

City of Depoe Bay

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GOAL 1 - CITIZEN INVOLVEMENT

Policies:

1. There shall be a continued effort to involve citizens in all phases of the planning process.
2. The opportunity shall exist for the establishment of a committee, operating with by-laws and made up of residents and property owners of the City of Depoe Bay and its urbanizing area, to act in an advisory capacity to the planning commission and city council on matters relating to land use planning.

3. Citizens, whether acting individually or as a part of a larger committee, established in the manner set forth above (2) shall be encouraged to develop information useful to the overall planing process in the city and their own neighborhoods.

4. The facts upon which planning decisions are made along with city planning policies and inventory materials shall be public information and available in the office of the city recorder.

5. Recommendations from citizens to the planning commission and the city council in matters concerning land use planning and the response of the council and planning commission to these citizen recommendations shall be a part of the planning commission's files.

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**GOAL 2 AND GOAL 14 - LAND USE PLANNING,
(GOAL 2)**

URBANIZATION, AND INTERGOVERNMENTAL COORDINATION (GOAL 14)

Goals:

1. To identify activities of land use which have an effect on the public health, safety and welfare.
2. To ensure orderly and efficient growth.
3. to establish a land use planning process and policy framework on a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Policies:

1. The Comprehensive Plan for the City of Depoe Bay will be filed in the office of the City Recorder, and Lincoln County Clerk and available in the County Planning Department.
2. The inventory information shall be referenced in the plan

and shall be available at City Hall for inspection and review and in the County Planning Department. Additional copies of inventory information may be available at City Hall.

3. Depoe Bay shall maintain an ongoing planning process that will facilitate federal agency, state agency, county and special district plans which are to be consistent with this comprehensive plan.

4. Lincoln County shall work with citizens and the cities of Lincoln County in the establishment, maintenance and amendment of urban growth boundaries. Establishment and change of the boundaries shall be based upon consideration of the following factors:

a. Demonstrated need to accommodate long-range population growth requirements consistent with L.C.D.C. goals;

b. Need for housing, employment opportunities, and livability;

c. Orderly and economic provision for public facilities and services;

- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

5. (as amended 8/20/84-ORD 115) Sewer and water services will not be provided to areas outside of the City's urban growth boundary except when:

- a. The City has made a legal commitment consisting of a contractual agreement between the City and landowners in effect prior to July, 1982; or
- b. Such services are needed to abate a health hazard identified by the State Health Division in accordance with the requirements of ORS 431.705 to 431.760; or
- c. There is a failure of an on-site sewage disposal system or contamination of a private well and said failure

or contamination cannot be remedied by reasonable alternative measures.

If services are provided under the above conditions, such service shall be limited to the needs of the rural area and use requiring service. Services shall not be provided to an intervening lands nor used as a basis to argue that an area is committed for goal exception purpose. The extension of service shall not impair the City's long-term commitment or ability to serve the area within its urban boundary.

6. Developments proposed for urban density within urban growth boundaries, but outside of City limits shall be allowed only when the respective city, special districts, and other private sector providers have agreed to provide the full range and level of public facilities at levels equal to those found within the respective city. Services shall be provided at an interim level necessary to meet demand subject to consent to annexation by the respective city.

7. Land use decisions affecting urban growth areas outside

city limits shall be made after the affected city is given the opportunity to make a recommendation. The city plan shall be considered and accommodated as much as possible.

8. Partitions and subdivisions within urban growth areas shall be planned to meet or exceed the development design standards of the affected city and the county. Public facility design shall be approved by the affected city prior to final approval.

9. Within city urban growth boundaries, subdivisions and partitions shall be to the affected city's planned urban densities.

10. Within urban growth boundaries and outside of city limits, the Lincoln County land use designations shall apply prior to annexations. After annexations, the city land use designations shall apply.

11. Lincoln County shall comment on proposed annexations when cities have provided a description of the

proposed area annexation to the county ten (10) days prior to applicable public hearings.

12. Lincoln County shall coordinate special district plans, public facility extensions and urban services delivery with cities and special districts through intergovernmental agreement.

13. (as amended 10/7/91-ORD 172,as 14.)The planning commission shall review the entire Comprehensive Plan and implementing ordinances at least upon notice from D.L. C.D. pursuant to OAR 660-19, Periodic Review. Other more limited reviews may occur at shorter intervals to address specific concerns.

14. Comprehensive Plan map and text amendments may be initiated by the city council, the planning commission, a property owner, or his/her authorized representative, or a resident of the city.

15. The adopted Comprehensive Plan text or map shall be

revised by ordinances using the following procedure:

a. All plan revisions shall be reviewed by citizen committee, should one exist. The committee shall be notified of the proposed plan revisions by the city and shall be given the opportunity to submit committee reports; containing findings, recommendations and possible alternatives, and invited to attend public hearings.

b. Proposed plan revisions shall then be presented to the planning commission for a public hearing, after which a recommendation shall be made to the city council.

c. The city council may affirm, deny or refer matters back to the planning commission for further action.

16. The city shall work with all local, state and federal agencies and special districts, owning and managing property within the city to assure coordinated comprehensive planning.

17. (as amended 10/7/91-ORD 172, as 18.)Pursuant to the federal consistency requirements of the Coastal Zone Management Act (Sec. 307), all state and federal permits

for activities covered under said act affecting land use within the city shall be reviewed by the city for compliance with the Comprehensive Plan before final disposition of the permit by the issuing agency.

18. The city shall maintain communication with local, state and federal agencies which may include the exchange of maps, data and other appropriate information.

19. During all Comprehensive Plan updates and revisions, the city shall encourage the participation of affected local, state and federal agencies and districts.

20. (added, as 21., 10/7/91-ORD 172) The City of Depoe Bay shall not consider age, gender or physical disability to be an adverse consideration in evaluating a land use decision, as defined in ORS 197.015(10), or in any other decision over which the city has control.

21. (added, as 22., 10/7/91-ORD 172) The city recognizes the establishment of an Emergency Corrections Facility

Siting Authority pursuant to ORS 179.010. The Siting Authority has the authority to make corrections facility siting decisions subject to the governor's approval. Such decisions will be binding on the city as to the approval of the site and the construction and operation of a corrections facility.

22. (added, as 23., 10/7/91-ORD 172) Exceptions process. Exceptions from State Goals and Guidelines requirements for specific properties shall be considered by the city upon petition by the property owner to the city council, or as initiated by the city council. The following criteria have been determined:

- a. Reasons for exception justify why the state policy embodied in the Goals should not apply;
- b. Areas which do not require a new exception cannot reasonably accommodate the use;
- c. The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site are not significantly more adverse than would typically result from the same proposal being located

in other areas requiring a goal exception;

d. the proposed uses are compatible with other adjacent uses or will be so through measures designed to reduce adverse impacts;

e. The proposed exception satisfies all requirements of current Oregon Statutes and Administrative Rules pertaining to Goal exceptions.

23. (added, as 23., 12/3/02-ORD 260) Limited Land Use.

The purpose of the limited land use zone is to limit the list of permitted uses and general activities allowed in the underlying zone. The limited land use zone is an overlay zone which requires a text and map amendment in accordance with establishing zoning ordinance standards and procedures.

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GOAL 3 - AGRICULTURAL LANDS

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GOAL 4 - FOREST LANDS

Goal:

1. To conserve forest lands.

Policies:

1. Depoe Bay shall recognize the potential conflicts resulting from the uses of adjacent forest and residential lands.
2. When pesticide spraying occurs on forest lands adjacent to lands within the urban growth boundary, buffer strips equivalent to those required adjacent to class I streams under the Oregon Forest Practices Act shall be required.
3. Commercial timber management will, at a minimum, adhere to the requirements of the Oregon Forest Practices Act.

4. Industrial forest lands (corporate or public ownership) as identified in the Comprehensive Plan inventory and located within the urban growth boundary for the City of Depoe Bay shall be conserved and employed for forest uses until such time that those lands are needed for urban uses and those urban uses cannot be accommodated elsewhere within the city or urban growth area.

5. Forest lands located within the city's urban growth area shall be retained for forest uses and low density residential development where these forest lands occur in areas of extreme natural hazards, excessively steep slopes, and provide for buffer and critical wild life habitat and safeguard against damage to property and human life.

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GOAL 5 - NATURAL AND AESTHETIC RESOURCES

Goals:

1. To preserve Depoe Bay's character as a coastal fishing resort village.

2. To preserve and protect the natural and aesthetic resources that are the basis for Depoe Bay's visitor-oriented economy.

Policies:

1. The Depoe Bay planning commission shall assume at least the following functions:
 - a. To review all new development proposals, whether residential or commercial, to determine if siting and major design elements are compatible with the existing character of the Depoe Bay area.

 - b. To develop long-range criteria for the city council which would help to maintain and enhance the coastal fishing resort village character of Depoe Bay.

 - c. To review both aesthetic and engineering aspects of traffic control and parking provisions in the development or redevelopment of commercial buildings.

d. To maintain the Design Review Committee for administration of the sign ordinance of Depoe Bay.

e. (added 5/24/82-ORD 90)To review all proposals for modification or alteration to structures designated in the Inventory as having historical significance. The Planning Commission shall:

1) Determine whether proposed use is compatible with historic nature of the structure.

2) Determine whether proposed alteration to the exterior of the structure will maintain its historic value.

2. Depoe Bay shall require the preservation and, wherever possible, the enhancement and restoration of a buffer strip of vegetation along all shorelines.

3. Areas of particularly outstanding visual quality shall be designated as such; land uses shall be managed so as not to interfere with such qualities.

4. The forest corridor along Highway 101 from approximately the junction of South Point Road to the

southern edge of Whale Cove shall be retained, where possible.

5. Prior to allowing the removal of mineral and aggregate resources within the incorporated area, Depoe Bay shall require findings which take into consideration the possible economic and environmental impacts of such removal.

6. Publicly owned lands including street rights-of-way will be examined for their potential open space value or other public use before their disposition.

7. The City of Depoe Bay shall cooperate with the Lincoln County Historical Society, the State Advisory Committee on Historical Preservation and other knowledgeable persons or agencies in the identification and preservation of historically or culturally important resources.

8. The City of Depoe Bay recognizes the potential alignment of the Oregon Coast Trail down Highway 101 and will coordinate development with the State Recreation

Trails Advisory Committee.

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GOAL 6 - AIR, LAND AND WATER RESOURCES

Policies:

1. The City of Depoe Bay shall manage both the municipal water systems and waste water treatment system in accordance with all applicable state and federal water quality regulations and standards.
2. The City of Depoe Bay shall work with Lincoln County and the Lincoln County Solid Waste Advisory Committee in developing and maintaining a solid waste disposal management plan.
3. The City of Depoe Bay shall work with Lincoln County and the County Solid Waste Advisory Committee in gaining the approval of a solid waste disposal site convenient and

economic to Lincoln County residents.

4. The City of Depoe Bay recognizes and supports the authority and responsibility of the Oregon Department of Environmental Quality in managing the waste and process discharges of existing and future industrial and commercial development.

5. The City of Depoe Bay shall cooperate with the ODEQ to ensure the maintenance of the excellent air quality within the planning area.

6. New industrial and heavy commercial uses that typically generate high noise levels shall be prohibited in existing residential neighborhoods.

7. The City of Depoe Bay shall comply with all applicable state and federal environmental standards governing air and noise pollution and solid waste management.

8. (as amended 10/7/91-ORD 172) The City of Depoe Bay

shall include updated water quality information within the Comprehensive Plan inventory during State mandated Periodic Reviews or during limited reviews pertaining to city water supply if such information is available from the Oregon Department of Environmental Quality or other certifiable source.

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GOAL 7 - NATURAL HAZARDS

Goals:

1. To protect life and property from natural disasters and hazards.
2. To provide for adequate safeguards for land uses in areas of natural hazards.

Policies:

1. Depoe Bay shall require the provision of adequate

safeguards before permitting development in identified areas of known or suspected natural hazards.

The city shall maintain current mapping of known or suspected hazards based upon data included in the Department of Geology and Mineral Industries Bulletin #81. The Environmental Geology of Lincoln County, Oregon, 1973; and RNKR Associates, Environmental Hazards Inventory, Coastal Lincoln County, Oregon, 1978 and other unpublished or otherwise verifiable and reliable sources. This data and mapping shall serve as an overlay to the official zoning maps of the city and alert the city recorder, planning commission or building inspector to either review proposed development in such hazard areas or to require further professional evaluation of the constraints to development that the hazards pose, and the safeguards that may be required to overcome such hazards.

2. Depoe Bay shall require development in areas subject to flooding to comply with the requirements of the U.S.

Department of Housing and Urban Development Flood Insurance Program.

3. Depoe Bay shall prohibit permanent structures or fills in areas mapped as floodways.

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GOAL 8 - RECREATION

Goals:

1. To provide for the recreational needs of the citizens of Depoe Bay and its visitors.

2. To recognize and preserve the unique recreational character of the community.

Policies:

1. Depoe Bay shall encourage the Oregon State Parks and

Recreation Division to maintain existing parks and, where appropriate, develop new parks.

2. Depoe Bay shall ensure that existing public access points to the ocean are improved and well marked.

3. Depoe Bay shall encourage the Oregon State Parks and Recreation Division to expand park system lands which are contiguous to existing holdings, or which are designated as suitable recreation sites.

4. Depoe Bay supports the proposed state recreation hiking and biking trails and shall encourage siting and engineering of such trails which minimizes conflicts with parking and vehicular traffic.

5. Depoe bay shall encourage, through cooperation with Lincoln County, the improvement of the county park adjacent to the inner harbor and within the city limits.

6. Depoe Bay shall consider, budget for and acquire small

neighborhood parks (when) resources and properties become available. Depoe Bay shall encourage public or private donations of suitable park sites and facilities.

7. Depoe Bay shall designate appropriate sites for neighborhood park development.

8. Depoe Bay shall encourage the Bureau of Land Management to develop a day-use park primarily for the residents of the community.

9. Depoe Bay shall encourage the dedication of public park sites in conjunction with residential subdivision.

10. (added 10/7/91-ORD 172) The City of Depoe Bay shall cooperate with and encourage the Oregon Highway Department Parks Division in the development of a State Parks Master Plan, consistent with the maintenance, creation or enhancement of current or proposed State-owned parks.

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GOAL 9 - THE ECONOMY

Goals:

1. To enhance the economic growth of the city while preserving natural resources and character that make Depoe Bay the unique community it is.
2. To allow for commercial and light industrial growth and to encourage continuance of the existing commercial and charter fishing industry.

Policies:

1. Depoe Bay shall encourage additional tourist commercial development to the degree that supporting services are available.
2. Depoe Bay shall foster additional development through:

a. The provision of affordable housing for the labor force.

b. Cooperation with local businesses and citizens in the provision of adequate parking.

3. Depoe Bay shall set aside sufficient land to accommodate suitable tourist-commercial and light industrial activity.

4. Depoe Bay shall make adequate provisions for the designation of lands east of Highway 101 for commercial uses.

5. (added 10/7/91-ORD 172) The City of Depoe Bay shall develop a Waterfront Development Master Plan to allow for effective and efficient development consistent with the character and potential of Depoe Bay. The city shall work with local, state and federal groups or agencies in developing the plan.

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GOAL 10 - HOUSING

Goal:

1. To provide for the housing needs of the (year-around and seasonal) residents of the community.

Policies:

1. Depoe Bay shall encourage the development of affordable housing within the city using the following methods:

- a. Areas suitable for high density residential development shall be planned and zoned for such use.
- b. Areas suitable for the development of mobile home parks, mobile home subdivisions and the placement of mobile homes on individual lots shall be planned and zoned for such use.
- c. Planned developments using a cluster design should

be considered an appropriate use of the land in areas of the city where retention of open space is desirable and needed. Residential density may be increased within the overall planned development as an incentive to achieve this policy.

2. Housing development approval shall be subject to the availability of public services and facilities.

3. Depoe Bay shall encourage the rehabilitation of existing dwellings.

4. (added 10/7/91-ORD 172) The City of Depoe Bay shall amend and update the housing needs included in the Inventory when information from Lincoln County Assessor's office becomes available.

5. (added 12/16/96-ORD 234) The City shall preserve and enhance the qualities that contribute to the character and livability of its residential areas. These qualities include limited traffic disruptions, uncongested streets and a low

level of noise and activity. The City finds that transient occupancy of dwelling units constitutes a visitor oriented commercial use of property that is injurious to the residential environment of the City's residential areas. In order to maintain the residential character and livability of its neighborhoods and prevent adverse and virtually unmitigatable effects on residential uses in such neighborhoods, including, but not limited to increased levels of vehicular traffic, parking congestion and levels of noise detrimental to surrounding residential uses and the general welfare of the City and creation of a transitory character to the City, the City shall prohibit the use of dwellings for transient occupancy. This policy shall be implemented by prohibiting the creation of new transient occupancy of dwelling units and the phasing out of the existing short-term rental use of dwelling units.

6. (added 12/16/96-ORD 234) The City shall preserve and enhance the existing stock of permanent housing in residential areas by prohibiting its conversion to visitor oriented commercial uses such as the transient occupancy

of dwelling units for remuneration.

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GOAL 11 - PUBLIC FACILITIES AND SERVICES

Goals:

1. To plan for capital improvements for public services and facilities.
2. To promote, on an equitable basis, the highest level of services the citizens are willing to support.

Policies:

1. Development outside of the incorporated area of the city but within the Depoe Bay Urban Growth Boundary shall be provided with water, sewer and street systems which meet or exceed the design standards of the city. The cost of the construction and extension of such facilities shall be borne

by the property owner, not the City of Depoe Bay.

2. Depoe Bay shall continue to rely on the Lincoln County Sheriff's Department and the Oregon State Police for protection until such time that the city provides such services.

3. Depoe Bay shall encourage urban density development to take place first in the areas already being served by water and sewer facilities, then in areas where service can be provided simply by extending the lines (no additional pumps or storage facilities required).

4. Future development shall provide funding for necessary increased services.

5. The following public services and facilities shall be given priority in the allocation of funds as such funds become available:

a. Consolidation of public offices and services.

b. Street development, improvement and maintenance.

- c. Surface water drainage.
- d. Law enforcement and police protection.
- e. Library services.
- f. Public restrooms.
- g. Street lighting; traffic signs and signals.
- h. Downtown parking.
- i. City recreation facilities.
- j. Water quality.

6. The Depoe Bay city council and planning commission shall ensure that the plans for the provision and extension of public facilities and services as prepared by the city, the harbor commission, water board, fire district, school district, and other providers, both public and private, are cost effective and take into account the timing needed both for planning and implementation.

7. Depoe Bay shall reserve sufficient lands for the expansion of service treatment facilities and for the appropriate screening of such facilities.

8. (as amended 8/20/84-ORD 115, 12/1/98-ORD 247)

Sewer and water services will not be provided to areas outside of the city's urban growth boundary except when:

a. (as amended 12/1/98-ORD 247) The city has made a legal commitment consisting of a contractual agreement between the city and landowners in effect prior to July, 1982; or upon dissolution of the Miroco Water District, service to properties either within the dissolved district boundaries or to properties where the district made legal commitments for service prior to July 1, 1998.

b. Such services are needed to abate a health hazard identified by the State Health Division in accordance with the requirements of ORS 431.705 to 431.760; or

c. There is a failure of an on-site sewage of disposal system or contamination of a private well and said failure or contamination cannot be remedied by reasonable alternative measures.

If services are provided under the above conditions, such service shall be limited to the needs of the rural area and use requiring service. Services shall not be provided to an intervening lands nor used as a basis to argue that an area

is committed for Goal exception purpose. The extension of service shall not impair the city's long-term commitment or ability to serve the area within its urban growth boundary.

9. Where possible, utility services shall be installed in looped systems, instead of one-way, dead-end configurations.

10. Roads created through the partitioning of lands shall be designed to tie into existing grids, where practical.

11. Depoe Bay shall designate lands suitable for development of off-street public parking facilities and shall require new development to provide for such off-street parking.

12. (as amended 10/7/91-ORD 172) The City of Depoe Bay shall rely on the Lincoln County School District for the provision of public education. The city supports all efforts to enhance and improve educational facilities in Lincoln county and continued busing of Depoe Bay students. The

city supports the concept of developing additional Lincoln County School facilities within Depoe Bay.

13. The City of Depoe Bay shall require that plans for the control of surface water drainage be included with all requests for subdivision, major partitions and planned unit developments.

14. The City of Depoe Bay shall continue as budget allows to inspect and repair portions of the city's waste water collection system subject to ground water and storm water infiltration and inflow.

15. The City of Depoe Bay shall continue to work with the Gleneden Beach Sanitary District to ensure that the Depoe Bay waste water treatment facility is of sufficient capacity to meet the demands of area population growth. At such time as Gleneden Beach Sanitary District reaches 95% of its contract capacity, the City of Depoe Bay, in cooperation with the Gleneden Beach Sanitary district shall initiate studies and plans for needed expansion.

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GOAL 12 - TRANSPORTATION

Goals:

1. To plan for a safe, convenient and economic transportation system.
2. To develop a transportation system which enhances the local economy.
3. To reduce the accident rate on roads within the city.
4. To explore alternative energy conserving transportation modes.

Policies:

1. The Depoe Bay transportation plan shall be consistent with state transportation and the Lincoln County

transportation plan.

2. The City of Depoe Bay shall work with the Lincoln County Road Committee in review of improvements to the state and county highway system within the city and Lincoln County for consistency with this Comprehensive Plan.

3. The City of Depoe Bay as a part of its transportation plan shall designate roads as arterials, collectors and minor streets to which the following will apply:

a. Arterials shall provide regional access between communities and areas of the county and state.

1) Access to major arterials shall be via fully improved streets.

2) Development adjacent to arterials shall provide through access via collectors or residential rights-of-way to adjacent developable areas.

b. Collector roads shall provide access to arterials, community centers, resource areas and residential areas.

c. Residential roads shall provide access primarily to

residential areas.

d. Existing rights-of-way shall be used where appropriate and future needed rights-of-way shall be designated to improve the safety of vehicular circulation within the city and county.

4. The City of Depoe Bay shall work with Lincoln County and other jurisdictions, agencies, and private enterprise to improve access from Depoe Bay to other areas and within the county by encouraging:

a. Improved bus transportation for residents and the transportation disadvantaged;

b. Improvement and maintenance of marine facilities where appropriate, such as docks, jetties, and channels;

c. Designation and improvement of inter- and intra-city pedestrian and bicycle routes.

5. Proposals to locate high voltage electrical transmission lines and high volume natural gas or oil pipelines within the city shall be reviewed by the planning commission and/or the city council.

6. The review shall take into consideration land uses along and adjacent to these transmission corridors, weighing public benefit, environmental safety, fish and wildlife habitat and the economy of alternative proposals.

7. Transmission lines and pipelines serving and linking residential, commercial, and industrial uses shall be located along common corridors where feasible. The location of these corridors and uses located within should be mapped as a matter of key public information.

8. The City of Depoe Bay shall explore the possibilities of establishing a commercial bus terminal within the city.

9. (added 10/7/91-ORD 172) The City of Depoe Bay shall allow emergency repair or alterations on the Depoe Bay bridge by the State Highway Division or their authorized representative upon notification that such repair or alteration is found to be necessary to insure continued safe vehicular pedestrian crossing.

10. (added 10/7/91-ORD 172) The City of Depoe Bay shall encourage and cooperate with local, state or federal agencies in the development of transportation plans which provide for the preservation, aesthetic enhancement and continued safe operation of transportation routes within the city of Depoe Bay planning area.

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GOAL 13 - ENERGY CONSERVATION

Goal:

1. To promote and encourage energy conservation within the City of Depoe Bay.

Policies:

The City of Depoe Bay:

1. Shall maintain energy conservation standards for all buildings which meet the uniform building code;
2. Shall consider ways to conserve energy in its public buildings;
3. Shall promote the use of existing energy conservation programs in the area of housing (see Housing Section Inventory);
4. Shall develop a pedestrian access plan that will encourage foot traffic from the city's residential areas to commercial and recreational areas.
5. Shall encourage the use of planned unit developments and of other energy efficient housing designs.

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GOAL 16 - ESTUARINE RESOURCES

Goals:

1. (added 10/7/91-ORD 172) To recognize and protect the unique economic, social and environmental resource capabilities of Depoe Bay estuary.

Policies:

1. (added 10/7/91-ORD 172) The City of Depoe Bay shall implement and maintain a Depoe Bay Estuary Plan consistent with Goal 16 Estuarine Resources requirements for Shallow Draft Development Estuaries.

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GOAL 17 - COASTAL SHORELANDS

Goals:

1. To recognize the value of coastal shorelands for protection and maintenance of water quality, fish and wildlife habitat, water dependent uses, economic resources and recreation and aesthetics and to conserve those values.

Policies:

1. Depoe Bay shall require that all construction on oceanfront properties be sufficiently set back to ensure that natural erosion will not threaten the structure during its expected lifetime. Such setbacks shall conform to the recommended minimums as established in Environmental Hazard Inventory, Coastal Lincoln County, Oregon, RNKR Associates, 1978.

2. Depoe Bay shall prohibit the removal of vegetation necessary for stabilization of the shoreline.

The city shall develop and administer a permit system for projects proposing the removal of significant amounts of vegetative cover where such activity may increase the risk

of natural hazards such as landslides or soil erosion due to storm water, runoff, wave or wind erosion. This policy does not apply to lands in commercial forest use and subject to the requirements of the Oregon Forest Practices Act.

3. Public access to the ocean shall be provided as new development occurs. Such access points shall be clearly marked and maintained. Development along the shoreline shall retain to the maximum extent possible the public's visual access to the ocean.

4. The City of Depoe Bay shall identify all lands especially suited for water dependent and water-related uses. Those lands suited for future water-dependent and water-related uses shall be reserved for those uses.

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GOAL 19 - OCEAN RESOURCES

Policies:

The City of Depoe Bay:

1. Will cooperate with all local, state and federal agencies which have planning permit or review authority over coastal land and waters and whose policies and regulations therefore have a corresponding effect on coastal land and water use plans and implementing ordinances;

2. Will work with Lincoln County in cooperation with the appropriate local, state and federal agencies charged with assessing on-shore impacts of outer continental shelf oil and gas development on marine fisheries development;

3. Shall coordinate its on-going planning efforts with state and federal agency plans for the development of ocean resources.

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