

**WALDPOR CITY COUNCIL
OCTOBER 8, 2015
MEETING NOTICE AND AGENDA**

The Waldport City Council will meet at 2:00 p.m. on Thursday, October 8, 2015 in the City Council Meeting Room, 125 Alsea Highway to take up the following agenda:

1. CALL TO ORDER
2. MINUTES: *August 13, 2015 & September 10-12 Open Space Charrette Meeting Summary*
3. PUBLIC COMMENTS/PRESENTATIONS
 - A. *Presentation by "My Sister's Place"*
 - B. *Proclamation - Domestic Violence Awareness Month*
4. PUBLIC HEARING: *Appeal of Planning Commission Decision for Case File #1-PC-PD-15 - Weber Investments LLC Application for Planned Development*
5. DISCUSSION/ACTION ITEMS
 - A) *Consideration of Petition for Vacation of Dream Harbor Phase 1 Planned Development*
 - B) *Consideration of Adoption of Resolution for Update to Lincoln County Multi-Jurisdictional Natural Hazard Mitigation Plan*
 - C) *Receipt of Annual Audit for FY 2014-2015*
 - D) *Review of Recent Changes in PERS*
 - E) *Other Issues*
6. COUNCIL COMMENTS AND CONCERNS
7. REPORTS:
 - City Manager**
 - Public Works Director*
 - City Librarian*
 - City Planner*
 - Code Compliance Officer*
8. EXECUTIVE SESSION: *Pursuant to ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.*
9. ACTIONS, IF ANY, FROM EXECUTIVE SESSION
10. GOOD OF THE ORDER
11. ADJOURNMENT

The City Council Meeting Room is accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall, (541)264-7417, during normal office hours.

* Denotes no material in packet

Notice given this 2nd day of October, 2015 - Reda Q. Eckerman, City Recorder

**WALDPOR CITY COUNCIL
AUGUST 13, 2015
MEETING MINUTES**

1. CALL TO ORDER AND ROLL CALL: Mayor Woodruff called the meeting to order at 2:00 p.m. Mayor Woodruff and Councilors O'Brien, Christenson, Gates, Campbell, Cutter and Holland answered the roll. A quorum was present.

2. MINUTES: The Council considered the minutes from the July 9 meeting. Councilor Holland **moved** to approve the minutes as presented. Councilor O'Brien **seconded**, and the motion **carried** unanimously.

3. PUBLIC COMMENTS/PRESENTATIONS: Laurie Meredith addressed the Council regarding issues of development and rental houses in the Norwood neighborhood, noting that problems can arise when occupants are not owners and reminding the Council that they, and the Planning Commission, have the ability to influence some aspects of development. Dennis Meredith addressed the Council regarding clearcutting of property near their homes in the Norwood area, noting the effect that the removal of some trees had on those remaining, which included damage to neighboring properties. Joan Quill read a letter of concern on behalf of the Norwood Heights Homeowners Association into the record, regarding a recent land-use decision made by the Planning Commission and the appeal process. The Association was asking for a waiver of fees for the appeal, noting that the Development Code allowed for such a waiver on a City Planner decision but not on a Planning Commission decision. The Council discussed the request. Councilor Campbell **moved** that, in this specific instance, the City would not waive the fee, but would have staff track time and costs of the process and refund any difference if the expense did not exceed \$540. Councilor Christenson **seconded**, and the motion **carried** unanimously.

4. DISCUSSION/ACTION ITEMS:

A. Memorandum of Understanding for South Lincoln County Art Mosaic Planter Project: Heidi Lambert addressed the Council regarding the project. Councilor Cutter expressed hesitation in entering into an MOU for something that may deteriorate and need to be replaced. Ms. Lambert responded that the design of the mosaics should ensure that they last as long as the planters do. Councilor Gates was concerned that the removal of the planters may result in blank spots along Highway 101, and City Manager Kemp responded that the remaining planters would be redistributed. Ms. Lambert added that it was their hope that the project would continue and that more of the planters would have mosaic designs. Councilor Holland **moved** to approve signing the MOU. Councilor Christenson **seconded**, and the motion **carried** unanimously.

B. Approval of Resolution Authorizing a Loan for Purchase of Relocated Public Works Facility: City Manager Kemp explained that the State of Oregon required a resolution to authorize the loan for the purchase of the property on Crestline Drive. Councilor Cutter **moved** to approve Resolution 1203. Councilor Gates **seconded**, and the motion **carried** unanimously.

C. Approval of Surplus Property Resolution: City Manager Kemp explained that the resolution was intended to memorialize the decision included in the approved budget, and that the transaction had already taken place. Discussion ensued, and the Council asked for a report on the process of the transaction at its next meeting. Councilor Campbell **moved** to approve Resolution 1204. The motion was **seconded** and **carried** unanimously on a voice vote.

D. Marijuana Update: City Manager Kemp explained that the materials in the packet were for the Council's information. He noted the key date of October 1st if the desire of the Council was to opt out of allowing recreational marijuana sales. There was also the question of taxation of recreational marijuana. Currently the City does have a taxation ordinance, but the percentage is set at 0. Discussion ensued regarding the use for tax revenues, either from State Revenue Sharing or local taxation. No actions were taken.

E. Library Board Appointment: The Council reviewed the letter of interest from Brian Fodness. Councilor Cutter **moved** to appoint Mr. Fodness to the Library Board for a term ending June 30, 2019. Councilor Holland **seconded**, and the motion **carried** unanimously.

F. Planning Commission Vacancies: The Council accepted the resignations of Dave Gordon and Brian Egan from the Planning Commission.

G. Other Issues: None.

5. COUNCIL COMMENTS AND CONCERNS: Councilor Campbell mentioned that a concern had been expressed at the last Chamber meeting about the light not working on the south "Welcome to Waldport" sign. Public Works Director Andry indicated that this was a new fixture that was currently being worked on. Councilor Gates suggested that the Council consider setting aside monies for a City pool facility. A brief discussion ensued regarding the desire for such a facility, and the costs involved. Councilor Cutter noted that he would be attending the Economic Summit in Grande Ronde, and City Manager Kemp indicated that he would probably not be going, due to a conflict in scheduling.

6. REPORTS: The reports from the Public Works Director, City Planner and Code Compliance Officer were included in the packet materials. City Manager Kemp gave a review of the process for the upcoming Open Space charrette, indicating that the City has been advertising the workshop by several different means, including Facebook and public postings. He mentioned that agendas will also be distributed once they are completed. The County will be looking at installing a couple of crosswalks and doing some striping to help delineate safer walking areas from Range Drive out to the school. Discussion ensued regarding the eventual installation of sidewalks and Councilor Cutter suggested that the City might want to eventually consider scheduling a meeting with residents up there to talk about sidewalks and how their properties may be impacted.

7. EXECUTIVE SESSION: At 3:32 the Council adjourned into Executive Session pursuant to ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. The topic of discussion was the water tank rehabilitation project. At 4:15 p.m., the Council meeting was reconvened.

8. ACTIONS, IF ANY, FROM EXECUTIVE SESSION: None.

9. ADJOURNMENT: At 4:18 p.m., there being no further business to come before the Council, the meeting was adjourned.

Respectfully submitted,



Reda Q. Eckerman, City Recorder

APPROVED by the Waldport City Council this ____ day of _____, 2015.

SIGNED by the Mayor this ____ day of _____, 2015.

Susan Woodruff, Mayor

**OPEN SPACE CHARRETTE
SEPTEMBER 10-12, 2015
MEETING SUMMARY**

The City of Waldport held a 3-day workshop on potential uses for the approximately 12-acre property bordered by Highway 34 and Crestline Drive, previously the site of the Waldport High School. Through an agreement with FEMA, the School District agreed to vacate the property and build a new facility out of the tsunami zone. FEMA requirements restrict the use of the property, and the School District and the City have been working to determine uses that would fit within the tenets of the agreement.

The workshop was comprised of several sessions throughout the three days, beginning at 8:30 a.m. on Thursday, September 10 at the "Shelter Me" building, 265 Bay Street, Waldport. The Thursday session ended at 5:00 p.m., and an evening session was held from 7:00 p.m. to 9:00 p.m. The Friday session began at 8:30 a.m. at the "Shelter Me" building, and ended at approximately 3:00 p.m. The Saturday session began at 8:30 a.m. at Waldport City Hall, 125 NW Alsea Highway, Waldport, and ended at about 1:30 p.m.

The following persons attended the various sessions: Facilitators Frank Fuller and Heidi Sokolowski from Urban Field Studio, Abe Farkas from ECONorthwest, and Evan Corey from Nelson-Nygaard; City Staff Larry Lewis, Kerry Kemp, Scott Andry, Reda Eckerman; City Council Members Susan Woodruff, Pauline Gates, Bob O'Brien, Jack Christenson, Dann Cutter, Mark Campbell; Agency representatives and members of the public Kama Alamasi, Don Anderson, Eva Bortnick, Amy Boynton, Matt Carter, Dale Clark, Rachel Cotton, Port of Alsea representative Roxie Cuellar, Greg Dunn, Brian Eckerman, Brian Fodness, Dutch Fortmeyer, State Representative David Gomberg, ODOT representative Valerie Grigg Devis, Jan Hansen, Laura Hauert, Rod Helms, Meredith Howell, County Commissioner Doug Hunt, LCSD representative Tim Kaufman, Heide Lambert, David Loew, Jane Margulis, Dean Marshall, Senitila McKinley, Tony Ogden, Michelle O'Neil, Pat O'Neil, David Peltier, DLCD representative Dave Perry, Diana Pinto, Jiah Quayle, Diane Ramirez, Amanda Remund, Ron Remund, Chasati Ritchey, John Ritchey, Verla Ritchey, Alison Ryan, Leon Sterner, Michael Stout, Steve Waterman, Gail Weeks, Ray Woodruff.

The workshop included a walking tour of the property on Thursday, September 10, followed by a roundtable discussion of potential uses, amenities, access and funding. Further roundtable discussions were held on Thursday evening and again during the Friday session. On Saturday, the presenters provided a draft conceptual plan utilizing some of the ideas that had been discussed at the Thursday and Friday sessions. It was determined that further workshops will be scheduled to allow for additional input and refinement.

Due to the workshop, there was no regular Council meeting held in the month of September.

Respectfully submitted,



Reda Q Eckerman, City Recorder



City of Waldport

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PROCLAMATION

*****HEAR YE*****HEAR YE*****HEAR YE*****

WHEREAS. 1 in every 4 women will experience domestic during her lifetime; and
WHEREAS. when a family member is abused, it can have long-term damaging effects on the victim that also leave a mark on family, friends, and the community at large; and
WHEREAS. domestic violence is widespread and crosses all economic, racial, gender, educational, religious, and societal barriers and is devastating to society as a whole, but particularly women and children; and
WHEREAS. violence against women and children is a prevalent social iss due to the historical imbalance of power in gender and age; and
WHEREAS. the crime of domestic violence violates an individual's privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic control and/or abuse; and
WHEREAS. victims should have help to find the compassion, comfort and healing they need, and domestic abusers should be punished to the full extent of the law; and
WHEREAS. victims of violence should have access to medical and legal services, counseling, transitional housing, and other supportive services so that they can escape the cycle of abuse; and
WHEREAS. it is battered women themselves who have been in the forefront of efforts to bring peace, equality, and healing to our homes and communities;

NOW THEREFORE. in recognition of the important work done by domestic violence programs and victims' service providers, I, Susan Woodruff, Honorable Mayor, do hereby *PROCLAIM THE FOLLOWING:*

THAT. the month of October, 2015 be declared as *DOMESTIC VIOLENCE AWARENESS MONTH*, and urge our citizens to actively participate in the scheduled activities and programs sponsored by the Community Partners to work towards the elimination of personal and institutional violence against women and girls.

SIGNED. this 8th day of October, 2015.

Susan Woodruff, Mayor



STAFF REPORT

Appeal of Planned Commission Decision Preliminary Plan Approval of The Summit at Waldport Planned Development

The Planning Commission approval of a Planned Development has been appealed to the City Council. The City Council will hold a public hearing to either affirm, modify or reverse all or part of the action of the Planning Commission or it may remand the matter for additional review or information.

APPELLANT: Norwood Height Subdivision II & III

CONTENTS:

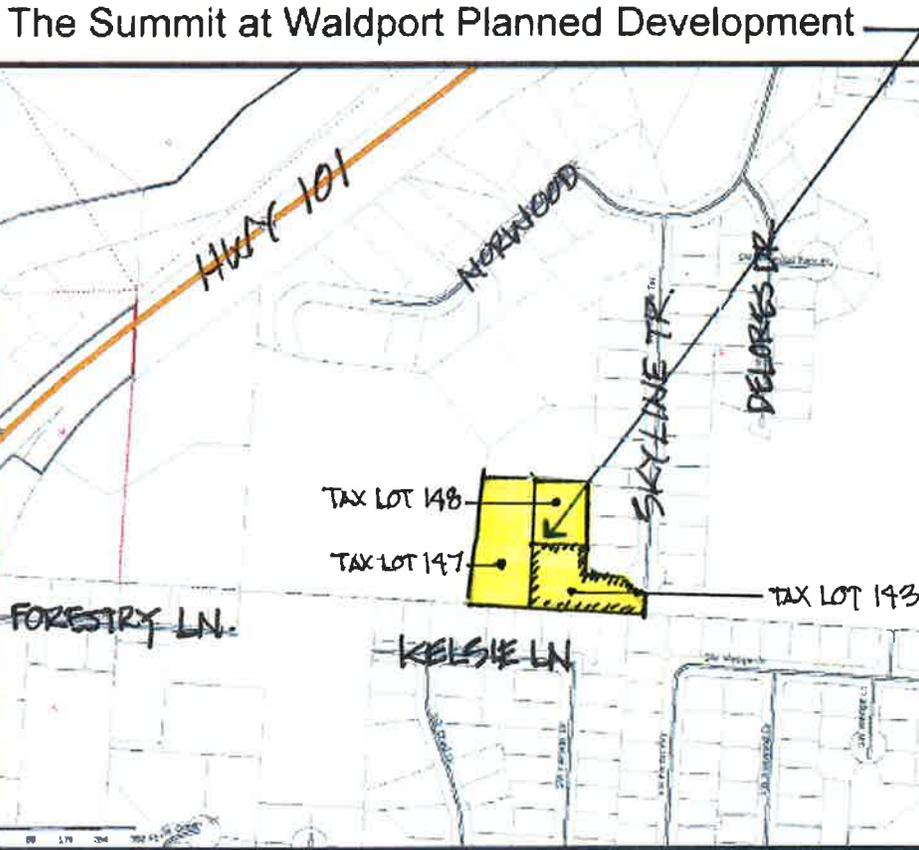
- I. Preliminary Plan Approval
- II. Location
- III. Relevant Criteria
- IV. Appellant Submittal
- V. Applicant Statement
- VI. Appeal Issues and Analysis
 - Appeal Issue #1
 - Appeal Issue #2
 - Appeal Issue #3
- VII. City Council Decision Options

- I. PRELIMINARY PLAN APPROVAL:** The Planning Commission granted preliminary plan approval for Case File #1-PD-PC-15 - The Summit at Waldport Planned Development.

The Planned Development consists of six (6) single family homes/lots on 2.36 acres. A private street is proposed to be constructed off of the Skyline Terrace cul-de-sac. The private street is proposed to have a 30' wide right-of-way and 20' pavement width. The street will provide access to the six lots and have a hammerhead turn-around at the western terminus. The six lots are proposed to range between approximately 1,500 and 2,000 square feet. Zero lot line building setbacks are proposed. Each lot is surrounded by common open space. Approximately 90% of the 2.36 acre site is proposed to remain as open space. A public trail is proposed to extend from Skyline Terrace through the property to the west property line.

The Planning Commission Findings and Conclusion address the relevant criteria and granted preliminary plan approval subject to Conditions. The Planning Commission Findings and Conclusion are attached to this staff report.

II. **LOCATION:** The subject site is located at the south end of Skyline Terrace on the west side of the street; and further described on Lincoln County Tax Assessor's Map 13-11-19CC as tax lots 143, 147, and 148.



III. **RELEVANT CRITERIA:** Per Oregon Revised Statutes, testimony, arguments and evidence must be directed toward the applicable criteria. Relevant Waldport Development Code criteria is identified below by title only. Full descriptions of relevant criteria are included as an attachment to this staff report.

Waldport Municipal Code Title 16 Development Code

- 16.12 Residential Zone R-1
- 16.60 Planned Development Zone P-D
- 16.72.020 Off-street Parking and Off-Street Loading Requirements
- 16.96 Development Guidelines
- 16.100 Land Division

IV. APPELLANT SUBMITTAL: The Appellants (Norwood Heights Subdivision Ii & III) submitted the form and fee and the following information (attached):

Narrative – one page description and

Appeal Issue Number 1

Appeal Issue Number 2

Appeal Issue Number 3

Attachment A – Lincoln County Property Report

Attachment B – Map titled Norwood Heights with Tax Lot 143 highlighted

Attachment C – Summit at Waldport Planned Development (Site Plan)

Attachment D – Site map with Tax Lot 143 highlighted

Attachment E – July 20, 2015 Memorandum to Waldport Planning Commission from Larry Lewis, City Planner

Attachment F - Emails regarding 'Fire Codes' between Joan & Kevin Quill (Norwood Heights Subdivision property owners), Sharon Dunn (Oregon Office of State Fire Marshal), Shannon Miller (Deputy State Fire Marshal), Ray Woodruff.

Attachment G - Waldport Development Code:

Section 16.100.040 General requirements and minimum standards of design development (partial section – conformity to the comprehensive plan, performance agreement, private roads, public street standards);

Section 16.100.090 Modifications;

Section 16.100.100 Street width and improvement standards, Subsection A. Street Widths.

Attachment H - Section 2: Amendment to the Covenants, Conditions, Restrictions, Norwood Heights II Subdivision

Addendum - Petition to the Planning Commission

Norwood Heights II/III Architectural Committee Memoranda to Mr. Weber
Letters from Individuals Submitted to the Planning Commission

V. APPLICANT STATEMENT:

The applicant provided the following statement in response to the appeal.

“The purpose of this email is to make sure that the City Council does not mistake our not attending the meeting on the 8th for nonchalance, or lack of desire to do a small, first class project!

It appears that the Appeal is based upon criteria that we as applicant have no control over at this time. Therefore , it does not appear that we can add any value to the meeting...

We gladly accepted the 9 conditions, and the dedication of the hiking trail approved on 7/27/15....And felt we met all the General Requirements and the Provisions of the Waldport Municipal Code and Comprehensive Plan...We want a project to be proud of, not some fly by night deal, that was suggested by some.

We be happy to answer any questions that may be asked by the Council or Planning members ...559..999..8999.”

VI. APPEAL ISSUES AND ANALYSIS: This section identifies the appeal issues, analysis and Planning Commission Findings. Please refer to the enclosures for the Appellants Submittal and Planning Commission Findings & Conclusions for additional information.

APPEAL ISSUE NUMBER 1

Appellants Statement

The Planning Commission should not have approved a new planned development when that Planned Development included a large parcel of land that was already part of Norwood Heights Planned Development. The land was encumbered. Tax Lot 143 belonging to Norwood Heights II & III is .82 acres. It is just over 1/3 of the proposed Summit at Waldport. As purchasers of property, owners become part of Norwood Heights II & III Planned Development. Construction and improvements are subject to its CC&Rs. Plans must be submitted to the Norwood Heights Design Committee for approval. Mr. Weber, owner of Tax Lot 143 has not submitted plans to the Design Committee. His proposed plans, as submitted to the City of Waldport conflict with the Norwood Heights II & III CC&Rs. Mr. Lewis noted in the Staff Report, the Summit at Waldport Planned Development CC&Rs need to be approved by the City. Members of the City Planning Commission have stated that the City does not enforce CC&Rs after approval. Further, the City does not address the overlap of the two developments and has placed the burden of cost of enforcing its CC&Rs on the Norwood Heights Association. The overlap will create issues to be litigated by including Tax Lot 143 in two Planned Developments. The two Planned Developments have conflicting CC&Rs. (Attachments A, B, C, D)

If the City approves the Summit At Waldport Planned Development, the Norwood Heights II & III Planned Development requests the City remove Tax Lot 143 from the Summit at Waldport Planned Development. Mr. Weber's remaining two lots meet the required size to qualify to be a planned development. This would stop the creation of serious legal problems for Norwood Heights II & III Planned Development.

Analysis and Planning Commission Findings

The existence of CC&Rs on a parcel are not a matter for consideration by the Planning Commission.

The inclusion of property in a subdivision that is subject to Covenants, Conditions & Restrictions (CC&Rs) is not a relevant criteria for the Planning Commission to consider in making a land use

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decision. The City of Waldport does not and cannot enforce CC&Rs. The primary reason for this is that, once established, CC&Rs can be modified by a homeowners association without review and approval by the City.

Relevant Waldport Development Code criteria pertaining to CC&Rs include 1) the submittal of draft covenants and restrictions as part of the Planned Development submittal, and 2) that a certified copy of covenants and restrictions be provided to the City as part of the Final Plan Review Procedure. Specifically:

Section 16.60 Planned Development Zone P-D

16.60.030 Preliminary Plan (application submittal)

Subsection 2 states, in part, that a written narrative shall include “proposed covenants, restrictions and bylaws of any homeowners association.”

16.60.040 Final Plan

Subsection B.1 requires “A certified copy of all covenants and restrictions.”

Findings:

The applicant submitted proposed “Declaration of Protective Covenants, Conditions and Restrictions, Establishment of a Homeowners Associations, Declaration of Initial Fees (for) The Summit At Waldport”.

Finding: The Planning Commission granted Preliminary Plan approval. The Preliminary Plan approval is subject to the following condition (See page 8 #9a of Findings & Conclusions):

“9. Final Plan Review Procedure.

a. A certified copy of all covenants and restrictions;”

A certified copy of the covenants and restrictions is required prior to the Planning Commission consideration of final plan approval.

The Planning Commission finds that relevant criteria pertaining to CC&Rs has been satisfied. Proposed CC&Rs were provided and a condition of final plan approval includes a certified copy of all CC&Rs.

APPEAL ISSUE NUMBER 2

Appellants Statement

The Waldport Planning Commission gave conditional approval to the Summit at Waldport Planned Development despite the present proposal's inability to meet Oregon State Fire Safety Codes minimal standards. The requirements include an appropriate water source and adequate access to the Planned Development. Citizens presented testimony to the Commission that the then Fire Chief Dennis Cannon's observation, that having walked the property, he could not envision any change in the design which would provide the accessibility required under Oregon Fire Code. (Attachment F)

Waldport does not have an experienced Fire Chief due to the recent stepping down of Dennis Cannon.

Mr. Woodruff is Chairman of both the Central Oregon Coast Fire & Rescue Board and the Waldport City Planning Commission. Commissioner Woodruff voted yes to the conditional approval of the Summit at Waldport Planned Development. The absence of a Fire Chief and the fact that Mr. Woodruff should not be placed in a position to have an appearance of a conflict of interest presents a valid concern. We therefore request that through the Central Oregon Coast Fire & Rescue, Deputy State Fire Marshall Shannon Miller be invited to review fire safety modifications to this plan.

Analysis and Planning Commission Findings

Relevant Waldport Development Code criteria pertaining to fire safety requirements include:

Waldport Development Code Section 16.100 Land Division

Section 16.100.040 General requirements and minimum standards of design development.

5. Private Roads

- g. An approved turn-a-round shall be provided on all dead-end streets as required by the fire department.

10. Fire Protection. All proposals for a partition or subdivision shall be sent to the Central Oregon Coast Fire and Rescue District ("COCFRD" or "fire district") for review and comment. If, in the opinion of the fire district, a fire hydrant(s) is necessary for the protection of life and property on the new parcel(s) or lot(s) created by a subdivision or partition, the

subdivider/partitioner shall provide the same together with the required water line at its sole expense to the location requested on the subject property by the fire district.

Findings:

The Planned Development proposes a 20 foot wide paved road within a 30 foot wide right-of-way. On January 12, 2015 (prior to the submittal of the Planned Development application) a conceptual plan of the proposed Summit at Waldport Planned Development was submitted to COCFRD for review and comment. On February 9, 2015 the COCFRD and City Planner met, and the Fire Chief provided the following comments:

- The hammerhead turn-around needs to conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County.
- A fire hydrant is required. The fire hydrant will likely be located near Skyline Terrace. The fire hydrant must be within 500 feet of all homes.
- The proposed 20' street width within a 30' right-of-way is acceptable as long as "No Parking" signs are posted. If the street width is a minimum 26' then parking would be allowed on one side of the street.

On June 1, 2015 (4 days after submittal of the Planned Development application) a second request for comments was submitted to COCFRD. The request for comments identified the previous COCFRD comments and asked for any additional comments. No additional comments were received.

The Planning Commission Findings included the following:

2. **Private Street.** A private street is proposed to be constructed off of the Skyline Terrace cul-de-sac and provide access to the six lots. The private street is allowed because it will not provide access to other roads or areas in the future. The private street is proposed to have a 30' wide right-of-way and 20' pavement width. The street will provide access to the six lots and have a hammerhead turn-around at the western terminus. The Planning Commission finds that streets outside the proposed development will not be overloaded with traffic with the development of six single family dwellings. The Waldport Public Works Department and COCFRD approve of the 20' wide paved street within a 30' wide right-of-way as long as "No Parking" signs are posted. The hammerhead turn-around must conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County. Prior to construction, the Waldport Public Works Department and COCFRD requests review and approval of final engineering plans for the street.

Planning Commission Conditions of Approval includes the following:

2. **Private Street.** The private street shall have a minimum 30' wide right-of-way and 20' pavement width. The hammerhead turn-around shall conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County. Prior to construction the Waldport Public Works Department and COCFRD shall review and approve final engineering plans for the street.
4. **Water, Sewer and Storm Drainage Improvements.** Water and sewer shall be placed within the private street right-of-way. A fire hydrant shall be installed near Skyline

Terrace and must be within 500 feet of all homes. Utility easements shall be provided to the City as requested by the Public Works Director.

Final engineering plans for water, sewer, storm drainage, and streets must be reviewed and approved by the City Public Works Director. The developer shall be responsible for any costs incurred by the City to have a professional registered engineer review and approve development plans. Final engineering plans for water and the street shall also be reviewed and approved by COCFRD.

All utilities shall be located underground.

APPEAL ISSUE NUMBER 3

Appellants Statement

The proposed Summit at Waldport Planned Development requires a private road variance. The variance should be disallowed in that it does not comply with Waldport Municipal Code 16.100.040 #5 and 6 regarding Private Roads. Nor is there compliance with Waldport Municipal Code 16.100.100 which states specific criteria for private roads accessing 3+ dwellings. The developer is proposing to place six (6) houses on three lots accessed via a narrow road. In considering a private road variance the City should also weigh the impact of garbage trucks, delivery vans and other commercial vehicles using the same narrow roadway as the inhabitants of the 6 residences. There is space available in this planned development to provide standard street widths and thus comply with the Waldport Municipal Code. (Attachment G)

Analysis and Planning Commission Findings

Although the appellant fails to state why the proposed development does not comply with private road standards, **relevant Waldport Development Code criteria** pertaining to 16.100.040 #5 and #6, and 16.100.100 are described below and followed by (The Summit at Waldport PD) Findings.

Chapter 16.100 Land Division

16.100.040 General requirements and minimum standards of design development.

5. Private Roads.

- a. Private road shall provide access only to abutting lots. No road providing access to other roads or to areas not abutting such streets shall be approved as a private road.

FINDING: The proposed private street only provides access to abutting lots, and does not provide access to other roads or areas.

- b. The establishment of a private road shall not be allowed if it will deny the public access to public areas such as beaches or parks.

FINDING: The proposed private road does not deny the public access to public areas such as beaches or parks. A public trail is proposed through the property from Skyline Terrace to the west edge of the property.

- c. No private road shall be approved unless the Planning Commission is satisfied that such road is not presently needed as a public street nor will it ever be extended through to adjacent property or is necessary for public street purposes in the normal growth of the area.

FINDING: The proposed private road will not be extended through to adjacent property nor is it necessary for public street purposes.

- d. Yard setbacks shall be determined from the road right-of-way or access easement line in instances where private roads are considered.

FINDING: Lot lines are proposed to be a minimum 20 feet from the private road right-of-way. Therefore buildings are proposed to be setback a minimum of 20 feet from the proposed private road right-of-way which adheres to the R-1 front yard setback standard.

- e. Private road rights-of-way may be approved of less than fifty (50) feet in width but in no instance shall the road right-of-way be less than thirty (30) feet except that a private road to two lots may be twenty (20) feet in width. In instances where the road access to more than three lots is less than fifty (50) feet in width utility/slope easements may be required.

FINDING: A 30 foot wide right-of-way is requested. Utility/slope easements shall be provided if needed.

- f. Private road improvement standards shall be the same as those for public streets. In residential zones, roads providing access to no more than three lots shall be exempt from standards for improvements and shall be regarded as private driveways.

FINDING: Condition of Approval #2 requires that “The private street shall have a minimum 30’ wide right-of-way and 20’ pavement width. The hammerhead turn-around shall conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County. Prior to construction the Waldport Public Works Department and COCFRD shall review and approve final engineering plans for the street.”

- g. An approved turn-around shall be provided on all dead-end streets as required by the fire department.

FINDING: Per COCFRD request, Condition of Approval #2 states in part that “The hammerhead turn-around shall conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County. Prior to construction the Waldport Public Works Department and COCFRD shall review and approve final engineering plans for the street.”

The appellants state that the proposed private road does not comply with WMC 16.100.040 #6. Public Streets. No public street is proposed therefore this section of the code is not applicable to the proposed development. However, public street standards are identified below with findings for The Summit at Waldport Planned Development.

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- a. Street Widths: The right-of-way and surface widths shall conform to the widths as specified in Section 16.100.100 of this chapter unless a modification is granted pursuant to Section 16.100.090 of this chapter.

FINDING: The street is proposed to be a Private Street, not a Public Street. Private streets are permitted to have a minimum 30 foot right-of-way (see 16.100.040.5). The Planning Commission may grant modifications pursuant to Section 16.60.020.H (Planned Development – dimensional requirements may be reduced, adjusted or otherwise modified consistent with the design objectives of the proposed development) and section 16.100.090 (Land Divisions – Modifications). The Planning Commission finds the proposed private street adheres to the minimum right-of-way standard for a private street and requires a minimum 20 foot surface width in accordance with approval from the City of Waldport Public Works and COCFRD.

- b. Street Design and Improvements.

- 1) The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this code.

FINDING: The layout of the proposed private street was based on the topographical conditions. The street is proposed to be located on the gentle sloping area of the site and avoid the steep areas of the site.

- c. Street Intersections.

- 1) Streets shall intersect one another at an angle as near to a right angle as is practical considering the topography of the area and previous adjacent layout.
2) Intersections shall be designed so that no danger to the traveling public is created as a result of staggered intersections and in no case shall intersections be offset less than one hundred (100) feet.
3) Any intersection that accesses an arterial street shall provide an additional turn lane access.

FINDING: The proposed street intersects the Skyline Terrace cul-de-sac at a right angle and is not within 100 feet of another intersection.

- d. Cul-de-Sacs and Turn-a-Rounds.

- 1) In general, dead end (cul-de-sac) streets in partitions or subdivisions should not exceed four hundred (400) feet in length and must terminate in a turn-a-round with a minimum property line radius of forty-five (45) feet or other type of turn-a-round approved by the planning commission.
2) Approved turn-a-rounds shall be provided on all dead end streets.

FINDING: The proposed private street is approximately 400 feet long. The Planning Commission finds the proposed private dead end street provides adequate access into the site given the topographic constraints, and is in accordance with COCFRD approval including street pavement width, turn-a-round requirements, and the ability for emergency vehicles to access the site.

The proposed street is accessed off Skyline Terrace which is a dead end street with a length of approximately 900 feet. The 900 foot long Skyline Terrace was approved as part of the Norwood Height Subdivision. The original approval of the Norwood Heights Subdivision included a road that would connect the south end of Skyline Terrace to Norwood Drive to the

**#1-PD-PC-15 Appeal of Planning Commission Decision
The Summit at Waldport Planned Development
October 8, 2015 City Council Meeting**

west (Lily Lane). The phase of development that would have provided that road connection was never developed therefore Skyline Terrace is a dead-end street.

The appellants state that the proposed private road does not comply with WDC 16.100.100 (Street Width and Improvement Standards). The Planning Commission finds the proposed private street adheres to private road standards, City of Waldport Public Works approval, and COCFRD approval. This includes minimum right-of-way width, minimum surface width, and hammerhead turn-around design. Per condition of Approval #2, "prior to construction the Waldport Public Works Department and COCFRD shall review and approval final engineering plans for the street." Please note that Section 16.100.100 states that street widths may be altered upon approval by the Waldport Public Works Department, utility companies, and the Planning Commission.

VII. CITY COUNCIL DECISION OPTIONS:

The following options are provided for the City Council:

1. If the City Council finds the proposed development adheres to relevant Waldport Development Code standards, the City Council may uphold the Planning Commission decision of preliminary plan approval of The Summit at Waldport Planned Development as stated in the Planning Commission Findings and Conclusion.
2. If the City Council finds the proposed development adheres to relevant Waldport Development Code standards, the City Council may uphold the Planning Commission decision of preliminary plan approval of The Summit at Waldport Planned Development with modified Findings and/or Conditions of Approval.
3. If the City Council finds the proposed development does not adhere to relevant Waldport Development Code standards, the City Council may overturn the Planning Commission decision and deny preliminary approval of The Summit at Waldport Planned Development.
4. The City Council may remand the Case File to the Planning Commission for additional review or information.

Enclosures: Appellant Submittal
Planning Commission Findings
Vicinity Map
Site plan showing existing lots and proposed street, lots and trail
Topography map with proposed street, lots and trail
Proposed common open space plan
Proposed street sections and profile
Typical architectural style photographs
Relevant Waldport Development Code Criteria

Norwood Heights II & III Planned Development Owner's Association is not opposed to development. As citizens of Waldport we are aware of the financial and economical need for growth and therefore we encourage and support developments that do not present substantial issues or problems.

As proposed the Summit at Waldport Planned Development is not appropriate. Therefore we are appealing to the City Council to rescind the current conditional approval. The Waldport Planning Commission rendered a conditional approval of the Summit at Waldport Planned Development based in part on information submitted by City Planner Larry Lewis. The Staff Report Mr. Lewis provided did not include certain relevant information and other communication contained information from the applicant that was incorrect.

Examples include: The Staff Report omitted the fact that over 1/3 of the property in the proposed Summit at Waldport Development is already part of the City approved Norwood Heights II & III Planned Development. Norwood Heights II & III Planned Development was approved by the City of Waldport November 10, 1994. (Attachments A, B, C, D)

The Staff Report mentions the hammerhead turn-around need to conform to the guidelines for application of the Oregon Fire Code in Lincoln County. When a citizen requested from Mr. Lewis a copy of the Waldport Fire Department's input/recommendations, he could not provide this information.

The June 22, 2015 Planning Commission hearing was continued in order to obtain additional information from the applicant of the Summit at Waldport Planned Development. Larry Lewis, City Planner included in his July 20, 2015 communication to the Planning Commission a summary of additional information provided by the applicant. He reported that "The applicant states that the Summit PD CC&Rs are the same as Norwood Heights II Subdivision CC&Rs in order to ensure the two CC&Rs are compatible." This information from the applicant is incorrect. (Attachment E)

Appeal Issue Number 1

The Planning Commission should not have approved a new planned development when that Planned Development included a large parcel of land that was already part of Norwood Heights Planned Development. The land was encumbered. Tax Lot 143 belonging to Norwood Heights II & III is .82 acres. It is just over 1/3 of the proposed Summit at Waldport. As purchasers of property, owners become part of Norwood Heights II & III Planned Development. Construction and improvements are subject to its CC&Rs. Plans must be submitted to the Norwood Heights Design Committee for approval. Mr. Weber, owner of Tax Lot 143 has not submitted plans to the Design Committee. His proposed plans, as submitted to the City of Waldport conflict with the Norwood Heights II & III CC&Rs. Mr. Lewis noted in the Staff Report, the Summit at Waldport Planned Development CC&Rs need to be approved by the City. Members of the City Planning Commission have stated that the City does not enforce CC&Rs after approval. Further, the City does not address the overlap of the two developments and has placed the burden of cost of enforcing its CC&Rs on the Norwood Heights Association. The overlap will create issues to be litigated by including Tax Lot 143 in two Planned Developments. The two Planned Developments have conflicting CC&Rs. (Attachments A, B, C, D)

If the City approves the Summit At Waldport Planned Development, the Norwood Heights II & III Planned Development requests the City remove Tax Lot 143 from the Summit at Waldport Planned Development. Mr. Weber's remaining two lots meet the required size to qualify to be a planned development. This would stop the creation of serious legal problems for Norwood Heights II & III Planned Development.

Appeal Issue Number 2

The Waldport Planning Commission gave conditional approval to the Summit at Waldport Planned Development despite the present proposal's inability to meet Oregon State Fire Safety Codes minimal standards. The requirements include an appropriate water source and adequate access to the Planned Development. Citizens presented testimony to the Commission that the then Fire Chief Dennis Cannon's observation, that having walked the property, he could not envision any change in the design which would provide the accessibility required under Oregon Fire Code. (Attachment F)

Waldport does not have an experienced Fire Chief due to the recent stepping down of Dennis Cannon.

Mr. Woodruff is Chairman of both the Central Oregon Coast Fire & Rescue Board and the Waldport City Planning Commission. Commissioner Woodruff voted yes to the conditional approval of the Summit at Waldport Planned Development. The absence of a Fire Chief and the fact that Mr. Woodruff should not be placed in a position to have an appearance of a conflict of interest presents a valid concern. We therefore request that through the Central Oregon Coast Fire & Rescue, Deputy State Fire Marshall Shannon Miller be invited to review fire safety modifications to this plan.

Appeal Issue Number 3

The proposed Summit at Waldport Planned Development requires a private road variance. The variance should be disallowed in that it does not comply with Waldport Municipal Code 16.100.040 #5 and 6 regarding Private Roads. Nor is there compliance with Waldport Municipal Code 16.100.100 which states specific criteria for private roads accessing 3+ dwellings. The developer is proposing to place six (6) houses on three lots accessed via a narrow road. In

considering a private road variance the City should also weigh the impact of garbage trucks, delivery vans and other commercial vehicles using the same narrow roadway as the inhabitants of the 6 residences. There is space available in this planned development to provide standard street widths and thus comply with the Waldport Municipal Code. (Attachment G)

In conclusion, the Norwood Heights Association does not object to Mr. Weber developing his property. Our issues involve the Summit at Waldport Planned Development compliance with current City codes. Norwood Heights property owners ask that the City honor the commitment it made to the Norwood Heights Planned Development II & III when it approved the Development in 1994. (Attachment H)

We are requesting that all documents given to the Planning Commission be incorporated into the City Council review of this appeal.

Lincoln County Property Report

Account # & Prop. Info		Account Details		Owner & Address	
Account #:	R508613	Neighborhood:	WWNB	Owner and	WEBER INVESTMENTS LLC
Map Taxlot:	13-11-19-CC-00143-00	Property Class:	100	Mailing Address:	10168 N PRICE AVE FRESNO, CA 93730
Tax Map:	13s11w19CC			Site Address(es):	
Web Map:	View Map				
Info:	NORWOOD HEIGHTS 3 BLOCK 6, LOT 5 & ADJ TRACT, ACRES 0.82, DOC201404886				
Tax Code:	317				
Acres:	0.82				
Improvements					
No Inventory					
Value History					
Year	Imp.	Land	Total Market	Total Assessed	
2014	0	61,300	61,300	61,300	
2013	0	78,200	78,200	62,470	
2012	0	88,990	88,990	60,660	
2011	0	114,090	114,090	58,900	
2010	0	121,380	121,380	57,190	
2009	0	128,580	128,580	50,090	
Sales History					
Sale Date	Price	Document	Type	Code	
06/09/2014	\$88,500	201404886	30	WD	
02/24/1997	\$75,000	MF333-0379-0382	33	WD	
Land					
Description	Acres	Market Value	Special Use Value		
UNDEV RES LOT	0.82	61,300			
Related Accounts			Disclaimer		
			This report was produced using the Lincoln County assessment information. This information is maintained by the county to support its governmental activities. The County is not responsible for errors, omissions, misuse or		

Attachment A

Norwood Heights

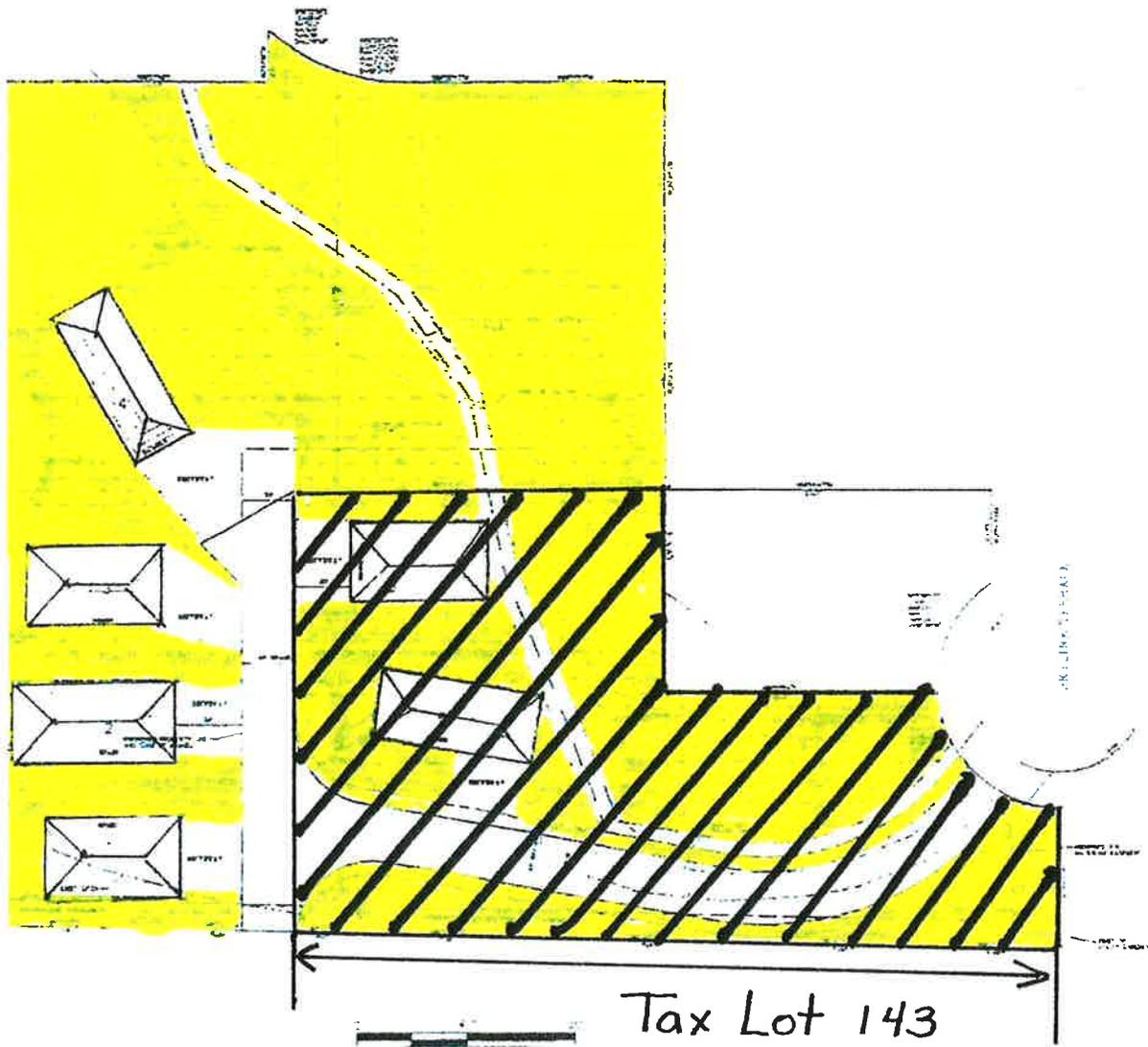


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This product is for informational purposes and may not have been prepared for, or be suitable for legal,



Summit at Waldport Planned Development





Shaded area indicates where Norwood Heights II and III and Summit at Waldport Planned Developments overlap



City of Waldport

P.O. Box 1120
Waldport, OR 97394
Phone: (541) 264-7417
Fax: (541) 264-7418
TTY: (800) 735-2900

July 20, 2015

To: Waldport Planning Commission

From: Larry Lewis, City Planner

**Re: Case File #1-PD-PC-15
Weber Investments, LLC
The Summit at Waldport Planned Development**

At the June 22, 2015 Planning Commission meeting, the Commission continued the public hearing for Case File #1-PD-PC-15. The Planning Commission requested additional information from the applicant, i.e. confirmation regarding whether or not the property is part of Norwood Heights CC&Rs, provide draft CC&Rs, and provide draft HOA documents. A summary of additional information provided by the applicant is provided below.

Norwood Heights CC&Rs

The original Lot #5 (tax lot 143) was included as part of the Norwood Heights II Subdivision and therefore may be subject to existing CC&Rs. Lot #5 has been modified (expanded) with a property line adjustment. Tax lots 147 and 148 (also part of the proposed Summit PD) do not appear to be included in the Norwood Height II Subdivision. The Norwood Height CC&Rs do not place any restrictions on subdividing lots. As described below, the draft Summit PD CC&Rs are the same as the Norwood Heights II Subdivision CC&Rs.

Draft Establishment of a Homeowners Association (HOA)

The applicant provided the enclosed "Establishment of a Homeowners Association and Initial Declaration of Homeowners Association Annual Fee applicable to the THE SUMMIT AT WALDPORT including THE SUMMIT AT WALDPORT (lots 1 through 6)."

Draft Covenants, Conditions and Restrictions (CC&Rs)

The HOA document includes draft CC&Rs, i.e. "Architectural and Construction Standards, Residential Covenants". The applicant states that the Summit PD CC&Rs are the same as Norwood Heights II Subdivision CC&Rs in order to ensure the two CC&Rs are compatible. City staff reviewed the Norwood Heights II Subdivision CC&Rs and do not find any restrictions on subdividing the property.



Joan Quill <jnkquill@gmail.com>

Fire Codes

4 messages

Joan Quill <jnkquill@gmail.com>

Wed, Aug 5, 2015 at 5:58 PM

To: oregon.sfm@state.or.us

Dear State Fire Marshall,

I live in Waldport, Oregon and have a concern about the enforcement of our local fire codes.

Briefly stated this is the situation. A developer purchased a piece of property at the end of our street which is a cul-de-sac. Access to the planned development would be via a lot located in this cul-de-sac. As presented the plan does not meet the Lincoln County Fire Codes according to our local Fire Chief, Dennis Cannon. I know this as my husband and I personally met with Chief Cannon to discuss the development. He said as presented, the proposed hammer head did not provide sufficient room to maneuver his fire trucks. When I asked could the plans be modified to comply with the fire standards he said he did not see how this could be done given the terrain. Chief Cannon said this information was given to the City Planning Committee and agreed with the statement at this point the proposed development was "dead in the water".

Several concerned neighbors attended the Planning Committee Meeting. When I reminded them of the Fire Chief's evaluation, the City Planner, Larry Lewis said it wasn't a big deal that the development did not meet the standards and that the plans could be modified. The Committee voted to accept the plans with modifications.

I have emailed Chief Cannon to find out how this can happen but to date have not had any response. However in all fairness to him, he was appointed by the Chairman of the Fire Board who also happens to be the Chairman of the Planning Committee. A sticky situation at best.

My questions are: How can the acceptance of the development even proceed without the Planning Committee reviewing the modifications and getting reevaluations? Who reviews and accepts the modifications? Does the State, County or City Fire Departments have any recourse when the codes are not being met?

If the development is allowed to proceed without meeting the standards can the proposed homes qualify for fire insurance?

The fact that this is a very dry season and we are surrounded by wooded area it is very worrisome that this development may slip through without meeting the fire codes. If the fire department were unable to access the area in the event of a fire, it could jeopardize all of our homes.

We appreciate your input into this situation.

Attachment F
1 of 6

Joan & C. Kevin Quill

SFM, Oregon <oregon.sfm@state.or.us>

Thu, Aug 6, 2015 at 8:13 AM

To: Joan Quill <jnkquill@gmail.com>, "SFM, Oregon" <oregon.sfm@state.or.us>

Joan and Kevin,

Thank you for your email. I am forwarding it to the individual who can best answer this. You will receive a response at their earliest opportunity. If you need any further assistance please do not hesitate to contact us.

Sharon Dunn
Receptionist
Oregon Office of State Fire Marshal
Oregon State Police
Phone 503-934-8200
Fax 503-373-1825
sharon.dunn@state.or.us
www.oregon.gov/osp/sfm
"Premier Public Safety Services"
[Quoted text hidden]

Miller, Shannon <shannon.miller@state.or.us>

Thu, Aug 6, 2015 at 8:42 AM

To: "jnkquill@gmail.com" <jnkquill@gmail.com>

Good morning,

My name is Shannon Miller. I am the Deputy State Fire Marshal where Waldport is part of my assigned area. I will be looking into this to see what is going on. The fire code is a minimum code but there are alternative solutions to get to the same goal in this case would be to have a roadway that a fire truck can turn around if the dead-end fire apparatus access road is in excess of 150 feet in length, the road shall be provided with an approved area for turning around. (Oregon Fire Code 503.2.4) in appendix D, there are some alternatives and styles for those turn arounds.

Here is a link to the Oregon Fire Code which can be viewed for free on line : <http://codes.iccsafe.org/Oregon.html>
Basically what the Fire Chief is discussing comes out of Chapter 5 and appendix D. The Fire Chief is very aware and knowledgeable of these codes so I will give him a call to see what we can do to assist in this matter.

Again, Thank you for your email, concern and follow up.

Shannon Miller
Deputy State Fire Marshal
3975 SE Cirrus Ave.
McMinnville, Or 97128
503-428-4535
Shannon.Miller@State.Or.US
[Quoted text hidden]

Miller, Shannon <shannon.miller@state.or.us>

Thu, Aug 6, 2015 at 10:29 AM

To: "jnkquill@gmail.com" <jnkquill@gmail.com>

Cc: "Rayw@peak.org" <Rayw@peak.org>, "n.weikel@centralcoastfire.net" <n.weikel@centralcoastfire.net>

Hello,

I spoke with Ray Woodruff who is the Board Chair for the Central Coast Fire. Per Mr. Woodruff, the meeting that

you are discussing was the planning meeting for the project itself.

The next step is submittal of the engineer plans to the Building Official. Upon submittal of the plans to the Building Department, the project will be compliant with current Oregon structural and fire code as required by state and national code. Mr. Woodruff also added that access and water supply will be compliant with the current Oregon Fire Code and the project will not be signed off unless it is.

I hope this helps you with the questions you may have had for understanding. We strive for protecting citizens, property and the community from fires and hazardous materials.

I appreciate the information. Please let me know if there is anything else I can assist with.

Shannon Miller
Deputy State Fire Marshal
3975 SE Cirrus Ave.
McMinnville, Or 97128
503-428-4535
Shannon.Miller@State.Or.US



Joan Quill <jnkquill@gmail.com>

Update of Fire Code Email

1 message

Joan Quill <jnkquill@gmail.com>

Sat, Aug 8, 2015 at 2:13 PM

To: oregon.sfm@state.or.us, shannon.miller@state.or.us

Fire Marshall and Deputy,

We are sending you this email because we are very distressed.

In our previous communication we mentioned the somewhat "sticky situation" our Fire Chief, Dennis Cannon may have found himself in. When my husband and I inquired, he had made comments to us regarding the proposed Summit at Waldport Development and how it did not meet state fire codes. (Please reference our previous email, August 5, 2015.)

Chief Cannon was appointed in 2014 by the Fire Department Board, Ray Woodruff, Chairman who is also the Chairman of the Planning Committee. The Committee recently voted to approve the Summit at Waldport Development with modifications.

We have just learned that Chief Cannon has stepped down as Fire Chief. It seems more than coincidental that this occurred so soon after we contacted your office with our concerns. I would hope that Chief Cannon's honest and candid remarks to us did not consequently cost him his position within the fire department. Fire Chief Cannon is a very dedicated and well respected firefighter. It is a devastating blow to this community if he was forced to vacate because he did not conform to the wishes of the local politicians. We have to ask ourselves, do we want a "puppet" for a fire chief or someone with integrity?

In conclusion, we are terribly disturbed that our actions may have cost Waldport a valuable leader in our fire department.

Considering this latest turn of events, we would appreciate your continued interest in assuring compliance to state fire standards with regards to the Summit at Waldport Development.

Joan & Kevin Quill

On Aug 10, 2015, at 10:24 AM, Miller, Shannon
<shannon.miller@state.or.us> wrote:

Hello,

We received this email which involves your department. Would you mind assisting Mrs. Quill with her concerns?

Thank you,

Shannon Miller
Deputy State Fire Marshal
3975 SE Cirrus Ave.
McMinnville, Or 97128
[503-428-4535](tel:503-428-4535)
Shannon.Miller@State.Or.US

From: Ray Woodruff <rayw@peak.org>
Date: Mon, Aug 10, 2015 at 5:36 PM
Subject: Update of Fire Code Email
To: "jnkquill@gmail.com" <jnkquill@gmail.com>
Cc: Dustin Joll <d.joll@centralcoastfire.net>, "n weikel@centralcoastfire.net" <n.weikel@centralcoastfire.net>, "Miller, Shannon" <shannon.miller@state.or.us>, Kerry Kemp <kerry.kemp@waldport.org>, Dennis Cannon <d.cannon@centralcoastfire.net>

Dear Mr. and Mrs. Quill,

Thank you for your continued interest in and concern regarding Central Oregon Coast Fire & Rescue's oversight of the Summit at Waldport Development with regard to insuring that state fire codes and requirements are met. Please be assured that we will continue to see that these are met throughout the development's permitting process

Dennis Cannon is also writing you to assure you that his stepping down as chief had nothing to do with this development or your comments about it. He remains an integral part of our fire department with skills that are much appreciated.

At the recent hearing, we attempted to make clear to you and others attending in opposition to this development that we are bound by law to approve applications such as this unless there are very specific code-based reasons why not to approve it. None of those reasons includes "because we don't like it" or any other subjective reasons. The same laws prevent COCF&R from refusing to sign off on the request unless state fire requirements are not being met. These laws and codes make these decisions the very opposite of "political" as you suggest. And you will see by Mr. Cannon's reply that the developer has agreed to meet those requirements

If you have further questions or concerns, please feel free to contact us directly.

Sincerely,

Ray Woodruff
710 NW Highland Circle Box 1631
Waldport, Oregon 97394-1631
541-961-3799

16.100.040 General requirements and minimum standards of design development.

The following are the minimum requirements and standards to which subdivisions and partitions must conform:

A. Conformity to the comprehensive plan. All subdivisions and partitions shall conform with all applicable portions of the comprehensive plan and development regulations for the city.

B. Performance agreement. If all improvements required by the city and this code are not completed according to specifications as required herein prior to the time the plat or map is duly submitted for consideration and approval, the City may accept in lieu of said completion of improvements a performance agreement bond, or other assurance equal to the value of the cost of the improvements, plus administrative costs and inflation amounts not to exceed the amount of twenty (20) percent of the value of the cost of the improvements, executed by the subdivider/partitioner and any surety company, conditioned upon faithful performance and completion of all such improvements within a period of time stated in such performance agreement, pursuant to Section 16.100.010 of this chapter.

...

5. Private Roads.

a. Private roads shall provide access only to abutting lots. No road providing access to other roads or to areas not abutting such streets shall be approved as a private road.

b. The establishment of a private road shall not be allowed if it will deny the public access to public areas such as beaches or parks.

c. No private road shall be approved unless the Planning Commission is satisfied that such road is not presently needed as a public street nor will it ever be extended through to adjacent property or is necessary for public street purposes in the normal growth of the area.

d. Yard setbacks shall be determined from the road right-of-way or access easement line in instances where private roads are considered.

e. Private road rights-of-way may be approved of less than fifty (50) feet in width but in no instance shall the road right-of-way be less than thirty (30) feet except that a private road to two lots may be twenty (20) feet in width. In instances where the road access to more than three lots is less than fifty (50) feet in width utility/slope easements may be required.

f. Private road improvement standards shall be the same as those for public streets. In residential zones, roads providing access to no more than three lots shall be exempt from standards for improvements and shall be regarded as private driveways.

g. An approved turn-a-round shall be provided on all dead-end streets as required by the fire department.

6. Public Street Standards.

a. Street Widths: The right-of-way and surface widths shall conform to the widths as specified in Section 16.100.100 of this chapter unless a modification is granted pursuant to Section 16.100.090 of this chapter.

b. Street Design and Improvements.

1) The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this code.

c. Street Intersections.

1) Streets shall intersect one another at an angle as near to a right angle as is practical considering the topography of the area and previous adjacent layout.

2) Intersections shall be designed so that no danger to the traveling public is created as a result of staggered intersections and in no case shall intersections be offset less than one hundred (100) feet.

3) Any intersection that accesses an arterial street shall provide an additional turn lane access.

d. Cul-de-Sacs and Turn-a-Rounds.

1) In general, dead end (cul-de-sac) streets in partitions or subdivisions should not exceed four hundred (400) feet in length and must terminate in a turn-a-round with a minimum property line radius of forty-five (45) feet or other type of turn-a-round approved by the planning commission.

2) Approved turn-a-rounds shall be provided on all dead end streets.

7. Public Access Ways: When necessary for public convenience and safety, the City may require a subdivider to dedicate to the public access ways ten (10) to twenty (20) feet in width to connect cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans or to provide access to schools, parks, beaches or other public areas, and be of such design and location as reasonably required to facilitate public use.

16.100.090 Modifications.

A. If the planning commission finds that a hardship to the developer will result from strict compliance with these regulations, it may modify them provided that the following exists:

1. The city's purposes of this code and comprehensive plan will be fulfilled without a strict application of these regulations; and

2. The modification will not be detrimental to property in the surrounding area.

B. No modifications may be granted to the procedural requirements of this article.

C. In granting modifications, the planning commission may recommend such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

D. Requests for modifications shall be made in writing at the time of application for tentative approval.

16.100.100 Street width and improvement standards.

A. Street Widths.

Type of Street	Min. Right-of-Way Width	Min. Surface Width
1. Collector streets and all business streets other than arterials:	60' - 80' +	36' - 48' +
2. Local streets in residential areas:	56' ++	28' ++
3. Circular ends of cul-de-sacs:	90' +++	70' +++
4. Hammerheads:	++++	++++

Notes:

+ The City may require a width within the limits shown based upon adjacent physical conditions, safety of the public and the traffic needs of the community. The standard street section for collector and business streets is two 16-22' travel lanes, including a striped shoulder bikeway with a minimum width of 5', 2' curb and gutter, 5' sidewalk and 7' utility strip. This may be altered upon approval by the Waldport Public Works Department, utility companies, and the Planning Commission.

++ The standard street section for local streets is two 14' travel lanes, 2' curb and gutter, 5' sidewalk and 7' utility strip. This may be altered upon approval by the Waldport Public Works Department, utility companies, and the Planning Commission.

+++ Measured by diameter of circle constituting circular end.

++++ Hammerheads will be of such width and length as to allow for adequate turn-a-round of all emergency vehicles as determined by the Public Works Director and the Central Oregon Coast Fire and Rescue District.

2: Amendment: Any amendment to this declaration of conditions, restrictions, covenants, and regulations may be amended in whole or in part only by written amendment duly executed and recordable in the Lincoln County Deed Records by the fee title interest holders and contract purchasers then of record of a majority of the lots in the subdivision.

IN WITNESS WHEREOF the Declarant have executed this document to be effective the day and year first above written.

Tim Mugleston Pamela L. Mugleston
Tim Mugleston Pamela L. Mugleston
Gordon Fleming Shirley Fleming
Gordon Fleming Shirley Fleming



STATE OF OREGON
County of Lincoln
I, Shelly Davidson, County Clerk, in and for said county, do hereby certify that the foregoing instrument was duly recorded for record, and is now a part of the public records of said county of Lincoln, Oregon.
Book 291 Page 697
WITHIN my hand and seal of said office office.
Shelly Davidson
Notary Public for Oregon
Dec 1 6127254
Ect 1 52267 50.00
11/15/1994 02:54:01pm

Notary: _____

STATE OF OREGON,
County of Lincoln }

BE IT REMEMBERED, That on this 14 day of November 14, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Tim Mugleston Pamela L. Mugleston Gordon Fleming Shirley Fleming

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Shelly Davidson
Notary Public for Oregon
My Commission expires 4-2-88

Attachment H

ADDENDUM

PETITION TO THE PLANNING COMMISSION

**NORWOOD HEIGHTS II/III
ARCHITECTURAL COMMITTEE
MEMORANDA TO MR. WEBER**

**LETTERS FROM INDIVIDUALS SUBMITTED
TO THE PLANNING COMMISSION**

June 30, 2015

City of Waldport Planning Commission

PO Box 1120

Waldport, OR 97394

Planning Commission Members:

The proposed "Summit of Waldport" development to be located at the end of Skyline Terrace is in direct conflict with the CC&R's for Norwood Heights 2 and 3 which includes this area. Further it is opposed by the majority of homeowners on Skyline Terrace. The following are some of the concerns raised:

- Since land in the "Summit of Waldport" is included in the Norwood Heights Phase 2 and 3, why is this development even being considered? The owners in the area purchased land/housing, signed documents agreeing to and with the understanding that the CC&R's were binding to all parties. The idea of one owner proposing to divide his property into a small cluster community of 6 dwellings with limited access is in violation of that agreement and cannot be justified. It also breaches the agreement of intent and high standards to which the original developers were held to by the City.
- It is obvious that parking will be an issue both along the proposed roadway and the cul-de-sac on Skyline Terrace. Even with "no parking" signs being posted, the narrow street will pose a problem for emergency vehicles and could create a safety hazard for the entire area.
- The shared areas indicated in the proposal which incorporates the zero setback concept could be compromised with the issuance of easements to the property owners. Clearly this would be a way of circumventing the City's present building standards set for private dwellings.
- The narrative description including phrases; "few restrictions", "relaxed lifestyle", "rural", "flexible and with a wide latitude of kinds of building materials used" lends itself to any number of unpleasant possibilities. What types of buildings, structures or recreation facilities would be allowed with these open ended guidelines? This approach may impact the house values of the area where presently homes require a minimum of square footage as well as restrictions of building materials.
- In the absence of Mr. Weber's proposed CC&R's/HOA regulations for his planned development prior to the public meeting, it is difficult to note any additional concerns that could apply.

Your consideration of these important issues is appreciated.

Signature: Howard Dimont
Printed Name: Howard Dimont
Address: 965 SW Skyline Terrace
Waldport, OR

Signature: Bernice Barnett
Printed Name: Bernice Barnett
Address: 1065 SW Norwood Dr + 825 Skyline Terrace
Waldport, OR 97394

Signature: Barbara B Davis
Printed Name: Barbara B. Davis
Address: 1235 SW Fairway Dr.
Waldport, OR 97394

Signature: LRK
Printed Name: LAURENCE KLEIN
Address: 680 SW KELSIE LANE
WALDPART, OR 97394

Signature: Linda Blasko
Printed Name: LINDA BLASKO
Address: 1125 SW NORWOOD DR
WALDPART OR 97394

Signature: Paul Blasko
Printed Name: PAUL BLASKO
Address: 1125 SW Norwood Dr
Waldport, OR 97394

Signature:

Printed Name:

Address:

John Rolfe
John Rolfe
945 Skyline
Waldport

Signature:

Printed Name:

Address:

Linda Christenson
Linda Christenson
940 Skyline Terrace

Signature:

Printed Name:

Address:

Joan O. Quill
Joan O. Quill
810 SW Skyline Terrace

Signature:

Printed Name:

Address:

James R. Rolfe
JAMES R. ROLFE
945 SKYLINE TERRACE
WALDPOLT, OR.

Signature:

Printed Name:

Address:

Judy Reid
Judy Reid
975 SW Skyline Terr.
Waldport, Or

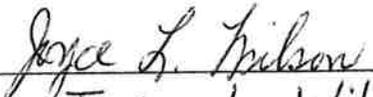
Signature:

Printed Name:

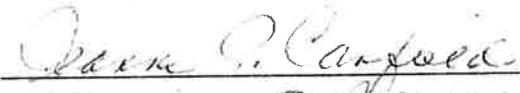
Address:

C. Kevin Quill
C. Kevin Quill
810 SW Skyline Terr.

Signature: 
Printed Name: LAVIE MEREDITH
Address: 942 SW SKYLINE
WALDPORT OR 97394

Signature: 
Printed Name: Joyce L. Wilson
Address: 725 SW. Skyline Terrace
Waldport, OR 97394

Signature: 
Printed Name: Jack P. Christenson
Address: 940 Skyline Terrace
Waldport OR 97394

Signature: 
Printed Name: JEANNE P. CANFIELD
Address: 935 SW SKYLINE TERRACE
WALDPORT, OR 97394

Signature: 
Printed Name: ALAN D. CANFIELD
Address: 935 SW SKYLINE TERRACE
WALDPORT OR 97394

Signature: 
Printed Name: Michelle O'Neil
Address: 985 Skline Terrace
Waldport, OR 97394

Signature: Pat O'Neil

Printed Name: PAT O'NEIL

Address: 985 SKYLINE TERRACE
WALDPORT, OR 97394

Signature: Dennis J. Merzoth

Printed Name: DENNIS J. MERZOTH

Address: 947 SW SKYLINE TERRACE
WALDPORT, OR 97394

Signature: Christine Sharbonau

Printed Name: CHRISTINE SHARBONAU

Address: 920 SW SKYLINE TERRACE
WALDPORT, OR 97394

Signature: _____

Printed Name: _____

Address: _____

Signature: _____

Printed Name: _____

Address: _____

Signature: _____

Printed Name: _____

Address: _____

beachbatty@peak.org

From: <beachbatty@peak.org>
Date: Friday, August 07, 2015 2:58 PM
To: <web.weber584@gmail.com>
Subject: Norwood Heights CC&Rs

Mr. Weber,

This email is sent to alert you to the fact that the Norwood Heights Architectural/Design Committee has posted a letter to you concerning those sections of the Norwood Heights CC&Rs which govern all properties within this development. You should be aware that any properties fronting Skyline Terrace are now and have always been governed by the Norwood Heights CC&Rs.

We will gladly meet with you personally or via written correspondence to discuss any concerns or questions you may have.

Norwood Heights Architectural/Design Committee
P.O. Box 2044
Waldport, OR 97394

Toni Rolfe	Linda Christenson	Joyce Wilson
541/563-7397	541/563-6373	541/563-3445

8/7/2015

Norwood Heights Architectural/Design Committee
P.O. Box 2044
Waldport, OR 97394

August 4, 2015

Phillip H. Weber
Pacifica Land Conservation LLC
10168 N. Price Ave.
Fresno, CA 93730

Dear Mr. Weber:

The undersigned wish to introduce ourselves as the current members of the Norwood Heights Architectural/Design Committee. Please feel free to contact any of the undersigned with any questions or concerns you may have.

Via the public meetings, we are aware you possess a copy of the Norwood Heights CC&Rs which govern all properties within this development . You should be aware that any properties fronting Skyline Terrace are now and have always been governed by the Norwood Heights CC&Rs.

In particular, we wish to draw your attention to that section of the CC&Rs under Architectural/Design Control.

“It is vital to the protection of the Subdivision and specifically the value thereof as a whole, and to each lot in particular, to provide a means and method of orderly improvement of each lot in the subdivision. To accomplish this goal, the following controls shall apply:

1. Design Committee: The existence of a design committee to administer the hereinabove set forth improvement controls and the hereinafter set forth architectural/design controls be and is hereby created as follows:

1.7 Control by Committee: All construction, reconstruction, alterations, refinishing or maintenance of any improvement upon, under, or above any lot, including all landscaping, excavation and/or filling on a lot, and also including any change in the natural or existing surface drainage of any lot, as well as the

installation and maintenance of all utilities servicing any lot, and any and all similar activities shall be conducted by a lot owner subject to the control and approval of the design committee as follows:

2. Major Construction: In the case of initial construction or substantial additional construction of a dwelling, the lot owner shall prepare and submit to the design committee such plans and specifications for the proposed work as the committee may require. Material required by the committee may include, but is not necessarily limited to the following:

(a) A plot plan including contours, location of any existing vegetation or other significant natural features, grading and drainage plan, proposed excavation and/or fill; proposed landscaping; location of utility installations and location of all improvements.

(b) Working drawings and specifications for all construction.

(c) Drawings showing elevations, exterior materials and exterior color scheme of all improvements.

2.2 Design Committee Duty: The design committee, upon receiving the required documentation under either 2 or 2.1 above, shall forthwith meet to study the proposal before it. The committee in its sole discretion is charged with determining the appropriateness of the proposed work, and in so doing shall ascertain its compatibility with the high design standards intended by the developer of this subdivision. The committee shall consider such items as site, shape, size, color and design. In performing this duty the design committee shall be guided by certain basic principles of design hereafter set forth.

2.3 Time to Act: The committee shall be charged with performing its functions under the following deadline:

(a) Major Construction: A decision shall be rendered by the committee on major construction within 2 weeks of the receipt of the proposal and any additional required data.

(c) Lot owners responsibility: An owner's failure to submit proposed plans for the approval of the Architectural Review Board shall subject the owner of the lot to an action for damages or injunctive relief, damages to be calculated on the basis of the reduction in the value of affected lots within Norwood Height, whether owned

by developer or others. In addition, a violating lot owner shall be required to pay all expert witness fees to determine damages and all court costs and lawyer fees as provided in Article IV.”

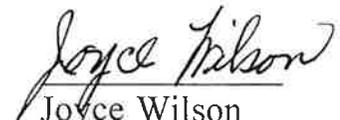
Mr. Weber, we have included only those sections of our CC&Rs which most affect the development of the lot(s) within your proposed development as that development pertains to the Norwood Heights Development.

Again, we will gladly meet with you personally or via written correspondence to discuss any concerns or questions you may have.

Norwood Heights Architectural/Design Committee


Toni Rolfe
541/563-7397


Linda Christenson
541/563-6373


Joyce Wilson
541/563-3445

Jeanne and Alan Canfield

935 SW Skyline Terrace

Waldport OR 97394

541-563-6976

July 22, 2015

To: Members of the Waldport Planning Commission

Subject: Summit at Waldport

As a 14 year resident of Waldport, I have donated time, money and effort into doing all I could to make Waldport a safe and comfortable place to call home. This has been done believing all the time that the city was moving ahead toward its best days and this has been my motivation.

I've contributed many years to the Budget Committee and to establishing and supervising the Waldport Citizens Patrol. This has allowed me and other dedicated citizen volunteers to add substantially to the quality of life for Waldport citizens.

That said, my reaction to the facts revealed (and maybe not revealed) at the June Planning Commission meeting regarding the proposed "Summit at Waldport" left me questioning if allowing this substandard development would do anything of value to our community. My opinion, after considerable thought and study of the information provided by Mr. Weber and matching it with both the CC&R's we live under in our development and the nature of our entire neighborhood, is decidedly, NO! Nothing of value can be gained by allowing this to go forward. There is nothing good in the plan to add six homes on a narrow street with built in setback violations and few written specifics as to how this outlier development would look as houses were sold and occupied.

As a member of the Planning Commission, it would seem that your role should be to protect the quality of life in Waldport, not to shoe horn in a plan to allow a California developer to turn our CC&R's into a worthless document by degrading our home values and harming the financial plans of the residents of Skyline Terrace and surrounding areas.

All developers should be held to the highest standards at all times. As citizens, we look to the Planning Commission members to work to protect our values, not to assist outsiders in profiting from our losses caused by ignoring our position and the rules we have been living by as stated in our CC&R's.

The USA is the greatest country in the world because of the strength of our nation's Constitution, which for the most part has guided us through centuries of both setbacks and outstanding progress. In our unique neighborhood, our constitution is our CC&R's. They represent our last line of protection when it comes to our neighborhood values. The "Summit" development is not in keeping with our CC&R's.

As you face a decision on the "Summit" development, please put the interests, hopes and dreams of Waldport citizens ahead of an outsider who has contributed nothing to our community.

Respectfully submitted for your consideration,



To: Waldport Planning Commission
Date: June 22, 2015

2's
covered at
1st hearing
by Jack

Issues/Questions Regarding The Summit at Waldport Planned Development

1. Today there are no Planned Developments in Waldport (per the 2010 Comprehensive Plan Inventory, page 6). Since there are none, all ramifications should be considered very carefully.
2. A Planned Development will change the character of the existing neighborhoods, both on Skyline and on Kelsie. Increased housing will increase traffic, congestion, and noise, and may impact security and safety.
3. The length of a dead end street is supposed to be no more than 400 feet. (16.100.40-6.d.1). This will be much longer.
4. When Skyline Terrace was developed, requirements were imposed, e.g. a cul-de-sac was required and a hard surface was required. The proposed gravel road is a lower standard than was required for Skyline, and is undesirable because of dirt, maintenance, and possible erosion.
5. The issue of the CCRs is critical. Our understanding is that some of the land in this proposed development is part of the existing Norwood Heights HOA. The city is considering changing the essence of the neighborhood that we bought into, essentially changing this CC&R development years after the first house was purchased. There are three lots which were created for 3 and only 3 single-family houses. Is it legal for a local government entity to override the CC&Rs of a development? In any event, the calculation of 17 dwellings in the Staff Report (C.4.Density) is not meaningful, since much of the 2.36 acres is not suitable for building housing.
6. The existing cul-de-sac gave homeowners on Skyline Terrace the expectation that it would be permanently the end of the street, even including the three lots.
7. The written narrative (see Staff Report, B.Evaluation of Request) does not include CCRs as required by development code (16.60.030-B.2).
8. On a private street who will enforce the HOA's CCRs? For example who will enforce the "No Parking"?
9. A 20 foot wide road surface does not provide adequate parking for six houses. Putting up "No Parking" signs will not prevent vehicles parking on the street. The proposed road should meet public road standards (16.100.40-B.5.f) with a surface width at least 28 feet, and a right-of-way of at least 56 feet (16.100.100-A)
10. The proposed road is very close to houses on Kelsie.
11. In reviewing of planned developments throughout the country, the proposed plans tend to diminish between the plan and the eventual reality. How will that be avoided here?

In conclusion, we are concerned about the proposed street, the CCRs for this development, and the impact on the adjacent neighborhoods.

Sincerely,
Jack and Linda Christenson

June 29, 2015
City of Waldport Planning Commission
P.O. Box 1120
Waldport, OR 97394

Dear Commissioners:

The proposed "Summit at Waldport" development in Norwood Heights conflicts with the established CC&Rs for Norwood Heights 2 and 3, with the intent of the original developers, and also with the wishes of current owners on Skyline Terrace.

Larry Lewis has in hand the CC&Rs for all phases of Norwood Heights development. They clearly indicate that land in the proposed new development is included in the Norwood Heights 2 and 3 development plan (see attached map) and is subject to these CC&Rs which state that "No lot shall be improved with more than one single family dwelling". The proposed "Summit at Waldport" is not compliant with the existing CC&Rs.

The original CC&Rs state the intent of the original developers that "all lots shall be held, sold, conveyed and subject to" these CC&Rs, and this was the understanding of people who bought homes on this street. There was no way that anyone who bought a home on Skyline would have envisioned six houses being crowded together on a narrow street that is only 20 feet wide.

The city required a high standard for the original developers regarding both surface and width for Skyline Terrace but now seems prepared to make allowances for a much narrower private road, ignoring city code which states that a private road with more than three houses shall meet the public road standard requiring a 28 foot surface width. Mr. Weber intends to build six houses.

The narrow street will pose safety hazards, for all of us who live in this area. There will be poor access for emergency vehicles. Skyline Terrace is about 900 feet long, which already exceeds the 400 foot length for a dead-end street. This development will only exacerbate the situation. Children often play in the street on Skyline Terrace, and the increased traffic from six homes will be a danger to them.

It seems so obvious that parking problems will exist here for the people who live in the proposed houses. No one really believes posting "No Parking" signs will keep people from parking on this street, do they? Frankly, even if the owners or their guests did not park on the proposed 20 foot wide street they would wind up parking on Skyline.

Another issue is the shared space for these homes. This sounds very green and forward thinking until you look more closely at the details. Who would own and manage this common area? The fact easements would be granted for property owners so that they can landscape or otherwise alter the space around their dwellings on land that is not part of their lot negates the idea that this is simply shared space. It is a way to avoid any existing standards for how closely houses can be placed next to each other.

All in all the description given of the proposed development is not precise and raises more questions than it answers. The application does not include information that should have been provided before the public hearing, especially the CC&Rs for the proposed planned development. How can the planning commission make an informed decision without this information? The narrative description of "few

June 29, 2015
City of Waldport Planning Commission
PO Box 1120
Waldport, OR 97394

Dear Commissioners:

Having been notified of and attending the Public Hearing on June 22, 2015 regarding the "Summit at Waldport" development, I remain with many concerns and questions:

My property at 1235 SW Fairway Drive borders the proposed development property on the south. Larry Lewis, City Planner, stated that the public works had developed an "alternate plan" for routing of water lines rather than the southern edge of the property. That alternate plan was not revealed or made clear. In order to make a 20 – 26 foot wide paved road to meet utility and emergency vehicle requirements, would that existing gravel road not need to be widened? If so, would this require impacting the root structures of the existing trees on the south border, creating a hazard of unstable, falling trees? Would it be prudent for the city or Mr. Weber to have that area assessed by a licensed arborist?

The proposed "floating trail" plan is unclear. Where, exactly, would it be located and who would be responsible for constructing and maintaining this trail?

Overall this plan does not seem to be a good fit for the area due to the proposed housing density, in violation of the existing Norwood Heights CC & R's, the existing development to the north of the Forest Hills development in which I reside.

Mr. Weber made a number of verbal agreements over the speakerphone during the public hearing. Will all of these agreements be written into the permit as Conditions of Approval and be legally binding?

As many questions and concerns remain, I request that you do not approve or permit this development until all of these concerns and municipal code violations be resolved.

Barbara B Davis
PO Box 2170
Waldport 97394

Dennis and Laurie Meredith
PO Box 2235
Waldport, OR 97394

July 5, 2015

City of Waldport Planning Commission
PO Box 1120
Waldport, OR 97394

Subject: Planned Development "The Summit at Waldport"

Ladies and Gentlemen:

The Planning Commission meeting of June 22, 2015 regarding the subject development brought many issues of concern to light. We have since walked Norwood, Skyline Terrace, and Dolores in order to get a better feel for the impact this development would have on our neighborhood. If there would be a vote for us to cast it definitely would be an emphatic NO!

Norwood Drive is a dead end street with 2 other dead end streets attached. There are over 40 lots remaining to be developed on Norwood alone. Both Skyline Terrace and Dolores also have undeveloped lots. As these lots are developed the traffic in this neighborhood would increase dramatically. Adding 6 additional homes at the end of Skyline Terrace would be a detriment to the safety of everyone on Skyline and the surrounding area.

The CC&R's for Norwood Heights were specific to keep our community a more rural development with requirements set at 9,000 sq. ft. per single family home. What drew us to Waldport, and this neighborhood specifically, were the wooded lots, no sidewalks, limited street lights, and larger lot sizes. Please do not negate these facts and issues and destroy our wonderful community.

This is not the neighborhood to try and fit 6 lots with zero lot lines just to get the most for a developer's investment. If allowed, this development will have a negative impact on the property values for all home owners on Skyline Terrace, Norwood Drive and Dolores. It will also negatively affect the homes on Kelsey, where some of them will only have 10 feet between their property line and a 30' structure. Measure 10 feet from your lot line and picture a 30 foot structure. It is absurd!

This is personal. It greatly impacts our homes, children, lifestyle and investment. The CC&R's make it clear this is not what we bought into in this subdivision. It is not safe, it is not desirable and it is not wanted.

Regards,


Dennis and Laurie Meredith

James R. Rolfe
P.O. Box 2044
Waldport, OR. 97394
541-563-7397

July 5th, 2015

City of Waldport Planning Commission
P.O. Box 1120
Waldport, OR. 97394

Re: Summit at Waldport Proposed Development

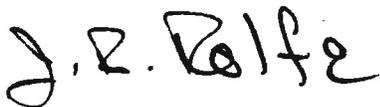
Dear Commissioners:

I just want to make you are aware of the bridge over the ravine. It was built by the original owner of the property. It leads from the cul-da-sac at the end of Skyline Terrace into subject property. The bridge is difficult to see now as the ravine is over grown. It was built using large boulders and a pipe for drainage.

The bridge was built to handle the traffic from the original owner's single family residence rather than the proposed six new homes. If the Planning Commission proceeds with approval for this development, I think it would be prudent to ensure the bridge is to code and will handle traffic from multiple homes and the building of same.

Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "J. R. Rolfe". The signature is written in a cursive, slightly slanted style.

James R. Rolfe

Norwood Heights Architectural/Design Committee
P.O. Box 2044
Waldport, OR 97394

July 14, 2015

City of Waldport Planning Commission
P.O. Box 1120
Waldport, OR 97394

Re: Proposed Development Summit at Waldport

Dear Commissioners:

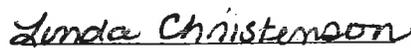
At your last public meeting, Pam Mugleston (one of the Norwood Heights developers), gave Larry Lewis a copy of the recorded CCRs that govern this development.

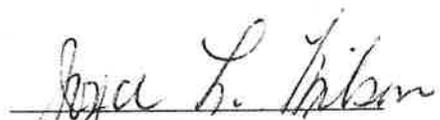
As she stated at that time, and as all of the undersigned Norwood Heights Architectural Committee members agree, it was always the understanding of all the property owners within Norwood Heights that any future build-out phases of this development would fall under the purview of the established Norwood Heights CC&Rs. All the documents we hold indicate same. We have not seen any documents to negate this understanding. We have also included for your review a copy of a registered letter that was sent to the last owner of the property in question confirming this and the fact that he was given formal notice of same.

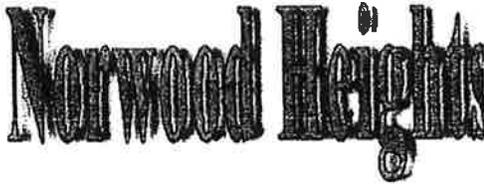
If you hold legal documents to the contrary, please contact one of the current members of the Norwood Heights Architectural Committee. Thank you for your consideration of our concerns.

Norwood Heights Architectural/Design Committee


Toni Rolfe
541-563-7397


Linda Christenson
541-563-6373


Joyce Wilson
541-563-3445



November 29, 2006

Mr. Paul M. Dubney
P.O. Box 5013
Vancouver, WA 98668

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
P. Dubney PO Box 5013 Vancouver, WA 98668		Paul Dubney	11-5-06
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, February 2004		3. Service Type	
		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7006 0100 0004 4786 6339	
		Domestic Return Receipt	

Dear Mr. Dubney:

Recently, while passing by your newly purchased property on Skyline Terrace, a member of the Norwood Heights Design Committee spoke to Mr. Hockema. Mr. Hockema stated that only one of the lots purchased fell under the jurisdiction of the Norwood Heights CC&Rs. While we do not know the connection of Mr. Hockema to the subject property, we feel it is important to advise you of the following:

All of the property you purchased is now and always has been included in in the Norwood Heights Subdivision, and as such is subject to the CC&Rs thereof. The CC&Rs do govern the use of every lot within this subdivision and your property is no exception.

If for some reason you do not wish to own property subject to our CC&Rs, you may, like any other property owner in this subdivision, dispose of the property. What you may not do, is invalidate the existing contracts of all current property owners in this subdivision by unilaterally rescinding your property from the subdivision and exempting yourself from the CC&Rs governing the use of said property.

You are also advised that it is illegal in the state of Oregon for any local governing body to invalidate recorded CC&Rs for the purpose of rezoning and redefining the use of property.

NORWOOD HEIGHTS DESIGN COMMITTEE

Doug Robinson

Toni Rolfe

Robert C. Golden

July 14, 2015

City of Waldport Planning Commission

PO Box 1120

Waldport, OR 97394

Re: The Proposed "Summit of Waldport" Development

Let me begin by saying that I am not opposed to development. Nor am I opposed to homes being built on the property at the end of Skyline Terrace, which is the subject of this discussion. However, I am opposed to it being developed for 6 cluster homes having zero setback, insufficient street development, and inevitable parking, traffic, and safety issues clearly 'built in' from the onset. This, I fear, is the reality of the current proposal.

Realistically, 6 new homes would likely mean that there would be 12 or so additional cars utilizing Skyline Terrace on a daily basis. From the Staff Report of June 22, 2015, it is unclear to me as to whether the proposal is for only one parking space per home or one parking space, plus garage per home. If with a garage, what is the minimum accommodation: a garage for 1 or 2 cars? The report, including the proposal which Mr. Weber submitted, leaves too many unanswered questions. I strongly feel that such an impinging development, not in keeping with the original conception for Norwood Heights, would negatively impact the quality of life in our peaceful neighborhood...*and the safety of the entire neighborhood.*

When I say safety issues, many of these would be in relation to traffic to and from Norwood Heights. I do mean potentially serious issues. As we all know, Skyline Terrace is a dead-end street. Our access street, Norwood Drive, itself is a dead-end street leading only 'down the hill' to Hwy. 101, with the possible alternative egress half way down the hill via Pacific View down to Starr Street. However, as we learned a few days ago, when a tree falls over Norwood before it reaches Pacific View, we on Skyline Terrace, Dolores, and Norwood have NO EGRESS, except perhaps, on foot.

Having lived on Skyline Terrace for 12 years, until four years ago with an invalid husband whose life threatening health issues sometimes necessitated immediate transportation to the hospital, I am most aware of the concerns this lack of another exit route entailed for us. Fortunately, while he was living, we never had a tree fall over the road which precluded access from both Norwood and Pacific View.

In the event of a Tsunami, Norwood is an evacuation point...with only one way out! In the event of an earthquake, there is only one way out! In the event of a fire, and more specifically, located within the proposed development, how will fire trucks be able to utilize a 20' access road to 6 clustered houses, and how would this impact and endanger others in the neighborhood?

Before any decision with regard to this proposed development is made by the commission, I feel strongly that the property owners in the Norwood Heights 2 & 3 neighborhood, the people who will be impacted most by the decision and who have put their hard earned cash into the homes they have

purchased here, deserve to have a complete and detailed plan from the developer to review (and including details of any allowances), and that these property owners be afforded the chance to respond to the details of such proposal before any decision is made.

As presented, Mr. Weber's proposal is replete with omissions, vague and euphoric conceptions, and loosely described intentions, featuring emphasis upon flexibility "not overburdened by detail" (*really?*) and, is totally without regard for the existing CC&R's or for the neighborhood safety *issues* which this development would create.

I feel, personally, that this proposal was submitted cavalierly, and I cannot help but suspect that Mr. Weber, perhaps, felt that he had found a *naïve little burg* where the 'going would be easy' and the profits easier. I sincerely hope that this is not the case and that my natural skepticism has simply been in overdrive.

Clearly, the proposal is in direct conflict with the existing CC&R's, and it would create unnecessarily a number of very real nuisance issues in the neighborhood as well as truly hazardous and, perhaps, life threatening conditions should there be a fire or other reason for emergency vehicles entering the area and/or for neighborhood evacuation of the area. I do not feel that such *safety issues* can be ignored.

Important to me, and I believe to most property owners, is that the integrity of the neighborhood be left undisturbed. Incompatible development that would negatively impact home values in the neighborhood is a real concern to most of us. The number of homes allowed on the property, the minimum square footage of these homes, and the quality restrictions are important issues and, *like safety issues*, should be addressed and should be spelled out clearly by Mr. Weber before any consideration for approval of this development is offered.

When my late husband and I purchased the lot for our home on SW Skyline Terrace in 2003, we did so because we loved the quiet and serenity of the neighborhood and the aesthetic integrity of the homes in Norwood Heights. Because of the existing CC&R's, we had every reason to expect these CC &R's to be binding for all property owners and all future building/development in Norwood Heights.

It is very unclear just what CC&R's mean to Mr. Weber (how does he view the existing CC&R's and is he proposing new CC&R's specifically for this development?). It is my understanding that he is proposing that his land and his homes each be under the auspices of different entities; one under CC&R's, the other under an HOA or Architectural Review Committee. How would that work? As I said earlier in this letter, there are many issues that need to be clarified.



Joyce L. Wilson

725 SW Skyline Terrace, Waldport, OR

Phone: 563-3445)

July 15, 2015
City of Waldport Planning Commission

Dear Commissioners:

Gordon Flaming was one of the original developers of Norwood Heights, and his home is included in the Norwood Heights Phase 2 Development. Mr. and Mrs. Flaming are away on vacation and unable to attend the public hearing on July 27, but they sent the following email and asked that it be included in the packet assembled for Planning Commission members.

Linda Christenson

July 15, 2015>

TO WALDPOR T PLANNING COMMISSION

FROM GORDON AND SHIRLEY FLAMING
860 Skyline Drive
Waldport, OR 97394

In an area already zoned R-1 residential there should be no reason to rezone for another developer.

This property was purchased and developed for the purpose of singular home on individual lot.

For many reasons as stated at an earlier planning commission we are against rezoning this property.

**Judy Reid
P.O. Box 2487
975 Skyline Terrace
Waldport, OR 97394**

July 20, 2015

City of Waldport
Planning Commission
P.O. Box 1120
Waldport, OR 97394

Dear Commissioners:

My husband and I purchased Lot 3 in Norwood Heights III in the summer of 1999. Our legal purchase documents include a map which was part of our escrow showing our property to be within two lots of the end of the Skyline Terrace cul-de-sac. We considered this to be a promise, as at no time were we ever advised that the cul-de-sac could or would be destroyed. Certainly, we never heard of this happening anywhere else.

Lily Lane was converted from a public street and sold to become part of the purchaser's property to be used as a private driveway for said property. I can't help but wonder how this was made possible. We are now being advised that we are losing our cul-de-sac to make room for access to a proposed development to be known as Skyline Summit.

Additionally, the proposed developer of Skyline Summit wishes to change the zoning from R1 to Planned Development. So, after all these years, we are not only losing our cul-de-sac but are now under threat of having the zoning changed to allow the maximum number of residential units possible. I question how this is legal. To further add insult to injury, the developer claims his property is not part of the original Norwood Heights Phase 2 and 3. The enclosed map clearly shows that it is part of our development and as such is bound by the CC&Rs that encumber all lots on Skyline Terrace.

I sincerely feel that the proposed development should not be approved and that everything possible should be done to uphold the integrity of our legal documents. I am asking your cooperation in this endeavor.

Sincerely,



Judy Reid



WESTERN TITLE & ESCROW COMPANY

The Lincoln County Assessor's Office is in the process of redrawing county maps. The map numbers may or may not match the information contained within this report. The information shown on this sketch is provided without charge and is provided as a courtesy only. It is not intended to show all matters related to the property including but not limited to area, dimensions, easements, encroachments or location of boundaries. Western Title & Escrow Company assumes no liability for any matter related to this sketch. Reference should be made to an accurate survey for additional information.

Order No. 22-0060505

Scale: 1" = 100'

Lincoln County Assessor's Map: 73-11-19 CC TL 141



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**BEFORE THE PLANNING COMMISSION
OF
WALDPOR, OREGON**

Request for Planned Development

Case File #1-PD-PC-15

Applicant: Weber Investments, LLC

FINDINGS AND CONCLUSIONS

Nature of the Application

The applicant requests approval of a Planned Development (The Summit at Waldport) for 6 single family homes/lots on 2.36 acres.

A private street is proposed to be constructed off of the Skyline Terrace cul-de-sac. The private street is proposed to have a 30' wide right-of-way and 20' pavement width. The street will provide access to the six lots and have a hammerhead turn-around at the western terminus.

The six lots are proposed to range between approximately 1,500 and 2,000 square feet. Zero lot line building setbacks are proposed. Each lot is surrounded by common open space. Approximately 90% of the 2.36 acre site including is proposed to remain as open space/common property. A public trail is proposed to extend from Skyline Terrace through the property to the west property line.

Relevant Facts

The following is a summary of the facts and testimony found to be relevant to this decision.

- A. Property Location:** The subject properties are located at the south end of Skyline Terrace on the west side of the street; and further described on Lincoln County Tax Assessor's Map 13-11-19CC as tax lots 143, 147, and 148.
- B. Zoning:** Residential Zone R-1
- C. Plan Designation:** Residential Single
- D. Lot Size:** 2.36 acres
- E. Existing Structures:** None
- F. Topography and Vegetation:** The southern edge of the site where the street is proposed has a moderate slope. The northern portion of the site has significant slope. The majority of the site is forested.
- G. Surrounding Land Use:**
Single family dwellings are located on Skyline Terrace to the north and east, and on Kelsie Lane to the south. Adjacent property to the west is undeveloped Residential R-1 land.
- H. Utilities:** The following utilities currently serve the subject property:
 - a. Water: City of Waldport
 - b. Sewer: City of Waldport
 - c. Electricity: Central Lincoln P.U.D.

I. Development Constraints: Portions of the site have significant slope.

J. Public Testimony. Prior to the June 22, 2015 Planning Commission meeting, written testimony included two letters from nearby property owners. One neighbor states that while they have no issue with the proposed homes, they do have concerns about the development's impact on the ravine that runs on the east and north sides of their property. They hope the ravine remains undisturbed in order to continue to route storm water runoff. The other neighbor states they believe the applicant addressed the Code criteria for Planned Developments and features of the plan qualify it for a Planned Development however they are somewhat disappointed there are no street connections to adjoining properties.

At the June 22, 2015 Planning Commission meeting, Applicant Phil Weber presented information and answered questions throughout the hearing via telephone. Oral testimony was provided by ten people. In summary, questions and concerns about the proposed planned development included the following:

- The nearby property was clear cut. How will drainage be handled?
- The density is too high.
- Public notification of the hearing should be expanded.
- Concern about multiple units.
- Prefer a paved street versus a gravel street.
- The property is included in Norwood Heights Subdivision #2 and #3.
- The Planned Development will change the character of the existing neighborhoods.
- The large number of homes on the street will create traffic problems.
- The dead-end street exceeds a 400 foot length when combined with Skyline Terrace.
- CC&Rs are important. CC&R details are needed. This proposed development essentially changes the Norwood Heights HOA and CC&Rs.
- Who will enforce private street regulations, e.g. 'No Parking'?
- The street width is inadequate.
- The proposed street is very close to houses on Kelsie Lane.
- Review of planned developments throughout the county show that proposed plans tend to diminish between the plan and the eventual reality. How will that be avoided here?
- Will the applicant be living on this property?
- Will there be parking for trail users?
- Topography/slope concerns where houses are proposed.
- Wildlife will be displaced.
- The City should buy the property for open space.
- Having only one road in and out creates evacuation problems.
- Concern about adequate emergency vehicle turnaround at proposed hammerhead.
- Proposed development is out of character with existing neighborhood.
- Substantial increase in traffic.
- Opposed to short-term and long-term rentals.
- Concern about impacts that the street would have to trees on adjacent properties.
- There are safety concerns with the public trail.

The public hearing was continued to the July 27, 2015 Planning Commission meeting. Following the June 22, 2015 meeting additional written testimony included a letter signed by 21 people, and 9 additional letters. In summary, written testimony addressed drainage, density, street surface and width, the proposed public trail, topography concerns, emergency vehicle turnaround, traffic,

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Findings & Conclusions**

impacts to trees, parking, setbacks and distance between houses,, an existing bridge, Norwood Height II subdivision, planned development design, applicant’s proposed location of residence, wildlife displacement, City should purchase property, character of existing neighborhood, rentals, property values, cost of homes, and zone change.

At the July 27, 2015 Planning Commission meeting, the applicant presented information and answered questions, and five people provided oral testimony. In summary, oral testimony addressed the hammerhead-turnaround design and emergency vehicle access, questions how a previously approved subdivision or planned development could be changed, Norwood Heights II CC&Rs versus the proposed Summit at Waldport CC&Rs, and water service.

All written and oral testimony is herein incorporated into the record.

Relevant Criteria

Relevant Waldport Development Code criteria is identified below by title only. Full descriptions of relevant criteria were included as an attachment to the staff report and are herein incorporated into the record.

- Chapter 16.12 Residential Zone R-1
- Chapter 16.60 Planned Development Zone P-D
- Chapter 16.72.020 Off-street parking and off-street loading requirements
- Chapter 16.96 Development Guidelines
- Chapter 16.100 Land Division

Applicant’s Proposal

The applicant originally submitted the application form and fee, narrative describing the proposed development and the following exhibits:

- Site plan showing the existing lots and proposed street, lots, and trail
- Topography map with proposed street, lots and trail
- Proposed common open space plan
- Proposed street sections and profile
- Typical architectural style photographs

The applicant provided the following narrative:

The Summit at Waldport

This project is designed to be in a “cluster style” to minimize the coverage of the site by roads and buildings and allow building on easily sited locations, and the balance of the land in open space in a natural undisturbed condition that can be enjoyed by all...see topo... the goal is to have less than 30% impervious surface coverage by homes and driveways, but allowing fire and safety easy access.

The open space concept, very secluded and rural, in nature also lends itself to allowing a 10 foot utility easement for the city’s future waterline connections, and a Floating Easement of access for the City Trail that will tie into a planned trail system that is planned for beach access.

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The original plan called for delivery of sewer, water other utility services...the site plan calls for easy access due to the cluster design allowing for much less disruption of the site...see attached.

Each lot and access will be owned and maintained privately, fee simple... a domain, if you will... The common area (no buildings) will be maintained by a HOA, or as a suggested alternative the city will maintain the site by contract and funded by a tax assessment on the common area, paid the HOA, or by direct pro rata property tax to the homeowners.

There will be no phased development, and the owners anticipate moving forward with the off sites and personal residence, on the site as soon as permitted.

The CCRs will allow a rural residential, flexible lifestyle... not overburdened by detail. NO livestock or chickens, mobile home, or manufactured housing...the CCRs to be approved by the City, of course.

The HOA will be part of the architectural committee...the style calls for Timber or Log style homes as depicted by the photos attached...However, much latitude will be given to the MATERIALS used to cope with the local conditions of salt air, winds, etc...The LOOK, AND THE FEEL is the primary issue, to enhance this beautiful site!

Following the June 22, 2015 Planning Commission and prior to the July 27, 2015 Planning Commission meeting the applicant submitted draft Homeowners Association documents, draft Architectural and Construction Standards Residential Covenants, and existing Norwood Height II Subdivision CC&Rs.

Public Agency Comment:

The Waldport Public Works Department and the Central Oregon Coast Fire & Rescue District (COCFRD) provided the following comments related to water service and the proposed private street.

- The 20' street width within a 30' right-of-way is good as long as "No Parking" signs are posted. If the street width is a minimum 26' then parking would be allowed on one side of the street. (The applicant prefers the 20' width and no parking.)
- The hammerhead turn-around needs to conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County.
- A fire hydrant is required. The fire hydrant will likely be located near Skyline Terrace. The fire hydrant must be within 500 feet of all homes.
- Initially the Public Works Department was considering the need for a waterline from Skyline Terrace to the west property line along the southern boundary. However Public Works now has an alternative route for extending the water system therefore the waterline along the southern boundary is not needed.
- Water and sewer will be extended within the private street right-of-way from Skyline Terrace to serve the six homes. The developer shall provide a water and sewer easement to the City.

The Public Works Department and COCFRD request review and approval of engineering plans prior to construction. The developer shall be responsible for all costs the City incurs for review and approval of plans.

Findings

The following is a summary of the Planning Commission findings:

1. Planned Development

The applicant requested approval of a Planned Development (The Summit at Waldport) for 6 single family homes/lots on 2.36 acres. The six lots/homes are proposed to be accessed off a private street to be constructed off Skyline Terrace. Over 90% of the 2.36 acre site is proposed to remain as open space/common area. A public trail is proposed through the property from Skyline Terrace to the western property line.

The Planning Commission finds the proposed development adheres to the purpose of a planned development (WMC Section 16.060.010) in that the design considers the topographic, natural features, and constraints of the particular site. The proposed street and housing sites are located on moderate slopes while the area with steep slopes and the majority of trees will remain undeveloped.

The Planning Commission finds the proposed development adheres to the general requirements of a planned development (WMC Section 16.060.020). The proposed development is consistent with the comprehensive plan provisions and zoning objectives, i.e. development of single family residential uses. The 2.36 acre site exceeds the minimum 0.5 acre size, the residential density is significantly less than the maximum density allowed in the R-1 zone, and building heights are in accordance with the R-1 zone. Yards, setbacks, lot area, lot coverage and similar dimensional requirements are reduced and modified in order to meet the design objectives of the proposed development, i.e. to maintain the majority of the site in its natural condition and preserve the majority of trees. A homeowners association is proposed to be formed and continued for the purpose of maintaining the common areas.

- 2. Private Street.** A private street is proposed to be constructed off of the Skyline Terrace cul-de-sac and provide access to the six lots. The private street is allowed because it will not provide access to other roads or areas in the future. The private street is proposed to have a 30' wide right-of-way and 20' pavement width. The street will provide access to the six lots and have a hammerhead turn-around at the western terminus. The Planning Commission finds that streets outside the proposed development will not be overloaded with traffic with the development of six single family dwellings. The Waldport Public Works Department and COCFRD approve of the 20' wide paved street within a 30' wide right-of-way as long as 'No Parking' signs are posted. The hammerhead turn-around must conform to the Guidelines for Application of the Oregon Fire Code in Lincoln County. Prior to construction, the Waldport Public Works Department and COCFRD requests review and approval of final engineering plans for the street.
- 3. Lot Area, Lot Coverage and Building Setbacks.** In a Planned Development standards of the underlying zone may be reduced. The six lots are proposed to range between approximately 1,500 and 2,000 square feet. Zero lot line building setbacks are proposed. Each lot is surrounded by common open space. Each lot is located a minimum 20 feet from the private street to provide driveways between the street and the homes. The Planning Commission finds the requested modifications to minimum lot size, lot coverage, lot width and depth, and building setbacks are appropriate in order to meet the design objectives of the proposed development, i.e. to maintain the majority of the site in its natural condition and preserve the majority of trees.
- 4. Density.** The R-1 zone allows a maximum density of 6,000 square feet on land that is served by both public water and sewer. The 2.36 acre property allows a maximum of 17 dwellings. Six (6)

dwellings are proposed. This is a density of 1 dwelling per 0.39 acres. In comparison, the adjacent Skyline Terrace and frontage properties have a higher density, i.e. approximately 1 dwelling per 0.27 acres.

5. **Building Height.** In a Planned Development no building shall exceed a height 50% greater than that of the applicable zone. The R-1 zone allows a maximum building height of 30 feet. No building is proposed to exceed a height of 30 feet.
6. **Off-Street Parking.** One covered parking space is required per dwelling. Each dwelling unit is proposed to have, at minimum, a single car garage and driveway.
7. **Water, Sewer and Storm Drainage Improvements.** Water and sewer are proposed to be placed within the private street right-of-way. A fire hydrant is required and will likely be located near Skyline Terrace. The fire hydrant must be within 500 feet of all homes. Utility easements will be provided to the City as requested by the Public Works Director.

Final engineering plans for water, sewer, storm drainage, and streets must be reviewed and approved by the City Public Works Director. The developer shall be responsible for any costs incurred by the City to have a professional registered engineer review and approve development plans. Final engineering plans for water and the street shall also be reviewed and approved by COCFRD.

8. **Open Space and Public Trail.** Chapter 16.60 Planned Developments states that the proposed development will provide the following amenities or protections at a higher level than would otherwise be provided under conventional land development procedures: Protection of significant natural and cultural features and resources, such as historical scientific and cultural resources, fish and wildlife habitats, stream corridors, riparian areas, and wetlands; maintenance, enhancement or establishment of natural vegetation, especially indigenous plant communities; protection of scenic and aesthetic qualities; and creation of a high quality built environment which harmonizes with the natural and physical features of the site and includes design features such as suitably located open space, recreation facilities, and other public and common facilities, and also includes pedestrian oriented development which reduces reliance on automobile travel, provision of solar access or similar measures to promote energy conservation, or avoidance of risks and costs associated with environmental hazards.

Approximately 90% of the 2.36 acre site is proposed to remain as open space/common area. The open space is proposed to remain in its natural undisturbed condition. A public trail is proposed to extend through the open space from Skyline Terrace through the property to the west property line. The trail is proposed to eventually extend through two other private properties and connect to the future Bridgeview Trail. The public trail is consistent with the comprehensive plan adopted Yaquina John Point Land Use & Transportation Plan.

A park assessment fee based on the size of the planned development is required. The current park assessment fee to be charged to the developer, per Resolution No. 875, sets the fee at \$1 per square foot of 5% of the total acreage. Specifically stated: "The park assessment fee shall be assessed based upon gross acreage of the parcel to be subdivided, without deductions for rights of way or other easements, and the formula for calculating the fee is as follows: Gross parcel size (in sq. ft.) x .05 x rate per sq. ft. (\$1.00)." Five percent of the gross parcel size (102,802 square feet) equals 5,140.08 square feet therefore the park assessment fee for the proposed planned development totals

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\$5,140.08. The applicant shall pay the park assessment fee at the time the final plat is submitted for approval.

- 9. Slope and Geologic Hazard Reports.** Waldport Development Code Chapter 16.96 requires a geologic hazard report when development occurs on property having a 20% slope or greater. Proposed construction of the Planned Development, i.e. streets and utilities is proposed to occur on land with a slope less than 20% therefore a geologic hazard report is not required.

A geologic hazard report will be required in the future in conjunction with a building permit application for any lot/home that has a 20% slope or greater as defined by Chapter 16.96.

- 10. Homeowners Association (HOA) and Covenants & Restrictions.** The open space/common area (no buildings) will be maintained by an HOA, or as a suggested alternative the city will maintain the site by contract and funded by a tax assessment on the common area, paid the HOA, or by direct pro rata property tax to the homeowners. (This alternative would require a request by the applicant and review by the City Council.) The applicant submitted draft HOA documents. At the time the final plat is submitted for final plan approval, the applicant shall provide documents creating the HOA.

The applicant submitted draft Architectural and Construction Standards, Residential Covenants. The style calls for Timber or Log style homes. However, much latitude will be given to the material used to cope with the local conditions of salt air, winds, etc...The look and the feel is the primary issue, to enhance this beautiful site! The applicant states that the HOA will be part of the architectural committee. At the time the final plat is submitted for final plan approval, the applicant shall provide a copy of covenants and restrictions.

Conclusions

Based on the above facts and findings, the Waldport Planning Commission finds:

- A. The Planning Commission finds the proposed development adheres to the purpose of a planned development.
- B. The Planning Commission finds the proposed development adheres to the general requirements of a planned development.
- C. This application and conceptual plan satisfy the provisions of the Waldport Municipal Code and Comprehensive Plan.

Order

It is ORDERED by the Waldport Planning Commission that the requested Planned Development be and is hereby approved. Said approval is subject to the following conditions:

- 1. **Planned Development.** Development shall occur in accordance with the approved plan including six single family homes/lots on 2.36 acres. The six lots/homes are proposed to be accessed off a private street to be constructed off Skyline Terrace. Over 90% of the lot is proposed to remain as natural open space/common area. A public trail shall be constructed through the property from Skyline Terrace to the western property line. Any substantial change in the plan shall require a new application to be reviewed and approved by the Planning Commission.
- 2. **Private Street.** The private street shall have a minimum 30' wide right-of-way and 20' pavement width. The hammerhead turn-around shall conform to the Guidelines for Application of the

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Oregon Fire Code in Lincoln County. Prior to construction the Waldport Public Works Department and COCFRD shall review and approve final engineering plans for the street.

3. **Lot Size, Setbacks, Building Height, and Parking.** The six lots shall range between approximately 1,500 and 2,000 square feet with zero lot line building setbacks. Each lot shall be surrounded by common open space. Each lot shall be located a minimum 20 feet from the private street in order to provide driveways between the street and the homes. Each home shall have at least one covered parking space, e.g. a garage. Building heights shall not exceed 30 feet.
4. **Water, Sewer and Storm Drainage Improvements.** Water and sewer shall be placed within the private street right-of-way. A fire hydrant shall be installed near Skyline Terrace and must be within 500 feet of all homes. Utility easements shall be provided to the City as requested by the Public Works Director.

Final engineering plans for water, sewer, storm drainage, and streets must be reviewed and approved by the City Public Works Director. The developer shall be responsible for any costs incurred by the City to have a professional registered engineer review and approve development plans. Final engineering plans for water and the street shall also be reviewed and approved by COCFRD.

All utilities shall be located underground.

5. **Open Space and Public Trail.** Approximately 90% of the 2.36 acre site shall remain as open space/common area. The open space shall remain in its natural undisturbed condition. A public trail shall extend through the open space from Skyline Terrace through the property to the west property line. The developer shall coordinate with city staff on determination of the trail alignment.

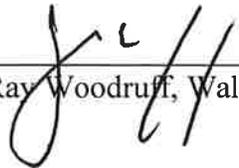
Prior to final approval, the developer shall pay a park assessment fee of \$5,140.08 to the City of Waldport.

6. **Geologic Hazard Report(s).** Geologic hazard reports will be required in the future in conjunction with a building permit application for any lot/home that has a 20% slope or greater as defined by Chapter 16.96.
7. **Homeowners Association (HOA).** An HOA shall be established and maintain the common open space.
8. **Time Limits of Preliminary Approval.** Approval of the preliminary plan is valid for a period of two (2) years from Planning Commission approval of Findings and Conclusion.
9. **Final Plan Review Procedure.** When the city planner determines that all of the certifications set forth below have been met and that the plat conforms in all respects to the tentative plan as approved, consideration of the plat will be placed on the next practical scheduled meeting of the Planning Commission for determination that all requirements have been met. The Commission shall then approve, disapprove or, when further information is required, postpone a decision on the plat. Requests for final plan approval of a planned development shall be accompanied by the following certifications:
 - a. A certified copy of all covenants and restrictions;
 - b. Certified copies of legal documents required for dedication of public facilities or for the creation of a homeowner's association;

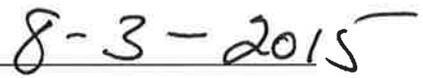
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- c. The certification, performance agreement or statement regarding the availability of water and sewerage services;
- d. As-built certifications for all required roads and utilities unless otherwise guaranteed by a performance agreement;
- e. A plat and one exact copy meeting the requirements of Section 16.100.060 of this chapter and ORS 92.050-92.100.
- f. A preliminary title report, lot book report, subdivision guaranty report or equivalent documentation of the ownership of the subject property, issued not more than thirty (30) days prior to the date the final plat is submitted for final approval. Such a report shall also identify all easements of record.

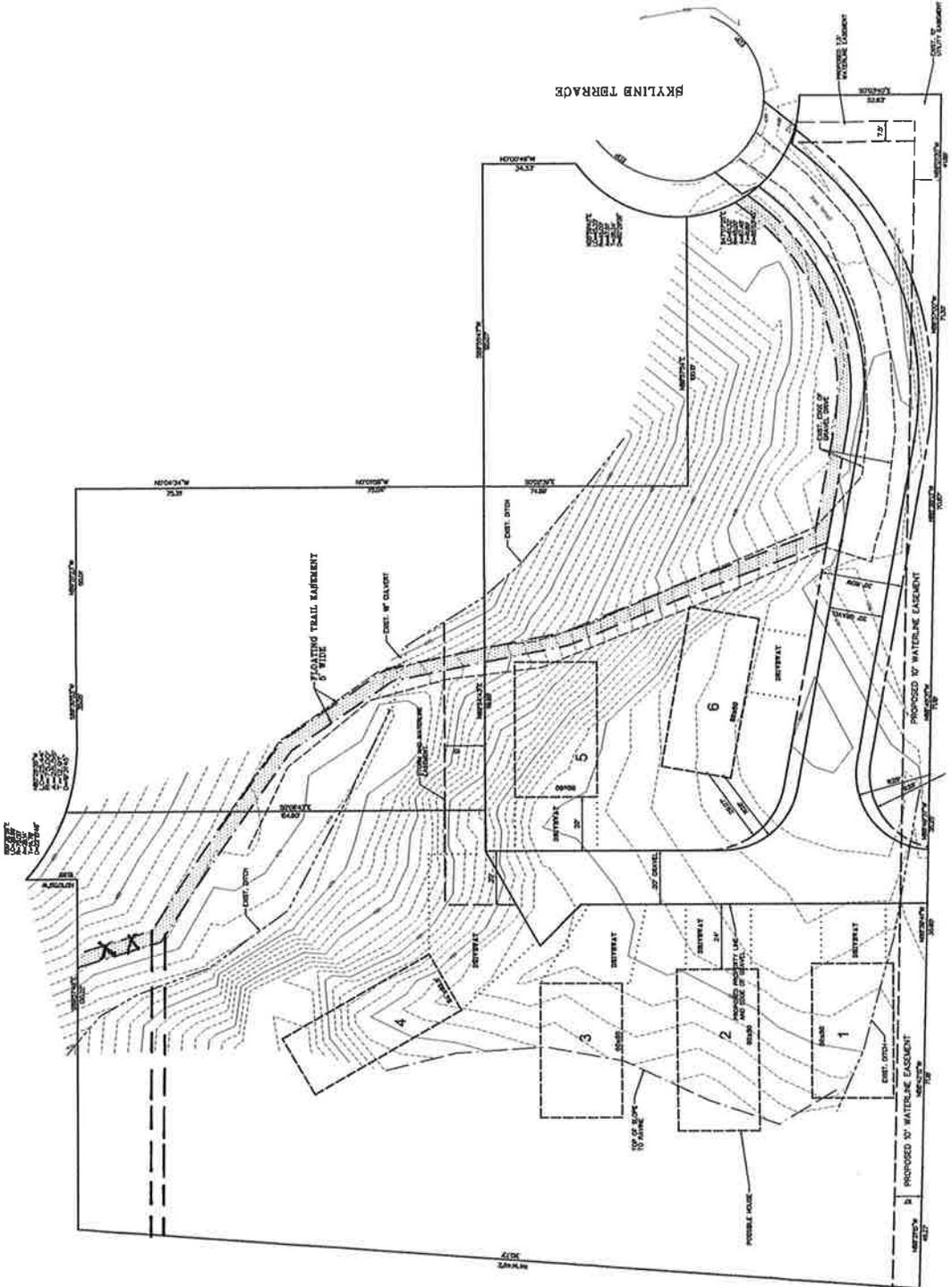
This ORDER was presented to and approved by the Waldport Planning Commission on July 27, 2015.



Ray Woodruff, Waldport Planning Commission Chair



Date







RELEVANT WALDPOR T DEVELOPMENT CRITERIA

Chapter 16.12 Residential Zone R-1 (relevant to this application)

16.12.010 Uses permitted outright.

A. One-family dwelling built on site.

16.12.030 R-1 Standards

A. Lot Size Dimensions. In the R-1 zone the following shall apply:

1. Minimum lot area:
 - a. The minimum lot area for a one- or two-family dwelling shall be 6,000 square feet for a lot served by both public water and public sewer.
2. The minimum average lot width shall be sixty (60) feet for an interior lot and sixty-five (65) feet for a corner lot.
3. The minimum lot depth shall be eighty (80) feet.
4. No lot area, yard, off-street parking or loading area, or other required open space for one use shall be used as the required lot area, yard, off-street parking or loading area, or other required open space for another use.
5. Lot area for ocean and bay front lots or lots with intervening ownership which does not prevent coastal erosion from progressive deterioration of the property shall be determined by the amount of area from the line of mean higher high water to the landward extent of the property.

B. Yards. The minimum yard requirements applicable in the R-1 zone shall be as follows:

1. The front yard shall be a minimum of twenty (20) feet.
2. Each side yard shall be a minimum of five (5) feet, but any part of a building exceeding fifteen (15) feet in height must have a setback from a side property line equal to or greater than one-third the height of that part. (Height is measured from grad level adjacent to the wall which is closest to the side property line.)
3. The street side yard shall be a minimum of twenty (20) feet, except on lots fifty (50) feet wide or less the street side yard shall be ten (10) feet.
4. The rear yard shall be a minimum ten (10) feet except:
 - a. An accessory structure not used for human habitation, not higher than fifteen (15) feet, and separated from the main building may be located no closer than five (5) feet from a rear property line, and
 - b. On a corner lot, the setback required from the rear property line shall be the same as required for side yards.
5. No structure shall be located closer than sixty (60) feet from the centerline of any arterial street nor forty (40) feet from the centerline of any collector street.
6. All new single-family homes are required to have a garage or carport constructed of like materials.

C. N/A

D. Decks: Unenclosed decks, unroofed landings, porches, and stairs may project into any required yard, providing the following conditions are met:

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1. No portion except the guard rails shall extend above the floor level of a habitable room;
2. No such projection shall obstruct a stairway; and
3. No such projection shall extend into the required yard more than one-third the distance of the setback required.

~~B. Lot Coverage. Buildings shall not occupy more than forty-five (45) percent of the total lot area.~~

~~C. Yards. The apply in the R-3 zone.~~

~~D. Building Height. No building in the R-3 zone shall exceed a height of thirty-five (35) feet.~~

E. Drainage. A plan shall be submitted showing width, depth, and direction of flow of all drainage channels on property. In addition, the location, size and type of conduit used in drainage channels and drive way accesses shall be clearly delineated. Water from roof drains and other nonimpervious surfaces shall not be concentrated and directed so as to cause damage to other properties, and shall be directed towards the street or to an on-site dry well. Pipes draining water from roof drains and other nonimpervious surfaces shall not be allowed to connect to any sanitary sewer facilities.

F. Excavation/Fill. A plan shall be submitted showing cubic yards removed or filled and a final elevation certified by a registered professional engineer for the removal of more than fifty (50) cubic yards.

G. Building Height. No building in the R-1 zone shall exceed a height of thirty (30) feet.

H. Lot Coverage. Buildings including accessory structures and garages shall not occupy more than forty-five (45) percent of the total lot area.

I. Distance Between Buildings. A minimum distance of six (6) feet shall be maintained between a building designed for dwelling purposes and other buildings on the same lot.

J. Any property identified as a geological natural hazard area as listed in Section 16.96.020 of this title or any property that has a twenty (20) percent slope or greater, as defined by Section 16.96.020 shall require a geotechnical analysis of the property in accordance with Section 16.96.030(D)(4) of this title.

Chapter 16.60 Planned Development Zone P-D (relevant sections)

The purpose of the planned development procedure is to encourage and promote creativity and innovation in site planning, design and development through the application of flexible land development standards. Application of the planned development procedure is intended to:

- A. Allow for and encourage development designs which provide suitable recognition of the physical, topographic, cultural, historical and natural resource values and constraints present on a particular site;
- B. Permit greater flexibility in the siting of buildings and other physical improvements and in the mixing of housing types and other compatible non-residential uses in order to accomplish desirable design objectives; and
- C. Ensure that development occurs in a manner consistent with the intent and purpose of the goals and policies of the Comprehensive Plan.

16.60.020 General Requirements

The following requirements shall govern planned developments:

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- A. Notwithstanding the provisions of the applicable use zone or zones, on land subject to an approved planned development, only those uses, structures and other forms of development which have been set forth and authorized in a preliminary development plan approved in accordance with the provisions of this section may be established.
- B. A planned development may include any uses permitted outright or conditionally in any zone, except that uses permitted only in an I-P or M-P zone shall not be permitted in an R-1, R-2, R-3, R-4, C-1 or C-2 zone.
- C. Minimum size required for a planned development shall be one-half acre.
- D. Overall residential density shall be as provided for in the applicable use zone or zones. Density shall be computed based on the total gross land area of the subject property, excluding area devoted to commercial or other nonresidential uses.
- E. No building shall exceed a height which is fifty (50) percent greater than that of the maximum building height limitation of the zone in which the planned development is proposed.
- F. For a planned development in a residential zone, the total land area devoted to commercial uses, including required off-street parking, other than hotels, motels, trailer parks, resorts, and similar accommodations, shall not exceed five (5) percent of the total land area of the development. Any commercial uses shall be directly related in purpose and function to the remainder of the planned development.
- G. In a residential zone, where commercial uses are being developed in conjunction with residential uses, construction of the commercial uses shall not be initiated until twenty-five (25) percent of the residential units have been developed.
- H. Yards, setbacks, lot area, lot coverage and similar dimensional requirements may be reduced, adjusted or otherwise modified consistent with the design objectives of the proposed development.
- I. The City may require easements necessary for orderly extension of public utilities to future adjacent developments.
- J. Lands and structures not dedicated to the public but reserved for use by owners or tenants and their guests must be subject to an association of owners or tenants created to form a non-profit corporation under the laws of the State of Oregon. Said association shall be formed and continued for the purpose of maintaining such common areas and structures.
- K. In the event of a conflict between any applicable use zone provision and the allowances, limitations or requirements of an approved preliminary plan, the approved preliminary plan shall control.

16.60.030 Preliminary Plan

- C. Preliminary plan approval criteria. Approval by the planning commission of a preliminary plan of a planned development shall be based on findings that the following criteria are satisfied:
 - 1. All of the applicable general requirements in Section 16.60.020 of this title are met.
 - 2. The proposed development will not be inconsistent with the comprehensive plan provisions or zoning objectives for the area.
 - 3. The proposed development will provide the following amenities or protections at a higher level than would otherwise be provided under conventional land development procedures: Protection of significant natural and cultural features and resources, such as historical scientific and cultural resources, fish and wildlife habitats, stream corridors, riparian areas, and wetlands; maintenance, enhancement or establishment of natural vegetation, especially indigenous plant communities;

protection of scenic and aesthetic qualities; and creation of a high quality built environment which harmonizes with the natural and physical features of the site and includes design features such as suitably located open space, recreation facilities, and other public and common facilities, and also includes pedestrian oriented development which reduces reliance on automobile travel, provision of solar access or similar measures to promote energy conservation, or avoidance of risks and costs associated with environmental hazards.

4. In considering a development proposal, the planning commission shall seek to determine that the development will not overload the streets outside the planned development area; and that the proposed utility and drainage facilities are adequate for the population densities and type of development proposed and will not create a drainage or pollution problem outside the planned area.
 5. In acting to approve a preliminary plan, the commission may impose any conditions or limitation it finds necessary to achieve compliance with any provisions of this chapter.
- D. Time limit on preliminary plan approval. Approval of a preliminary plan in accordance with this section is valid for a period of two (2) years, unless a longer period of time is specifically authorized by the commission.
- E. Time extension on preliminary plan approval. Approval of a preliminary plan of a planned development may be extended beyond the two (2) year or other approved period upon request. Requests for time extensions shall be made on a form prescribed by the city. Requests for time extensions shall be considered and acted upon in accordance with Section 16.108.020(A) of this title or may be submitted to the planning commission for their decision. In considering a request for a time extension, the city planner or the commission may consider to what extent any required improvements have been constructed or completed, whether there have been any changes in circumstances or in applicable code or statutory requirements which could have affected the original approval, and whether additional conditions or requirements could be imposed on the preliminary plan approval which would satisfactorily address any deficiencies resulting from changed circumstances or code or statutory requirements. In granting a request for a time extension, the city planner or the planning commission may impose such additional conditions or requirements as are considered appropriate. A time extension shall be for a period of one year. Not more than three time extensions of a preliminary plan approval may be granted.

16.60.040 Final Plan

Upon completion of all conditions and requirements of a preliminary plan of a planned development, application may be made for final plan approval, in accordance with the provisions of this section:

- A. Final plan review procedure. When the city planner determines that all of the certifications set forth below have been met and that the plat conforms in all respects to the tentative plan as approved, consideration of the plat will be placed on the next practical scheduled meeting of the planning commission for determination that all requirements have been met. The commission shall then approve, disapprove or, when further information is required, postpone a decision on the plat.
- B. Certifications required for final plan approval. Requests for final plan approval of a planned development shall be accompanied by the following certifications:
 1. A certified copy of all covenants and restrictions;
 2. Certified copies of legal documents required for dedication of public facilities or for the creation of a homeowner's association;

3. The certification, performance agreement or statement regarding the availability of water and sewerage services;
 4. As-built certifications for all required roads and utilities unless otherwise guaranteed by a performance agreement;
 5. If the planned development involves a division of land, the certifications required by Section 16100.050(H) of this title; and
 6. Other certifications required as a condition of the preliminary plan approval.
- C. Final plan approval criteria. The commission shall approve a final plan of a planned development, provided that:
1. The submitted final plan is in substantial conformance with the approved preliminary plan; and
 2. All of the certifications required by paragraph (B) of this subsection have been submitted in proper form.

16.72.020 Off-street parking and off-street loading requirements

- D. Off-street parking spaces shall be located on the same lot or on an adjoining lot unless otherwise approved by the planning commission.
- E. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- F. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces improved to minimum public road standards, maintained adequately for all-weather use, and be so drained as to avoid the flow of water across public sidewalks.
- I. Required off-street parking shall not be provided in the required front or street side-yard areas in a residential zone.
- J. Groups of more than four parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required and shall be enclosed or defined by a curb or bumper rail at least four inches high and set back a minimum of four and one-half (4 ½) feet from the property line.
- S. Off-street parking requirements
 1. Dwelling. One (1) space for each dwelling unit.

16.96 Development Guidelines

16.96.010 Intent.

The intent of development guidelines is to provide procedures necessary to secure the desirable attributes of the city from depletion, and to protect against hazardous or otherwise undesirable development activities.

16.96.020 Scope.

Development guidelines shall apply to those areas of concern delineated on the City of Waldport zoning map and in its comprehensive plan and plan inventories or any area determined potentially hazardous by the Planning Commission and shall also apply to any property that has a 20% slope or greater.

- A. A property has a 20% slope or greater if:

1. The average slope from the highest to lowest point of the property has a slope of 20% or greater or;
 2. The average slope of the building footprint or area to be disturbed is 20% or greater.
- B. Development guidelines shall also apply to those properties where a 30% or greater slope is within 100 feet of the property.
- C. Development guidelines shall not apply to a building footprint that is over 100 feet from a 20% slope.

16.96.030 Natural hazard areas.

The following development guidelines are applicable to hazards identified above and in the State Department of Geology and Mineral Industries, Bulletin 81, Environmental Hazard Inventory, Coastal Lincoln County, Oregon, RNKR Associates, 1978. The above documents and mapping are referenced and adopted as a part of the comprehensive plan and available in the office of the CAO.

- A. Purpose. Various geological formations in the city have different characteristics with respect to suitability for development because of landslide potential, high groundwater and other characteristics. The following development guidelines have been prepared in order that geological hazards will be recognized and the losses resulting therefrom will be lessened.
- B. Areas of Concern. The primary areas of concern are those with active and potential landslides, high groundwater, weak foundation soils, coastal recession, and steep slopes.
- C. Considerations. Most important considerations with respect to natural hazard factors are:
1. That development approved is not hazardous to buildings, structures or the inhabitants thereof;
 2. That notice to unsuspecting purchasers of property having natural hazards is provided; and
 3. That unjustified expenditure of public funds or losses incurred due to natural hazards resulting in damage to development is prevented.
- D. Standards. The following shall be required in identified hazard areas:
4. Slopes greater than twenty (20) percent. A site specified geotechnical analysis by an Oregon certified engineering geologist is required. The analysis, which shall be stamped by the Oregon certified engineering geologist, shall determine the suitability of the site for development and shall recommend specific measures which may be required to safeguard life and property.

Chapter 16.100 Land Division

16.100.040 General requirements and minimum standards of design development.

The following are the minimum requirements and standards to which subdivisions and partitions must conform:

1. Conformity to the comprehensive plan. All subdivisions and partitions shall conform with all applicable portions of the comprehensive plan and development regulations for the city.
2. Performance agreement. If all improvements required by the city and this code are not completed according to specifications as required herein prior to the time the plat or map is duly submitted for consideration and approval, the City may accept in lieu of said completion of improvements a performance agreement bond, or other assurance equal to the value of the cost of the improvements, plus administrative costs and inflation amounts not to exceed the amount of twenty (20) percent of the value of the cost of the improvements, executed by the subdivider/partitioner and any surety company, conditioned upon faithful performance and completion of all such improvements within a period of time stated in such performance agreement, pursuant to Section 16.100.010 of this chapter.

3. Relation to adjoining street system. A subdivision or partition shall provide for the continuation of existing and projected streets. If physical conditions make such continuation impractical, exceptions may be made. All new subdivisions will be required to construct public streets to city standards.
4. Access.
 - a. A subdivision or partition shall provide each lot or parcel, by means of a public street or private road, satisfactory vehicular access to an existing street.
 - b. A subdivision or partition shall consider vehicular access to the parcel off existing or proposed streets that addresses traffic congestion, speed, stop signs and turn lanes for the orderly development of traffic accessing the area.
 - c. The subdivider/partitioner shall be solely responsible for constructing all necessary or required street(s) or road(s), whether public or private, to city requirements as stated herein to serve each and every lot or parcel created by the subdivision or partition.
 - d. All public or private streets or roads established for the purpose of subdividing, partitioning or replatting land shall be surveyed and monumented.
 - e. All plans and specifications for street and road improvements, whether public or private, shall be prepared by a civil engineer licensed in the State of Oregon. Street improvements, including grades, paving, drainage and centerline radii on curves, shall at a minimum meet the applicable requirements of this title and standards set forth in the American Association of State Highway and Transportation Officials (AASHTO) manual or other design principles and construction specifications consistent with generally accepted engineering practices which are acceptable to the planning commission.
5. Private Roads.
 - a. Private road shall provide access only to abutting lots. ~~X~~ No road providing access to other roads or to areas not abutting such streets shall be approved as a private road.
 - b. The establishment of a private road shall not be allowed if it will deny the public access to public areas such as beaches or parks.
 - c. No private road shall be approved unless the Planning Commission is satisfied that such road is not presently needed as a public street nor will it ever be extended through to adjacent property or is necessary for public street purposes in the normal growth of the area.
 - d. Yard setbacks shall be determined from the road right-of-way or access easement line in instances where private roads are considered.
 - e. Private road rights-of-way may be approved of less than fifty (50) feet in width but in no instance shall the road right-of-way be less than thirty (30) feet except that a private road to two lots may be twenty (20) feet in width. In instances where the road access to more than three lots is less than fifty (50) feet in width utility/slope easements may be required.
 - f. Private road improvement standards shall be the same as those for public streets. In residential zones, roads providing access to no more than three lots shall be exempt from standards for improvements and shall be regarded as private driveways.
 - g. An approved turn-around shall be provided on all dead-end streets as required by the fire department.
7. Public Access Ways: When necessary for public convenience and safety, the City may require a subdivider to dedicate to the public access ways ten(10) to twenty (20) feet in width to connect cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans or to provide access to schools, parks, beaches or other public areas, and be of such design and location as reasonable required to facilitate public use.

8. Lots and Parcels.

- a. Every lot/parcel shall abut a public street or private road. A flag lot with the staff that does not comply with the required minimum lot widths for the zone it is located in is permitted but shall not be less than twenty-five (25) feet minimum frontage.
- b. Each side line shall be as close to perpendicular to the adjacent street/road or radial to a curved street/road as possible.
- c. Lots/parcels with double frontage shall not be permitted unless, in the opinion of the city, it is unavoidable.
- d. The staff portion of a flag lot shall not be used in computing lot size for zoning and building purposes.

9. Utility Easements: Where alleys are not provided, easements of not less than ten (10) feet in width may be required on side or rear lines if determined to be necessary for utility lines, wires, conduits, storm and sanitary sewers, gas and water.

Easements of the same or greater widths may be required along boundary lines or across lots where necessary for the extension of utility lines, waterways, and walkways, and to provide necessary drainage ways or channels.

10. Water Service: All lots/parcels shall be served by water service provided by the City or others unless the City has received and accepted:

- a. Certification that water service has been provided to the boundary line of each lot/parcel, and utility location maps are furnished to the City; or
- b. Certification by the owner or superintendent of a state certified public or privately owned domestic water supply system that water service has been installed to the boundary line of each lot/parcel; or
- c. A performance agreement, bond, contract or other assurance that water service will be provided to the boundary line of each lot/parcel.

11. Sewer: No plat of a subdivision or parcel in a partition shall be approved unless the City has received and accepted:

- a. Certification that city sewer service has been provided to the boundary line of each lot/parcel and utility location maps are furnished to the city; or
- b. Certification by the county sanitarian for septic approval of each lot/parcel; or
- c. A performance agreement, bond, or contract or other assurance that sewer service will be provided to the boundary line of each lot/parcel.

12. Drainage: No plat of a subdivision or parcel in a partition shall be approved unless the City has received and accepted:

- a. Width, depth and direction of flow of all drainage channels on the property;
- b. Names, depth and direction of flow of all drainage and approximate grade of all streets within and abutting the subdivision;
- c. Location, size and type of conduit used in drainage channels and driveway accesses;
- d. Inspection and approval of dry-wells installed on the property by the public works director.
- e. Inspection and approval of drainage disposal by the public works director.

The following shall apply to subdivisions only:

**Case File #1-PD-PC-15 Weber Investments, LLC
The Summit at Waldport Planned Development
June 22, 2015 Planning Commission Meeting**

1. Parks and Open Space. In subdivisions or planned developments the city shall require the subdivider to pay a park assessment fee based on the size of the subdivision. The city council shall determine by resolution, from time to time, the amount of the park assessment fee to be charged to the subdivider under this section.
2. Block Length. Blocks shall be no longer than one thousand two hundred (1,200) feet in length between street lines.
3. Partial Development. If a proposed subdivision area includes only part of the tract owned by the subdivider, the city may require a sketch of the tentative layout of streets in the remainder of that tract.
4. Phase Development. A developer of a subdivision may file a plat on a portion or phase of the approved tentative plan. If the subdivision is submitted for plat approval in phases, each phase must be able to qualify in all respects to the applicable requirements of approval of the tentative plan as well as any changes or additions to the code which may have occurred subsequent to the approval of the tentative plan. If the subdivision is a planned unit subdivision, each phase must be able to qualify for approval independently from the balance of the approved tentative plan.
5. Duplication of names: The name of a tentative plan of a proposed subdivision must not duplicate the name used in any other legally recorded subdivision in Lincoln County, except for the words "town", "city", "place", "court", "addition", or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the block numbers of the plat of the same name last filed.
6. Planned unit subdivisions. The tentative plan and plat application procedures for planned unit subdivisions are the same as for other subdivisions. A planned unit subdivision is subject to all applicable provisions contained in the Planned Development (P-D) overlay zone section of this title (Chapter 16.60).
7. Underground utilities. In any subdivision which includes the construction of new public or private streets, underground utilities shall be provided to city standards. Where a subdivision is proposed to front on existing streets which contain existing utility construction, underground utilities shall not be required unless the affected utility companies have adopted a schedule for the construction of underground utilities for the area.
8. Other street improvements.
 - a. In any subdivision which includes the construction of new private or public streets, concrete curbs, gutters, and sidewalks shall be provided. These improvements shall be of a design and location acceptable to the city for the purpose of pedestrian use and drainage control.
 - b. Residential and service driveways shall conform to standards established under city code or any amendments or other standards as established by the city council.
9. Time Extensions. If all phases are not completed within the required two year time period for tentative approval, a time extension must be applied for subject to provisions contained in Section 16.100.050(F) of this chapter.
10. Fire Protection. All proposals for a partition or subdivision shall be sent to the Central Oregon Coast Fire and Rescue District ("COCFRD" or "fire district") for review and comment. If, in the opinion of the fire district, a fire hydrant(s) is necessary for the protection of life and property on the new parcel(s) or lot(s) created by a subdivision or partition, the subdivider/partitioner shall provide the

same together with the required water line at its sole expense to the location requested on the subject property by the fire district.

16.100.050 Procedure for subdividing, partitioning or replatting land.

- A. Pre-Application Conference. Prior to submitting a tentative plan of a subdivision, partition, or replat, the applicant shall confer with the city planner regarding the requisites of the tentative plan application and the applicable standards and criteria of this chapter.
- B. Tentative plan requirements. The submitted tentative plan for a subdivision, partition, or replat shall contain all of the information listed in the applicable City of Waldport application form. If the proposal includes new access from a State highway, the applicant shall submit documentation that the Oregon Department of Transportation is willing to issue the requested road approach permits.
- C. Tentative plan application and review for subdivisions and partitions. The procedure for application and review of the tentative plan of a subdivision shall be as set forth in Section 16.108.020(C) of this title. The procedure for application and review of the tentative plan for a partition shall be as set forth in Section 16.108.020(B) of this title.
- H. Certifications required for final approval. Requests for final approval of a subdivision, partition or replat shall be accompanied by the following:
 - 1. A copy of all covenants and restrictions;
 - 2. Copies of legal documents required for dedication of public facilities or for the creation of a homeowner's association;
 - 3. The certification, performance agreement or statement regarding the installation of water and sewerage services;
 - 4. As-built certifications for all required roads and/or utilities unless otherwise guaranteed by a performance agreement;
 - 5. A plat and one exact copy meeting the requirements of Section 16.100.060 of this chapter and ORS 92.050-92.100.
 - 6. When access from a State highway or County road is proposed, a copy of the approach road permit issued by the Oregon Department of Transportation or the Lincoln County Road Department.
 - 7. A preliminary title report, lot book report, subdivision guaranty report or equivalent documentation of the ownership of the subject property, issued not more than thirty (30) days prior to the date the final plat is submitted for final approval. Such a report shall also identify all easements of record.
 - 8. Such other information as is deemed necessary by the city planner or commission to verify conformance with the conditions of tentative approval.

16.100.060 Plat requirements

- A. Requirements of survey plat. The surveys and plats of all subdivisions, partitions, and replats shall be made by a registered professional land surveyor and shall conform to the requirements of ORS 92.050-92.100 and ORS 209.250.

CITY OF WALDPORT
MEETING AGENDA COVER SHEET FOR
DISCUSSION / ACTION ITEMS

TITLE OF ISSUE

Petition for Vacation of Dream Harbor Phase 1 Planned Development

REQUESTED BY

Kerry Kemp, City Manager

FOR MEETING DATE

October 8, 2015

SUMMARY OF ISSUE

The City received a Petition for the Vacation of Tax map 13-11-19AC, Tax Lots 8000-9200 and 7900, including Lots 1 through 12 and the Common Area "A" of Dream Harbor Phase 1 Planned Development located north of John Street and west of Huckleberry Street.

The process for considering a request to vacate a planned development or subdivision is similar to a request to vacate a street/right-of-way. The request is considered by the City Council. There are no requirements or reasons for the vacation to be heard by the Planning Commission.

The 12 lot planned development was approved in 2007.

The Petition to Vacate (attached) states the following reasons for the proposed vacation: "Recent economic conditions, continuing erosion of the property, and prohibitively high cost of required flood insurance make the concept on which this PUD was conceived no longer viable. Costs to continue to hold the property is reduced by a vacation of the lots."

The property owner is:

Dream Harbor Properties, LLC
P.O. Box 2805
Portland, OR 97208

Enclosures:

Applicant Petition to Vacate
Authorization Letter
Dream Harbor Phase 1 PUD Plat Map

STAFF RECOMMENDATION or ACTION REQUESTED:

The City Council can move to adopt the Petition to Vacate Lots 1 through 12 (tax lots 8000-9200 and 7900, including Lots 1 through 12 and the common area of Dream Harbor Phase 1 PUD).

FOR THE CITY OF WALDPOR, OREGON

IN THE MATTER OF THE VACATION OF)
Lots 1 through 12, Plat of Dream Harbor) PETITION TO VACATE
Waldport, Lincoln County, Oregon)

- I. The undersigned hereby petitions the Waldport City Council to vacate the following described property:

Tax Map 13-11-19AC, Tax Lots 8000 – 9200 and 7900, including Lots 1 through 12 and the common area of Dream Harbor Phase 1 PUD, recorded in Book 18, page 11, Plat Records of Lincoln County, Oregon on August 13, 2008.

This petition does not seek to vacate any public road or easements dedicated by the Plat.

- II. The reasons for this vacation are:

Recent economic conditions, continuing erosion of the property, and the prohibitively high cost of required flood insurance make the concept on which this PUD was conceived no longer viable. Costs to continue to hold the property is reduced by a vacation of the lots.

- III. The names and addresses of all persons owning the property to be vacated are as follows:

NAME & ADDRESS	DESCRIPTION OF INTEREST
Dream Harbor, LLC. PO Box 2805 Portland, OR 97208	Owns 100% of the interest in the lots that are sought to be vacated.

- IV. The undersigned certifies that the information contained in this petition is true and complete.

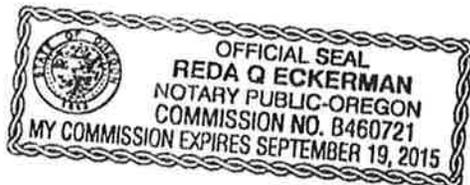
Dated this 19th day of AUGUST, 2015

Dream Harbor, LLC

By: Ray Woodruff
Title: Member

STATE OF OREGON)
) ss.
County of Lincoln)

This instrument was acknowledged before me this 19th day
of August, 2015 by Ray Woodruff as
authorized representative of Dream Harbor, LLC.



[Signature]
Notary Public for Oregon

My commission expires: 09-19-15

From: **John Bradley** jbradley@nei-marine.com
Subject: letter
Date: July 31, 2015 at 11:56 AM
To: Ray Woodruff (rayw@peak.org) rayw@peak.org

Ray,

Attached is the letter we discussed. Let me know if you need anything else.

Thanks,

JOHN BRADLEY | CHIEF EXECUTIVE OFFICER | N.E.I. TREATMENT SYSTEMS | 5200 SW MEADOWS ROAD
SUITE 150 | LAKE OSWEGO, OR 97035 | PHONE: +1.562.983.9700 | MOBILE +1.503.789.0970 |
WWW.NEI-MARINE.COM | JBRADLEY@NEI-MARINE.COM

Dream Harbor Properties, LLC

P.O. Box 2805

Portland, OR 97208

To whom it may concern:

**Please accept this letter as authorization for Ray Woodruff to act on behalf of
Dream Harbor Properties as it relates to the management of the property.**

**In the event you have any questions, please feel free to call my cell phone at the
number listed below.**

Sincerely,



John Bradley

Managing Member

503-789-0970

Mean High Tide Line per May 28, 2015 Survey

No development permitted 50' from Mean High Tide Line



Printed 10/02/2015

Lincoln County government use only. Use for any other purpose is entirely at the risk of the user.

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability.



September 29, 2015

**To: Waldport City Council
Kerry Kemp, City Manager**

From: Larry Lewis, City Planner

Re: Lincoln County Multi-Jurisdictional Natural Hazard Mitigation Plan

This is a request for the City Council to adopt the attached resolution for the update to the Lincoln County Multi-Jurisdictional Natural Hazard Mitigation Plan (NHMP).

The adopted plan will enable Lincoln County and the City of Waldport to maintain eligibility for grant funds for Federal Emergency Management Agency (FEMA) hazard mitigation, pre-disaster mitigation, and flood mitigation assistance. The Lincoln County NHMP includes a Waldport addendum. The original 2009 Lincoln County NHMP was recently updated through a FEMA grant.

The NHMP Waldport Addendum (attached) identifies and assesses potential hazards, i.e. coastal erosion, drought, earthquakes, flooding, landslides, tsunamis, volcanos, wildfires, windstorms, and winter storms. The Addendum also includes a mitigation strategy which is intended to enhance the safety to life and property from natural hazards.

Please contact me if you request additional information.

Attachments: City of Waldport Resolution
City of Waldport Addendum of 2015 Lincoln County Multi-Jurisdictional NHMP

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE CITY OF WALDPOR REPRESENTATION IN THE UPDATES TO THE LINCOLN COUNTY MULTI-JURISDICTIONAL NATURAL HAZARDS MITIGATION PLAN

WHEREAS, the City of Waldport recognizes the threat that natural hazards pose to people, property and infrastructure within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people, property and infrastructure from future hazard occurrences; and

WHEREAS, an adopted Natural Hazards Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS, the City of Waldport has fully participated in the FEMA prescribed mitigation planning process to prepare the Lincoln County, Multi-Jurisdictional Natural Hazard Mitigation Plan, which has established a comprehensive, coordinated planning process to eliminate or minimize these vulnerabilities; and

WHEREAS, the City of Waldport has identified natural hazard risks and prioritized a number of proposed actions and programs needed to mitigate the vulnerabilities of the City of Waldport to the impacts of future disasters within the Lincoln County, Multi-Jurisdictional Natural Hazard Mitigation Plan; and

WHEREAS, these proposed projects and programs have been incorporated into the Lincoln County, Multi-Jurisdictional Natural Hazard Mitigation Plan that has been prepared and promulgated for consideration and implementation by the cities of Lincoln County; and

WHEREAS, the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials have reviewed the Lincoln County, Multi-Jurisdictional Natural Hazard Mitigation Plan and pre-approved it (dated, August 19, 2015) contingent upon this official adoption of the participating governments and entities; and

WHEREAS, the NHMP is comprised of four main elements: Basic Plan, Hazard Annex, City Addenda, and Mitigation Resources, collectively referred to herein as the NHMP; and

WHEREAS, the NHMP is in an on-going cycle of development and revision to improve it's effectiveness; and

WHEREAS, City of Waldport adopts the NHMP and shall develop, approve, and implement the mitigation strategies and any administrative changes to the NHMP.

NOW, THEREFORE, BE IT RESOLVED, that the City of Waldport adopts the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan as an official plan; and

BE IT FURTHER RESOLVED, that the City of Waldport will submit this Adoption Resolution to the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials to enable final approval of the Lincoln County Multi-Jurisdictional Natural Hazards Mitigation Plan.

APPROVED by the City Council of the City of Waldport this _____ day of _____, 2015.

SIGNED by the Mayor of the City of Waldport this _____ day of _____, 2015.

Susan Woodruff, Mayor

ATTEST:

Reda Q. Eckerman, City Recorder

CITY OF WALDPART ADDENDUM

Purpose

This document serves as an update for the City of Waldport's Addendum to the Lincoln County Natural Hazards Mitigation Plan (NHMP). The City of Waldport's original addendum to Lincoln County's NHMP was completed and approved by FEMA in 2009. This update of the City's Addendum is considered part of the county's multi-jurisdictional plan, and meets the following requirements:

- Multi-jurisdictional Plan Adoption §201.6(c)(5),
- Multi-jurisdictional Participation §201.6(a)(3),
- Multi-Jurisdictional Risk Assessment §201.6(c)(2) (iii), and
- Multi-jurisdictional Mitigation Strategy §201.6(c)(3) (iv).

A description of the city specific planning and adoption process follows, along with detailed community specific action items. Information about the city's risk relative to the county's risk to natural hazards is documented in the addendum's Hazard Analysis and Issue Identification section. The section considers how the city's risk differs from or matches that of the county's; additional information on Risk Assessment is provided within the Lincoln County NHMP's Section 2 – Risk Assessment.

Updates to Waldport's city addendum are further discussed throughout the plan and in the Lincoln County NHMP Appendix B - Planning and Public Process, which provides an overview of alterations to the document that took place during the city addendum update process.

How was the Plan Developed?

In the summer of 2014, the Oregon Partnership for Disaster Resilience (the Partnership/OPDR) at the University of Oregon's Community Service Center partnered with the Oregon Military Department's Office of Emergency Management (OEM) and Lincoln County to update their NHMP, which expired July 22, 2014. Lincoln County first adopted their NHMP on June 30, 2009 and it was approved by FEMA on July 22, 2009 (Waldport approved its addendum on October 8, 2009). This project is funded through the Federal Emergency Management Agency's (FEMA) FY13 Pre-Disaster Mitigation Competitive Grant Program (PDMC – PL-10-OR-2013-001).

By updating the plan and having it re-approved by FEMA, Lincoln County will maintain eligibility for FEMA Hazard Mitigation, Pre-Disaster Mitigation, and Flood Mitigation Assistance grant program funds.

The Lincoln County Natural Hazard Mitigation Plan is the result of a collaborative effort between citizens, public agencies, non-profit organizations, the private sector and regional organizations. A project steering committee guided the process of developing the plan. For more information on the composition of the steering committee see Lincoln County NHMP, Acknowledgements and Executive Summary.

The Lincoln County Emergency Manager and Planning Director were designated as the conveners of the NHMP update and will take the lead in implementing, maintaining, and updating the plan. Locally, the Waldport Planner convened a steering committee for the purpose of updating the city's addendum. Public participation played a key role in the development of goals and action items. Public participation was achieved with the establishment of the steering committee, which was comprised of city and county officials representing different organizations and sectors. The Steering Committee was closely involved throughout the development of the plan and served as the local oversight body for the plan's development. In addition, community members outside of the steering committee were provided an opportunity for comment via the plan review process (see Lincoln County NHMP Appendix B, Planning Process for more information). In addition, a survey regarding community perceptions of natural hazards was provided as a component of the Risk MAP process; see Appendix F for more information.

The Waldport Addendum to the Lincoln County NHMP was adopted on [insert date] and the NHMP was approved by FEMA on [insert date].

For more information on the composition of the steering committee and the process see this NHMP's Volume I, Acknowledgements and Executive Summary, and Volume IV, Appendix B, Planning Process.

How Were the Action Items Developed?

The City's action items were first developed through a two-stage process during the 2009 NHMP development. In stage one, OPDR facilitated a work session with the steering committee to discuss the city's risk and to identify potential issues. In the second stage, OPDR, working with the local steering committee, developed potential actions based on the hazards and the issues identified by the steering committee. During the 2015 update process OPDR re-evaluated the Action Items with the county and local steering committees and updated actions, noting what accomplishments had been made and if the actions were still relevant; any new action items were identified at this time. In addition, there are 24 County Action Items that include the city as an "Affected Jurisdiction". For additional information see the discussion near the end of this document. For more detailed information on the county actions that involve city participation, see Volume I, Section 3 and the action item forms within Volume IV, Appendix A.

The City's actions are listed below in matrix format. For more detailed information on each action, see the action forms within Attachment 1 of this addendum.

Table WA-1 City of Waldport Action Items

Action Item (2015 NHMP)	Priority	Proposed Action Title	Coordinating Organization	Partner Organization(s)	Timeline ST=Short-term (1-3 yrs), MT=Mid-term (4-10 yrs), LT=Long-term (10+ yrs)	Status
Waldport #1		Continue to educate citizens about earthquake and tsunami preparedness.	City of Waldport	Waldport; Public Works, Planning, City Manager, Chamber of Commerce, DOGAMI, DLCD	Ongoing	Ongoing
Waldport #2		Prepare a Stormwater Master Plan for the City of Waldport	City of Waldport	Waldport; Planning, Public Works, City Council, ODOT, County Public Works, DOGAMI	LT	Delayed
Waldport #3		Encourage emergency related intergovernmental planning.	City of Waldport	Planning, Public Works; Central Coast Fire and Rescue, OEM, coastal counties, Lincoln County Emergency Management	Ongoing	Ongoing
Waldport #4		Mitigate Crestline Drive against earth movement (erosion, slow landslide)	Public Works	Planning, DOGAMI	LT	New
*Waldport #5	X	Relocate critical city public works facilities, health clinic, and Fire Station/ equipment out of tsunami inundation zone	Planning	Public Works, Fire District, other districts, DLCD, OEM, FEMA, DOGAMI	LT	New
*Waldport #6		Improve/ increase transportation infrastructure and connectivity to short-term and long-term relocation areas	Planning	Public Works, School District, DLCD, FEMA, OEM, DOGAMI	LT	New
*Waldport #7		Identify and mark tsunami evacuation zone/ route for east of Lint Slough and Waldport Schools and improve sheltering options at Waldport schools to accommodate regional demand.	Planning	School District, City Public Works; DLCD, DOGAMI	ST	New
Waldport #8		Assess and implement water/ wastewater intertie options between Waldport and Seal Rock	Public Works	Planning, County, Yachats, Toledo; Southwest Lincoln County Water District, Seal Rock Water District	LT	New
Waldport #9		Evaluate and implement erosion control mitigation projects for Alsea Bay.	Public Works	Planning, Port of Alsea, DLCD, DOGAMI, DSL	LT	New

Source: City of Waldport NHMP Steering Committee, 2014.

* - Identified at the Risk Map Resilience Workshop

Waldport Addendum Update

Representatives from the City of Waldport steering committee met formally on one occasion, December 2, 2014, to discuss updates to their addendum (see Appendix B for more information). The steering committee reviewed and revised the city's addendum, with particular focus on the plan's risk assessment and mitigation strategy (action items).

The current version of the addendum reflects changes decided upon at the plan update meetings and during subsequent work and communication with OPDR. Additional input was provided via the Risk MAP Integration Report Resilience Workshop on December 9, 2014 (see Appendix F for additional information). The changes are highlighted with more detail throughout this document and within Appendix B, *Planning and Public Process* of the Lincoln County NHMP. Other documented changes include a revision of the city's Risk Assessment and Hazard Identification sections, Plan Goals and Action Items (Section 3, Mitigation Strategy), and Community Profile (Appendix C, Community Profile).

The Waldport Steering Committee was comprised of the following representatives:

- Convener, Larry Lewis, Planner
- Kerry Kemp, City Manager
- Reda Eckerman, City Recorder

How Will the Plan be Implemented?

The City Council will be responsible for adopting the City of Waldport addendum to the Lincoln County NHMP. This addendum designates a coordinating body and a convener to oversee the development and implementation of action items. Because the city addendum is part of the county's multi-jurisdictional NHMP, the city will look for opportunities to partner with the county. The city's steering committee will convene after re-adoption of the City of Waldport addendum on a semi-annual schedule; the county is meeting on a quarterly basis and will provide opportunities for the cities to report on NHMP implementation and maintenance during their meetings. The city's Planner will serve as the convener and will be responsible for assembling the steering committee (coordinating body). The steering committee will be responsible for identifying new risk assessment data, reviewing status of mitigation actions, identifying new actions, and seeking funding to implement the city's mitigation strategy (actions). The convener will also remain active in the county's implementation and maintenance process (see Volume I, Section 4 for more information).

The city will utilize the same prioritization process as the county [See Volume I, Section 4: Plan Implementation and Maintenance and Volume IV, Appendix D: Economic Analysis of Natural Hazard Mitigation Projects for more information].

Implementation through Existing Programs

Many of the Natural Hazards Mitigation Plan's recommendations are consistent with the goals and objectives of the city's existing plans and policies. Where possible, the City of Waldport will implement the NHMP's recommended actions through existing plans and policies. Plans and policies already in existence have support from local residents, businesses, and policy makers. Many land-use, comprehensive, and strategic plans get

updated regularly, allowing them to adapt to changing conditions and needs. Implementing the NHMP's action items through such plans and policies increases their likelihood of being supported and implemented.

The steering committee and the community's leadership have the option to add or implement action items at any time. This allows the steering committee to consider mitigation strategies as new opportunities arise, such as funding for action items that may not be of the highest priority. When new actions are identified, they should be documented using the action item form. Once a proposed action form has been submitted to the convener, the steering committee will review the actions and agree to include it as part of the City's addendum.

Existing Plans and Policies

Communities often have existing plans and policies that guide and influence land use, land development, and population growth. Such existing plans and policies can include comprehensive plans, zoning ordinances, and technical reports or studies. Plans and policies already in existence have support from local residents, businesses and policy makers. Many land-use, comprehensive, and strategic plans get updated regularly, and can adapt easily to changing conditions and needs.

Waldport's Addendum includes a range of recommended action items that, when implemented, will reduce the city's vulnerability to natural hazards. Many of these recommendations are consistent with the goals and objectives of the city's existing plans and policies. Linking existing plans and policies to the addendum helps identify what resources already exist that can be used to implement the action items identified in Waldport's Addendum. Implementing the city's mitigation actions through existing plans and policies increases their likelihood of being supported and getting updated, and maximizes the city's resources.

The following are Waldport's existing plans and policies that relate to natural hazards:

- **Comprehensive Plan, 1982, amended 2013:** A document stating the general, long-range policies that will govern a local community's future development.
Relation to Natural Hazard Mitigation: Contains city-specific information regarding natural hazards within the city's jurisdictional boundaries.
- **Development Code, 2010:** Establishes land use zones to regulate the location of building structure and the use of land within the city of Waldport.
Relation to Natural Hazard Mitigation: Contains city-specific hazard related requirements for the placement and construction of the buildings. Issues such as floodplain development, fire resistant materials, etc. Section 16.96 was updated in 2010 to strengthen requirements for a site specific geotechnical analysis for proposed developments on steep slopes.
- **Yaquina Point Land Use and Transportation Plan, 2012:** Provides updated multimodal transportation plan for 150 acre area in west Waldport.

Relation to Natural Hazard Mitigation: Mitigation principles and strategies can be incorporated into Land Use and Transportation Plans to protect key transportation infrastructure from natural hazards.

Continued Public Participation

Keeping the public informed of the city's efforts to reduce the city's risk to future natural hazards events is important for successful plan implementation and maintenance. The city is committed to involving the public in the plan review and updated process. The City Addendum along with the County Plan will be posted on-line on the University of Oregon's Scholars Bank <https://scholarsbank.uoregon.edu/xmlui/handle/1794/1907> so that the public may view the plan at any time.

In addition, natural hazards information dissemination is conducted throughout the year when opportunities present themselves via the city offices and website.

Plan Maintenance

The Lincoln County Multijurisdictional Natural Hazard Mitigation Plan and city addendum will be updated every five years in accordance with the update schedule outlined in the Disaster Mitigation Act of 2000. During the county plan update process, the city will also review and update its addendum. The convener will be responsible for convening the steering committee to address the questions outlined below.

- Are there new partners that should be brought to the table?
- Are there new local, regional, state, or federal policies influencing natural hazards that should be addressed?
- Has the community successfully implemented any mitigation activities since the plan was last updated?
- Have new issues or problems related to hazards been identified in the community?
- Are the actions still appropriate given current resources?
- Have there been any changes in development patterns that could influence the effects of hazards?
- Have there been any significant changes in the community's demographics that could influence the effects of hazards?
- Are there new studies or data available that would enhance the risk assessment?
- Has the community been affected by any disasters? Did the plan accurately address the impacts of this event?

These questions will help the steering committee determine what components of the mitigation plan need updating. The steering committee will be responsible for updating any deficiencies found in the plan.

The remainder of this addendum includes three sections:

1. Community Profile and Asset Identification,
2. Hazard Identification and Risk Assessment, and
3. Mitigation Strategy section.

COMMUNITY PROFILE ASSET IDENTIFICATION

This section provides information city specific asset identification. For information on the characteristics of Waldport, in terms of geography, environment, population, demographics, employment and economics, as well as housing and transportation see Appendix C, Community Profile. Many of these community characteristics can affect how natural hazards impact communities and how communities choose to plan for natural hazard mitigation. Considering the city specific assets during the planning process can assist in identifying appropriate measures for natural hazard mitigation.

Community Characteristics

The city of Waldport is located on the central Oregon Coast, in Lincoln County Oregon, approximately 15 miles south of the city of Newport and 129 miles from the metropolitan area of the city of Portland. The city of Waldport sits at an average elevation of approximately 12 feet above sea level. Waldport city limits cover a land area of approximately 2.14 square miles and features the Alsea Bay, a popular crabbing area. Average monthly temperatures range from a low of 37 degrees to a high of 66 degrees. The hottest month is September and the coldest month is January. The driest month is July and the wettest month is December. Waldport has an average annual precipitation of approximately 71.7 inches.¹

.Government Structure

The City Council is the policy making body for Waldport. As the elected legislative body in Waldport, the City Council has overall responsibility for the scope, direction and financing of city services. Council members serve four-year terms. Additional departments within the city include the following:

City Manager's Office: The city manager is appointed by the City Council and serves as the city administrative officer of the city government. The city manager provides the leadership and direction for the operation and management of all city departments, and serves as the city's budget officer.

City Recorder: The city recorder assures the timely presentation of formal communications from the public, other agencies and city staff to the City Council. The recorder prepares city council meeting agendas in coordination with the city manager; maintains official city records which reflect the actions of the governing body; maintains a depository of contracts, agreements and official council actions and ensures the timely availability of these records to the council, public other agencies and staff.

¹ Oregon Economic and Community Development Department. City of Waldport Community Profile.

City Planner: The city planner provides service and information to the general public regarding phases of planning and community development. The city planner implements ordinance and plan requirements through a site and land use review process. Specifically, the city planner reviews potential development opportunities to ensure compliance with zoning, setback, parking, landscaping, access and other city requirements.

In addition to oversight of the development process, the city planner advises the City Council, Planning Commission, and city manager on land use and special project matters.

Public Works Department: The Waldport Public Works Department provides responsive community services related to planning, design, construction, operation, maintenance and management of public infrastructure, including streets, sewer, water treatment, waste water treatment, storm drainage, public buildings and other facilities. Services provided by the department contribute to the public health, safety, economic diversity, environmental quality and citizen convenience.

Finance Department: The Finance Department serves the community by managing utility billing, business licenses, collecting taxes and fees, dealing with city expenditures, monitoring the city's budget, and managing investments. The goal of the finance department staff is to provide services with an emphasis on timelines, accuracy and courteous customer service

Public Library: The Waldport Public Library collects, preserves, and administers organized collections of books, internet communication and related materials.

Community Center: The Waldport Community Center provides a wide array of community services including a Senior Meals Program, a meeting facility for several community organizations, a crafts and farmers market, and other organized activities for the community.

Asset Identification

The following assets identified by the City of Waldport were gathered from the Asset Identification meetings held with community members in 2007. These assets were confirmed and updated by the City of Waldport steering committee on December 2, 2014. The City of Waldport has the following assets:

Cultural and Historic Resources

Historical and cultural resources such as historic structures and landmarks can help to define a community and may also be sources of tourism dollars. Because of their role in defining and supporting the community, protecting these resources from the impact of disasters is important.

The first settlers in the area floated down the Alsea River in the late 1870's, and the townsite is known to have an old Indian burial ground. Until the last two decades, Waldport's history was based on forest products, fishing and dairying industries. The original Alsea Bay Bridge was built in the 1930's, and was replaced in 1994 with a new bridge designed to resemble the old bridge. Tourism now plays a large role in the local economy. The Port of Alsea promotes business development of Port District assets, and

serves to preserve, protect, and promote the ecological, aesthetic and economic resources of the Alsea Estuary and river. The Port has been working with a local oyster grower to develop a small oyster farm in the estuary.

The city of Waldport has many community events throughout the year, including, but not limited to: Beachcomber's Days, Christmas in Waldport, Candle Lighted Bridge Walk, and 4th of July Fireworks. Other local attractions include clamming, crabbing, fishing, beachcombing and exploring tide pools. Recreational amenities include the William Keady Wayside, ALSI Historical and Genealogical Society, the Alsea Bridge Visitor and Interpretive Center, and a wide range of restaurants, galleries and shops.

Critical Facilities & Infrastructure

Critical facilities are those that support government and first responders' ability to take action in an emergency. They are a top priority in any comprehensive hazard mitigation plan. Individual communities should inventory their critical facilities to include locally designated shelters and other essential assets, such as fire stations, and water and wastewater treatment facilities.

Waldport has the following critical facilities:

- City Hall/ Central Oregon Coast Rural Fire Protection District
- Public Works Shop
- Public Library
- Water treatment plant, water tanks, and water lines
- Wastewater treatment plant and sewer lines
- Power lines
- Waldport High School
- Crestview Heights Elementary/ Middle School

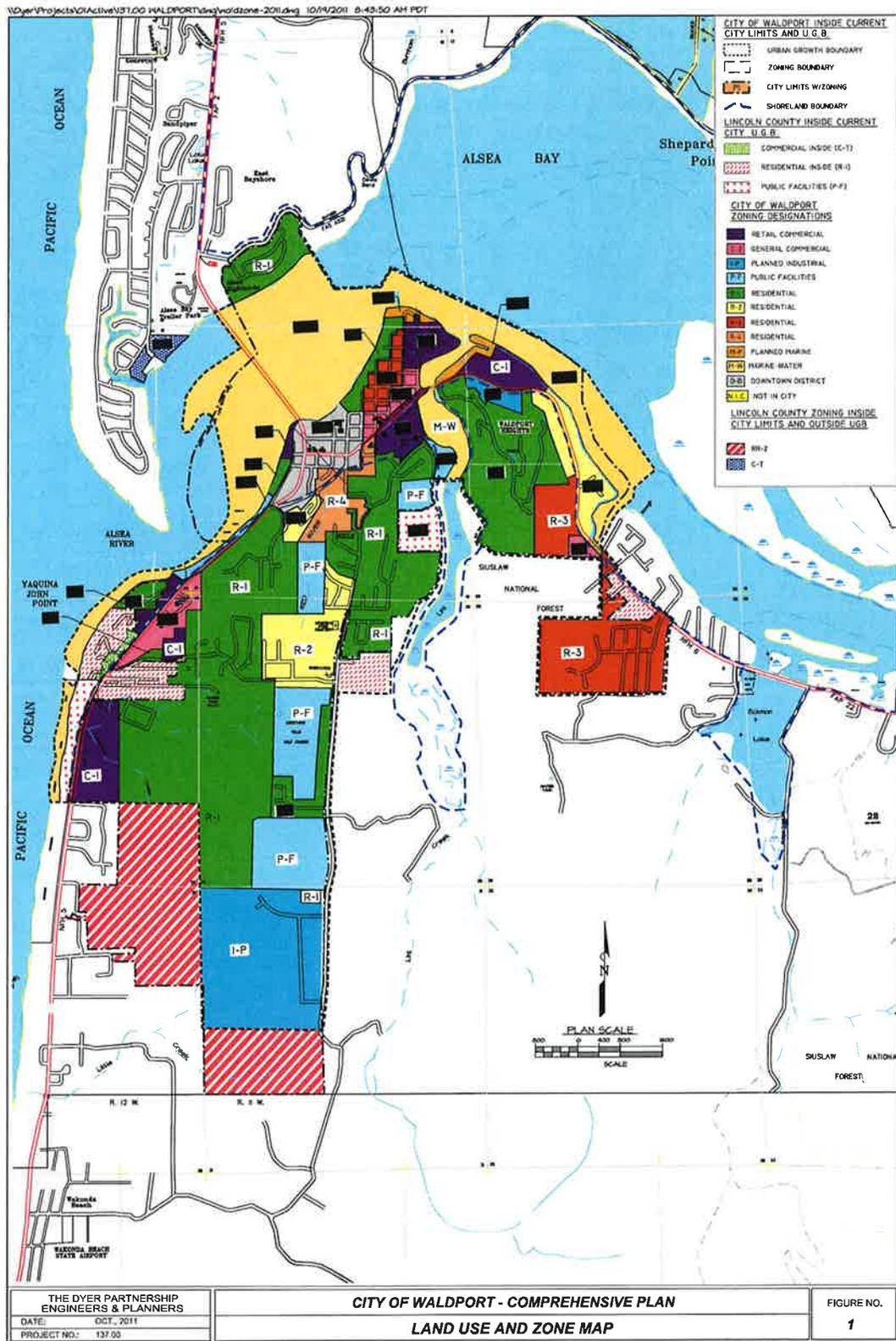
In addition the Sea Aire Assisted Living Facility (1882 Hwy 101 N) is considered a community asset serving the elderly population of the community.

Land Use and Development

The city of Waldport sits at the mouth of the Alsea Estuary. Development in Waldport spreads mostly north to south along US-Highway 101 and east on Highway 34. Dense commercial areas in Waldport exist along US-Highway 101 centrally located in the downtown area and around the Alsea Bay. Residential development is located north, south, and east of downtown, along US-Highway 101 and 34, and west along the Pacific Ocean. The city's Comprehensive Plan identifies land use needs within the city and its urban growth boundary. The map below displays the city of Waldport's zoning map.

The map below displays the city of Waldport's zoning map.

Figure WA-1 Zoning Map



Source: City of Waldport

Transportation & Commuting Patterns

The city of Waldport lies adjacent to US-Highway 101. US-Highway 101 is the principle state access route along the Oregon coast. Major routes from U.S. Interstate 5 in the Willamette Valley to Lincoln County include Highways 18, 20, and 34. Transportation is an important consideration when planning for emergency service provisions.

Figure WA-2 Waldport Functional Classification of Roads



Source: ODOT

Community Organizations and Programs

Social systems can be defined as community organizations and programs that provide social and community-based services, such as health care or housing assistance, to the public. In planning for natural hazard mitigation, it is important to know what social systems exist within the community because of their existing connections to the public. Often, actions identified by the plan involve communicating with the public or specific subgroups within the population (e.g. elderly, children, low income). The county and cities can use existing social systems as resources for implementing such communication-related activities because these service providers already work directly with the public on a number of issues, one of which could be natural hazard preparedness and mitigation. The countywide community organizations and programs table can be found in Appendix C: Community Profile. The table highlights organizations that are active within the county and may be potential partners for implementing mitigation actions.

Lincoln County School District²

During the last several years, significant attention has been directed to the Waldport Schools with regard to earthquake and tsunami preparedness. Previously, all of the Waldport schools were in the tsunami inundation zone. Although the schools did tsunami drills, there was not a viable tsunami escape route for these students and staff members. Over the last few years the following activities occurred:

- A new school (Crestview Heights) was built out of the tsunami zone to house all of our elementary school students.
- Waldport Middle School was closed and students were relocated to the Crestview Heights School out of the tsunami zone, making that school a kindergarten through grade 8 school.
- The school district partnered with the City of Waldport, Central Coast Fire and Rescue and the County Commissioners to establish a disaster cache of basic survival supplies on the Crestview Heights School campus. The Angel Job Corps Students helped to build the structure housing the cache of supplies. This school also became the designated shelter and command center for the entire city of Waldport in case of a disaster.
- The school district collaborated with community partners and conducted a citywide tsunami drill. A portion of Crestview Heights School (CHS) was activated as a Red Cross Shelter, Waldport High School Students evacuated to CHS, and the City and Fire district set up a command post at CHS and a Coast Guard Helicopter practiced landing on the field.
- The school district successfully passed a bond measure, which included building a new high school in Waldport, out of the tsunami zone. The new high school opened in August 2013. The old high school was then closed.
- The school district received Pre-Disaster Mitigation Grant from FEMA to demolish the old Waldport High School and convert the land into open space. Funds from the

² This section was authored by Sue Graves, Lincoln County School District Safety Coordinator, and edited by OPDR.

grant were also used to demolish most of the old Waldport Middle School, except for the gymnasium.

Currently, all of the Waldport schools are out of the tsunami hazard zone. However, in an earthquake/tsunami scenario, access to all Waldport schools may be unavailable due to tsunami inundation on Hwy 101 (both north and south) and on Hwy 34 from the east. The school district intends to be prepared to care for students and staff for several weeks before help may arrive.

Since current building codes are for life-safety only and do not provide for re-occupancy after a Cascadia Subduction Zone Earthquake, the school district is looking for additional resources to provide shelter and warmth - protection from our cold, wet climate and the high risk of hypothermia. Students will quickly fill the limited number of school buses which are housed on campus and the small athletic field dug-outs. There is plenty of space on athletic fields to set up "tent cities" for students, staff and community members, however the school district is in need of high-capacity tents, along with warm hats, gloves, socks, and mylar blankets, in order to accomplish this.

Waldport High School has a semester long Teen CERT class in which students are taught how to be rescuers in a large disaster when professional rescuers are not readily available or are overwhelmed. These students will be the first responders at both schools if a large Cascadia Subduction Zone earthquake occurs when school is in session.

Crestview Heights School is equipped with a generator. There is a 4000 gallon, below ground, tank of diesel which operates the heating system of the school as well as the generator. There is also a 1000 gallon, above ground, tank of diesel on site for the school buses.

The city, Red Cross, and school district have all identified a need for a large freezer at Crestview Heights School. The current freezer capacity is very limited and doesn't allow the school district to store and rotate much food. A larger freezer would allow for larger amounts of food storage which would meet a need for food in a disaster. The school district would like to get a freezer the same size as Taft High School's freezer, which stores a month's worth of groceries: 12 x 16, 8' 9" inside height.

Oregon Coast Community College has a small one-building school on the corner of our school campus. They have an Emergency Medical Technician degree program housed at this school. These basic medical infrastructure resources could be available to both schools in a disaster. In addition, the Red Cross currently has a trailer with cots and other shelter supplies stored in the OCCC parking lot.

Both of the Waldport schools have Shelter-in-Place (SIP) supplies in all classrooms so that they can quickly seal off their environments in case of a hazardous materials spill in the community. The most likely hazardous materials spill in this community would come from tanker trucks that travel daily, up and down Hwy 101 near both schools. The SIP supply buckets/toilets could be used for sanitation needs during an earthquake/tsunami when water/sewer infrastructure is destroyed.

The school district has a MOU with the Red Cross, designating our Waldport schools as Red Cross Shelters for emergencies in which the school structure is not at risk. They also have a

3-part Sheltering Protocol for: 1) schools sheltering students overnight; 2) Red Cross sheltering the public in one of our schools; and 3) Dual Sheltering - if the school uses part of the school to shelter students and releases another portion of the school to the Red Cross for public sheltering.

Other identified hazards/risks: Because Waldport schools are bordered by forestlands, they are at high risk for wildfires as well as wild animals wandering onto campus. There are no sidewalks along the only route to and from the school, making student walking/biking a high-risk activity.

Existing Mitigation Activities

Existing mitigation activities include current mitigation programs and activities that are being implemented by the community in an effort to reduce the community's overall risk to natural hazards. Documenting these efforts can assist participating jurisdictions better understand risk and can assist in documenting successes. The following efforts have occurred or are on-going within Waldport:

- The city of Waldport adopted an emergency operations plan in September 2001. The stated purpose of the plan is:
 - To provide, in cooperation with the Lincoln County Department of Emergency Services, an effective operational capability in order to minimize the results of a natural or manmade disaster.
 - To assist in meeting the above capability, the following requirements should be satisfied:
 1. Provision of an adequate warning in event of a natural or man-made disaster.
 2. The development of a local plan to provide emergency operations in times of emergency.
 3. An Emergency Operations Center from which city government can function efficiently.
 4. The identification of facilities suitable for use as shelters for the citizenry as a means of maintaining self-sufficiency in the event of a disaster.
- The Mission of the Emergency Operations Plan is to safeguard life and property by making maximum use of available manpower, equipment, and other resources in order to minimize the effects of a disaster.
- The city of Waldport supports the Central Oregon Coast Fire & Rescue District (COCFRD). This includes supporting COCFRD in the implementation of the 2006 Emergency Disaster Plan prepared by COCFRD. The objectives of the Emergency Disaster Plan are to incorporate and coordinate all facilities and personnel of the District into an efficient organization capable of reacting adequately and promptly in the face of disaster, and to conduct such operations as the nature of the disaster requires, whether during a local emergency or to assist other jurisdictions should they need help.
- The city of Waldport enforces a setback requirement for all developments located along the coast. The purpose of the setback is to reduce property damages related to coastal erosion, wind storms, and flooding. The setback requirement also serves

to meet the city's natural hazard goal, as defined with the Waldport Comprehensive Plan: "To protect life and property from natural disasters and hazards."

- The city Comprehensive Plan and Development Code address natural hazards. Specific hazardous areas have been identified by RNKR Associates in their work Environmental Hazards, Coastal Lincoln County, Oregon, 1979. The city has defined 'hazardous areas' and will allow development in these areas if adequate protective measures can be employed to prevent or minimize damage in accordance with city development code standards.
- The city distributes a Waldport tsunami evacuation map and tsunami safety brochure.
- The Waldport Middle School was moved out of the tsunami zone in 2006. The high school was moved out of the tsunami zone in 2012.
- State legislation:
 - SB 378 requires schools in potential inundation zones to teach students in K-8 grades about tsunamis and evacuation. The Waldport elementary and middle schools are located outside potential inundation zones.
 - SB 379, implemented as Oregon Revised Statutes (ORS) 455.446 and 455.447, limits construction of new essential facilities and special occupancy structures in tsunami flooding zones.

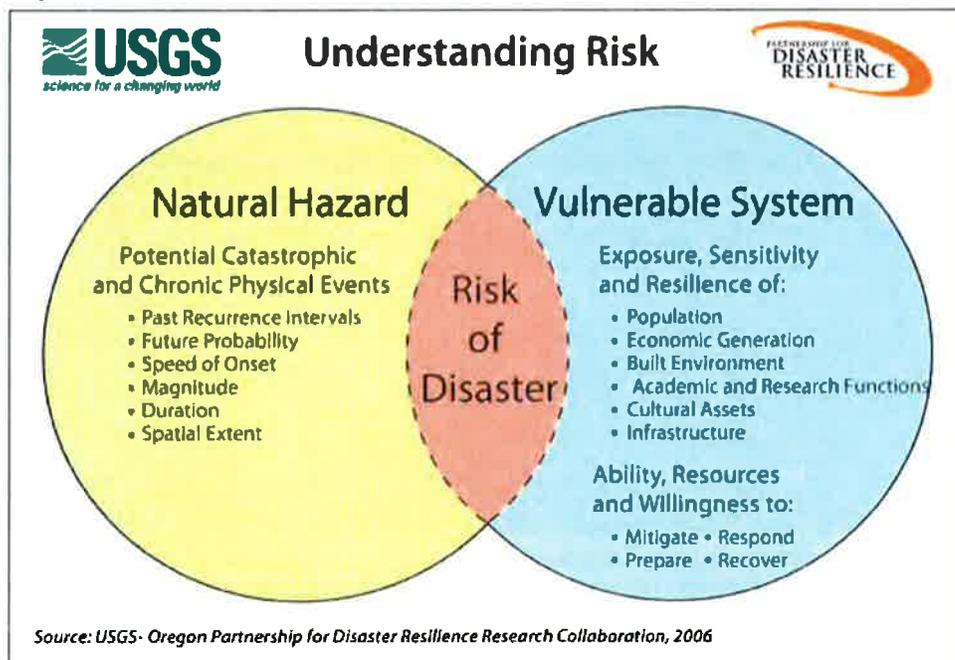
HAZARD ANALYSIS AND RISK ASSESSMENT

This section of the NHMP addendum addresses 44 CFR 201.6(b)(2) - Risk Assessment. In addition, this chapter can serve as the factual basis for addressing Oregon Statewide Planning Goal 7 – Areas Subject to Natural Hazards. Assessing natural hazard risk has three phases:

- **Phase 1:** Identify hazards that can impact the jurisdiction. This includes an evaluation of potential hazard impacts – type, location, extent, etc.
- **Phase 2:** Identify important community assets and system vulnerabilities. Example vulnerabilities include people, businesses, homes, roads, historic places and drinking water sources.
- **Phase 3:** Evaluate the extent to which the identified hazards overlap with, or have an impact on, the important assets identified by the community.

The information presented below, along with hazard specific information presented elsewhere in this addendum, within the Hazard Annexes (Volume II), and community characteristics presented in the Community Profile (Appendix C), will be used as the local level rationale for the risk reduction actions identified in this addendum. The risk assessment process is graphically depicted in Figure WA-3 below. Ultimately, the goal of hazard mitigation is to reduce the area of risk, where hazards overlap vulnerable systems.

Figure WA-3 Understanding Risk



Hazard Analysis Methodology

This NHMP utilizes a hazard analysis methodology that was first developed by FEMA circa 1983, and gradually refined by the Oregon Military Department's Office of Emergency Management over the years.

The methodology produces scores that range from 24 (lowest possible) to 240 (highest possible). Vulnerability and probability are the two key components of the methodology. Vulnerability examines both typical and maximum credible events, and probability endeavors to reflect how physical changes in the jurisdiction and scientific research modify the historical record for each hazard. Vulnerability accounts for approximately 60% of the total score, and probability approximately 40%.

This method provides the jurisdiction with a sense of hazard priorities, or relative risk. It doesn't predict the occurrence of a particular hazard, but it does "quantify" the risk of one hazard compared with another. By doing this analysis, planning can first be focused where the risk is greatest.

In this analysis, severity ratings, and weight factors, are applied to the four categories of history, vulnerability, maximum threat (worst-case scenario), and probability as shown in the table below. See Volume I, Section (3 Risk Assessment) for more information.

Hazard Analysis

On December 2, 2014, the City of Waldport addendum update steering committee reviewed and revised the plan's Hazard Analysis and Risk Assessment section. Changes were made where appropriate to reflect changes in perception of risk from natural hazards to the City of Waldport, which are discussed throughout this plan as well as in the Planning and Public Process Appendix of the Lincoln County NHMP. The following is a summary of input from the original city addendum steering committee, along with revisions and additions from the 2014 steering committee.

The table below presents the entire updated hazard analysis matrix for the City of Waldport. The hazards are listed in order of rank from high to low and compare them to the county's ranking for each hazard. The table shows that hazard scores are influenced by each of the four categories combined. For local governments, conducting the hazard analysis is a useful step in planning for hazard mitigation, response, and recovery. The method provides the jurisdiction with sense of hazard priorities, but does not predict the occurrence of a particular hazard. See Volume I, Section 2: Risk Assessment of the Lincoln County NHMP for a description of the methodology.

With considerations for past historical events, the probability or likelihood of a particular hazard event occurring, the vulnerability to the community, and the maximum threat or worst-case scenario, Windstorm, Drought, and the Cascadia Earthquake rank as the top three hazard threats to the city, followed close by Coastal Flood and Riverine Flood (Top Tier). The Local Tsunami, Winter Storm, Coastal Erosion, Landslide, and Distant Tsunami comprise the next highest ranked hazards (Middle Tier). The Wildfire, Volcano, and Crustal Earthquake comprise the lowest ranked hazards in the matrix (Bottom Tier).

Table WA-2 Hazard Analysis Matrix – City of Waldport

Hazard	History	Probability	Vulnerability	Maximum Threat	Total Threat Score	Hazard Rank	
Windstorm	20	70	50	100	240	# 1	<i>Top Tier</i>
Drought	10	56	50	100	216	# 2	
Earthquake (Cascadia)	10	49	50	100	209	# 3	
Flood (Coastal)	20	70	45	70	205	# 4	
Flood (Riverine)	20	70	45	70	205	# 4	
Tsunami (Local)	2	49	50	100	201	# 6	<i>Middle Tier</i>
Winter Storm (Snow/Ice)	18	70	20	90	198	# 7	
Coastal Erosion	20	70	35	70	195	# 8	
Landslide	20	70	35	50	175	# 9	
Tsunami (Distant)	16	70	25	60	171	# 10	
Wildfire	10	56	25	80	171	# 10	<i>Bottom Tier</i>
Volcano	2	7	5	100	114	# 12	
Earthquake (Crustal)	10	35	20	40	105	# 13	

Source: City of Waldport NHMP Steering Committee and Lincoln County NHMP Steering Committee

The following table categorizes the probability and vulnerability scores from the hazard analysis for the city and compares the results to the assessment completed by the Lincoln County NHMP Steering Committee (areas of differences are noted with **bold** text within the city ratings).

Table WA-3 Probability and Vulnerability Comparison – Waldport and Lincoln County

Hazard	Waldport		County	
	Probability	Vulnerability	Probability	Vulnerability
Coastal Erosion	High	Moderate	High	Moderate
Drought	High	High	High	High
Earthquake (Cascadia)	Moderate	High	Moderate	High
Earthquake (Crustal)	Moderate	Moderate	High	Moderate
Flood (Coastal)	High	High	High	Moderate
Flood (Riverine)	High	High	High	Moderate
Landslide	High	Moderate	High	Moderate
Tsunami (Distant)	High	Moderate	High	Low
Tsunami (Local)	Moderate	High	Moderate	High
Volcano	Low	Low	Low	Low
Wildfire	High	Moderate	High	Moderate
Windstorm	High	High	High	High
Winter Storm (Snow/Ice)	High	Moderate	High	Moderate

Source: City of Waldport NHMP Steering Committee and Lincoln County NHMP Steering Committee

Coastal Erosion

The steering committee determined that the city’s probability for coastal erosion is **high** (which is that same as the county’s rating) and that their vulnerability to coastal erosion is **moderate** (which is the same as the county’s rating). These ratings have not changed since the previous NHMP.

Lincoln County's Natural Hazards Mitigation Plan adequately describes the causes and characteristics of coastal erosion hazards. Erosion is a natural process that continually affects coastal areas; in Waldport and elsewhere along the Pacific, erosion becomes a hazard when lives and personal properties are at risk of damage. Erosion is typically a gradual process, which can be greatly accelerated in the event of a storm.

The city can be characterized as consisting of uplifted marine terrace deposits particularly on high cliffs along the north side of the Alsea Bay and south of downtown along the oceanfront. There are also low-lying sand dunes along the bayfront, downtown and south of town, and east of Highway 101. Concentrations of development exist along the high cliffs on the north side of the bay, as well as along the oceanfront. Aside from oceanfront properties, one area that's particularly vulnerable to coastal erosion is inside the Alsea Bay, along the waterfront facing west. This area experienced rapid erosion in the early 1980's as a result of an "El Nino" event. Homes and commercial buildings were threatened when erosion at the distal tip of the Alsea Spit opened the Alsea Bay to increased wave action. Since then, accretion restored the distal tip and reduced the threat. Additionally, structural shoreline stabilization using "riprap" - large boulders imbedded in the sand - was installed to mitigate for future events. The county identified areas along Highway 101 that have sustained erosion-induced damages. Within the city of Waldport, during this same El Nino event, a portion of Highway 101 along the waterfront was threatened. This event resulted in a seawall being constructed to protect the Highway. Records of other specific events are not available at this time; however, events may have occurred in tandem with previous storms.

Potential community-related impacts, including shoreline reduction, economic (tourism-related) impacts, and property/infrastructural damage, are adequately described within the county's Coastal Erosion Hazard Annex. See Figure WA-4 for locations of the city's coastal erosion hazard along Alsea Bay (particularly at the Alsea Highlands) and coastal bluffs on the city's western edge. Left unmitigated the city is concerned that coastal erosion will impact Old Town Waldport.

Additional vulnerability assessments can be found via DOGAMI Open File Reports:

- 1) Open-File Report O-13-20, Evaluation of erosion hazard zones along the Alsea Bay shoreline between the Alsea Bay Bridge and the Port of Alsea, Lincoln County, Oregon, by Laura L. Stimely and Jonathan C. Allan, and
- 2) Open-File Report O-07-03 Evaluation of Coastal Erosion along Dune and Bluff Backed Shorelines in Lincoln County, Oregon: Seal Rock to Cape Perpetua, by George R. Priest and Jonathan C Allan.

For more information see the DOGAMI website: www.oregongeology.org/

Figure WA-4 Coastal Erosion Hazard



Source: Oregon HazVu: Statewide Geohazards Viewer (HazVu)

The city of Waldport uses the RNKR Environmental Hazards Inventory of Coastal Lincoln County, Oregon as a mapping and reporting tool for coastal erosion. Although not included within this addendum, the coastal erosion hazards map can be obtained through the Planning and Community Development Department at City Hall.

Please review hazard annexes (Volume II) for additional information on this hazard.

Drought

The steering committee determined that the city's probability for drought is **high** (which is the same as the county's rating) and that their vulnerability to drought is **high** (which is the same as the county's rating). The probability and vulnerability ratings have increased since the previous NHMP.

Lincoln County's Natural Hazards Mitigation Plan adequately describes the causes and characteristics of drought hazards, as well as the location and extent of a potential event. Due to a cool, wet climate, past and present weather conditions have generally spared coastal communities from the effects of a drought. As such, there is no record of a severe drought event within Lincoln County. The same holds true for Waldport; the impacts of a potential event, however, are much greater for the city than for the county as a whole.

The city currently receives water from three (3) surface water sources: North and South Weist Creeks and Eckman Creek.³ The City has a Water Management and Conservation Plan (2012) that includes a water curtailment plan for times of drought. The city currently draws about 0.260 mgd on an average annual day, and its peak demand is about 0.649 mgd; by 2031 the average demand is projected to increase to 0.321 mgd with a peak demand of 0.802 mgd.⁴ Increases in demand are not expected to outpace supply. However, while existing water rights are adequate, due to lack of a predictable water supply, which may be impacted by drought, the Waldport Steering Committee believes that the impacts of a potential event are much greater for the city than for the county as a whole. For more information see the Waldport Water Management and Conservation Plan (2012). In addition to reduced water supplies, a drought will increase the chances of wildfire.

Please review hazard annexes (Volume II) for additional information on this hazard.

Earthquake

The steering committee determined that the city's probability for a Cascadia Subduction Zone (CSZ) Earthquake event is **moderate** (which is the same as the county's rating) and that their vulnerability to a Cascadia Earthquake event is **high** (which is the same as the county's rating). The steering committee determined that the city's probability for a Crustal Earthquake event is **moderate** (which is lower than the county's rating) and that their vulnerability to a Crustal Earthquake event is **moderate** (which is the same as the county's rating). This hazard was not rated as distinct CSZ and crustal events in the previous NHMP.

The Pacific Northwest experienced a subduction zone earthquake estimated at magnitude 9 on January 26, 1700. The earthquake generated a tsunami that caused damage as far away as Japan. Cascadia subduction zone earthquakes and associated tsunamis have occurred on average every 500 years over the last 3,500 years in the Pacific Northwest. The time between events has been as short as 100 to 200 years and as long as 1000 years. The geologic record indicates that over the last 10,000 years approximately 42 tsunamis have been generated off the Oregon Coast in connection to ruptures of the CSZ (19 of the events were full-margin ruptures and arrived approximately 15-20 minutes after the earthquake).⁵

A 9.0 magnitude earthquake originating from Japan caused approximately \$7.1 million worth of damages along the Oregon Coast. Particularly, there was extensive damage to the Port of Brookings (Curry County; \$6.7 million), as well as the Port of Depoe Bay (Lincoln County; \$182,000), and Charleston Harbor (Coos County; \$200,000); Salmon Harbor on Winchester Bay (Douglas County) and the South Beach Marina in Newport (Lincoln County) were also affected. On March 15, 2011 Governor Kitzhaber declared a State of Emergency was declared by Executive Order in Curry County. Approximately 40% of all docks at the Port of Brookings were destroyed or rendered unusable (including a dock leased by the U.S. Coast Guard) compromising commercial fishing and U.S. Coast Guard operations. Along the

³ City of Waldport Annual Drinking Water Quality Report, accessed July 2015
<http://www.waldport.org/Documents/pdf%20files/DRINWAT2015.pdf>

⁴ Waldport Water Management and Conservation Plan (2012)

⁵ Oregon Natural Hazard Mitigation Plan. Department of Land Conservation and Development, 2015.

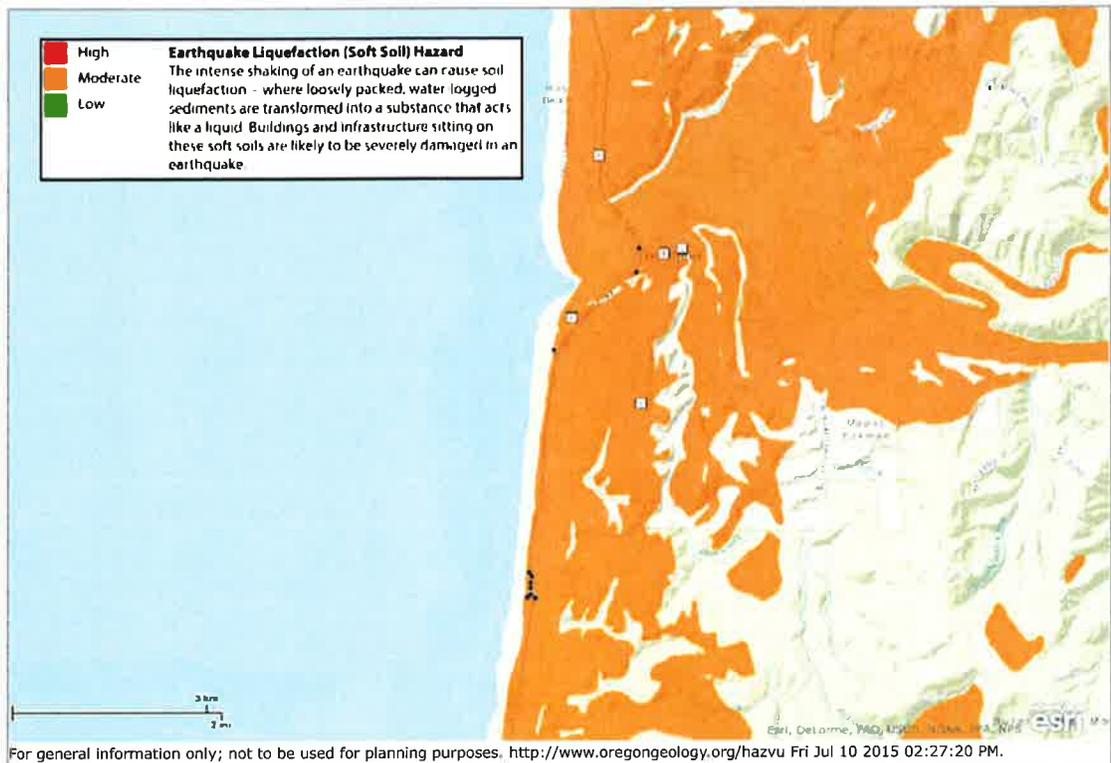
Oregon Coast local official activated the Emergency Alert System and sirens, implemented “reverse 9-1-1” and conducted door-to-door notices in order to evacuate people from the tsunami inundation zone. Local governments activate their Emergency Operations Centers and the state activated its Emergency Coordination Center. For more information view Volume II, Hazard Annex.

Earthquake-induced damages are difficult to predict, and depend on the size, type, and location of the earthquake, as well as site-specific building and soil characteristics. Presently, it is not possible to accurately forecast the location or size of earthquakes, but it is possible to predict the behavior of soil at any particular site. In many major earthquakes, damages have primarily been caused by the behavior of the soil.

The Oregon Department of Geology and Mineral Industries (DOGAMI), in partnership with other state and federal agencies, has undertaken a rigorous program in Oregon to identify seismic hazards, including active fault identification, bedrock shaking, tsunami inundation zones, ground motion amplification, liquefaction, and earthquake induced landslides. DOGAMI has published a number of seismic hazard maps that are available for Oregon communities to use. The maps show liquefaction, ground motion amplification, landslide susceptibility, and relative earthquake hazards. Volume II, Hazard Annex, uses the DOGAMI Statewide Geohazards Viewer (Hazvu) to present visual maps of recent earthquake activity (Figure II-5), liquefaction (soft soils, Figure II-6), expected ground shaking for crustal events (Figure II-7) and the Cascadia Subduction Zone event (Figure II-8).

The figures below show earthquake hazards that affect the city, including the soft soil/liquefaction hazard (Figure WA-5), expected ground shaking for crustal events (Figure WA-6), and for the Cascadia Subduction Zone event (Figure WA-7). The extent of the damage to structures and injury and death to people will depend upon the type of earthquake, proximity to the epicenter and the magnitude and duration of the event. The soft soils figure below shows that in general the soils in Waldport have low to moderate liquefaction potential; the areas of the population along the coastline are more susceptible to liquefaction than areas further in land and away from rivers.

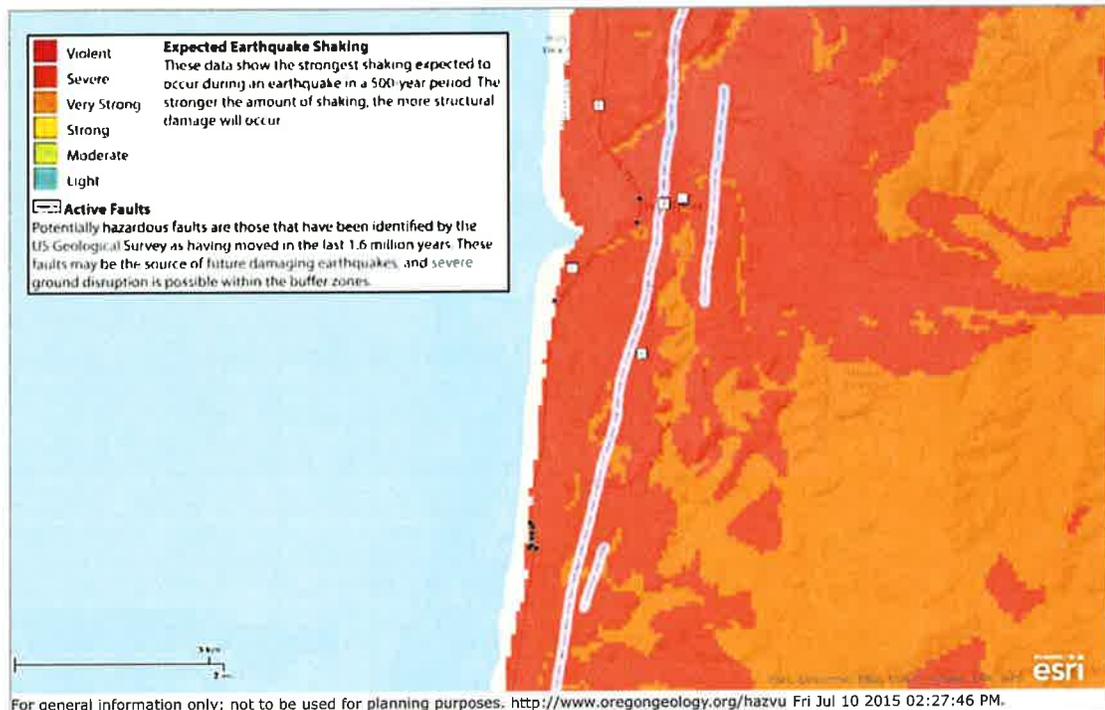
Figure WA-5 Earthquake Liquefaction (Soft Soil) Hazard



Source: Oregon HazVu: Statewide Geohazards Viewer (HazVu)

Shaking from the combined earthquake scenario is expected to be severe to violent for much of Waldport as shown in Figure WA-6. The figure also shows two historically active faults underneath the city.

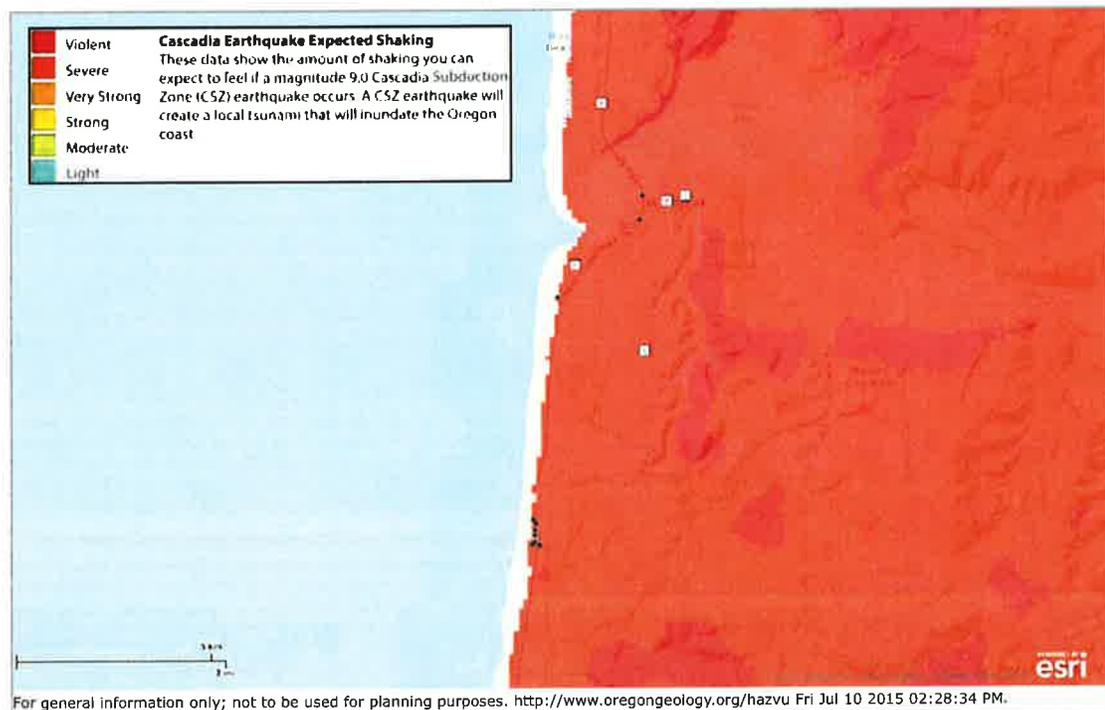
Figure WA-6 Combined Earthquake Events Expected Shaking and Active Faults



Source: Oregon HazVu: Statewide Geohazards Viewer (HazVu)

Figure WA-7 shows expected shaking with a Cascadia Earthquake. The figure shows that the entire city will receive severe to violent shaking.

Figure WA-7 Cascadia Earthquake Expected Shaking



Source: Oregon HazVu: Statewide Geohazards Viewer (HazVu)

The Department of Geology and Mineral Industries (DOGAMI), in partnership with other state and federal agencies, has commenced a program to identify seismic hazards and risks. A number of studies have been published. Among other data, DOGAMI has created maps that identify areas in selected Oregon communities that will suffer more damage, relative to other areas, during a damaging earthquake. As part of the Risk MAP project DOGAMI will provide additional risk assessment information for Lincoln County including a damage assessment during the summer of 2015.

The city’s concentrated population and resources, as well as the soil characteristics and relative earthquake hazards described above are cause for further study and significant effort toward mitigating the earthquake hazard. As shown in Table C-28 (Appendix C), about 80% of Waldport’s housing structures were built prior to the enforcement of earthquake-resistant building codes of 1990. Also, there is considerable development on steep waterfront slopes and low-lying sand dune areas, making these areas at risk for earthquake-related impacts like tsunamis and liquefaction. Additionally, DOGAMI conducted a rapid visual assessment for public school buildings, acute inpatient care facilities, fire stations, police stations, sheriffs’ offices and other law enforcement agency buildings. Buildings were ranked for the “probability of collapse” due to the maximum possible earthquake.

As noted above the city has a high concentration of buildings that are built prior to 1990, which increases the city’s vulnerability to the earthquake hazard. Information on specific buildings’ estimated seismic resistance, determined by DOGAMI in 2007, is shown in Table WA-4; each “X” represents one building within that ranking category. All of the existing facilities within Waldport that were evaluated by DOGAMI using RVS have low collapse potential.

Table WA-4 Rapid Visual Survey Scores

Facility	Level of Collapse Potential			
	Low (< 1%)	Moderate (>1%)	High (>10%)	Very High (100%)
Schools				
[Crestview Heights] Elementary/ Middle School (2750 S Crestline Drive)	X			
Public Safety				
Central Oregon Coast Fire and Rescue (145 Alsea Way)	X			
Yachats RFPD (1395 SW Corona Street)	X			

Source: DOGAMI 2007. Open File Report 0-07-02. Statewide Seismic Needs Assessment Using Rapid Visual Assessment.

Note: Waldport High School was relocated out of the tsunami inundation area and built to current seismic code in 2013.

The city’s infrastructure is highly vulnerable to a severe earthquake event. Sewer lines, water lines, power lines, water tanks, the Fire Hall and City Hall were identified by the steering committee as vulnerable assets. The city would also expect damage to roads

following a CSZ event, as well as deaths and severe injuries region-wide. Education and outreach regarding the CSZ is an on-going endeavor in Waldport.

Please review hazard annexes (Volume II) for additional information on this hazard.

Flood

The steering committee determined that the city's probability for riverine flood is **high** (which is the same as the county's rating) and that their vulnerability to flood is **high** (which is higher than the county's rating). The vulnerability rating for this hazard has increased since the previous NHMP. The steering committee determined that the city's probability for coastal flood is **high** (which is the same as the county's rating) and that their vulnerability to coastal flood is **high** (which is higher than the county's rating). This hazard was not rated in the previous NHMP.

Lincoln County's Natural Hazards Mitigation Plan adequately describes the causes and characteristics of flooding hazards within the region, as well as previous flooding occurrences. General flood-related community impacts are adequately described within the Flood Hazard Annex of Lincoln County's Natural Hazards Mitigation Plan. The Waldport Steering Committee notes that flooding occurred on city streets in the low-lying areas of Waldport in 1996. Otherwise, there are no records of sustained damage or serious impacts associated with major flood events. See city action items (Attachment 1) for additional detail on vulnerable areas.

National Flood Insurance Program (NFIP)

The city's Flood Insurance Rate Maps (FIRM), available at City Hall, best describes the location and extent of Waldport's flood hazard. The Lincoln County Flood Insurance Rate Maps (FIRMs), are currently being updated, the information below relates to the effective flood maps adopted December 18, 2009 (the new maps should be adopted by 2016). The table below shows that as of April 2015, Waldport has 109 National Flood Insurance Program (NFIP) policies in force and 18 paid claims. The city last had a Community Assistance Visit (CAV) on March 6, 2001. The city is not a member of the Community Rating System (CRS). The table displays the number of policies by building type and shows that of the properties with flood insurance policies, 65 are single-family homes, nine (9) are two to four family homes, 12 are other residential structures, and 23 are non-residential. Two (2) of the policies are within minus rated A zones.

The Community Repetitive Loss record for Waldport identifies two (2) repetitive loss structure and zero severe repetitive loss properties. Total payments related to these repetitive loss properties amount to \$30,414.48 (see Table II-7 in Volume II, Hazard Annex, for more information).

Table WA-5 Flood Insurance Detail

Jurisdiction	Effective FIRM and FIS	Initial FIRM Date	Total Policies	Pre-FIRM Policies	Policies by Building Type				Minus Rated A Zone	Minus Rated V Zone
					Single Family	2 to 4 Family	Other Residential	Non-Residential		
Lincoln County	-	-	2,614	1,204	1,926	70	489	129	74	2
Waldport	12/18/09	3/15/79	109	62	65	9	12	23	2	0

Jurisdiction	Insurance In Force	Total Paid Claims	Pre-FIRM Claims Paid	Substantial Damage Claims	Total Paid Amount	Repetitive Loss Structures	Severe Repetitive Loss Properties	CRS Class Rating	Last Community Assistance Visit
Lincoln County	\$ 624,346,700	327	255	53	\$ 4,863,715	44	1	-	-
Waldport	\$ 27,034,100	18	15	1	\$ 84,999	2	0	NP	3/6/01

Source: Information compiled by Department of Land Conservation and Development, April 2015

The Lincoln County Risk Report (2014, unpublished draft) conducted an exposure analysis for the purposes of estimating the number of buildings that are vulnerable to damage from either riverine or coastal flooding. Table WA-6 summarizes the amount of real market value (RMV) exposed to the 1% and 0.2% flood hazard recurrence intervals within the city. The data shows that there are 348 buildings exposed to the 1% flood recurrence interval (riverine and coastal) with a total value of \$18.5 million and an exposure ratio of 13.80%. The Risk Report does not include data for the 0.2% riverine flood recurrence interval.

Table WA-6 Actual Exposure of RMV for 1% and 0.2% Flood Scenarios

	1% (100-year)			0.2% (500-year)		
	RMV Exposed	# Buildings	Exposure Ratio	RMV Exposed	# Buildings	Exposure Ratio
All exposed Buildings	\$18,545,964	348	13.80%	*	*	*
0-3 Ft Flood Exposure	\$17,850,795	328	13.29%	*	*	*
3-6 Ft Flood Exposure	\$463,182	11	0.34%	*	*	*
>6 Ft Flood Exposure	\$27,665	2	0.02%	*	*	*
Coastal High Hazard	\$204,322	7	0.15%	*	*	*

Source: DOGAMI exposure analysis using tax lot data and Risk MAP depth grids, Lincoln County Risk Report (2014, unpublished draft)

Note 1: The 1% flood zone is a combination of the riverine and coastal 1% flood zones. The 0.2% flood zone is inclusive of the riverine 1% flood zone.

Note 2: The 1% exposure is the only recurrence interval that includes coastal flooding zones.

Note 3: Coastal High Hazard Zone outside of flood depth grid.

Note 4: Total Real Market Value (RMV) is \$134,355,907 for 1,608 buildings.

* - No data is available.

Updated risk assessment information will be provided as part of the final Risk Report in 2016, which will be updated to include Hazus loss estimation for all areas of the county. See NFIP section (above and in Risk Assessment) for residential insurance market penetration information.

Please review hazard annexes (Volume II) for additional information on this hazard.

Landslide

The steering committee determined that the city's probability for landslide is **high** (which is the same as the county's rating) and that their vulnerability to landslide is **moderate** (which is the same as the county's rating). The probability rating has increased and the vulnerability rating has decreased since the previous NHMP.

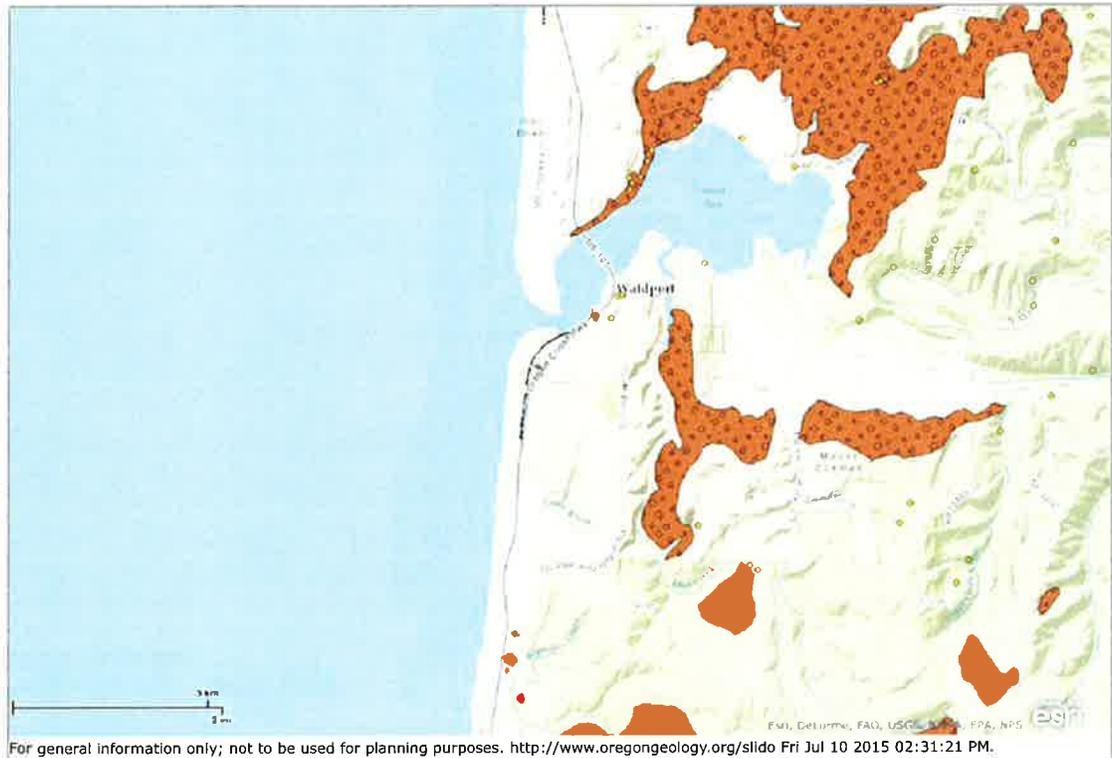
Lincoln County's Natural Hazards Mitigation Plan adequately describes the causes and characteristics of landslides, and appropriately identifies previous landslide occurrences within the region. As shown in the images below, in 1996, two houses were destroyed by landsliding which was possibly caused by poor drainage caused by the construction of man-made ponds and in 2009, one house was damaged by landsliding which was possibly caused by subsurface drainage.



In general, waterfront property along the north side of the Alsea Bay and areas east/southeast along ridgelines may be vulnerable to landslides. Road cracking has occurred in some areas, but no significant losses are documented. Potential community-related impacts from landslide events are adequately described within the county's plan. Potential impacts include infrastructural damages, economic impacts (due to isolation and /or arterial road closures), property damage, and obstruction to evacuation routes.

DOGAMI maps the State Landslide Information Layer for Oregon (SLIDO); Figure WA-8 relies on the 2014 SLIDO data and shows Lincoln County landslides that have been identified on published maps. The database contains only landslides that have been located on these maps. Many landslides have not yet been located or are not on these maps and therefore are not in this database. This database does not contain information about relative hazards⁶ The map shows that the history of landslide events, and landslide deposits, is relatively high within the city and distributed in the area of steeper slopes near Crestline Drive and north of Alsea Bay (outside of the city).

Figure WA-8 Mapped Landslides



Source: DOGAMI Statewide Landslide Information Layer for Oregon (SLIDO)

The Oregon Department of Geology and Mineral Industries (DOGAMI) is active in developing maps and collecting data on hazard risk. DOGAMI publications addressing the identification of areas subject to landslide hazard for Lincoln County include Environmental Geology of Lincoln County (Bulletin 81, 1973), LIDAR Data and Landslide Inventory Maps of the North Fork Siuslaw River and Big Elk Creek Watersheds, Lane, Lincoln, and Benton Counties, Oregon (Open File Report O-12-07), and Evaluation of Coastal Erosion Hazard Zones in Lincoln County, Oregon (Open File Reports O-04-01 and O-07-01). More information can be found on landslide mapping via DOGAMI Special Paper 42 Protocol for Inventory Mapping of Landslide Deposits from Light Detection and Ranging (LIDAR) Imagery.

⁶ DOGAMI. Statewide Landslide Information Database for Oregon (SLIDO-3.2). <http://www.oregongeology.org/sub/slido/index.htm>

Potential landslide-related impacts are adequately described within the county's plan, and include infrastructural damages, economic impacts (due to isolation and/or arterial road closures), property damages, and obstruction to evacuation routes. Rain-induced landslides and debris flows can potentially occur during any winter in Lincoln County, and thoroughfares beyond city limits are susceptible to obstruction as well. As such, Waldport is vulnerable to isolation for an extended period of time.

Please review hazard annexes (Volume II) for additional information on this hazard.

Tsunami

The steering committee determined that the city's probability for a distant tsunami event is **high** (which is the same as the county's rating) and that their vulnerability to a distant tsunami event is **moderate** (which is higher than the county's rating). The steering committee determined that the city's probability for a local tsunami event is **moderate** (which is the same as the county's rating) and that their vulnerability to a local tsunami event is **high** (which is the same as the county's rating). This hazard was not rated as distinct local and distant sources events in the previous NHMP.

Lincoln County's Natural Hazards Mitigation Plan adequately describes the causes and characteristics of tsunami hazards, as well as the previous occurrences of tsunami events within the region.

The Pacific Northwest experienced a subduction zone earthquake estimated at magnitude 9 on January 26, 1700. The earthquake generated a tsunami that caused damage as far away as Japan. Cascadia subduction zone earthquakes and associated tsunamis have occurred on average every 500 years over the last 3,500 years in the Pacific Northwest. The time between events has been as short as 100 to 200 years and as long as 1000 years. The geologic record indicates that over the last 10,000 years approximately 42 tsunamis have been generated off the Oregon Coast in connection to ruptures of the CSZ (19 of the events were full-margin ruptures and arrived approximately 15-20 minutes after the earthquake).⁷

In 1995, the Department of Geology and Mineral Industries (DOGAMI) conducted an analysis resulting in extensive mapping along the Oregon Coast. The maps depict the expected inundation for tsunamis produced by a magnitude 8.8 to 8.9 undersea earthquake. The tsunami maps were produced to help implement Senate Bill 379 (SB 379). SB 379, implemented as Oregon Revised Statutes (ORS) 455.446 and 455.447, and Oregon Administrative Rules (OAR) 632-005, limit construction of new essential facilities and special occupancy structures in tsunami flooding zones. Figure WA-9 shows the regulatory tsunami inundation line showing the much of the residential development west of Highway 101, Old Town, and other areas adjacent to the Alsea Bay are vulnerable to tsunami. It should be noted that the updated maps (described below) show an increased vulnerability in that area.

⁷ 2015 Oregon Natural Hazard Mitigation Plan. Department of Land Conservation and Development.

Figure WA-9 Regulatory (SB 360) Tsunami Inundation Line



Source: Oregon HazVu: Statewide Geohazards Viewer (HazVu)

Since then DOGAMI and other agencies have conducted a large number of tsunami inundation studies. An update of these maps was completed in 2013, as described below.

Tsunami inundation maps were created by the Department of Geology and Mineral Industries (DOGAMI) to be used for emergency response planning for coastal communities.⁸ Maps were created for local and distant source tsunami events. The local source tsunami inundation maps display the output of computer modeling showing five tsunami event scenarios shown as “T-shirt” sizes S, M, L, XL, and XXL. The transition line between the wet and dry zones is termed the Wet/ Dry Zone, only the XXL Wet/ Dry Zone is shown on the map. The distant source tsunami inundation maps show the affects of tsunamis generated by earthquakes along the “Ring of Fire” (the Circum-Pacific belt, the zone of earthquake activity surrounding the Pacific Ocean). The distant tsunami inundation maps model the 1964 Prince William Sound event (Alaska M9.2) and a hypothetical Alaska Maximum event scenario; only the Alaska Maximum Wet/ Dry Zone is shown on the map. Both the local and distant source tsunami inundation maps show simulated wave heights and inundation extents for the various scenarios.

For more information on the regulatory and non-regulatory maps visit the Oregon Tsunami Clearinghouse resource library:

Regulatory (SB 360) - <http://www.oregongeology.org/tsuclearinghouse/pubs-regmaps.htm>

⁸ DOGAMI website and Lincoln County Risk Report (2014, unpublished draft)

Non-Regulatory Tsunami-Inundation Maps:

<http://www.oregongeology.org/tsuclearinghouse/pubs-inumaps.htm>

Evacuation maps (brochures) are available for the populated areas of Lincoln County. The Department of Geology and Mineral Industries (DOGAMI) developed the evacuation zones in consultation with local officials; local officials developed the routes that were reviewed by the Oregon Department of Emergency Management (OEM). The maps shows the worst case scenario for a local source and distant source tsunami event and are not intended for land-use planning or engineering purposes.

For more information on the evacuation brochures visit the Oregon Tsunami Clearinghouse resource library:

<http://www.oregongeology.org/tsuclearinghouse/pubs-evacbro.htm>

A free application is also available that displays the evacuation routes in coastal areas of Oregon:

iPhone: <https://itunes.apple.com/us/app/tsunamievac-nw/id478984841?mt=8>

Android: <https://play.google.com/store/apps/details?id=org.nanoos.tsunami&hl=en>

In 2013, DOGAMI produced new Tsunami Inundation Maps (TIMs) for the entire Oregon coast. The TIMs identify both local and distant Tsunami Inundation Zones (TIZs) by event size. The maps also tabulate the affected buildings located within the local and distant source tsunami inundation zones. Tables II-10 through II-12 of Volume II, Hazard Annexes show the number and percentage of buildings located in the various TIZs. Approximately 44% of all buildings (749) in the city are located within the “Extra Large” (one event per 1,050-1,200 years) local source tsunami inundation zone (Table II-10); while approximately 27% of city buildings (457) are located within the Alaska Maximum distant source tsunami inundation zone (Table II-11).

Population vulnerability is characterized in terms of exposure, demographic sensitivity, and short-term resilience of at-risk individuals.⁹ Nate Wood, et al. (USGS) performed a cluster analysis of the data for coastal communities in the Pacific Northwest to identify the most vulnerable communities in the region.¹⁰ Wood, et al. conducted a comprehensive analysis to derive overall community clusters based on (1) the number of people and businesses in the tsunami hazard zone, (2) the demographic characteristics of residents in the zone, and (3) the number of people and businesses that may have insufficient time to evacuate based on slow and fast walking speeds.¹¹ The study placed all communities within Lincoln County within the following cluster category: “Relatively low numbers of residents, employees, or customer-heavy businesses in the tsunami hazard zones that will likely have sufficient time to reach high ground before tsunami wave arrival”.¹² Notably the study concluded that

⁹ Nathan J. Wood, Jeanne Jones, Seth Spielman, and Mathew C. Schmidlein. “Community clusters of tsunami vulnerability in the US Pacific Northwest”, PNAS 2015 112 (17) 5354-5359.

¹⁰ Ibid

¹¹ Ibid.

¹² Ibid.

Waldport had 552 residents, 289 employees, six (6) public venues, 10 dependent care facilities, and 32 commercial businesses that are exposed to a tsunami-hazard zone (Table II-12); additionally, 60% of homes within a tsunami-hazard zone are renter-occupied (Table II-13). For additional information from the study including a demographic analysis and evacuation based on walking speeds see Tables II-13, II-14, and II-15 of Volume II, Hazard Annexes.

Severe damage could occur to low-lying areas of the city in a local source tsunami event, including roads, bridges, communication systems, and infrastructure within Waldport, among other assets described in the county's plan. Damage is also expected in a large distant source tsunami event. The city of Waldport recognizes the importance of continuing education and outreach, especially to the transient populations (i.e., tourists), and plans to implement greater outreach in the future. The city utilizes a reverse 911 service as the tsunami warning system..

Please review hazard annexes (Volume II) for additional information on this hazard.

Volcano

The steering committee determined that the city's probability for volcanic event is **low** (which is the same as the county's rating) and that their vulnerability to volcanic event is **low** (which is the same as the county's rating). These ratings have not changed since the previous NHMP.

The Lincoln County Natural Hazard Mitigation Plan adequately describes Waldport's risk to volcanic events. Generally, an event that affects the county is likely to affect Waldport as well. The causes and characteristics of a volcanic event are appropriately described within the county's plan, as well as the location and extent of potential hazards. Previous occurrences are well-documented within the county's plan, and the community impacts described by the county would generally be the same for Waldport as well. Waldport is very unlikely to experience anything more than volcanic ash during a volcanic event. When Mt. Saint Helens erupted in 1980, the city received small amounts of ashfall, but not enough to cause significant health and/or economic damages.

Please review hazard annexes (Volume II) for additional information on this hazard.

Wildfire

The steering committee determined that the city's probability for wildfire is **high** (which is the same as the county's rating) and that their vulnerability to wildfire is **moderate** (which is the same as the county's rating). The probability rating has increased since the previous NHMP; primarily due to wildfire fuel loads and drought conditions.

The Lincoln County Natural Hazard Mitigation Plan adequately describes the causes and characteristics of wildfires, as well as the county and city's history of wildfire events. Wildfires in 1849 and 1936 were particularly devastating in Lincoln County, but since then, there have been few large events. The location and extent of a wildfire vary depending on fuel, topography, and weather conditions. As shown in Figure II-19 within Volume II, Hazard Annex, Waldport has a low to moderate fire hazard. The city of Waldport sits at the mouth of the Alsea Bay, and is bounded to the east/southeast by industrial forest lands. These are

areas of concern, which would be vulnerable to wildfires, as well as some of the open spaces within the city's limits. . Due to the prevailing wind patterns (i.e., from the north or south), the city's steering committee felt that the east and south ends of the city might be the most vulnerable spots to wildfire. Power, natural gas, and phone lines run through the forest to the east of the city, and would be affected in the event of a wildfire. Likewise, active commercial logging occurs just outside the city, and slash burns are a potential wildfire concern.

The potential community impacts and vulnerabilities described in the county's plan are generally accurate for the city as well. Lincoln County developed a Community Wildfire Protection Plan (CWPP) in 2010, which mapped wildland urban interface areas and developed actions to mitigate wildfire risk. The city is a participant in the CWPP and will update the city's wildfire risk assessment if the CWPP presents better data during future updates.

Please review hazard annexes (Volume II) for additional information on this hazard.

Windstorm

The steering committee determined that the city's probability for windstorm is **high** (which is the same as the county's rating) and that their vulnerability to windstorm is **high** (which is the same as the county's rating). These ratings have not changed since the previous NHMP.

The Lincoln County Natural Hazard Mitigation Plan adequately describes the causes and characteristics of windstorms, as well as the location and extent of windstorm hazards. The region's (and city's) history of events is adequately described within the county's plan as well. Because coastal windstorms typically occur during winter months, ice, freezing rain, flooding, and very rarely, snow sometimes accompany them. More than likely, however, the coast's winter will just be windy, cold, and wet.

In Waldport, power outages are the greatest concern during windstorms. Building codes now require new developments to place power lines below ground. Without power, communication is lost, and fuel and food stores shut down. The city underwent a project to install the overhead power lines in downtown underground. In the December 2007 windstorm, the city lost power and some residents were unable to access 911. Also of concern are downed trees and damage to buildings. The city, in conjunction with some private utility companies, works to remove hazardous trees where possible. The county's plan adequately identifies the remaining impacts and damages that can occur with windstorm events.

Please review hazard annexes (Volume II) for additional information on this hazard.

Winter Storm (Snow/ Ice)

The steering committee determined that the city's probability for winter storm is **high** (which is the same as the county's rating) and that their vulnerability to winter storm is **moderate** (which is the same as the county's rating). This hazard was not rated in the previous NHMP.

The Lincoln County Natural Hazard Mitigation Plan adequately describes the causes and characteristics of winter storms, as well as the location and extent of winter storm hazards. The region's (and city's) history of events is adequately described within the county's plan as well. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind. They originate from troughs of low pressure offshore that ride along the jet stream during fall, winter, and early spring months. Severe winter storms affecting the city typically originate in the Gulf of Alaska or in the central Pacific Ocean. These storms are most common from November through March. More than likely, however, the coast's winter will just be windy, cold, and wet.

Major winter storms can and have occurred in the Waldport area, and while they typically do not cause significant damage; they are frequent and have the potential to impact economic activity. Road closures on Highway 101, or the passes to the Willamette Valley, due to winter weather are an uncommon occurrence, but can interrupt commuter and large truck traffic.

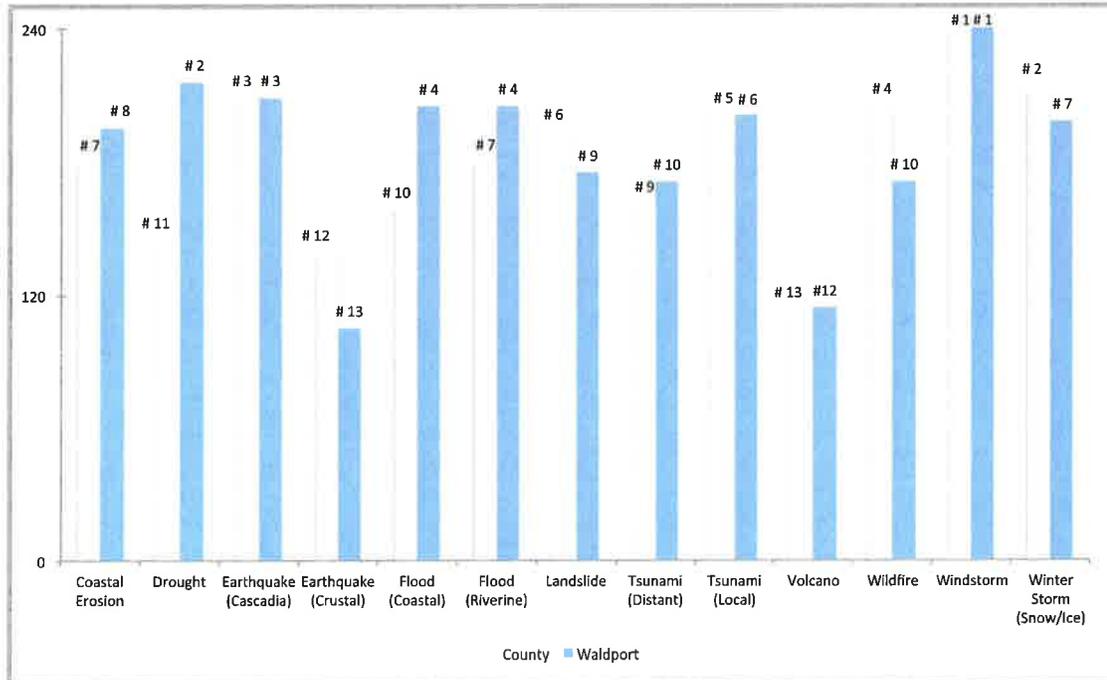
Please review hazard annexes (Volume II) for additional information on this hazard.

Summary

The figure below presents a summary of the hazard analysis for the City of Waldport and compares the results to the assessment completed by the Lincoln County NHMP Steering Committee.

In terms of history, probability, vulnerability, and maximum threat, the hazard analysis for the city overall rated their threat to the coastal erosion, drought, Coastal flood, Riverine Flood, and Distant tsunami hazards higher than the county. The top three hazards for the city are winter storm, drought, and Cascadia earthquake (the county rates windstorm, winter storm, and Cascadia earthquake as its top hazards). The City lists riverine flood and coastal flood as its next highest rated hazards; followed by the catastrophic local tsunami hazard.

Figure WA-10 Overall Hazard Analysis Comparison – Waldport and Lincoln County



Source: City of Waldport NHMP Steering Committee and Lincoln County NHMP Steering Committee

Mitigation Plan Mission

The plan mission states the purpose and defines the primary functions of Lincoln County's Natural Hazard Mitigation Plan. It is intended to be adaptable to any future changes made to the plan and need not change unless the community's environment or priorities change.

The 2014 Lincoln County NHMP update steering committee reviewed, and City of Waldport steering committee accepted, the 2009 mission statement and agreed that the following statement best describes the over purpose and intent of this plan:

To promote public policy and mitigation activities which will enhance the safety to life and property from natural hazards.

Mitigation Plan Goals

Mitigation plan goals are more specific statements of direction that Lincoln County citizens, and public and private partners can take while working to reduce the city's risk from natural hazards. These statements of direction form a bridge between the broad mission statement and particular action items. The goals listed here serve as checkpoints as agencies and organizations begin implementing mitigation action items. The goals listed below were created by the County Steering Committee after reviewing the State NHMP goals, the city steering committee then reviewed and accepted them.

Goal 1: *Protect life and reduce injuries resulting from natural hazards.*

Goal 2: *Minimize public and private property damages and the disruption of essential infrastructure and services from natural hazards.*

Goal 3: *Implement strategies to mitigate the effects of natural hazards and increase the quality of life and resilience of economies in Lincoln County.*

Goal 4: *Minimize the impact of natural hazards while protecting, restoring, and sustaining environmental processes.*

Goal 5: *Enhance and maintain local capability to implement a comprehensive hazard loss reduction strategy.*

Goal 6: *Document and evaluate progress in achieving hazard mitigation strategies and action items.*

Goal 7: *Motivate the public, private sector, and government agencies to mitigate the effects of natural hazards through information and education.*

Goal 8: *Apply development standards that mitigate or eliminate the potential impacts of natural hazards.*

Goal 9: Mitigate damage to historic and cultural resources from natural hazards.

Goal 10: Increase communication, collaboration, and coordination among agencies at all levels of government and the private sector to mitigate natural hazards.

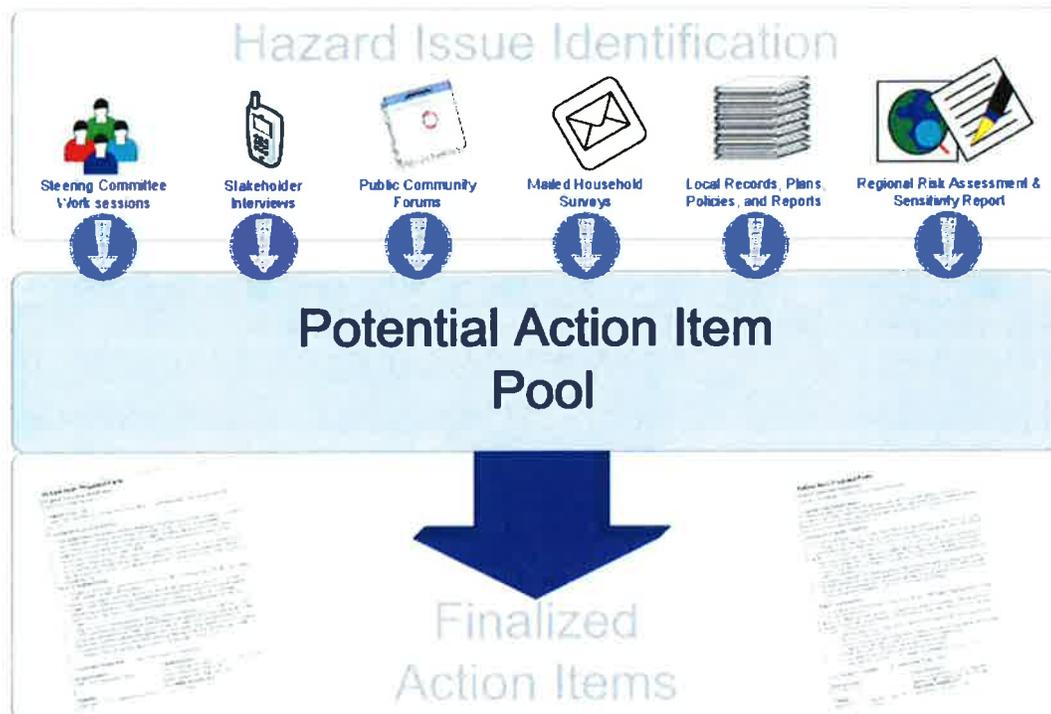
Goal 11: Integrate local NHMPs with comprehensive plans and implementing measures.

(Note: although numbered the goals are not prioritized.)

Mitigation Plan Action Items

Short- and long-term action items identified through the planning process are an important part of the mitigation plan. Action items are detailed recommendations for activities that local departments, citizens and others could engage in to reduce risk. They address both multi-hazard (MH) and hazard-specific issues. Action items can be developed through a number of sources. The figure below illustrates some of these sources. A description of how the plan's mitigation actions were developed is provided below.

Figure WA-9 Development of Action Items



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Action Item Worksheets

Each action item has a corresponding action item worksheet describing the activity, identifying the rationale for the project, identifying potential ideas for implementation, and assigning coordinating and partner organizations. The action item worksheets can assist the community in pre-packaging potential projects for grant funding. The worksheet components are described below.

Proposed Action Title

Each action item includes a brief description of the proposed action.

Alignment With Plan Goals

The plan goals addressed by each action item are identified as a means for monitoring and evaluating how well the mitigation plan is achieving its goals, following implementation.

Affected Jurisdiction

Many of the action items within this plan apply to all of the participating cities and the county; however, some actions items are specific. The list of affected jurisdictions is provided on the right side of the matrix. The action item form in Appendix A provides more detailed information.

Alignment with Existing Plans / Policies

Identify any existing community plans and policies where the action item can be incorporated. Incorporating the mitigation action into existing plans and policies, such as comprehensive plans, will increase the likelihood that it will be implemented.

Rationale or Key Issues Addressed

Action items should be fact-based and tied directly to issues or needs identified throughout the planning process. Action items can be developed at any time during the planning process and can come from a number of sources, including participants in the planning process, noted deficiencies in local capability, or issues identified through the risk assessment. The rationale for proposed action items is based on the information documented in Section II and the Hazard Annexes.

Implementation through Existing Programs

For each action item, the form asks for some ideas for implementation, which serve as the starting point for taking action. This information offers a transition from theory to practice. Ideas for implementation could include: (1) collaboration with relevant organizations, (2) alignment with the community priority areas, and (3) applications to new grant programs.

The ideas for implementation offer a transition from theory to practice and serve as a starting point for this plan. This component of the action item is dynamic, since some ideas may prove to not be feasible, and new ideas may be added during the plan maintenance process. Ideas for implementation include such things as: collaboration with relevant

organizations, grant programs, tax incentives, human resources, education and outreach, research, and physical manipulation of buildings and infrastructure. When an action is implemented, more work will probably be needed to determine the exact course of action.

The Lincoln County NHMP and city addenda includes a range of action items that, when implemented, will reduce loss from hazard events in the county. Within the plan, FEMA requires the identification of existing programs that might be used to implement these action items. Lincoln County and the participating cities currently address statewide planning goals and legislative requirements through their comprehensive land use plans, capital improvements plans, mandated standards and building codes. To the extent possible, the jurisdictions will work to incorporate the recommended mitigation action items into existing programs and procedures.

Many of the Lincoln County NHMP and city addenda recommendations are consistent with the goals and objectives of the existing plans and policies. Where possible, Lincoln County and the participating cities will implement the NHMP's recommended actions through existing plans and policies. Plans and policies already in existence have support from local residents, businesses, and policy makers. Many land-use, comprehensive, and strategic plans get updated regularly, and can adapt easily to changing conditions and needs.¹³ Implementing the NHMP's action items through such plans and policies increases their likelihood of being supported and implemented.

Coordinating Organization:

The coordinating organization is the public agency with the regulatory responsibility to address natural hazards, or that is willing and able to organize resources, find appropriate funding, or oversee activity implementation, monitoring and evaluation.

Internal and External Partners:

The internal and external partner organizations listed in the Action Item Worksheets are potential partners recommended by the project Steering Committee but not necessarily contacted during the development of the plan. The coordinating organization should contact the identified partner organizations to see if they are capable of and interested in participation. This initial contact is also to gain a commitment of time and/or resources toward completion of the action items.

Internal partner organizations are departments within the county or other participating jurisdiction that may be able to assist in the implementation of action items by providing relevant resources to the coordinating organization.

External partner organizations can assist the coordinating organization in implementing the action items in various functions and may include local, regional, state, or federal agencies, as well as local and regional public and private sector organizations.

¹³ Ibid

Potential Funding Sources

Where possible, identify potential funding sources for the action item. Example funding sources can include: the federal Pre-Disaster Mitigation and Flood Mitigation Assistance Programs; state funding sources such as the Oregon Seismic Rehabilitation Grant Program; or local funding sources such as capital improvement or general funds. An action item may also have multiple funding sources.

Estimated Cost

Where possible, an estimate of the cost for implementing the action item is included.

Timeline

Action items include both short and long-term activities. Each action item includes an estimate of the timeline for implementation. *Short-term action items* (ST) are activities that may be implemented with existing resources and authorities in one to two years. *Long-term action items* (LT) may require new or additional resources and/or authorities, and may take from one to five years to implement. *Ongoing* action items signify that work has begun and will either exist over an indefinite timeline, or an extended timeline.

Status

As action items are implemented or new ones are created during the plan maintenance process, it is important to indicate the status of the action item—whether it is new, ongoing, deferred or complete. Documenting the status of the action will make reviewing and updating mitigation plan easier during the plan's five-year update, and can be used as a benchmark for progress. *Deferred* action items have yet to see any significant work begin on the particular action.

Priority

High priority action items are designated in order to clarify the importance of these mitigation actions for the affected jurisdictions.

ATTACHMENT I: ACTION ITEM FORMS

Action Item Forms

The action item forms portray the overall action plan framework and identify linkages between the plan goals, partnerships (coordination and partner organizations), and actions. Table WA-7 provides a list of actions for the city. The pages that follow include individual forms for each mitigation action. Action items that the city has chosen to partner with the county are provided within Appendix A of the Lincoln County NHMP.

Table WA-7 Action Item Timelines, Status, High Priority and Related Hazards

Action Item (2015 NHMP)	Priority	Timeline ST=Short-term (1-3 yrs), MT=Mid-term (4-10 yrs), LT=Long-term (10+ yrs)	Status	Related Hazard										
				Coastal Erosion	Drought	Earthquake	Flood	Landslide	Tsunami	Volcano	Wildfire	Windstorm	Winter Storm	
Waldport #1		Ongoing	Ongoing			X				X				
Waldport #2		LT	Delayed				X							
Waldport #3		Ongoing	Ongoing	X	X	X	X	X	X	X	X	X	X	X
Waldport #4		LT	New					X						
*Waldport #5	X	LT	New						X					
*Waldport #6		LT	New			X			X					
*Waldport #7		ST	New						X					
Waldport #8		LT	New		X									
Waldport #9		LT	New	X										

* - Action Identified at the Risk MAP Resilience Workshop

Mitigation Action: Waldport #1 (What do we want to do?)	Alignment with Plan Goals:	High Priority Action Item?
Continue to educate citizens about earthquake and tsunami preparedness	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input checked="" type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input checked="" type="checkbox"/> 10 <input type="checkbox"/> 11	<input type="checkbox"/> Yes
Alignment with Existing Plans/Policies:		
Rationale for Proposal (Why is this important?):		
<p>Waldport has engaged in numerous education and outreach activities related to earthquake and tsunami preparedness. The city recognizes the importance of an ongoing education & outreach program that's specifically related to these two hazards.</p> <p>Public education and outreach can be inexpensive and provide information that results in safer households, work places and other public areas. Some outreach materials include: informational brochures about community seismic risks and mitigation techniques, public forums, newspaper articles, training classes and television advertisements. Source: Oregon Technical Resource Guide. July 2000. Community Planning Workshop. Eugene, Or. University of Oregon p.8-20.</p>		
Ideas for Implementation (How will it get done?):	Action Status Report	
<p>Encourage hotels, restaurants, and other tourist related facilities and accommodations to post tsunami evacuation maps.</p> <p>Work with Chamber of Commerce on disseminating information on earthquake/tsunami preparedness.</p> <p>Work with local citizens on resources and networking available in case of an event.</p> <p>Update the city website with new information and link's to improve to improve the city's emergency preparedness.</p>	<p>The updated DOGAMI Tsunami Evacuation Route map/ information was distributed throughout the community in 2013.</p> <p>City provides ongoing hazards information via its website and public offices.</p> <p>City collaborates with the county on natural hazard information outreach.</p>	
Champion/ Responsible Organization:	City of Waldport	
Internal Partners:	External Partners:	
Waldport Public Works, Planning, City Manager, Chamber of Commerce,	DOGAMI, DLCD	
Potential Funding Sources:	Estimated cost:	Timeline:
Local Funding Resources, DOGAMI, DLCD		<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years)

		<input type="checkbox"/> Mid-Term (4-10 years) <input type="checkbox"/> Long-Term (10+ years)
Form Submitted by:	Waldport Steering Committee, revised 2015	
Action Item Status:	Ongoing	

Mitigation Action: Waldport #2 (What do we want to do?)		Alignment with Plan Goals:				High Priority Action Item?
Prepare a Stormwater Master Plan for the city of Waldport.		<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8	
		<input type="checkbox"/> 9	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:						
Rationale for Proposal (Why is this important?):						
<p>Waldport does not currently have a comprehensive Stormwater Management Plan. Mitigation actions would be identified within the plan which would have beneficial results for the city.</p> <p>Stormwater management is a key element in maintaining and enhancing a community's livability. There is a direct link between stormwater and a community's surface and ground waters. As a community develops, the impervious surfaces that are created increase the amount of runoff during rainfall events, disrupting the natural hydrologic cycle. Without control, these conditions erode stream channels and prevent groundwater recharge. Parking lots, roadways, and rooftops increase the pollution levels and temperature of stormwater runoff that is transported to streams, rivers, and groundwater resources. Protecting these waters is vital for a great number of uses, including fish and wildlife habitat, recreation, and drinking water. Source: Eugene Stormwater Management Manual. Section 1.1</p>						
Ideas for Implementation (How will it get done?):				Action Status Report		
Develop a city-wide Stormwater Master Plan. Coordinate with local community. Identify mitigation action items that reduce the city's vulnerability to flood and landslide related hazards.				Preparation of a stormwater master plan has not occurred. City needs to discuss prioritization, funding, and schedule.		
Champion/ Responsible Organization:		City of Waldport				
Internal Partners:			External Partners:			
Waldport Planning, Public Works, City Council			ODOT, County Public Works, DOGAMI			
Potential Funding Sources:			Estimated cost:		Timeline:	
Local Funding Resources					<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input checked="" type="checkbox"/> Long-Term (10+ years)	
Form Submitted by:		Waldport Steering Committee, revised 2015				

Action Item Status:	Ongoing
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Mitigation Action: Waldport #3 (What do we want to do?)	Alignment with Plan Goals:				High Priority Action Item?
Encourage emergency related intergovernmental planning.	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> Yes
	<input type="checkbox"/> 5	<input type="checkbox"/> 6	<input checked="" type="checkbox"/> 7	<input type="checkbox"/> 8	
	<input type="checkbox"/> 9	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:					
Rationale for Proposal (Why is this important?):					
<p>Communities along the Oregon coast share similar vulnerabilities to earthquake, tsunami, and windstorm hazards. Earthquakes and tsunamis, in particular, present common concerns.</p> <p>Specifically, coastal communities feel unprepared for dealing with the aftermath of a high magnitude Cascadia Subduction Zone earthquake (and tsunami following). In the event that an M9 earthquake occurs off the coast, Oregon's highly populated areas (i.e., Portland, Salem, Eugene) will additionally suffer large amounts of damage. Due to large amount of people who live in the Willamette Valley, relief efforts will likely focus on these inland cities first. (Or, at least, this is the fear of coastal residents). In an effort to become better prepared for the aftermath of such an event, Waldport would like to see broad emergency-related intergovernmental planning along the coast.</p>					
Ideas for Implementation (How will it get done?):			Action Status Report		
<p>Find coastal groups that are already working together on common concerns and/or issues.</p> <p>Coordinate an informational / interest meeting to discuss coastal hazard issues and possibilities for intergovernmental emergency-related planning. Planning efforts could focus on all phases of a disaster, and benefit each participating jurisdiction in terms of preparedness, mitigation, response and recovery.</p>			<p>The city conducts ongoing intergovernmental planning with the Central Coast Fire and Rescue District. In September 2014 the city adopted fire protection codes that established reasonable levels of life safety and property protection so that the Fire District could enforce those code in the city limits.</p> <p>City utilizes reverse 911 and is a Storm Ready/ Tsunami Ready community</p>		
Champion/ Responsible Organization:	City of Waldport				
Internal Partners:		External Partners:			
Planning, Public Works		Central Coast Fire and Rescue, OEM, coastal counties, Lincoln County Emergency Management			
Potential Funding Sources:		Estimated cost:		Timeline:	
Local Funding Resources				<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years)	

		<input type="checkbox"/> Mid-Term (4-10 years) <input type="checkbox"/> Long-Term (10+ years)
Form Submitted by:	Waldport Steering Committee, revised 2015	
Action Item Status:	Ongoing	

Mitigation Action: Waldport #4 (What do we want to do?)	Alignment with Plan Goals:	High Priority Action Item?
Mitigate Crestline Drive against earth movement (erosion, slow landslide)	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input checked="" type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11	<input type="checkbox"/> Yes
Alignment with Existing Plans/Policies:		
Rationale for Proposal (Why is this important?):		
<p>Lidar data is now available for the county. The Lincoln County Risk Report will provide additional analysis of the hazard and community vulnerability when complete in 2015.</p> <p>The Landslide Annex of Lincoln County's risk assessment identified the potential for landslides to cause damage to buildings and infrastructure within Lincoln County as does the Waldport Addendum: landslides may cause road closures and interruptions to utility services. The addendum and annex also identified previous incidents of landslides that affected Lincoln County, including landslides that accompanied the 1996 storm event. Road closures forced residents to find alternate transportation routes. Reviewing and monitoring existing public infrastructure to identify specific exposure to landslide risk.</p> <p>The Disaster Mitigation Act of 2000 requires communities to identify actions and projects that reduce the effects of hazards on both new and existing buildings and infrastructure [201.6(c)(3)(ii)]. Identifying existing public infrastructure with exposure to landslide risk will allow the implementation of mitigation measures to reduce this risk.</p>		
Ideas for Implementation (How will it get done?):	Action Status Report	
<p>Analyze problem areas and determine best method to mitigation the landslide hazard along Crestline Drive.</p> <p>Encourage erosion control techniques, such as the temporary use of straw bales, diversion dams, or other physical changes to control storm water runoff during road and site construction;</p> <p>Suggest to property owners to reduce water input into slopes from building roof drains, storm drains, and surface runoff;</p> <p>Where appropriate, reduce the number of building sites and corresponding disruption of the natural contour and vegetation</p>	New in 2015	
Champion/ Responsible Organization:	Public Works	
Internal Partners:	External Partners:	

Planning		DOGAMI	
Potential Funding Sources:		Estimated cost:	Timeline:
Local Funding Resources			<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input checked="" type="checkbox"/> Long-Term (10+ years)
Form Submitted by:	2015 Waldport Steering Committee		
Action Item Status:	New		

Mitigation Action: Waldport #5 (What do we want to do?)		Alignment with Plan Goals:				High Priority Action Item?
Relocate critical city public works facilities, health clinic, and Fire Station/ equipment out of tsunami inundation zone		<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> Yes
		<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8	
		<input type="checkbox"/> 9	<input type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:						
Rationale for Proposal (Why is this important?):						
<p>The Waldport public works facility, city hall/ fire station are located within a tsunami inundation area. DOGAMI finalized the remapping of the distant and local tsunami zones (TIZ) providing public, private and citizens with a clearly defined map of hazard areas. However, there was little to be done for the relocation of public safety buildings out of the inundation areas.</p> <p>A significant tsunami event has the potential to cause disruption of power, contamination of water supplies, loss of essential communication systems, a large amount of debris, and traffic congestion. A tsunami has the potential to damage critical buildings and infrastructure in the tsunami inundation zone. Mitigating the effects that a tsunami has on city assets is a high priority.</p> <p>The Disaster Mitigation Act of 2000 requires communities to identify actions and projects that reduce the effects of hazards on both new and existing buildings and infrastructure [201.6(c)(3)(ii)]. Assessing and evaluating needed mitigation for critical assets in the tsunami inundation zone, can assist the City in determining what further actions are needed to help mitigate the city's risk to tsunami.</p>						
Ideas for Implementation (How will it get done?):				Action Status Report		
<p>Investigate relocation alternatives for critical facilities in the tsunami inundation zone.</p> <p>Investigate alternatives and purchase a cost effective police communications system that is resilient to natural hazards (earthquake, tsunami, etc.)</p>				<p>New in 2015</p> <p>The health clinic is under construction and scheduled to open in November 2015 in a location outside the TIZ.</p> <p>The city is in process of purchasing a new site for its public work facility in a location outside the TIZ.</p>		
Champion/ Responsible Organization:		Planning				
Internal Partners:			External Partners:			
Public works			Fire District, other districts, DLCD, OEM, FEMA, DOGAMI			
Potential Funding Sources:			Estimated cost:		Timeline:	
Local Funding Resources					<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input checked="" type="checkbox"/> Long-Term (10+ years)	

Form Submitted by:	2014 Risk MAP Resilience Workshop
Action Item Status:	New

Mitigation Action: Waldport #6 (What do we want to do?)		Alignment with Plan Goals:				High Priority Action Item?
Improve/ increase transportation infrastructure and connectivity to short-term and long-term relocation areas		<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 6	<input checked="" type="checkbox"/> 7	<input type="checkbox"/> 8	
		<input type="checkbox"/> 9	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:						
Transportation Plan, Comprehensive Plan						
Rationale for Proposal (Why is this important?):						
Crestline Drive is a major access route to development that is outside of the tsunami inundation zone Crestline Drive is threatened by earth movement/ erosion and may need to be improved and/ or relocated.						
Ideas for Implementation (How will it get done?):				Action Status Report		
Research routes/ survey/ potential land acquisitions or easements may be needed (potential may exist for school property that is now open space)				New in 2015		
Champion/ Responsible Organization:		Planning				
Internal Partners:			External Partners:			
Public Works			DLCD, FEMA, OEM, DOGAMI, School District			
Potential Funding Sources:			Estimated cost:		Timeline:	
Local Funding Resources					<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input checked="" type="checkbox"/> Long-Term (10+ years)	
Form Submitted by:		2014 Risk MAP Resilience Workshop				
Action Item Status:		New				

Mitigation Action: Waldport #7 (What do we want to do?)		Alignment with Plan Goals:				High Priority Action Item?
Identify and mark tsunami evacuation zone/ route for east of Lint Slough and Waldport Schools and Improve sheltering options at Waldport schools to accommodate regional demand.		<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 6	<input checked="" type="checkbox"/> 7	<input type="checkbox"/> 8	
		<input type="checkbox"/> 9	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:						
DOGAMI Tsunami Evacuation Brochures						
Rationale for Proposal (Why is this important?):						
Evacuation routes are not clearly marked for area east of Lint Slough and for the two Waldport schools. Waldport will be a regional hub for evacuees in the event of a local earthquake and tsunami event. Current facilities lack the necessary resources to provide services for expected population.						
Ideas for Implementation (How will it get done?):				Action Status Report		
Develop evacuation routes, including marked trails, for underserved areas. Install improvements, which may include new sidewalks, bike routes, pathways, stairs, signage, lighting, and an emergency storage shed. Acquire and strategically locate community emergency supply pods to provide food, water, and other supplies (sheltering, etc.) post-disaster event; pods may be placed at tsunami assembly areas and in other areas within the county. See County MH #7.				New in 2015		
Champion/ Responsible Organization:		Planning				
Internal Partners:			External Partners:			
City Public Works			School District, DLCDD, DOGAMI			
Potential Funding Sources:			Estimated cost:		Timeline:	
Local Funding Resources, DLCDD, OEM, NOAA Coastal Resiliency Grant, School District					<input type="checkbox"/> Ongoing <input checked="" type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input type="checkbox"/> Long-Term (10+ years)	
Form Submitted by:		2014 Risk MAP Resilience Workshop				

Action Item Status:	New
----------------------------	-----

Mitigation Action: Waldport #8 (What do we want to do?)		Alignment with Plan Goals:				High Priority Action Item?
Assess and implement water/ wastewater intertie options between Waldport and Seal Rock		<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 6	<input checked="" type="checkbox"/> 7	<input type="checkbox"/> 8	
		<input type="checkbox"/> 9	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:						
Rationale for Proposal (Why is this important?):						
<p>The benefits of an intertied system go beyond regular transfers and service deliveries and can assist during emergency situations.</p> <p>The Southwest Lincoln County Water District (SLCWD) provides water to the unincorporated area to the south of the City between Waldport and Yachats. The city is physically connected to the SLCWD system through a single 8-inch pipe with valve isolation that may be opened under emergency situations. The city has an MOU with SLCWD to give/ receive emergency water in time of drought (provided water is available). The agreement is not intended to provide water during non-emergency situations.</p> <p>The city has investigated the viability of a regional water supply between Yachats, SLCWD, Waldport, Seal Rock Water District, and Toledo (2002); at that time it was not considered cost effective. The county is interested in enhancing the resilience of the county's water supply in order to ensure adequate availability in the event of a disaster.</p>						
Ideas for Implementation (How will it get done?):			Action Status Report			
<p>Enhance resiliency of Lincoln County's water systems and ensure residents and visitors have access to water in the event of a disaster by developing a framework to address acute shocks (earthquakes, tsunamis) as well as long-term stresses (drought, climate change, etc.); see County MH #7</p> <p>Survey supply and water and waste water systems; focus on interdependencies, and gaps; develop a post-disaster water and waste water emergency plan, and a water and waste water system resiliency strategy.</p>			New in 2015			
Champion/ Responsible Organization:		Public Works				
Internal Partners:			External Partners:			
Planning, Yachats, Toledo, County			Southwest Lincoln County Water District, Seal Rock Water District,			
Potential Funding Sources:			Estimated cost:		Timeline:	

Local Funding Resources, NOAA Coastal Resiliency Grant		<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input checked="" type="checkbox"/> Long-Term (10+ years)
Form Submitted by:	2015 Waldport Steering Committee	
Action Item Status:	New	

Mitigation Action: Waldport #9 (What do we want to do?)		Alignment with Plan Goals:			High Priority Action Item?	
Evaluate and implement erosion control mitigation projects for Alsea Bay.		<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8	
		<input type="checkbox"/> 9	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 11		
Alignment with Existing Plans/Policies:						
DOGAMI, Open-File Report O-13-20, Evaluation of erosion hazard zones along the Alsea Bay shoreline between the Alsea Bay Bridge and the Port of Alsea, Lincoln County, Oregon						
Rationale for Proposal (Why is this important?):						
Area is susceptible to coastal erosion and could affect portions of the Alsea Highlands, Old Town, Port of Alsea, etc.						
Ideas for Implementation (How will it get done?):			Action Status Report			
Buy out and/ or relocate residences Plant and construct erosion control measures (riprap, etc.)			New in 2015			
Champion/ Responsible Organization:		Public Works				
Internal Partners:			External Partners:			
Planning			Port of Alsea, DLCD, DOGAMI, DSL			
Potential Funding Sources:			Estimated cost:		Timeline:	
Local Funding Resources					<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input checked="" type="checkbox"/> Long-Term (10+ years)	
Form Submitted by:		2015 Waldport Steering Committee				
Action Item Status:		New				

ATTACHMENT 2: ACTION ITEM FORM TEMPLATE

Mitigation Action: Waldport # (What do we want to do?)	Alignment with Plan Goals:	High Priority Action Item?
	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11	<input type="checkbox"/> Yes
Alignment with Existing Plans/Policies:		
Rationale for Proposal (Why is this important?):		
Ideas for Implementation (How will it get done?):	Action Status Report	
Champion/ Responsible Organization:		
Internal Partners:	External Partners:	
Potential Funding Sources:	Estimated cost:	Timeline:
		<input type="checkbox"/> Ongoing <input type="checkbox"/> Short Term (1-4 years) <input type="checkbox"/> Mid-Term (4-10 years) <input type="checkbox"/> Long-Term (10+ years)
Form Submitted by:		
Action Item Status:		



CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION

TITLE OF ISSUE: The Annual Financial Report for fiscal year ending 6/30/2015

REQUESTED BY: City Manager

FOR MEETING DATE: October 8, 2015

SUMMARY OF ISSUE:

The Secretary of State prescribes the minimum standards for conducting audits of municipal corporations, preparing the resulting audit reports and expressing opinions upon the financial condition and results of operation for the period under audit (ORS297.465). A copy of the audit report shall be furnished to each member of the governing body. Other copies shall be furnished as are requested by the governing body or the managing or executive officer. The municipal corporation shall file one copy of its audit report with the Secretary of State.

ORS297.466 provides that the audit shall determine if the municipal corporation has, or has not, followed generally accepted accounting principles in reporting its financial condition and operations, established appropriate accounting systems and internal controls and substantially complied with legal requirements in conducting its financial affairs. The determination shall either be included in the signed expression of opinion or otherwise disclosed in the audit report.

Upon receipt of an audit report under ORS 297.465 the governing body shall determine the measures it considers necessary to correct any deficiencies disclosed in the report. The governing body shall adopt a resolution setting forth the corrective measures it proposes and the period of time estimated to complete them.

STAFF RECOMMENDATION or ACTION REQUESTED:

The auditor's report concludes with an unqualified opinion. No deficiencies were noted. The audit report will be posted on the city's website and filed with the Secretary of State. Upon review of the audit report and management letter, questions concerning information provided in this report or requests for additional financial information should be addressed to the City Manager.

Attachment: Expense Comparison with neighboring cities

**"Statement of Activities" expenses are compared with neighboring cities' audits
for fiscal year ending June 30, 2014 based upon population.**

Expense Comparison by population	Depoe Bay 1,410	Lincoln City 8,400	Newport 10,095	Toledo 3,485	Waldport 2,060	Yachats 720
General Government	218	699	260	598	227	1,091
Public Safety	-	521	596	584	177	13
Streets & Highways	106	294	152	78	152	218
Community & Recreation	70	355	294	144	140	139
Economic Development	37	-	180	-	5	-
Interest Expense	-	5	41	21	25	45
Water	388	442	325	236	243	733
Sewer	527	442	281	241	279	1,055
Airport	-	-	79	-	-	-
Harbor	452	-	-	-	-	-
Total	1,799	2,760	2,206	1,903	1,248	3,293



CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION

TITLE OF ISSUE: PERS Recent Changes
REQUESTED BY: City Manager
FOR MEETING DATE: October 8, 2015

Summary:

State of Oregon Public Employee Retirement System (**PERS**) is well funded (96% in 2013) and managed by the State of Oregon. The City's pension funding for its employees has been well funded historically and appears as an asset for fiscal year ending 2015. Waldport's PERS rates continue to be less than the state's pooled rate and many other cities. Waldport's employee demographics have changed recently; the majority of current employees are under the lower rate plan (OPSRP). Recent changes are recapped for your information.

City of Waldport PERS rates	Jul - 2011	Jul - 2013	Jul - 2015
Tier I&II	8.74%	7.59%	8.83%
OPSRP	5.49%	2.84%	3.03%

Background:

State of Oregon Public Employee Retirement System was created in 1945 to attract qualified and dedicated people to public service and provide fair retirement benefits for their service to Oregonians. There have been two major legislative changes since PERS inception, Tier 2 and OPSRP combined with IAP. IAP is a defined contribution plan; the other three plans are defined benefit plans. **Legislative changes have resulted in four different PERS retirement benefits, depending upon an employee's date of hire.**

Benefit Component Comparisons

- Tier One: hired before January 1, 1996
- Tier Two: hired January 1, 1996 through August 28, 2003
- OPSRP: hired after August 28, 2003
- IAP: all active member contributions (6%) since January 1, 2004

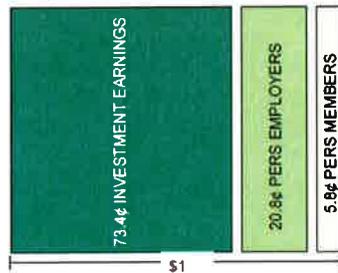
	Tier One	Tier Two	OPSRP Pension	IAP
Normal retirement age	58 (or 30 years); Police & Fire = age 55 or 50 with 25 years	60 (or 30 years) Police & Fire = age 55 or 50 with 25 years	65 (58 with 30 years); Police & Fire = age 60 or 53 with 25 years	Members retire from IAP when they retire from Tier One, Tier Two, or OPSRP
Early retirement	55 (50 for P&F)	55 (50 for P&F)	55, if vested	Members retire from IAP when they retire from Tier One, Tier Two, or OPSRP
Regular account earnings	Guaranteed assumed rate credited annually	No guarantee; market returns	Not applicable; no member account	No guarantee; market returns
Retirement calculation methods	• Money Match • Full Formula • Formula + Annuity (hired before 8/21/1981)	• Money Match • Full Formula	• Full Formula	Not applicable

According to PERS, 22 years was the average years of service at retirement for 2013. The average annual benefit for 2013 retirees was \$33,489 (50% replacement rate of final salary). Lincoln County had 1521 PERS retirees in 2013 receiving an average annual payment of \$26,084. According to a PERS Economic Impact Study in 2013, PERS benefit payments have a significant, positive impact on Oregon's economy. The study found that \$3.2 billion in annual benefit payments to PERS retirees living in Oregon provided \$3.8 billion in total value to Oregon's economy and that PERS benefit payments supported an estimated 34,712 Oregon jobs.

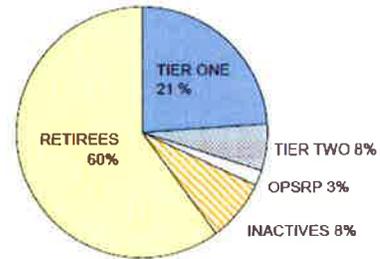
Benefit Funding and Accrued Liabilities

FUNDING SOURCES (1970-2013)

Money for benefit payments comes from three sources



ACCRUED LIABILITIES



- PERS employers fund the benefits earned by their employees by paying contributions rates set by the PERS Board. Those rates include the cost of benefits earned by employees for on-going service ("normal cost"), as well as the rate to recover any unfunded portion of benefits earned so far ("UAL rate"). The UAL rate is determined by using a 20-year period to recover those unfunded liabilities. The PERS Board sets employer contribution rates every two years.
- Annual investment returns are the major factor that drives employer contribution rates. If returns are above the system's assumed rate of return (currently 7.75%), they reduce the unfunded liabilities and the resulting rates. If investment returns are lower than the assumed rate, employer rates must increase to recover the increase in unfunded liabilities.

10



The major funding source (73.4%) of PERS benefits is investment earnings, graphically shown above. The PERS fund is managed by the Oregon State Treasury under the direction of the Oregon Investment Council.

PERS contracts with an actuarial service (Milliman) for an annual report prepared specifically for City of Waldport evaluating assets and potential liability for pension benefits. The last report received in September 2014 provided summary data for valuation results as of December 31, 2013. An excerpt from that report (**Attachment 1**) shows **City of Waldport's Tier 1/Tier 2 actuarial value of assets exceeded the actuarial accrued liability by almost \$500,000 or 15%**. The second excerpt from the September 2014 report (**Attachment 2**) shows the many variables used for the valuation and provides some detail of the changes from 12/31/2012 to 12/31/2013.

Recent Legislative Changes:

The passage of Senate Bill 822 (**SB 822**) affects the amount of the cost-of-living adjustment payable to benefit recipients as of August 1, 2013, and in subsequent years. The bill also eliminated the tax remedy benefit for recipients who do not pay Oregon state income taxes because they do not reside in Oregon. SB 822 directed PERS Board to recalculate employer rates for the 2013-2015 biennium.

Recent Reporting Changes:

GASB 68 (Governmental Accounting Standards Board Statement No. 68 effective FYE 2015) established new accounting and financial reporting requirements and changed how employers measure pension expense and report pension liabilities on financial reports. Previously, pension expense only included the contributions paid to PERS. Under GASB 68 financial reports show pension expense as the change in Net Pension Liability (**NPL**). NPL is the excess of the actuarial accrued liability (the net present value of project future benefits allocated to service already completed) over the actuarial value of assets (the fair market value of assets). The actuarial term for NPL is **UAL** (Unfunded Actuarial Liability).

PERS is a cost-sharing, multiple-employer system. The UAL is calculated at a system-wide level, mandated by GASB 68. PERS has provided individualized actuarial data for Waldport's financial reports based upon the City's proportionate share (**Attachment 3**). GASB 68 estimates and reports Pension Deferred Outflows (future expenses) and Inflows (future resources), which may include the difference in expected vs actual changes in economic and demographic factors, changes in assumptions about economic and demographic factors, and/or difference between actual and projected earnings on plan investments.

Waldport's Statement of Net Position includes an entry for the proportional share of Oregon PERS's overall unfunded liability. This change has the potential to materially impact the reported statement; and the pension related information will likely receive a higher degree of scrutiny and review from employers, auditors, and other users of financial statements.

For fiscal year ending June 30, 2015, the Statement of Net Position (**Attachment 4**) shows a **Net Pension Asset** (\$367,167), ie the actuarial value of assets exceeded the actuarial accrued liability. Waldport's Statement of Activities (**Attachment 5**) reflects a reduction in PERS expenses for the year (\$143,665) because the statement recognizes the change in NPL rather than contributions paid to PERS. The statement also recognizes an improved fund balance of \$157,130 as a prior period adjustment.

Recent Judicial Changes:

In April 2015, the Oregon Supreme Court, in the case of **Moro v. State of Oregon**, held that most of the changes to PERS cost-of-living adjustments (COLA) made by the 2013 legislature unconstitutionally impaired PERS members' contract rights. **Due to the Moro court challenge reversing recent legislative changes, this year's Net Pension Asset will probably be a Net Pension Liability for fiscal year ending 2016.**

At issue in the Moro case was \$5.3 billion dollars in benefits for PERS members and retirees. The Supreme Court's decision finding the SB 822 and SB 861 reductions to COLA unconstitutional for benefits earned before the effective dates of the changes means that over \$4 billion of the \$5.3 billion in benefits at issue have been protected. (For perspective, the PERS fund was almost \$70 billion as of 12/31/2013.) The court affirmed the changes to the 1991 (SB 656) and 1995 (HB 3349) income tax offsets for out of state retirees and to COLA for benefits that members earn on or after the effective dates of SB 822 (May 6, 2013) and SB 861 (October 8, 2013).

What this means for active Tier 1 and Tier 2 members is that their COLA benefits can be changed for future service like they can be for OPSRP members under ORS 238A.470. However, the vast majority of the Tier 1 and Tier 2 COLA benefits have already been accrued and are protected. Therefore, active members will receive the 2% COLA for that part of their service before May and October of 2013, and the SB 822 and SB 861 COLAs for their service after those dates. Also, the court left open the possibility that out of state retirees might be able to re-open the Stovall/Chess class action, an issue that the court indicated it did not have jurisdiction to decide.

Attachments:

- 1 Actuarial Valuation Report 2013 – UAL Summary
- 2 Actuarial Valuation Report 2013 – UAL Gains and Losses
- 3 PERS provided individualized actuarial data
- 4 City of Waldport Statement of Net Position 2015
- 5 City of Waldport Statement of Activities 2015

References:

PERS legislation is contained in ORS 237, 238, and 238A, <https://www.oregonlegislature.gov/>
PERS website - <http://www.oregon.gov/PERS/pages/index.aspx>
League of Oregon Cities presented a PERS update at a Small Cities Meeting, <http://www.orcities.org/Portals/17/A-Z/leaguercities91114.pdf>

Tier 1/Tier 2 Valuation Results

Unfunded Accrued Liability (UAL)

Summary of UAL

The UAL represents the difference between the assets accumulated and the liability attributed to prior years of service by the cost method.

	December 31, 2013	December 31, 2012
1. Actuarial accrued liability	\$3,288,088	\$3,149,005
2. Actuarial value of assets	3,784,497	3,384,024
3. Unfunded accrued liability (1. - 2.)	(496,409)	(235,019)
4. Funded percentage (2. ÷ 1.)	115%	107%
5. Combined valuation payroll	\$651,864	\$689,451
6. Unfunded accrued liability as % of combined valuation payroll (3. ÷ 5.)	(76%)	(34%)

Reconciliation of UAL Bases

Beginning with the December 31, 2007 actuarial valuation, each odd-year valuation has established a 20-year closed-period amortization schedule for outstanding regular Tier 1/Tier 2 UAL amounts. As part of the 2012 review of actuarial methods and assumption, the PERS Board decided to reset the Tier 1/Tier 2 amortization period to 20 years effective with the current valuation. This means the entire unamortized Tier 1/Tier 2 UAL for each rate pool and independent employer is re-amortized over a 20-year period. For subsequent odd-year valuations, amortization schedules will be calculated based on the total Tier 1/Tier 2 UAL as of that valuation date less the remaining unamortized balance of previously established Tier 1/Tier 2 UAL bases.

Amortization Base	UAL December 31, 2012	Payment	Interest	UAL December 31, 2013	Next Year's Payment
December 31, 2013	N/A	N/A	N/A	(\$496,409)	(\$35,930)
Total				(\$496,409)	(\$35,930)

Tier 1/Tier 2 Valuation Results

Unfunded Accrued Liability (UAL)

Actuarial Gain or Loss since Prior Valuation

The system-wide report contains a detailed analysis of gains and losses since the last valuation. The table below shows the gain or loss for the individual employer.

1. Expected actuarial accrued liability	
a. Actuarial accrued liability at December 31, 2012	\$3,149,005
b. Normal cost at December 31, 2012	68,486
c. Benefit payments during 2013	(121,553)
d. Interest at 7.75% to December 31, 2013	244,645
e. Expected actuarial accrued liability before changes (a. + b. + c. + d.)	3,340,583
f. Change in actuarial accrued liability due to assumption, method, and plan changes	0
g. Expected actuarial accrued liability at December 31, 2013 (e. + f.)	3,340,583
2. Actuarial accrued liability at December 31, 2013	3,288,088
3. Gain/(loss) on actuarial accrued liability (1.g. - 2.)	52,495
4. Expected actuarial value of assets	
a. Actuarial value of assets at December 31, 2012	3,384,024
b. Contributions for 2013 ¹	36,004
c. Benefit payments and expenses during 2013	(122,525)
d. Interest at 7.75% to December 31, 2013	258,909
e. Expected actuarial value of assets at December 31, 2013 (a. + b. + c. + d.)	3,556,413
5. Actuarial value of assets at December 31, 2013	3,784,497
6. Gain/(loss) on actuarial value of assets (5. - 4.e.)	228,085
7. Total actuarial gain/(loss) (3. + 6.)	\$280,580

Unfunded Accrued Liability Reconciliation

A reconciliation of the Tier 1/Tier 2 UAL from December 31, 2012, is provided below.

1. UAL at December 31, 2012	(\$235,019)
2. Expected increase	19,190
3. Liability (gain)/loss	(52,495)
4. Asset (gain)/loss	(228,085)
5. Change due to changes in assumptions, methods, and plan provisions	0
6. UAL at December 31, 2013 (1. + 2. + 3. + 4. + 5.)	(\$496,409)

¹ Includes rate relief from side accounts.

Oregon Public Employees Retirement System
 Schedule of Pension Amounts under GASB 68
 Employer #2261: City of Waldport

Measurement Date [MD] of the Net Pension Liability/(Asset) [NPL/(A)]	June 30, 2014
Actuarial Valuation Date (liability rolled forward to MD)	December 31, 2012
Discount rate	7.75%
Employer's proportionate share at prior MD	0.00335815%
Employer's proportionate share at MD	0.00335815%
Employer's proportionate share of system NPL/(A) at prior MD	\$ 171,371
Employer's proportionate share of system NPL/(A) at MD	\$ (76,120)
▪ Sensitivity: NPL/(A) using discount rate 1.00% lower	\$ 161,194
▪ Sensitivity: NPL/(A) using discount rate 1.00% higher	\$ (276,831)
Employer Pension Expense for Measurement Period	
▪ Employer's proportionate share of system Pension Expense/(Income)	\$ (69,876)
▪ Net amortization of deferred amounts from:	\$ 1,200
○ Changes in proportionate share	
○ Differences between employer contributions and employer's proportionate share of system contributions	
Employer's Total Pension Expense/(Income)	\$ (68,676)

	Deferred Outflow of Resources	Deferred Inflow of Resources
Differences between expected and actual experience	\$ 0	\$ 0
Changes of assumptions	\$ 0	\$ 0
Net difference between projected and actual earnings on investments	\$ 0	\$ 146,880
Changes in proportion and differences between employer contributions and proportionate share of contributions	\$ 5,519	\$ 0
Total (prior to post-MD contributions)	\$ 5,519	\$ 146,880
Contributions subsequent to the MD	TBD	N/A
Net Deferred Outflow/(Inflow) of Resources		\$ (141,361)

Amounts reported as deferred outflows or inflow of resources related to pension will be recognized in pension expense/(income) as follows:

Employer subsequent fiscal years	Deferred Outflow/(Inflow) of Resources (prior to post-measurement date contributions)
1 st Fiscal Year	\$ (35,520)
2 nd Fiscal Year	(35,520)
3 rd Fiscal Year	(35,520)
4 th Fiscal Year	(35,520)
5 th Fiscal Year	719
Thereafter	0
Total	\$ (141,361)

All assumptions, methods and plan provisions used in these calculations are described in the Oregon PERS system-wide GASB 68 reporting summary dated July 29, 2015.

CITY OF WALDPOR
STATEMENT OF NET POSITION
June 30, 2015

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 560,848	\$ 493,111	\$ 1,053,959
Receivables:			
Accounts (net)	39,501	107,444	146,945
Property taxes	64,991	-	64,991
Special assessments	-	5,373	5,373
Cash and cash equivalents - restricted	144,372	200,966	345,338
Investments - restricted	165,000	-	165,000
Inventories	7,466	42,912	50,378
Net pension asset	164,905	202,262	367,167
Capital assets:			
Nondepreciable capital assets	205,694	155,664	361,358
Construction in process	21,741	302,553	324,294
Depreciable assets, net of depreciation	2,421,292	8,951,367	11,372,659
Deferred outflows of resources:			
Deferred amounts related to pensions	39,111	41,397	80,508
Total assets	3,834,921	10,503,049	14,337,970
LIABILITIES			
Accounts payable	13,358	8,183	21,541
Accrued payroll liabilities	-	3,300	3,300
Prepaid business licenses	10,475	-	10,475
Compensated absences payable	23,134	33,321	56,455
Accrued interest payable	46,160	10,523	56,683
Current portion of capital lease payable	1,787	-	1,787
Current portion of general obligation bonds payable	35,704	-	35,704
Current portion of revenue bond payable	-	15,789	15,789
Current portion of notes payable	-	48,244	48,244
Total current liabilities	130,618	119,360	249,978
Long-term liabilities			
Capital lease payable (net of current portion)	1,353	-	1,353
General obligation bonds payable (net of current portion)	1,083,163	-	1,083,163
Revenue bond payable (net of current portion)	-	702,483	702,483
Notes payable (net of current portion)	-	487,063	487,063
Total long-term liabilities	1,084,516	1,189,546	2,274,062
Total liabilities	1,215,134	1,308,906	2,524,040
Deferred inflows of resources:			
Deferred amounts related to pensions	72,050	74,830	146,880
NET POSITION			
Net investment in capital assets	1,526,720	8,156,005	9,682,725
Restricted for:			
Streets	160,541	-	160,541
Footpaths and bicycle trails	3,817	-	3,817
System development	14,716	87,005	101,721
Urban renewal construction	170,069	-	170,069
Unrestricted	671,874	876,303	1,548,177
Total net position	\$ 2,547,737	\$ 9,119,313	\$ 11,667,050

The notes to the basic financial statements are an integral part of this statement.

CITY OF WALDPOR
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2015

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenue and Changes in Net Position		
		Charges for Services & Contracts	Operating Grants and Contributions	Capital Grants and Contributions	Total Governmental Activities	Total Business Type Activities	Total
Governmental activities:							
General government	\$ 401,854	\$ 20,242	\$ 3,600	\$ -	\$ (378,012)	\$ -	\$ (378,012)
Public safety	347,017	19,320	2,000	-	(325,697)	-	(325,697)
Highways and streets	288,196	-	-	-	(288,196)	-	(288,196)
Culture and recreation	283,514	18,553	7,240	-	(257,721)	-	(257,721)
Economic development	18,995	-	-	11,921	(7,074)	-	(7,074)
Interest expense	51,101	-	-	-	(51,101)	-	(51,101)
Total governmental activities	1,390,677	58,115	12,840	11,921	(1,307,801)	-	(1,307,801)
Business-type activities:							
Water	432,266	589,487	-	-	-	157,221	157,221
Sewer	543,691	583,250	-	-	-	39,559	39,559
Total business-type activities	975,957	1,172,737	-	-	-	196,780	196,780
Total government	\$ 2,366,634	\$ 1,230,852	\$ 12,840	\$ 11,921	(1,307,801)	196,780	(1,111,021)
General revenues:							
Taxes:							
Property taxes, levied for general purposes					466,888	-	466,888
Property taxes, levied for dedicated purposes					273,094	-	273,094
Intergovernmental aid not restricted to specific purposes					57,383	-	57,383
Intergovernmental aid restricted to specific purposes					275,497	-	275,497
Franchise and room taxes					150,426	-	150,426
Gain (Loss) on disposition of capital assets					-	1,000	1,000
Interest and investment earnings					3,617	2,610	6,227
Total General Revenues					1,226,905	3,610	1,230,515
Other							
Transfer in (out)					126,347	(126,347)	-
Changes in net position					45,451	74,043	119,494
Net position - beginning of year					2,436,053	8,954,373	11,390,426
Prior period adjustment					66,233	90,897	157,130
Net position - beginning, as restated					2,502,286	9,045,270	11,547,556
Net position - end of year					\$ 2,547,737	\$ 9,119,313	\$ 11,667,050

The notes to the basic financial statements are an integral part of this statement.

Public Works Department Report for the month of Aug. & Sept. 2015

Water Treatment Plant	August/Sept.	
Plant Production:	<u>7.82/ 6.97</u>	MG
Rainfall:	<u>1.4/1</u>	inches

Wastewater Treatment Facility

Effluent Flow:	<u>3.8/3.5</u>	MG
Rainfall:	<u>1.3/.8</u>	Inches

Public Works Dept.

Alarm call outs:	<u>2/6</u>
Locates:	<u>15/19</u>
Sewer plugs:	<u>1/2</u>
Water service installations:	<u>2</u>
Sewer connections:	<u>2</u>
Water Leaks:	<u>2/4</u>

Department General Overview

The City of Waldport Public Works Department is excited to report the progress they have made the last couple months. We spent August and September working on many projects that ensure clean water, maintained equipment, and up kept streets. As summer is winding down, we have been very busy mowing the public right of ways, painting hydrants, sweeping streets, responding to public requests, and moving to our new location at 4028 Ann Street. We also installed a new steam table at the community center, rebuilt and expanded our Forest service lift station building, and completed a department wide flagger certification course.

The plant operators are doing an exceptional job operating and maintaining the city's water treatment facilities. The drinking water system underwent their triannual Department of health water system survey (inspection) at the end of August which came back very well besides a few issues due to an aging plant.

Administratively, Mike and I have been working very hard planning our future and direction as a successfully operating department. We have spent the last couple months organizing a departmental move in addition to assuring that all the normal operational duties are met. Other projects that we started included the first phase of the Water Plant study, and working with the planning department to start the Lint Slough Trail.

**Waldport Public Library
Board of Trustees
Minutes of Regular Meeting August 11, 2015**

Members Present:

Shirley Hanes, Chairman
Jan Hansen, Vice Chairman
Barbara Smith-Huggins

Others Present:

Jill Tierce, Director
Brian Fodness

Call to Order: Shirley Hanes called the meeting to order at 9:33 a.m. Brian Fodness was introduced to the members.

Election of officers: This Board is to have Chairman and Vice Chairman elected to office on the first meeting of the fiscal year. Shirley Hanes was nominated and so elected to position of Chairman. Jan Hansen was nominated and so elected to the position of Vice Chairman.

Minutes: The Board reviewed, corrected and approved minutes of June 9, 2015 regular meeting.

Financial Report: Expenditure Report for the year end, June 30, 2015 was reviewed. Revenues totaled \$285,188; 100% of budgeted resources. Personnel expenditures totaled \$141,710; 94% of budgeted costs. Materials & Services expenditures totaled \$66,027; 85% of budgeted costs. The only account over budget was Equipment and Furniture, representing unexpected computer replacements and services. The library ended with over \$20,000 for the opening balance of the current fiscal year. The July expenditure report was not available.

Committee Reports: No committee reports this month.

Director's Report:

The director called police on Sunday, August 2 regarding vagrants on the porch. Ms. Fischer had called Jill explaining three fellows refused to leave the porch where they appeared to be sleeping, drinking and generally taking up the space. She had witnessed at least one urinating on the building, and one had defecated in the alley. The police agreed to look into the matter. Officer later called to notify Jill that one of the fellows would not leave and was therefore taken to jail for criminal trespass in the second degree.

The building was being power-washed while this meeting met. Public Works temporary worker will also complete painting the areas affected by the recent repairs to the eastern wall.

Summer Reading Program has one more event. Wednesday, August 12, will be Book Bingo day. This is usually very popular. All programs have been well attended. Photos of the participants and performers are displayed with the calendars of upcoming events. The director will be completing counts of the program to provide background for the Ready to Read grant due August 31. Thursday the library sponsors its monthly Family Night. This month's topic is "Hero Trucks". Trucks from Public Works, Oregon Central Coast Fire & Rescue and Central Lincoln PUD will be available for children to explore.

The cable "wheel" has done well posting the advertisements of the Summer Reading Programs. Promotion of the upcoming "See to Read" free vision testing will include posters, bookmarks, and articles submitted by the Preschool Vision Screening program for Oregon Health & Science University.

**Waldport Public Library, Board of Trustees
Regular Meeting August 11, 2015**

Local Lions Club members will assist with the event. The library received good praise from a patron in a letter to the editor in the News Times dated July 31.

Old Business: Board Membership: Mr. Fodness has submitted a letter of interest. The council will take up his appointment on August 13. The City will publicize the remaining opening. Shirley intends to approach Mr. Charles Lediard about returning to the board. Ms. Hanes will fill the vacancy on the Lincoln County Library District (LCLD) created by Mr. Bucy's resignation.

Diedre Conkling, LCLD director, has forwarded the list of recently appointed Board members for the Oregon Digital Library Consortium. These will be our contacts to give feedback and make title requests for the Library 2 Go collection. Ms. Conkling also noted the group does make every effort to respond to the demand for popular titles. Many of the frustrations reflect the limitations placed by publishers. We could opt to purchase additional titles – but that would be in addition to our annual subscription.

New Business: Policy Reviews: 2.1 Bill of Rights: There was discussion of the 2002 inclusion in section 5 of “disability” to the list of unacceptable reasons to deny use of a library. Mr. Fodness pointed out that as you add to the list you open up to appearing to miss another type of person. Motion to approve as presented from Jan Hansen. Seconded by Shirley Hanes. So approved.

2.2 Freedom to Read: Board members agreed with Ms. Hanes that much of the wording, especially in the last sections was overboard and unnecessary. It was moved to strike three such sentences from sections 7 and 8. Moved by Barbara Smith –Huggins to approve as emended. Seconded by Jan Hansen. So approved.

2.3 Freedom to View: Term “audiovisual” should be made consistent throughout. Motion to approve by Barbara Smith-Huggins, seconded by Jan Hansen. So approved.

Board members concerns: The board asked about Mr. Bucy. He is enjoying his family and his garden. He has asked we find a “36 inch” globe to be placed in the library. Ms. Conkling has offered for LCLD to contribute toward this memorial. Ms. Hanes suggests this would also be good use of the funds from the Sponenburgh trust.

Actions or recommendations to the City Council: Ms. Hanes will be at the City Council meeting Thursday and can speak if the council has any questions about appointing Brian Fodness to this Board.

Public Comment: Ms. Huggins has an art show closing on Thursday August 13 a 7 pm at the Triad / Windmere building.

Announcements: August 13, 10 a.m., Book Bingo – last Summer Reading Program
August 13, 5:30 p.m., Family Night, Hero Trucks
August 27, 12:30 pm. See to Read, Free vision testing for 3-7 year olds.
September 7 CLOSED – Labor Day

Next Regular Meeting: Tuesday, September 8, 9:30 a.m.

Adjournment: The meeting adjourned at 11 a.m.

Approved in regular meeting September 8, 2015.

Waldport Public Library
Monthly Circulation FY 2015-16

Patron Category	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	TOTAL
LCLD-Adult	2,738	2,663	2,501										7,902
LCLD-Youth	158	131	87										376
Waldport Adult	1,995	2,308	2,279										6,582
Waldport Youth	190	246	103										539
CITIES (Adult & Juv)	41	61	45										147
Temporary 1 yr	26	55	64										145
Temporary	79	87	24										190
OCCC	0	0	4										4
Oregon Passport	101	113	45										259
Interlibrary loan out	<u>63</u>	<u>60</u>	<u>50</u>										<u>173</u>
Chinook Circ	5,391	5,724	5,202										16,317
% circ in public lib	45%	49%	47.60%										47%
Non-cataloged	814	745	814										2,373
Library2Go *	<u>174</u>	<u>118</u>	<u>145</u>										<u>437</u>
	988	863	959										2,810
GRAND TOTAL	6,379	6,587	6,016										18,982
<i>Last Year</i>	6,718	6,675	5,495	6,139	5,606	5,909	5,783	5,410	6,078	5,647	5,434	5,930	70,824
Interlibrary loan In	39	57	68										164
Computers	1,348	1,202	1,189										3,739
WiFi	295	301	252										848
Patrons added	29	41	33										103
Program attendance	651	396	159										1206

Closed: September 7: 9 hours

Waldport Public Library 2015 Oregon Public Library Statistical Report

CURRENT YEAR

PREVIOUS YEAR

Part 1 - GENERAL INFORMATION

Call 503-378-5027 early and often for help! See the FAQ at:
<http://libguides.osl.state.or.us/c.php?g=273450&p=1825302>.

Remember to update your library's entry in the online library directory if necessary at
<http://www.oregon.gov/osl/LD/Pages/directories.aspx> Definitions are linked to question numbers.

1.1	Official name of library	Waldport Public Library	<i>Waldport Public Library</i>
1.2	Street address	460 Hemlock	<i>460 Hemlock</i>
1.3	City (enter the city ONLY)	Waldport	<i>Waldport</i>
1.4	Zip	97394	<i>97394</i>
1.5	Mailing address	PO Box 1357	<i>PO Box 1357</i>
1.6	City (enter the city ONLY)	Waldport	<i>Waldport</i>
1.7	Zip	97394	<i>97394</i>
1.8	County	Lincoln	<i>Lincoln</i>
1.9	Library's main phone number (enter number without dashes or parentheses)	(541) 563-5880	<i>(541) 563-5880</i>
1.10	Fax number (If none, leave blank)	(541) 563-6237	<i>(541) 563-6237</i>
1.11	Library email address (If none, leave blank)	waldportlibrary@waldport.org	<i>waldportlibrary@waldport.org</i>
1.12	Web Address (If none, leave blank)	www.waldportlibrary.org	<i>www.waldportlibrary.org</i>
1.13	Cooperative system membership or affiliation (used only for contact purposes- does not include automation cooperatives)	LCLD	<i>LCLD</i>
1.14	Was there a boundary change in the legal service area in the last year? Check http://www.pdx.edu/prc/population-annexations	No	<i>No</i>
1.15	Congressional District (see www.house.gov)	5	<i>5</i>
1.16	Has the library or any of its branches moved or expanded in the last fiscal year	No	<i>No</i>
Number of public service outlets			
1.17	Central library	1	<i>1</i>
1.18	Branches	0	<i>0</i>
1.19	Bookmobiles	0	<i>0</i>
1.20	Other public service outlets	0	<i>0</i>
1.21	Number of registered users	3,891	<i>4,234</i>

Part 2 - LIBRARY STAFF AS OF JUNE 30, 2015

Call 503-378-5027 early and often for help! See the FAQ at

Report figures as of June 30. Include all positions funded in the library's budget whether those positions are filled or not. To ensure comparable data, 40 hours per week has been set as the measure of full-time employment (FTE).

Examples: 60 hours per week of part-time work by employees in a staff category divided by the 40-hour measure equals 1.50 FTE (60/40=1.50 FTE). If a schedule varies wildly by season, use total annual hours worked divided by 2080 to calculate FTE. Use n.c. for not collected, 0 for zero or not applicable.

IMPORTANT NOTE: Report only staff paid from the library budget in Part 3. Do not report volunteers, other non-paid staff, staff paid by other agencies (e.g., Green Thumb) or temporary personnel. Do report plant operations, security, or maintenance staff if paid from the library budget.

2.1	Number of librarians with ALA/MLS	0.00	0.00
2.2	Number of other persons holding the title of librarian	1.00	1.00
2.3	Total librarians (Sum of Lines 2.1 and 2.2) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	1.00	1.00
2.4	Number of all other paid staff	2.00	2.00
2.5	Total paid staff (Sum of Line 2.3 and 2.4) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	3.00	3.00

Part 3 - LIBRARY REVENUE

Part 3 is divided into two sections. Report all operating revenue in Section A, excluding capital revenue. Report capital revenue in Section B. Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/c.php?g=273450&p=1825311>

SECTION A. OPERATING REVENUE

Report revenue used for operating expenditures. Include federal, state, local, or other grants. DO NOT include revenue for major capital expenditures, contributions to endowments, revenue passed through to another library, or funds unspent in a previous fiscal year (e.g. carryover).

This is a statistical count of revenue. **This figure may not be the same as the annual budget**, and does not need to balance with expenditures. If the city or county contributes sizeable expenses on behalf of the library, but does not show those in the library budget, the library may wish to enter matching revenue and expense for such items.

Please round to the nearest dollar. *The program will fill in dollar signs and commas; there is no need to type them.* Use n.c. for not collected, 0 for zero or not applicable.

Local government sources.

3.1	City	\$58,093	\$56,292
3.2	County	\$0	\$0
3.3	District (Library district, community college district, school district)	\$159,230	\$162,014
3.4	Total local government (Sum of 3.1 to 3.3) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$217,323	\$218,306
3.5	State government sources (e.g., Ready to Read Grants. Count only the amount of Ready to Read grants funds received directly from the State Library, not those distributed through another entity.)	\$1,000	\$1,000

Federal government sources

This includes all federal government funds distributed to public libraries for expenditure by the public libraries, including federal money distributed by the state.

3.6	LSTA grants (payments received during fiscal year)	\$0	\$0
3.7	E-rate telecommunications discount (if issued as a check)	\$1,117	\$1,082
3.8	Other federal funds (includes any federal funds for O &C compensation)	\$0	\$0
3.9	Federal government revenue (Sum of 3.6 to 3.8) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$1,117	\$1,082
3.10	Other operating revenue (include fines and fees, even if they are passed through to another entity, cash gifts (not endowments), private or corporate foundation funds)	\$4,788	\$11,303
3.11	Total library operating revenue (Sum of 3.4, 3.5, 3.9, 3.10) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$224,228	\$231,691

SECTION B. CAPITAL REVENUE

Report all revenue to be used for major capital expenditures. Examples include funds received for a) site acquisition; b) new buildings; c) additions to or renovation of library buildings; d) furnishings, equipment, and initial book stock for new buildings, building additions, or building renovations; e) computer hardware and software used to support library operations, to link to networks, or to run information products; f) new vehicles; and g) and other one-time major projects. Exclude revenue to be used for replacement and repair of existing furnishings and equipment, regular purchase of library materials, and investments for capital appreciation.

Exclude contributions to endowments, or revenue passed through to another agency (e.g., fines), or funds unspent in the previous fiscal year (e.g., carryover). Funds transferred from one public library to another public library should be reported by the receiving library. Report federal, state, local, and other revenue to be used for major capital expenditures.

3.12	Local government capital revenue	\$0	\$0
3.13	State government capital revenue	\$0	\$0
3.14	Federal government capital revenue	\$0	\$0
3.15	Other capital revenue	\$0	\$0
3.16	Total capital revenue (Sum of Lines 3.12 - 3.15) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$0	\$0

Part 4 - LIBRARY EXPENDITURES

Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/c.php?g=273450&p=2052889>

Part 4 is divided into two sections. Report all standard operating expenses in Section A, excluding capital outlay. Report capital outlay in Section B.

Operating expenditures are the current and recurrent costs necessary to support the provision of library services.

Significant costs, especially benefits and salaries, that are paid by other taxing agencies (government agencies with the authority to levy taxes) "on behalf of" the library may be included if the information is available to the reporting agency. The library should add an equivalent amount of revenue if such costs are reported. Only such funds that are supported by expenditures documents (such as invoices, contracts, payroll records, etc.) at the point of disbursement should be included. Do not report the value of donated items as expenditures. Do not report capital expenditures under this category.

SECTION A. OPERATING EXPENDITURES

This is a statistical count of expenditures. **It may not be the same as your annual budget**, and does not need balance with revenue. Significant costs, especially benefits and salaries, that are paid by other taxing agencies (government agencies with the authority to levy taxes) "on behalf of" the library may be included if the information is available to the reporting agency. The library should add an equivalent amount of revenue if such costs are reported. Capital expenditures are listed on questions in Part 4, Section B. Dollar signs and commas will be filled in by the program; there is no need to type them.

4.1	Salaries and wages	\$96,865	\$88,913
4.2	Employee benefits (includes FICA at 7.65% and Workman's Comp at \$.016 per hour)	\$44,845	\$43,571
4.3	Total staff expenditures (Sum of 4.1 and 4.2) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$141,710	\$132,484

Library collection

This includes all operating expenditures by the library for materials purchased or leased for use by the public. It includes print materials, electronic materials, and other materials etc. If record keeping does not separate total expenditures by type of material, it is acceptable to use some reasonable methodology to estimate the relative amounts. An estimate is preferable to n.c. (not collected).

4.4	Books and other print materials	\$10,010	\$14,014
4.5	Periodicals and other serial subscriptions	\$3,423	\$3,023
4.6	Total expenditure on print materials (Sum of 4.4 and 4.5)	\$13,433	\$17,037
4.7	Electronic materials expenditures (list databases, tutor.com, and Library2Go downloadable expenses here)	\$2,966	\$2,841
4.8	Other materials expenditures (all expenditures on collection not listed above, e.g. media in physical form -DVDs, CDs, books on CD, microforms, kits, new material formats, etc.)	\$6,604	\$7,396
4.9	Total expenditures on collection (Sum of 4.6 + 4.7 + 4.8) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$23,003	\$27,274
4.10	All other operating expenditures (includes binding, non-capital furniture and equipment, building maintenance, ISP fees, cataloging fees and utilities, and all items not included above)	\$69,083	\$63,914
4.11	Total library expenditures (Sum of 4.3,4.9,4.10) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$233,796	\$223,672

SECTION B. CAPITAL OUTLAY

Report major capital expenditures (the acquisition of or additions to fixed assets). Examples include expenditures for a) site acquisitions; b) new buildings; c) additions to or renovation of library buildings; d) furnishings, equipment, and initial book stock for new buildings, building additions, or building renovations; e) library automation; f) new vehicles; and g) other one-time major projects. Include federal, state, local, or other revenue used for major capital expenditures. Only funds that are supported by expenditures documents (e.g., invoices, contracts, payroll records, etc.) at the point of disbursement should be included. Exclude expenditures for replacement and repair of existing furnishings and equipment, regular purchase of library materials, and investments for capital appreciation.

NOTE: Your local accounting practices may determine whether a specific item is a capital expense or an operating expense. Even if books are considered capital outlay locally, please report book expense on line 4.4.

4.12	Library construction and related expenditures (incl. building sites)	\$0	\$0
4.13	Capital equipment expenditures (e.g. new automated systems)	\$0	\$0
4.14	Other capital outlay	\$0	\$0
4.15	Total capital outlay (Sum 4.12 to 4.14) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	\$0	\$0

Part 5 - LIBRARY COLLECTIONS

Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/c.php?g=273450&p=2053160>

Report library holdings as of the end of the fiscal year, June 30.

This section of the survey collects data on selected types of materials. It does not cover all materials (i.e. microform, scores, pictures, etc.) for which expenditures are reported under Part 4. Under this category report only items the library has acquired as part of the collection and cataloged, whether purchased, leased, licensed, or donated as gifts.

SECTION A - PHYSICAL COLLECTION

Report in Section A items that have physical form. A physical unit is usually a volume, but might also be a disc, cassette, etc. Items which are packaged together as a unit, e.g. two compact discs, and are generally checked out as a unit, should be counted as one physical unit. Do not subtract withdrawn materials from the physical units added figure. The figure reported should represent the total number of materials on June 30. The State Library does not ask you to report the number of materials withdrawn as a separate data element.

Books and other print items

5.1	Number of physical units	21,371	21,819
5.2	Number of physical units added.	941	1,163

Audio materials

5.3	Number of physical units (cassettes, records, compact discs, etc.)	2,055	2,126
5.4	Number of physical units added.	64	136

Video materials

5.5	Number of physical units (DVDs, Blu-Ray, etc.)	2,318	2,079
5.6	Number of physical units added.	429	419

Current print serial subscriptions

5.7	Number of subscriptions	53	57
5.8	Number of subscriptions added.	3	5

Other library materials (include uncataloged paperbacks considered part of the permanent collection. Do not count paperback exchanges or checkouts of paperbacks that are not tracked.)

5.9	Number of physical units	637	639
5.10	Number of physical units added	600	600
Totals for the end of fiscal year			
5.11	Number of physical units (Sum of 5.1+5.3+5.5+5.7+5.9) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	26,434	26,720
5.12	Number of physical units added (Sum of 5.2+5.4+5.6+5.8+5.10) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	2,037	2,323

SECTION B - DIGITAL OR DOWNLOADABLE COLLECTION

E-books

5.13	Number of units (Library2Go statewide listed here)	33,516	30,806
5.14	Number of units added (Library2Go statewide listed here)	2,710	5,045
5.15	Number of units owned locally or by consortia not part of statewide Library2Go	0	0
5.16	Number of units owned locally or by consortia added not part of statewide Library2Go	0	0
5.17	Total units of e-books (Sum of 5.13 and 5.15)	33,516	30,806
5.18	Total units of e-books added (Sum of 5.14 and 5.16)	2,710	5,045

Downloadable Audio Materials

5.19	Audio materials- downloadable units	19,082	21,575
5.20	Number of downloadable units added (Library2Go statewide listed here)	1,012	1,468
5.21	Number of downloadable units owned locally or by consortia not part of statewide Library2Go	0	0
5.22	Number of downloadable units owned locally or by consortia added not part of statewide	0	0
5.23	Total of downloadable audio units (Sum of 5.19 and 5.21)	19,082	21,575
5.24	Total of downloadable audio units added (Sum of 5.20 and 5.22)	1,012	1,468

Downloadable Video Materials

5.25	Number of downloadable units (Library2Go statewide listed here)	1,285	1,285
5.26	Number of downloadable units added (Library2Go statewide listed here)	0	0
5.27	Number of downloadable units owned locally or by consortia not part of statewide Library2Go	0	0
5.28	Number of downloadable units owned locally or by consortia locally added not part of statewide Library2Go	0	0
5.29	Total downloadable video units (Sum of 5.25 and 5.27)	1,285	1,285

5.30	Total downloadable video units added (Sum of 5.26 and 5.28)	0	0
Licensed databases through statewide database licensing (Gale and Learning Express)			
5.31	Number of licensed databases	24	24
5.32	Number of licensed databases added	0	0
Licensed databases through cooperatives, consortia, or local libraries within the state or region (Freegal goes here)			
5.33	Number of licensed databases	2	1
5.34	Number of licensed databases added	0	0
5.35	Electronic Collections	0	
Total licensed databases			
5.36	Total licensed databases (Sum of 5.31 and 5.33) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	26.00	25.00
5.37	Total licensed databases added (Sum of 5.32 and 5.34) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	0	0
5.38	Total digital or downloadable units (Sum of 5.17, 5.23, 5.29)	53,883	53,691
5.39	Total digital or downloadable units added (Sum of 5.18, 5.20, 5.26, 5.32, 5.34)	3,722	6,513
5.40	Circulation of Electronic Materials-total annual circulation of all electronic materials	1,864	
5.41	Total physical and digital units (Sum of 5.11, 5.17, 5.23, 5.29)	80,317	80,411
5.42	Total physical and digital units added (Sum of 5.12 and 5.39)	5,759	8,836

Part 6 - LIBRARY SERVICES

Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/c.php?g=273450&p=2053348>

Hours - Typical schedule of main library

Monday

6.1	Open	10:00 A.M.	10:00 A.M.
6.2	Close	7:00 P.M.	7:00 P.M.
6.3	Total hours open	9	9

Tuesday

6.4	Open	10:00 A.M.	10:00 A.M.
6.5	Close	5:00 P.M.	5:00 P.M.
6.6	Total hours open	7	7

Wednesday

6.7	Open	10:00 A.M.	10:00 A.M.
6.8	Close	5:00 P.M.	5:00 P.M.
6.9	Total hours open	7	7

Thursday

6.10	Open	10:00 A.M.	10:00 A.M.
6.11	Close	7:00 P.M.	7:00 P.M.
6.12	Total hours open	9	9

Friday			
6.13	Open	10:00 A.M.	<i>10:00 A.M.</i>
6.14	Close	5:00 P.M.	<i>5:00 P.M.</i>
6.15	Total hours open	7	7
Saturday			
6.16	Open	10:00 A.M.	<i>10:00 A.M.</i>
6.17	Close	4:00 P.M.	<i>4:00 P.M.</i>
6.18	Total hours open	6	6
Sunday			
6.19	Open	Closed	<i>closed</i>
6.20	Close	Closed	<i>closed</i>
6.21	Total hours open	0	0

(NOTE: For libraries with branches this question refers to central library only)

6.22	Total hours in typical week (Note: for libraries with branches this question refers to central library only) (Sum of 6.3, 6.6, 6.9, 6.12, 6.15, 6.18, 6.21) (NOTE: Select the Save button to calculate this question. To change this l	45.0	<i>45.0</i>
6.23	Public service hours for main library for the fiscal year	2,250	<i>2,250</i>
6.24	Number of weeks main library is open (do not subtract for holidays)	52	<i>52</i>
6.25	Total annual public service hours for all public outlets for the fiscal year. (sum of 6.23 and 9.15 repeating)	2,250	<i>2,250</i>
6.26	Library visits (total annual attendance at all library facilities, including meeting rooms) in the fiscal year. (Please refer to instructions)	40,508	<i>43,278</i>
Circulation of library materials at all facilities for the fiscal year: (NOTE: Do not include books checked out to other libraries on interlibrary loan, or interbranch loans.)			
6.27	Number of first-time circulation of adult materials (Enter n.c. here if using lines 6.34-35, if not able to separate first circulation and renewal, enter all circulation here.	52,079	<i>55,906</i>
6.28	Number of renewals of adult materials	6,583	<i>6,932</i>
6.29	Number of first-time circulation of young adult (YA) materials (enter n.c. here if using lines 6.34-35)	474	<i>466</i>
6.30	Number of renewals of young adult (YA) materials	92	<i>110</i>
6.31	Number of first-time circulation of children's materials (enter n.c. here if using lines 6.34-35)	8,792	<i>10,035</i>
6.32	Number of renewals of children's materials	1,476	<i>1,679</i>
6.33	Number of circulations of electronic materials (record Library2Go here). Includes downloadable e-book, e-audio and e-video that have to be "returned" to the library. Count the circulation of e-book readers with titles loaded on them as one circulation.	1,864	<i>1,947</i>

6.34	First-time circulation not separated into adult, YA or children's materials (use this blank ONLY if you do not count separate adult and children's materials circulation -Enter n.c. if using 6.27 - 6.32 instead)		
6.35	Renewals not separated into adult, YA or children's materials (use this blank ONLY if you do not count separate adult and children's materials circulation - Enter n.c. if using 6.27 - 6.32 instead)		
6.36	Total first-time circulation (adult, YA, children's materials, electronic materials and circulation not broken into material type - sum of 6.27, 6.29, 6.31, 6.33, 6.34)	63,209.00	68,354.00
6.37	Total renewals (adult, YA, children's materials and circulation not broken into material type - sum of 6.28, 6.30, 6.32, 6.35)	8,151.00	8,721.00
6.38	Total circulation of adult materials (sum of 6.27 and 6.28)	58,662.00	62,838.00
6.39	Total circulation of young adult (YA) materials (sum of 6.29 and 6.30)	566.00	576.00
6.40	Total circulation of children's materials (sum of 6.31 and 6.32)	10,268.00	11,714.00
6.41	Total circulation not separated into adult, YA or children's materials (sum of 6.33, 6.34 and 6.35)	1,864.00	1,947.00
6.42	Total circulation for the fiscal year. (Sum of 6.38, 6.39, 6.40, 6.41) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	71,360.00	77,075.00
6.43	Total number OF reference transactions(Please estimate IF actual COUNT NOT available, exclude directional, policy questions OR circulation actions such AS placing holds.This does include individualized computer instruction AND reader	3,788	2,520

Programs or presentations for children sponsored by the library (Please refer to instructions. Note that the program does not have to take place in the library.)

6.44	Number of children's programs	130	121
6.45	Number of persons attending children's programs (adults and children)	2,735	2,278

Programs or presentations for young adults sponsored by the library (Please refer to instructions. Note that the program does not have to take place in the library.)

6.46	Number of young adult programs	5	17
6.47	Number of persons attending young adult programs (including adults and children)	120	228

Programs or presentations for adults sponsored by the library

6.48	Number of programs for adults	12	16
6.49	Number of persons attending programs for adults	140	233
6.50	Total number of programs (Sum 6.44, 6.46, 6.48)	147	154

6.51	Total program attendance (Sum 6.45, 6.47, 6.49)	2,995	2,739
Best practices for children's programming (Please refer to instructions)			
6.52	Does your library have a summer reading program	Yes	Yes
6.53	Does your library provide outreach to children and/or families, childcare providers, and preschool teachers	Yes	Yes
6.54	Does your library provide training in early literacy for parents or childcare providers	Yes	Yes
Interlibrary loans lent to other libraries (Please refer to instructions)			
6.55	Interlibrary loans lent using a shared catalog or automation system (e.g. Sage, LINCC)	3,056	1,218
6.56	Interlibrary loans lent to all other libraries not in shared catalog or automation system	636	557
6.57	Total loans lent to other libraries (Sum of 6.55 to 6.56) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	3,692.00	1,775.00
Interlibrary loans borrowed from other libraries			
6.58	Interlibrary loans borrowed using a shared catalog or automation system (e.g. Sage)	1,164	3,087
6.59	Interlibrary loans borrowed from libraries not in shared catalog or automation	553	483
6.60	Total loans borrowed from other libraries (Sum of 6.58 to 6.59) (NOTE: Select the Save button to calculate this question. To change this line, you must first change one of the lines it totals.)	1,717.00	3,570.00

Part 7 - OTHER INFORMATION

Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/statsfaq>

Volunteer services to the library.

7.1	Total number of volunteers (individuals)	31	27
7.2	Total volunteer hours	1,749	1,833

Library salary schedule effective for the upcoming fiscal year

Please calculate hourly wages even if staff is paid monthly, weekly or on a salary. Please report up to two decimal places. If the library has a salary range, there is a blank for the number at low end of the range, and one for the number at the high end. If your library does not have such a position, leave the item blank. For organizations without salary ranges, leave the "Low" and "High" items blank and list a figure in the "Fixed Amount" blank. For full-time positions, divide an annual salary by 2080 to calculate the hourly equivalent. Please see the instructions. Do not include the \$ symbol or commas.

7.3 Library Director, hourly salary range

A.	Low:		
B.	High:		
C.	Fixed Amount:	\$22.06	\$21.33

7.4 Assistant Director, hourly salary range

A.	Low:		
B.	High:		
C.	Fixed Amount:		

7.5 Department Head, hourly salary range

- A. Low:
- B. High:
- C. Fixed Amount:

7.6 Senior Librarian, hourly salary range

- A. Low:
- B. High:
- C. Fixed Amount:

7.7 Entry-level Librarian, hourly salary range

- A. Low:
- B. High:
- C. Fixed Amount:

7.8 Library Assistant (para-professional), hourly salary range

- A. Low:
- B. High:
- C. Fixed Amount:

7.9 Library Clerk, hourly salary range

- A. Low: \$11.89 *\$11.59*
- B. High: \$19.87 *\$19.21*
- C. Fixed Amount:

Library fees and fines

This section is designed for a sampling of the most common fees and fines. It is not comprehensive. Please choose the closest pull-down value to the actual amount.

7.10 Fines for Overdue Books

- A. Fines: *\$0.00*
- B. Time period for overdue book fines: day *day*

7.11 Fines for overdue videos

- A. Fines: *\$0.00*
- B. Time period for overdue video fines: *day*

7.12 Fines for other overdue material -- type of material

- A. Type of material:
- B. Fines:
- C. Time period for other overdue material fines:

7.13 Charge for interlibrary loan

- 7.13 Charge: \$0.75 *\$0.75*

7.14 Charge for non-resident borrowing privileges per year

- A. Charge for individuals: \$45.00 *\$45.00*
- B. Charge for family: \$45.00 *\$45.00*

- 7.15 Number of circulations made without charge to non-residents 43,178 *44,925*

If the library does not have one of the groups below, leave the relevant items blank. If the groups below do not have a business address for mail, please consider using the library address as their contact address.

Library Board/District Board

- 7.16 Chair, Library Board or Library District for coming year
 Shirley Hanes *Norman Hooker*
 Waldport Public Library *Board of Trustees Waldport*

7.17	Name of Board	Board of Trustees	<i>Public Library</i>
7.18	Board mailing address	PO Box 1357	<i>PO Box 1357</i>
7.19	City	Waldport	<i>Waldport</i>
7.20	Zip code	97394	<i>97394</i>
7.21	Phone number (enter number without dashes or parentheses)	(541) 563-5880	
7.22	President/Chair email	shanes@peak.org	<i>nhooker@casco.net</i>

The questions below are optional.

Friends of Library

7.23	Name of friends organization	Friends of Waldport Public Library	<i>Friends of Waldport Public Library</i>
7.24	Friends mailing address	PO Box 605	<i>P.O. Box 605</i>
7.25	City	Waldport	<i>Waldport</i>
7.26	Zip code	97394	<i>97394</i>
7.27	Phone number (enter number without dashes or parentheses)	(541) 563-5880	

Library Foundation

7.28	Name of foundation		
7.29	Foundation mailing address		
7.30	City		
7.31	Zip code		
7.32	Phone number (enter number without dashes or parentheses)		

Part 8 - LIBRARY TECHNOLOGY

Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/c.php?g=273450&p=2053348>

8.1	Total annual number of uses (sessions) of public Internet computers (<i>If a computer is used for multiple purposes [Internet, word processing, etc.] and Internet users cannot be isolated, report all usage.</i>)	13,642	<i>12,641</i>
8.2	Total number of Internet terminals used by general public	6	<i>6</i>
8.3	Number of wireless sessions provided by library annually	2,466	<i>2,290</i>
8.4	Type of Internet connection of main library	Fiber Optic	<i>Fiber Optic</i>
8.5	Internet connection speed of main library	3.1M-6.0Mbps	<i>3.1M-6.0Mbps</i>
8.6	Do all library facilities (including branches) have a dedicated Internet connection with a connection speed over 1.5Mbps?	Yes	<i>Yes</i>
8.7	Vendor of automated system (e.g. III, Evergreen, Polaris, Sirsi/Dynix, Koha, etc.)	Koha	<i>Koha</i>
8.8	Name of automation consortia library belongs to (e.g. Sage, CCRLS, LINCC, Linn Libraries Consortium, Lane Council of Libraries etc.)	Chinook Library Network	<i>Chinook Library Network</i>

Part 9 - LIBRARY FACILITIES

Call 503-378-5027 early and often for help! See the FAQ at

<http://libguides.osl.state.or.us/c.php?g=273450&p=1825302>

Please fill out a branch section for each branch or bookmobile. Please update your directory information if needed on the online library directory at <http://www.oregon.gov/osl/LD/Pages/directories.aspx>.

9.1	Square footage of main library. (NOTE: includes staff areas, enter 0 for bookmobiles)	4,300	4,300
9.2	Total system square footage (total of 9.1+ branch sq. ft.)	4,300	4,300

Note: Square footage of main library is reported in 9.1. Branch libraries are reported in 9.3-9.18 with main and branch totals in 9.2. Please contact Ann Reed at 503-378-5027 or ann.reed@state.or.us if the total 9.2 does not look right.

- 9.3 Name of branch
- 9.4 Branch street address
- 9.5 Branch city
- 9.6 Branch zip code (5 digits)
- 9.7 Branch phone number
- 9.8 Branch fax number
- 9.9 Branch square footage
- 9.10 Branch manager last name
- 9.11 Branch manager first name
- 9.12 Branch manager phone number
- 9.13 Branch manager phone extension
- 9.14 Branch manager e-mail address
- 9.15 Public service hours per year at this location
- 9.16 Number of weeks of the year this facility was open
- 9.17 Type of Internet connection of this facility
- 9.18 Internet connection speed of this facility

Part 10 - DIRECTORY INFORMATION

Call 503-378-5027 early and often for help! See the FAQ at <http://libguides.osl.state.or.us/c.php?g=273450&p=1825302>.

Please update your directory information if needed on the online library directory at <http://www.oregon.gov/osl/LD/Pages/directories.aspx>.

10.1	Library Director last name	Tierce	<i>Tierce</i>
10.2	Library Director first name	Jill	<i>Jill</i>
10.3	Director's phone number	(541) 563-5880	<i>(541) 563-5880</i>
10.4	Phone extension number		
10.5	Director's email address	jtierce@waldport.org	<i>jtierce@waldport.org</i>

The section below is optional. Information in this section will be used in a future upgrade of the online directory. The intent is not to replace an in-house directory, but to provide contact information for people outside the library. Leave items blank if you do not wish to add an entry.

Department Contact

- 10.6 Department
- 10.7 Phone number (enter number without dashes or parentheses)
- 10.8 Phone extension number

Individual Contact (Do not list directors or branch managers)

- 10.9 Last name
- 10.10 First name
- 10.11 Phone number
- 10.12 Phone extension number
- 10.13 Email address
- 10.14 Generic job description
- 10.15 Additional generic job description
- 10.16 Actual position title

Part 11 - LIBRARY PROGRESS REPORT

Library Progress Report for past fiscal year - Optional

Please describe any major improvements to facilities, important additions to library staff or collections, significant increases in library support, new services provided, new library technology that might have been acquired, and any new initiatives to cooperate with other libraries below.

- 11.1 Progress report for this past year.
Please report on significant developments in your library this past fiscal year.

Part 12 - STATE USE ONLY

The following are various codes attached at the federal level to public library data. Note that Geographic Codes are based upon U.S. Census definitions. If you suspect a code is in error, please contact the Federal Programs Coordinator at 503-378-5027.

Administrative Entity

12.1	Population served	3715	<i>3715</i>
12.2	FSCS ID	OR0097	<i>OR0097</i>
12.3	Interlibrary relationship code	ME - Fed or coop Member	<i>ME - Fed or coop Member</i>
12.4	Legal basis code	CI - City	<i>CI - City</i>
12.5	Administrative structure code	SO - Single outlet, admin in	<i>SO - Single outlet, admin in</i>
12.6	FSCS public library definition	Yes	<i>Yes</i>
12.7	Geographic code	C11 - City exactly	<i>C11 - City exactly</i>

Main Service Outlet

12.8	Name of main service outlet	Waldport Public Library	<i>Waldport Public Library</i>
12.9	FSCS ID	OR0097	<i>OR0097</i>
12.10	FSCS ID sequence number	002	<i>002</i>
12.11	Outlet type code	CE - Central	<i>CE - Central</i>

Other Service Outlets

- 12.12 Name of branch (from 9.3)
- 12.13 FSCS ID
- 12.14 FSCS ID sequence number
- 12.15 Outlet type code

**City of Waldport
2015 LAND USE / BUILDING PERMIT ACTIVITY**

Date	Application/ Activity	Applicant	Zoning	Tax Map/Lot Location	Description	Status
7/31/15	Building Permit	Nathan Gushwa	R-1	13-11-30BD/700 2040 Crestline Dr	New detached garage	Approved 7/31/15
8/6/15	Building Permit	Ray & Linda Nendel	R-2	13-11-30BA/10000 1255 Wedge Ct Land & Sea Subdiv.	New single family dwelling	Approved 7/7/15
8/20/15	Building Permit	City of Waldport	D-D	13-11-19AC/6200 265 Aalsea Hwy Community Center	New detached sign	Approved 8/22/15
8/17/15	Appeal of Planning Commission Decision	Norwood Heights Subdivision II & III	R-1	13-11-19CC/143, 147, 148 South end of Skyline Tr., west side	Appeal of Planning Commission preliminary plan approval of a 6-lot Planned Development	Pending 10/8/15 City Council meeting
8/18/15	Land Use Compatibility Statement (LUCS)	Seal Rock Water District	R-1, C-1	City limits north of bridge	Application to Oregon Water Resources Dept. for water use permit to use water from Beaver Ck.	Completed 8/21/15
8/19/15	Land Use Compatibility Statement (LUCS)	Oregon Dept. of Transportation	Public Facilities	Hwy 101 – just south of seawall	Application to repair slide damage	Completed 8/22/15
8/28/15	On-site Waste Management Permit	Don Chin	R-1	13-11-20BB/1400 585 Waldport Heights	Septic tank replacement	Approved 8/28/15
9/10/15	Building Permit	Ruth Miller	R-1	13-11-19DC/113 1045 Crestline Dr	Remodel and covered porch addition	Approved 9/14/15
9/10/15	Building Permit	Donna Walker	R-2	13-11-19DC/217 220 Brentwood Dr	Replace manufactured home w/ new manufactured home	Approved 9/14/15
9/17/15	Building Permit	Anna Woods	R-1	13-11-19BD/10601 200 Maple	Reinforce concrete pier foundation on existing single family dwelling	Approved 9/18/15
9/18/15	Land Use Compatibility Statement (LUCS)	Dahl & Dahl	I-P	13-11-31B/400 235 Dahl Avenue	Oregon Dept. of Env. Quality LUCS for new compost facility	Signed 9/18/15

For the Period July 21, 2015 through September 18, 2015



City of Waldport

P.O. Box 1120
Waldport, OR 97394
Phone: (541)264-7417
Fax: (541)264-7418
TTY: (800)735-2900

October 2, 2015

Subject: Monthly Report-September 2015

As of today, there have been 83 ordinance cases opened in 2015. Of these 65 have been worked to completion.

These cases breakdown into the following:

Attractive Nuisances	45 (Misc. junk on property)
Nuisance Vehicles	23 (Unlicensed/Inoperable vehicles left on public streets)
Structure/Buildings	6 (Dilapidated/Improperly Maintained)
Others	9 (Vegetation, Business License, Fences, Zoning, ect)

In addition to this there is 1 case open from 2014 for a total of 19 cases being actively worked at this time.

2220 S Crestline Dr.:

