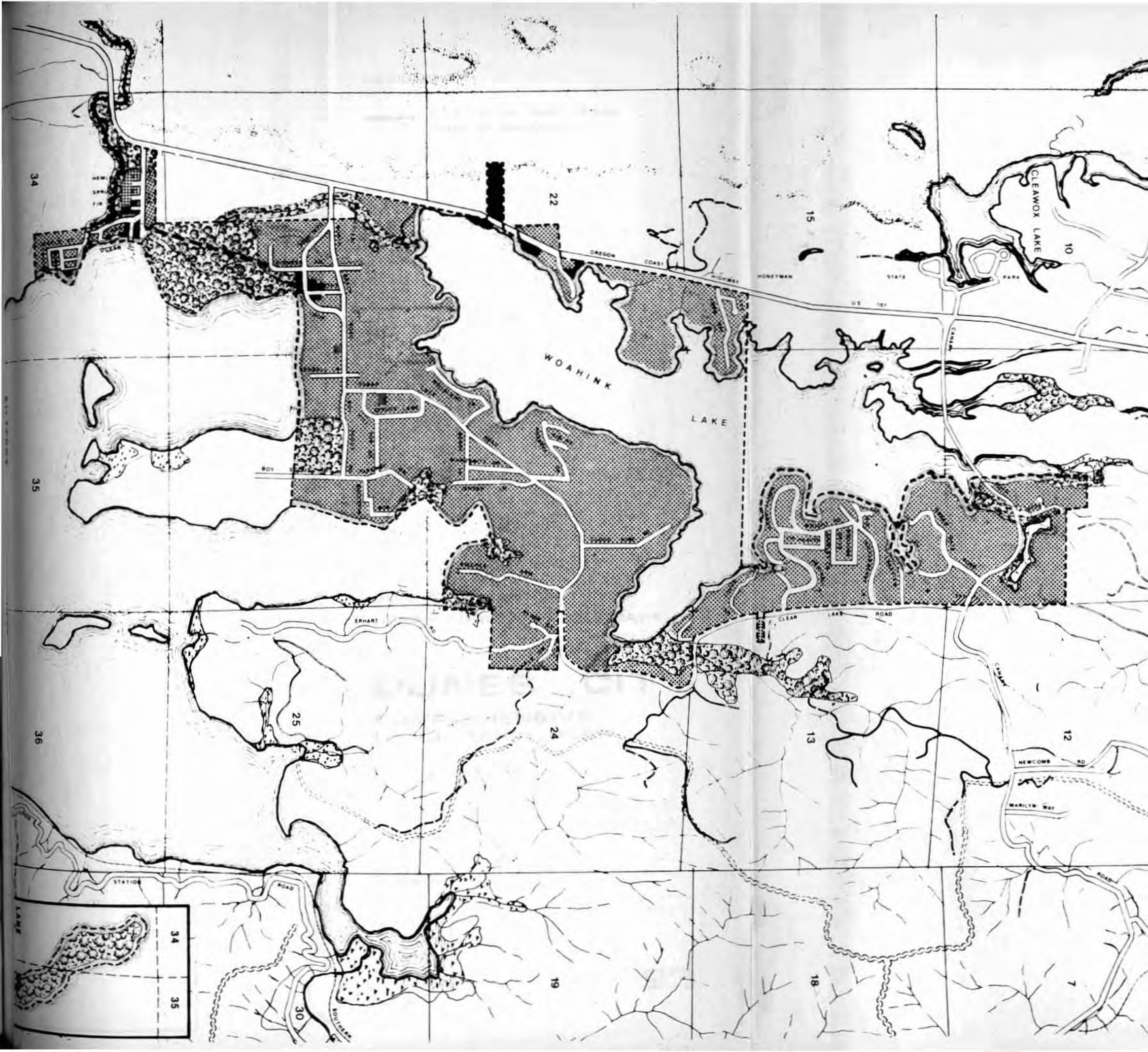
The area of influence (or interest) establishes a specific area within which it is recognized that decisions of other agencies may significantly affect the City.

Proposals for action by the county within Dunes City's area of influence should be referred to the City for review and comment; where significant issues affect the City, a process such as joint public hearings could be used.

Of particular interest to Dunes City are any proposed developments adjacent to the Dunes City limits.

- 1. The land near Westlake, which lies outside the city limits and east of Highway 101 is not included within the urban growth boundary because sufficient land is already in the City to accommodate future growth. However, this land has a strategic location with respect to Dunes City.

- a. Circulation should be planned to relate to Dunes City's streets. The land is a potential link between Westlake and North Beach. These two areas are now connected only by Highway 101. Development of this area should include a connector between Pacific Avenue and North Beach Road. Development of this area should not relate to Highway 101 in terms of strip development; this would cause additional traffic hazards.
 - b. This area has a development suitability rating of four and is largely unsuitable for development. Consisting of stabilized dunes and marshlands, it is subject to erosion if the protective vegetation is not protected.
2. An area northeast of Dunes City along Clear Lake and Canary Roads has some development and has been designated rural residential by the county.
 - a. The County's zoning for this area should be compared with Dunes City's residential zone. Uses which are more intensive than those permitted in Dunes City, should not be permitted just outside the city limits.
 - b. Provision of basic services such as roads and fire protection should be coordinated with Dunes City.
3. New commercial development in both Dunes City and Lane County along Highway 101 south of Honeyman Park should be discouraged. Any demand for new commercial uses should be channeled toward the Highway 101 Glenada area so designated in the Subarea Plan to prevent unnecessary congestion and degradation of scenic values.
4. An area one mile south at the Lane County-Douglas County line, from the ocean east to Five Mile Road in sections 5 and 8 of Township 19S, Range 11W. This area includes the southern tip of Booth Island and the southern portion of Siltcoos Lake. Uses in this area which might affect the water quality of Siltcoos Lake are of particular interest. Any development on Booth Island should be coordinated with Dunes City.



LEGEND

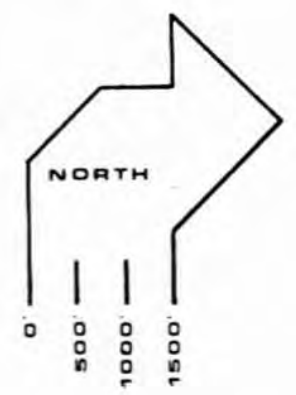
-  RESIDENTIAL
-  PUBLIC
-  COMMUNITY COMMERCIAL
-  COMMERCIAL
-  OPEN SPACE
-  NATURAL CORRIDOR
-  PEDESTRIAN TRAIL

COMPREHENSIVE LAND USE DIAGRAM

DUNES CITY
COMPREHENSIVE
LAND USE PLAN

DANIELSON
 ARCHITECTS

ONE EAST BROADWAY
 MALL WALK
 EUGENE OREGON
 97401 484 5757



LEGEND

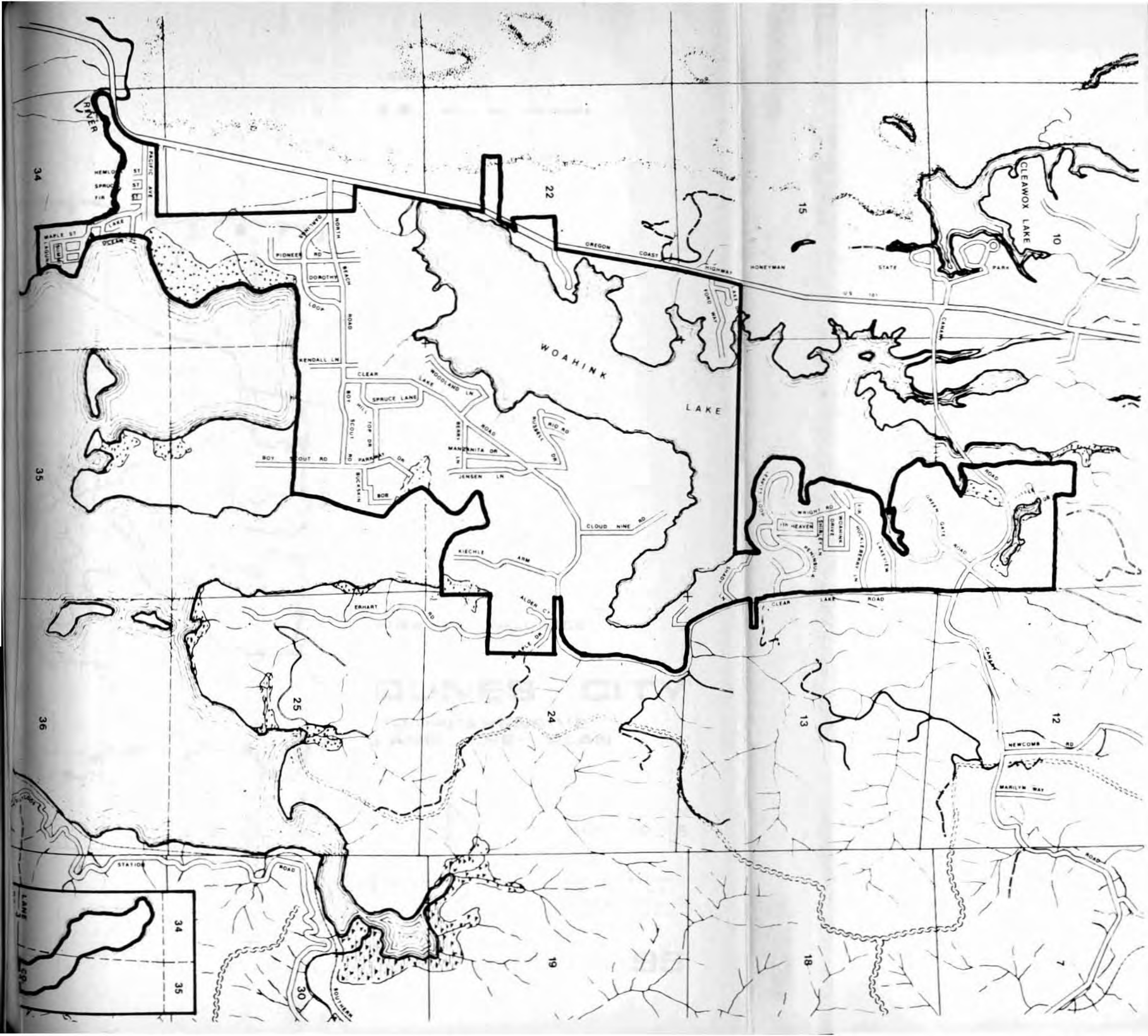
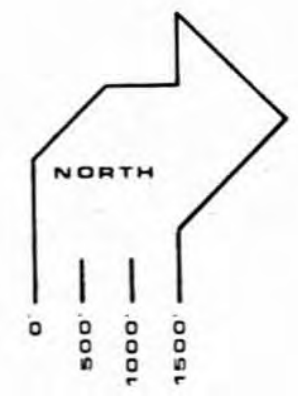
— CITY LIMITS AND URBAN GROWTH BOUNDARY *

CITY LIMITS AND URBAN GROWTH BOUNDARY

DUNES CITY
COMPREHENSIVE
LAND USE PLAN

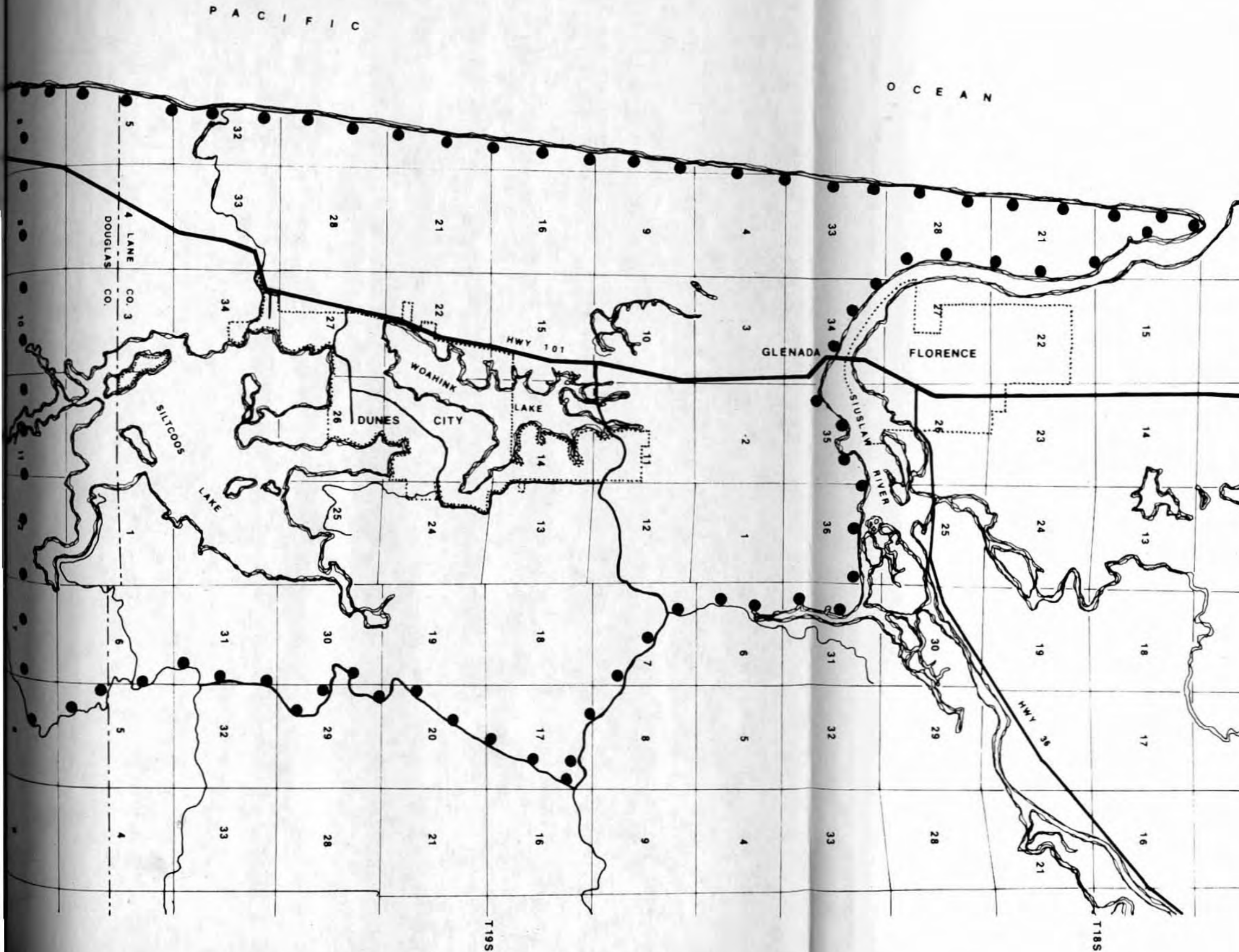
DANIELSON
ARCHITECTS

ONE EAST BROADWAY
MALL WALK
EUGENE, OREGON
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LEGEND

● ● AREA OF INFLUENCE

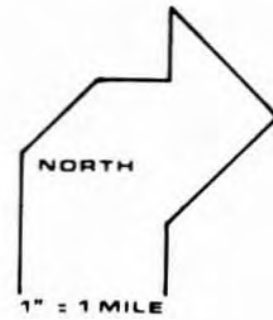


AREA OF INFLUENCE

DUNES CITY
COMPREHENSIVE
LAND USE PLAN

DANIELSON
ARCHITECTS

ONE EAST BROADWAY
MALL WALK
EUGENE, OREGON
97401 484 5757



CHAPTER G

PLAN IMPLEMENTATION

The development and adoption of a Land Use Plan is only the first step in the overall process. If a Plan is to serve as a guide for accommodating growth and change, it must also: (1) be used as a policy guide by public decision makers; (2) be implemented through the application of regulatory ordinances; and (3) be reviewed and revised periodically.

I. THE PLAN AS A GUIDE

The development, adoption, implementation and revision of a Land Use Plan constitutes the "planning process." The purpose of this process is to develop guidelines to be used by both the public and private interest in making decisions relative to land use. Land Use Plans can be used as guides in the following ways:

A. General Guide for Public Decision Making

Land Use Plans provide public governing bodies with the basis for making decisions regarding the allocation of land uses, population densities, and development standards.

Without such a guide, it is difficult, if not impossible, to make land use decisions which are economically and environmentally sound, provide compatibility among different activities and in general provide orderly change and growth.

B. General Guide for Private Decision Making

Private individuals and businesses, including large scale land developers, can effectively use a Land Use Plan to determine the best locations for carrying out their activities. The individual seeking a single homesite, the business seeking a new commercial market, and the developers seeking the most appropriate location for a housing tract can all use the Plan as a basic reference document. Since the Plan represents public policy, private decisions in accordance with it are encouraged.

Aside from being a locational guide for private decisions, the Plan provides private decision makers with a store of basic information about socioeconomic conditions, land use patterns, environmental concern and public service requirements. Use of this information will help private decision makers to understand and support public actions based on the same information. It will also alert them to the problems and needs of the community, and will provide directions through which private decisions can assist in solving the problems and meeting the needs. In these ways, the "public sector" and the "private sector" can work together to achieve common ends.

C. Guide for Providing Public Services

By indicating the direction and nature of growth and change, public bodies can program for capital improvements such as schools, roads, utilities, parks, recreation facilities, etc., in order to obtain maximum efficiency and utilization of these services.

D. Guide for Future Studies

In the process of gathering data and information for a Land Use Plan (i.e., information on population, natural resources, economics) it sometimes becomes apparent that detailed studies in specific areas are needed.

Additionally, a Land Use Plan is the first step in the development of performance standards for future land use proposals. Having identified the nature and character of an area and established policies for land use, performance standards can be used to relate particular development proposals to the natural and environmental limitations of a particular development proposals to the natural and environmental limitations of a particular site.

II. PLAN REVIEW AND REFINEMENT

This Land Use Plan Update attempts to anticipate and guide change in a manner which reflects the goals of the area's citizens, and is responsive to statewide planning goals and local environmental constraints. However, it is impossible to predict the nature and scope of all changes in an area, the types of pressures to which an area will be subjected, and the direction growth will always take.

New information on population growth, residential development trends, economic changes, etc., must be reviewed in light of the adopted Plan, discrepancies and inconsistencies eliminated, and additional goals and guidelines adopted. The Dunes City Comprehensive Plan, shall be reviewed at least every two years and updated every five years, if necessary. Amendments to the Comprehensive Plan may be adopted by the City Council at any time, upon recommendation of the Planning Commission and the Citizen's Committee for Involvement.

III. IMPLEMENTATION

In order for the Dunes City Comprehensive Plan to have any significance, it must be carried out. There are seven main ways in which the Plan can be put to use:

- City Policy
- Ordinances
- Capital Improvement Program
- Community Projects
- Citizen Participation
- Private Investment
- Intergovernmental Cooperation

A. City Policy

The Plan is adopted by the City Council as a statement of the City's basic policies. These policies are an important basis upon which decisions by the City Council are reached.

Many of the specific recommendations of this Plan are actually ways of implementing it. However, these recommendations, in most instances, require City Council action to be accomplished.

B. Ordinances

Ordinances such as zoning and subdivision control, can be utilized to guide future development so that it is in accordance with the community's objectives and future plans.

1. Zoning: The division of the City into use districts and the establishment of regulations governing permitted activities in each district.

Dunes City's Zoning Ordinance took effect in August, 1978. The Ordinance established procedures and criteria for considering zoning, rezoning, conditional use permits, temporary permits, variances, site review permits and amendments to the Zoning Ordinances.

2. Subdivision: Regulations governing the division of land within the City and establishing standards and requirements the subdivider must meet.
3. Building Codes and Permits: Regulations emphasizing structural safety and fire resistance for new construction. The most common building code adopted in Oregon is the Uniform Building Code published by the International Conference of Building Officials.

4. Abatement of Building Nuisances: Regulations whereby a City can deal with buildings that are so deteriorated as to be a nuisance. This code would allow the City to deal with existing buildings, whereas a building code would be applicable to new construction.

C. Capital Improvement Program

The City should consider various projects and decide which are most important in terms of its stated policies. The priority assigned to each project should reflect the importance of that project in working toward the community's major objective.

When the City has decided on the priority of major projects, a capital improvement program can be established. This program should indicate the estimated cost of each project, the anticipated revenues to finance them, and the timing of each one. An important aspect of this program would be the allocation of funds to maintain projects or improvements which have already been initiated.

D. Community Projects

Many possible improvements noted in the Plan can be accomplished with minimum cost by various community groups. The Volunteer Fire Department is an example of a municipal service provided by community members; capital improvements could also utilize the participation of the community. These improvements should be coordinated with the overall objectives of the City. The Plan established guidelines for beneficial cooperation.

E. Citizen Participation

One form of citizen participation was just mentioned--working on community projects. Besides this, constructive participation in Planning Commission and City Council meetings is essential if the Plan is to adequately reflect the objectives of the community.

F. Private Investment

It is important for the City that private investors who plan to build in Dunes City recognize and use the Plan as a guide. This can help the City maintain an orderly pattern of growth, while reducing the possibility of conflict between the desires of the community and private investors. Use of the Plan by private parties will be, to a great extent, dependent on how much the City uses the Plan.

G. Intergovernmental Cooperation

Cooperation between a number of governmental units and agencies will be necessary for successful implementation of the Plan. Foremost among the units of government is Lane County. In addition, close cooperation with the State of Oregon and the Forest Service will be necessary to carry out many of the policies and recommendations of the Plan.

CHAPTER H

I. KNOWN SPECIES COMPOSITION OF COASTAL LAKES

	<u>SILTCOOS LAKE</u>	<u>WOAHINK LAKE</u>
<u>I. ANADROMOUS, REQUIRE RIVER AND OCEAN ACCESS</u>		
COHO SALMON	X	X
CUTTHROAT TROUT	X	X
LAMPREY	X	
RAINBOW TROUT	X	X
SHAD	X	
SMELT	X	
STEELHEAD	X	
STRIPED BASS	X	
STURGEON	X	
SOCKEYE SALMON	X	X
<u>II. REQUIRE RIVER ACCESS</u>		
SUCKER	X	X
<u>III. REQUIRE OCEAN ACCESS</u>		
STARRY FLOUNDER	X	
SCULPIN (SOME SPECIES II, OTHERS III)	X	X
PACIFIC LAMPREY	X	
3-SPINE STICKLEBACK	X	X
<u>IV. COMPLETE LIFE CYCLE IN LAKE</u>		
BLACK CRAPPIE	X	X
BLUEGILL	X	X
BROWN BULLHEAD	X	X
CHANNEL CATFISH	X	
KOKANEE		X
LARGEMOUTH BASS	X	X
REDSIDE SHINER	X	X
SQUAWFISH	X	X
WHITE CRAPPIE	X	
YELLOW PERCH	X	X

REFERENCES: SMITH AND LAUMAN, 1972; HUTCHISON, 1965; BOND, 1951; PINTO ET.AL., 1972; LARSON, 1974.

II. BIRDS AND MAMMALS OF THE LANE COUNTY COASTAL AREA
THAT DEPEND ON OR PREFER SNAGS FOR NESTING OR DEN SITES

SPECIES

Birds

Wood Duck
Hooded Merganser
Bald Eagle
Osprey
Sparrow Hawk
Barn Owl
Screech Owl
Horned Owl
Pigmy Owl
Saw-whet Owl
Red-shafted Flicker
Pileated Woodpecker
Yellow-bellied Sapsucker
Hairy Woodpecker
Downy Woodpecker
Violet-green Swallow
Tree Swallow
Purple Martin
White-breasted Nuthatch

SPECIES

Red-breasted Nuthatch
House Wren
Bewick's Wren
Western Bluebird
Starling

Mammals

Marten
Raccoon
Flying Squirrel
Little Brown Bat
California Bat
Big Brown Bat

Snags are also important as perching sites for all the hawks and falcons.

Source: Pinto and Silovsky, 1972

III. LIST OF PLANTS COLLECTED AT SILTCOOS LAKE, LANE COUNTY, OREGON, 1954.

PTERIDOPHYTES

EQUISETACEAE

Equisetum limosum Linn. (Swamp Horsetail)

MONOCOTYLEDONS

SPARGANIACEAE

Sparganium minimum Fries (Small bur-reed)
Sparganium simplex Huds. (Simple-stemmed bur-reed)

POTAMOGETONACEAE

Potamogeton epihydrus Raf. (Nuttall's Pondweed)
Potamogeton epihydrus Raf. (Nuttall's Pondweed) Submersed leaves lacking
Potamogeton natans Linn. (Common Floating Pondweed)
Potamogeton pusillus Linn. (Small Pondweed)
Potamogeton richardsonii (A. Benn.) Rydb. (Richardson's Pondweed)

ALISMACEAE

Sagittaria latifolia Willd. (Broad-leaved Arrowhead)

HYDROCHARITACEAE

Anacharis canadensis (Michx.) Rich. (Waterweed)

GRAMINEAE

Agrostis tenuis Sibth. (Colonial Bent-grass)
Glyceria pauciflora Presl. (Few-flowered Manna-grass) 2 specimens
Panicum occidentale Scribn. (Western Panicum)
Phalaris arundinacea Linn. (Reed Canary Grass) 3 specimens

CYPERACEAE

Carex obnupta Bailey (Slough Sedge)
Carex viridula Michx. (Green Sedge)
Carex sp. (Immature)
Eleocharis palustris (L.) R. & S. (Creeping Spikerush)
Eleocharis palustris (L.) R. & S. var. *major* Sender
Scirpus heterochaetus Chase? (Pale Great Bulrush)

LEMNACEAE

Lemna minor Linn. (Lesser Duckweed)
Spirodela polyrhiza (L.) Schleid. (Greater Duckweed)

JUNCACEAE

Juncus Covillei Piper (Coville's Rush)
Like *Juncus ensifolius* Wiks., but with 6 stamens.
Juncus lescurii Bolander (Salt Rush)
Probably *Juncus lescurii* Bolander (Salt Rush) Mature fruit and basal part needed.
Appears like *Juncus nevadensis* S. Wats. (Sierra Rush)

ORCHIDACEAE

Probably *Spiranthes romanzolliana* C. & S. (Twisted Orchid)

LIST OF PLANTS COLLECTED AT SILTCOOS LAKE, LANE COUNTY, OREGON, 1954.
(continued)

DICOTYLEDONS

SALICACEAE

- Salix hookeriana* Barratt (Coast Willow)
Probably *Salix mackenziana* (Hook.) Barr. (Mackenzie's Willow)

POLYGONACEAE

- Polygonum amphibium* Linn. (Water Smartweed)
Polygonum hydropiperoides Michx. (Mild Water Pepper)
Rumex crispus Linn. (Curley-leaved Dock)

NYMPHAECEAE

- Brasenia schreberi* Gmel. (Water Shield)

CERATOPHYLLACEAE

- Ceratophyllum demersum* Linn. (Hornwort) 2 specimens

RANUNCULACEAE

- Ranunculus flammula* Linn. var. *ovalis* (Bigel.) L. Benson (Smaller Creeping Buttercup)

ROSACEAE

- Potentilla anserina* Linn. (Silver-weed) 2 specimens
Spiraea douglasii Hook. (Hardhack)

ONAGRACEAE

- Ludwigia palustris* Ell. (Water Purslane)

HALORAGIDACEAE

- Hippuris vulgaris* Linn. (Mares-tail)
Myriophyllum verticillatum Linn. (Whorled Water Milfoil)
Myriophyllum sp. (Flowers or fruit needed)

UMBELLIFERAE

- Cicuta douglasii* (DC.) C. & R. (Western Water Hemlock)

LABIATAE

- Mentha arvensis* Linn. (Wild Mint)

SCROPHULARIACEAE

- Veronica scutellata* Linn. (Narrow-leaved Speedwell)

LENTIBULARIACEAE

- Utricularia*, probably *vulgaris* Linn. (Bladderwort) Flowers needed.

CAPRIFOLIACEAE

- Lonicera involucrata* Banks (Black Twinberry)

COMPOSITAE

- Aster douglasii* Lindl. ex DC. (Douglas' Aster)
Gnaphalium palustre Nutt. (Lowland Cudweed)

(Anacharis densa was not included in the collection.)

IV. ANALYSIS OF DUNES CITY PRELIMINARY URBAN GROWTH BOUNDARY

April 5, 1979

TO: Dunes City CCI members

FROM: Gary Darnielle, Senior Planner; Becky Cannon, Assistant Planner; Dave Hess, Consultant

SUBJECT: Analysis of Dunes City Preliminary Urban Growth Boundary

Attached for your review is the analysis of Dunes City's city limits/ preliminary urban growth boundary based on projections of land use needs to the year 2000. Attachments II through VI contain background data used in developing the projections. This memo explains methodology and assumptions made in assessing future land use requirements.

METHODOLOGY

Projecting land use requirements for the urban growth boundary involves the following steps:

- Determine the amount of land needed for each land use category based on population growth to the year 2000.
- Determine the amount of vacant lands available for development.
- Determine the amount and location of lands unsuitable for development.
- Match land use requirements with lands available and suitable for development.

FUTURE LAND USE PROJECTIONS

Residential Land

The projection of residential land needs for the year 2000 is based on the following assumptions:

- An estimated 1,518 to 1,720 persons will reside in Dunes City in the year 2000. The low estimate is based on the 1977 Dunes City/county population ratio. The high estimate is based on the 1970 Dunes City/county population ratio. Please refer to Attachment I.

- Assuming 2.39 persons per household, 635 to 720 total households will live in Dunes City.
- The mix of low and medium density housing constructed between 1975 and 1978 will continue. Based on building permit data, 92 percent of new housing units will be low density and 8 percent will be medium density. Please refer to Attachment VI.
- New construction will occur at existing density levels; i.e.,

low density	1.2 units/acre
medium density	4.5 units/acre.
- Two percent of the housing stock will be vacant to ensure a healthy market.

Based on these assumptions, an estimated 188 to 275 additional units will be required to accommodate the population increase to the year 2000. An estimated 210 to 307 gross acres will be needed for the units. Please refer to Attachment III.

Other Land Use Projections

Future commercial and industrial needs are projected by an "acreage per person" method. The total number of existing acres per 100 persons in each land use category is determined and applied to the estimated population increase. Please refer to Attachment IV.

The following assumptions are used in the projection:

- The existing ratio of land use acres per 100 persons is adequate to serve the existing population.
- Local policies discouraging industrial development will continue.
- Ten percent of total undeveloped land will be reserved to allow for sufficient market choice.

AVAILABLE AND SUITABLE LANDS

Although Dunes City contains 933 vacant acres, 30 percent is not available for development. Following are criteria and assumptions used in determining the above figure.

MEMO
April 5, 1979
Page Three

Of 197 vacant, platted acres in the City, almost 30 percent is unusable for development based on the following assumptions:

- Vacant, platted lots under 1/2 acre will not be developed due to potential subsurface disposal problems.
- Vacant, platted lots without street access will not be developed.

Of 735 undeveloped acres, almost 30 percent is unsuitable for development due to the following development prohibitions:

- Slopes over 12 percent;
- Flooding problems;
- Soil restrictions for subsurface disposal systems.

SUMMARY

Dunes City's city limits appear to contain sufficient land to meet projected land use needs to the year 2000. Land use needs total 280.5 to 380 acres, leaving 275.95 to 375.45 acres within the city limits.

Attachment

Preliminary Analysis of Dunes City Urban Growth Boundary

		<u>Acres</u>
Preliminary Urban Growth Area		1,486.71
Land Unsuitable for Urban Use		220
Vacant Land Unusable for Development		56.72
Land Already Occupied		554.04
Residential	370.8	
Low Density*	362.2	
Medium Density**	8.6	
Commercial	9.94	
Industrial	0	
Public	14.54	
Quasi-Public (Boy Scout Camp)	27.72	
Right-of-way (Streets)	131.04	
Total Land Unavailable for Building		830.76
Net Buildable Land		655.95
	<u>Low</u>	<u>High</u>
Land Needed for Future Use		
Residential	210	307
Low Density*	206	300
Medium Density**	4	7
Commercial	4.9	5.7
Industrial	0	0
Vacant Land for Market Control (10% Net Buildable Land)	65.6	65.6
Total Land Needed	280.5	380
Remaining Land Within Urban Growth Boundary	375.45	275.95

*Low Density includes mobile home on single lots.

**Medium Density includes mobile home parks.

Attachment I - Population Projections

	<u>Low Estimate*</u>		<u>High Estimate**</u>	
	<u>County</u>	<u>Dunes City</u>	<u>County</u>	<u>Dunes City</u>
1970			215,401	976
1977	252,500	1,010	252,500	
1980	262,800	1,051	262,800	1,191
1985	292,500	1,170	292,500	1,325
1990	323,000	1,292	323,000	1,464
1995	352,600	1,410	352,600	1,598
2000	379,500	1,518	379,500	1,720

* Projected at 1.9%/year compounded

** Projected at 2.5%/year compounded

Attachment II - Existing Land Use*

<u>Land Use</u>	<u>Acres</u>	<u>% of Developed Area</u>
RESIDENTIAL	370.8	66.9
Low Density	362.2	
Medium Density	8.6	
COMMERCIAL	9.94	1.8
Resort/Motel	7.79	
Retail	.23	
Service	1.92	
INDUSTRIAL	0	
QUASI-PUBLIC	27.72	5
Boy Scout Park		
PUBLIC	14.54	2.6
Federal Park	12.74	
Government	.40	
Other	1.40	
STREETS	131.04	23.7
VACANT LOTS	197.46	
UNDEVELOPED LAND	735.21	
DEVELOPED AREA	554.04	
GROSS AREA	1,486.71	

DEVELOPED AREA = Gross area less vacant lots and undeveloped land.

* Acreages determined by updating L-COG's computerized land use information for Dunes City with consultant's land use survey.

Attachment III - Residential Land Use Needs

	<u>LOW</u>	<u>HIGH</u>	<u>CITY</u>	<u>COUNTY</u>
1. Assume 2000 Population	1,518	1,720		
2. Group Quarters (Subtract)	0			
3. Average Household Size				
1970			2.86	3.04
1978			2.46	2.69
2000			2.39	2.35
4. Total Households (#1 divided by #3) Assume 2% overall for healthy market.	635	720		
5. Vacancy (#4 X .02) Add to #4	13	15		
6. Total Housing Units (#4 + #5)	648	735		
7. Structure Type Split (Existing)				
Low Density	421 (92%)			
Medium Density	39 (8%)			
	<u>460</u>			
8. Projected Structure Type Split for New Construction				
Low Density	92%			
Medium Density	8%			
9. Projected Demand for New Construction (#6-#7)	<u>LOW</u>	<u>HIGH</u>		
Low Density	173	253		
Medium Density	15	22		
	<u>188</u>	<u>275</u>		
10. Existing Net Density by Structure Type				
Low Density	1.2			
Medium Density	4.5			
11. Projected Land Demand by Structure Type (# by structure type ÷ existing net density)				
Low density	144	210		
Medium Density	3	5		
	<u>147</u>	<u>215</u>		

Attachment III

(Continued)

12. Projected Gross Land Demand (Assume 30% of undeveloped land will be used for public/ semi-public uses such as roads, schools, etc.).	NET ACRES/.7 = GROSS	
	<u>LOW</u>	<u>HIGH</u>
Low Density	206	300
Medium Density	4	7
	<u>210</u>	<u>307</u>

Attachment IV

Projection of Land Area Needs to Year 2000

	<u>Acres/ 100 Persons</u>	<u>Population Increase</u>		<u>Additional Acres</u>		<u>Total Gross Acres</u>	
		<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Commercial	.88	388	590	3.41	5.2	4.9	7.4
Industrial	0	388	590	-0-		-0-	

* Specific acreages for public, semi-public and transportation uses are accounted for in the process of translating gross acres to net acres.

Attachment V

Acreage of Vacant Lots By Subdivision

<u>Subdivision</u>	<u>1/4 acre</u>	<u>1/4-1/2 ac.</u>	<u>1/2-3/4 ac.</u>	<u>3/4-1 ac.</u>	<u>1 ac.</u>	<u>Total</u>
Westlake	.96	1.54	0	2.78	7.38	12.66
Tsiltcoos Lake	2.37	5.54	5.51	.94	61.67	76.03
Tsiltcoos Heights	0	3.22	2.21	0	0	5.43
Buckskin Bob's Camp Without Access	10.03 1.55	5.47 .96	2.97 .55	.90 0	0 0	19.37
Woodland Lakes Park	0	5.07	6.74	0	2.17	13.98
Manzanita Terrace	0	0	8.84	0	0	8.84
Marogo Estates	3.89	1.65	0	0	8.83	14.37
Alderwood	0	1.4	0	0	0	1.4
View Terrace	0	.7	0	0	0	.7
Woahink Acres	.25	7.09	3.82	5.86	3.52	20.54
Fern Acres	0	4.43	7.53	.93	1.19	14.08
Little Woahink Drive (?)	0	1.53	3.5	.96	0	5.99
Woahink View	0	.55	1.12	0	0	1.67
Ford View (?)	0	.49	1.91	0	0	2.4
Crist Tract	0	0	0	0	0	0
TOTAL:	17.5	38.68	44.15	12.37	84.76	197.46

Attachment VI

Dunes City Building Permits - 1976 to 1978

	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>Total</u>
Single Family	10	8	12	30
Mobile Homes	<u>3</u>	<u>4</u>	<u>2</u>	<u>9</u>
TOTAL:	13	12	14	39

V. DEFINITION OF HOUSING CONDITION

The most complete information available on structural condition comes from assessment and taxation data provided by the Lane County Assessor. All one, two, three, and four unit structures (except mobile homes) are individually assessed at least once every six years. During this process the appraiser fills out a Residential Appraisal Characteristics (RAC) data sheet on each dwelling appraised. Physical condition of the dwelling is one of many variables on the RAC sheet. The instructions to the appraiser on how to rate condition are as follows:

Rating Description

1. (Very poor) means worn-out. Every normal repair and overhaul needed on painted surfaces, roofing, plumbing, heating, etc. Found only in extraordinary circumstances.
2. (Poor) means badly worn. Much repair is needed. Many items need refinishing or overhauling.
3. (Fair) means evidence of deferred maintenance in that minor repairs and refinishing are needed.
4. (Average) means no obvious maintenance required, but neither is everything new.
5. (Good) means everything unusually well-maintained, items having been overhauled and repaired as soon as they showed signs of wear.
6. (Excellent) means everything that can normally be repaired or refinished has just been fixed, such as new roofing, new paint, furnace overhauled, etc.

Ratings one, two, and three are considered substandard. Units rated two or three can be rehabilitated to meet housing standards.

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