WALDPORT CITY COUNCIL
OCTOBER 13, 2016
MEETING NOTICE AND AGENDA

The Waldport City Council will meet at 2:00 p.m. on Thursday, October 13, 2016 in the City Council Meeting Room, 125 Alsea Highway to take up the following agenda:

1. CALL TO ORDER
2. MINUTES: *September 8, 2016*
3. PUBLIC COMMENTS/PRESENTATIONS
4. DISCUSSION/ACTION ITEMS
   A) Proclamation for Domestic Violence Awareness Month
   B) Draft Parks Master Plan Review
   C) Other Issues
5. COUNCIL COMMENTS AND CONCERNS
6. REPORTS
   City Manager
   Public Works Director
   Code Compliance Officer
7. EXECUTIVE SESSION(S):
   A) *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.*
   B) Pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.
8. ACTIONS, IF ANY, FROM EXECUTIVE SESSION
9. GOOD OF THE ORDER
10. 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 7th day of October, 2016 - Reda Q. Eckerman, City Recorder

WALDPORT CITY COUNCIL
SEPTEMBER 8, 2016
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, Gates, Campbell and Cutter answered the roll. Councilors Christenson and Holland were excused. A quorum was present.

2. MINUTES: The Council considered the minutes from the August 11, 2016 meeting. Councilor Cutter **moved** to approve the minutes as presented. Councilor Campbell **seconded**, and the motion **carried** unanimously on a voice vote.

3. PUBLIC COMMENTS AND PRESENTATIONS: John Mare addressed the Council regarding a call he had received regarding the possible presence of an illegal road located near the Woodland Trail. The Waldport Walkers had hiked the trail and had not found anything. Public Works Director Andry noted that a waterline easement off of Park Drive had recently been cleared, though it didn't affect the trail. This may be the location the caller had been talking about.

4. DISCUSSION/ACTION ITEMS:

A. Proclamations: The Council considered proclamations for "National Recovery Month", "Constitution Week" and the "Cruzin for Crab" Festival. Mayor Woodruff signed all three proclamations.

B. Resolution Setting Dump Fees: Councilor Cutter suggested adding RV to the resolution for clarification. The Council approved the suggestions. Councilor Campbell **moved** to approve Resolution 1216 as amended. Councilor O'Brien **seconded**, and the motion **carried** unanimously.

C. Safety Discussion: Discussion ensued regarding the types of issues to be included in the workshop, such as sidewalks, crosswalks, signage, etc. It was suggested that participants from the School District, Sheriff's Department, and County Road Department be invited to the workshop, which will be scheduled sometime in either October or November. It was also suggested that this be a night meeting, in order to enable as many people as possible to attend.

D. Industrial Park Feasibility Study/Master Plan: City Manager Kemp noted that the objective was to have the Council review the Tier 1 phase of the Waldport Industrial Area Master Plan (Feasibility Study), the Scope of Work for the Tier 2 phase, and the property owner contribution methodology. Discussion ensued regarding the master plan, including the reconfiguration of the affected properties, the proposed Highway 101 access, and the property owner cost-sharing process. Councilor Cutter **moved** to approve the Scope of Work for Tier 2. Councilor Gates **seconded**, and the motion **carried** unanimously on a voice vote.

E. Other Issues: A Waldport resident addressed the Council regarding pedestrian safety concerns. It was noted that a safety workshop is being planned.

5. COUNCIL COMMENTS AND CONCERNS: None.

6. REPORTS: The written reports from the City Manager and the Public Works Director were included in the packet materials. City Manager Kemp gave a brief verbal review of his written report, and distributed a copy of the City's newsletter to the Council.

7. EXECUTIVE SESSION: At 3:10 p.m. the Council recessed into Executive Sessions pursuant to ORS 192.660(2)(h), and 192.660(2)(e). The topics of discussion were the status of the water storage tank project and the potential lease of the old Public Works shop.

8. ACTIONS, IF ANY, FROM EXECUTIVE SESSION: At 3:50 p.m., the Council reconvened into Open Session. No action was necessary.

9. ADJOURNMENT: At 3:51 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 _____, 2016.

SIGNED by the Mayor this ___day of _____, 2016.

_____

Susan Woodruff, Mayor

City of Waldport

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

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, 2016 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 13th day of October, 2016.

Susan Woodruff, Mayor

CITY COUNCIL MEETING AGENDA
COVER SHEET FOR DISCUSSION / ACTION

TITLE OF ISSUE: Parks, Recreation and Trails Master Plan / Open Space

REQUESTED BY: City Manager/City Planner

FOR MEETING DATE: October 13, 2016

SUMMARY OF ISSUE:

The City of Waldport is in the process of updating its master plan for parks, recreation and trails, integrating and planning all of its assets, including the open space that formerly housed the high school ("Open Space").

STAFF RECOMMENDATION or ACTION REQUESTED:

Review and discuss draft plan and schedule another review for November meeting, with final adoption at December meeting.

BACKGROUND:

The City Council identified as a goal updating the Waldport Parks and Recreation Master Plan, which was prepared 10 years ago in 2005. The overall purpose is to provide a well-connected system of parks, open space, recreation facilities, and trails. The Council reviewed public outreach results as well as draft maps and plans at its meeting on May 12, 2016.

The Master Plan update identifies existing and planned recreation facilities, improvements to existing parks, and new parks and open spaces. Enclosed is a copy of the draft plan, which includes the following sections:

I. Introduction
II. Goals & Objectives
III. Parks & Recreation Inventory
IV. Needs and Opportunities
V. Concept Plans
VI. Finance & Implementation Plan

The purpose of today's meeting is to introduce the draft plan, discuss it and obtain preliminary feedback, and schedule a follow up discussion at the next meeting to answer questions, go through details and determine potential modifications. The final plan will then be brought to the City Council for final approval at the December meeting.

Attachments: Waldport Parks, Recreation & Trails Master Plan (Draft)

DRAFT

WALDPORT PARKS, RECREATION & TRAILS MASTER PLAN

October 2016

Prepared by
The City of Waldport

With funding support from
Oregon Parks and Recreation Department

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CHAPTER I. INTRODUCTION

BACKGROUND AND PURPOSE

Waldport has a wealth of natural resources and natural beauty including the Pacific Ocean, Alsea Bay and River, Lint Slough, McKinney Slough, and the Siuslaw National Forest. However, we currently do not have a comprehensive or well-connected system of parks, recreation facilities and trails that would create an integrated parks system that serves Waldport residents and visitor. In April 2015, the Waldport City Council established a goal of updating the Waldport Parks Master Plan. In October 2016, the City received an Oregon Parks & Recreation Department grant to partially fund the development of the Waldport Parks, Recreation & Trails Master Plan.

The Master Plan provides guidance to future decision making and a basis for measuring progress of the citywide parks system as the City works to improve the extent and quality of parks, recreation facilities, and trails. This document responds to public input and Plan identifies needed and desired recreation facilities, improvements to existing parks, and new parks and open spaces. The Master Plan identifies how existing and proposed parks, open space, recreations facilities, and trails can be connected with the natural resources and create an integrated parks system.

The overall purpose is to provide a well-connected system of parks, open space, recreation, and trails. There are three primary benefits of this project:

A. The City, in collaboration with the Lincoln County School District (LCSD), has an outstanding opportunity to develop an 11.5 acre park where the former Waldport High School was located. FEMA bought the development rights from LCSD and the property is to remain as open space in perpetuity. The City, through an agreement with LCSD, is currently conducting feasibility studies of the property that will lead to park design and development. The proposed Master Plan project includes conceptual design of the 11.5 acre park site.

B. The City has some very good park-related improvements however we do not have a master plan that shows how we can develop a well-connected system of existing and proposed parks, open space, and recreation facilities.

C. The City has a few existing and proposed trails, e.g. the Oregon Coast Trail, the Woodland Trail and forthcoming (OPRD funded) Lint Slough Trail, (ODOT funded) Bridgeview Trail, and (OPRD funded) Waziyata Beach Access. However, we do not have an overall trail system plan that shows how these trails can be interconnected and how the trail can be connected to park and recreation facilities.

The Master Plan will be a benefit to 1) local residents, 2) the many visitors that come to Waldport and the Oregon Coast, 3) students who attend the elementary, middle, and high schools and, 4) the local economy. Our natural resources are the major attraction of visitors to Waldport and the Oregon Coast. The ability to provide a comprehensive system of natural resources, parks, recreation facilities, and trails will enhance people's desire to visit Waldport.

THE PLANNING PROCESS AND MASTER PLAN ORGANIZATION

The Planning Process and organization of the Waldport Parks, Recreation, and Trails Master Plan includes five primary chapters.

Chapter 1. Goal Setting

The initial step in the master planning process was the identification of goals and objectives, i.e. identifying what the community hopes to achieve in the future regarding parks, recreation, and trails.

Chapter 2. Inventory

The second step in the planning process was an inventory of existing parks, recreation facilities, non-motorized trails and public access ways, and natural open space.

Chapter 3. Public Involvement

A series of group meetings were conducted with stakeholders with each meeting focusing on a different component of the parks system, i.e. organized sports/games, trails and bikes, individual sports, and natural and cultural resources.

A parks and recreation survey was developed and, in summary, asked about people's usage of park and recreation facilities, park and recreation needs, condition and maintenance of existing facilities, priorities, desired facilities for the 11.5-acre open space site (former high school property), and demographic information. Over 200 surveys were completed.

Chapter 4. Concept Plans

Recommendations for improvements to Waldport parks, recreation, and trail system were developed and based on the results of the goal setting, inventory, and public input. The Concept Plans focus on the 11.5-acre open space project, recreation facilities, linkages, and opportunities for additional open space.

Chapter 5. Finance & Implementation Plan

The Finance and Implementation Plan identifies potential improvements for each park, trail, and public facility. This section prioritizes improvements, provides capitol cost for each improvement, and provides a range of annual operating and maintenance costs.

CHAPTER II. GOALS & OBJECTIVES

The establishment of goals and objectives is the initial step in the development of the Waldport Parks, Recreation & Trails Master Plan. Goals and objectives of the Master Plan provide direction for establishing a comprehensive parks, recreation, and trails system that satisfies the needs and desires of the community.
The Goals and Objectives were initially established by city staff, modified as input was received through a series of public meetings and a survey with community leaders and interested civic groups and individuals, and refined to provide guidance for implementing the recommended park, recreation, and trail improvements.

GOAL A. PROVIDE A VARIETY OF OPEN SPACE AND RECREATION FACILITIES TO MEET THE NEEDS AND DESIRES OF WALDPORT CITIZENS AND VISITORS.

OBJECTIVES
The overall objectives of this goal are to identify and provide recreational facilities and programs to meet the demand of local citizens and visitors; facilitate additional recreation facilities through increased cooperation with the Lincoln County School District, the Port of Alsea, and other public and private entities; and assure compatibility of parks and park usage with surrounding neighborhoods.

Specific objectives are prioritized as follows:

High Priorities

a. Expand the Crestline Park playground.

b. Make improvements to the Crestline Park skate park.

c. Develop a disc golf course at Woodland Park.

Medium Priorities

a. Provide picnic and group gathering facilities at Crestline Park.

Low Priorities

a. Provide picnic and group gathering facilities at the Alsea Bay Interpretive Center.

b. Develop a BMX Track at Crestline Park.

c. Provide picnic and group gathering facilities at Robinson Park.

Other Priorities to be Determined

a. Develop additional softball and baseball fields at the Waldport School campus.

b. Develop additional sports courts at the Waldport School campus.

c. Provide additional restrooms at the Waldport School campus.

d. Provide major maintenance and upgrades to Kendal Fields.

GOAL B. ENHANCE THE ECONOMIC VITALITY OF WALDPORT THROUGH THE DEVELOPMENT OF ATTRACTIVE PARK AND RECREATION FACILITIES.

OBJECTIVES
The overall objectives of this goal are to create a comprehensive open space system that will improve the physical form and appearance of the city; create a well-known 'class' open space system that capitalizes upon and provides public access to Waldport's natural resources, natural beauty, parks, recreation facilities, and trail system, provide a destination facility(s) that is unique to the central Oregon coast and will draw local area residents and visitors and; determine if an outdoor amphitheater is a financially viable use for the open space site (former high school site). If so, determine how should it be funded, owned, and operated.
Specific objectives are prioritized as follows:

Medium Priorities

a. Once the Fire District relocates, relocate and renovate the library to the current fire station.

b. Construct Civic Center site work and parking.

Low Priorities

a. Develop a BMX Track at Crestline Park.

b. Make minor improvements to Meridian Park.

c. Construct Civic Plaza.

GOAL C. CREATE A PREFERRED PLAN FOR THE FORMER WALDPORT HIGH SCHOOL SITE.

OBJECTIVES
The overall objectives of this goal are to create a coastal model for reuse of lands vacated by FEMA-assisted relocations; pursue a financially sustainable open space concept; establish a multi-use space that connects people to Waldport's unique natural resources and provides active and passive recreation amenities; create an accessible public space available for residents and visitors of all ages and abilities; develop a community showcase with benefits for diverse interests; create a community asset and a regional draw, bringing people to Waldport for sports, recreation, festivals, and unique retail opportunities; develop a visually appealing source of community pride; build play areas and spaces for kids and families to congregate; provide ecological, science, and technology education and training opportunities and; connect people between the Port and the park/slough.

Specific objectives are prioritized as follows:

High Priorities

a. Restore wetlands in the eastern portion of the site.

b. Provide trails, play areas, and exercise areas.

c. Provide picnic and group gathering facilities.

d. Construct public restrooms.

e. Conduct sitework and utility improvements.

Medium Priorities

a. Design and construct a BMX Track.

Other Priorities to be Determined

a. Design and construct an amphitheater.

b. Establish and implement a tsunami preparation plan.

c. Design and construction a tsunami evacuation plan.

GOAL D. CREATE A COMPREHENSIVE AND WELL-CONNECTED PEDESTRIAN/ BICYCLE CIRCULATION SYSTEM.

OBJECTIVES

The overall objectives of this goal are to create a non-motorized circulation system that combines destination opportunities, i.e. home to school to commercial services, and provides recreation opportunities; provide a comprehensive circulation system that enables walkers, hikers, and bikers multiple opportunities to see and experience Waldport and the natural resources; provide improved public access to and views of natural resources; provide accessible and safe facilities; support and enhance the Oregon Coast Trail and Oregon Bike Route; enhance and promote the water trail system; provide adequate parking at trailheads; and develop a wayfinding program that enables the public to easily find and navigate the non-motorized circulation system.

Specific objectives are prioritized as follows:

High Priorities

a. Complete construction of the Lint Slough Trail.

b. Design and construct the Bridgeview Trail.

c. Complete construction of the Waziyata Beach Access.

Medium Priorities

a. Construct additional sidewalks and signs along the Old Town Trail.

b. Design and construct pedestrian access and signage at the Old Town beach access locations.

Low Priority

a. Provide additional trail development throughout the city.

GOAL E. PROTECT AND ENHANCE AWARENESS OF NATURAL AND CULTURAL RESOURCES.

OBJECTIVES
The objectives of this goal are to identify the many different types of natural resources of the Waldport area; recognize, protect, and promote the Waldport's unique natural resources and natural beauty and; develop an interpretive program that informs and educates the public about Waldport's natural resources.

GOAL F. DEVELOP AN EFFICIENT AND AFFORDABLE OPERATIONS AND MAINTENANCE PROGRAM TO ASSURE HIGH QUALITY PARK AND RECREATION FACILITIES AND SERVICES.

OBJECTIVES
The objectives of this goal are to identify and establish funding mechanisms to adequately maintain park, recreation and trail facilities; develop a plan for the continued operations and maintenance of park, recreation and trail facilities; foster cooperation among volunteer organizations and individuals for ongoing maintenance of park, recreation and trail facilities and; utilize best management practices in the design and development of parks and trails to reduce maintenance requirements, e.g. erosion and drainage control, and native plant materials.

CHAPTER III. PARK AND RECREATION INVENTORY

An inventory of existing parks, open space, recreation facilities, and non-motorized trails/public access was conducted through review of parks-related planning documents and site reconnaissance. The inventory is divided into the following categories:

A. Parks/Outdoor Recreation Sites
B. Facilities
C. Non-Motorized Circulation
D. Natural Open Spaces

PARKS/OUTDOOR RECREATION SITES				
	Ownership	**Location**	**Acreage**	**Facilities/Amenities**
Cedar Heights Parkland	City of Waldport	North of Range Dr. East of Ironwood Dr.	0.60	No facilities
Crestline Park	City of Waldport	Crestline Dr. North of Range Dr.	5.11	• Playground • Skate park • Lawn/Open Field • Trails • Restrooms • Parking
Crestview Golf Club	Private	Crestline Dr. and Range Dr.	45.88	9-hole golf course accessible to public
Forest Hills Parkland	City of Waldport	North of Range Dr. West of Chad Dr.	0.52	No facilities
Governor Patterson State Park (currently within UGB, outside city limits)	Oregon Parks & Recreation Dept.	Hwy 101, west side across from Ocean Hills Dr.	33.77	• Ocean views • Beach access • Picnic tables • Trails • Restrooms • Parking
Keady Wayside	City of Waldport	Hwy 101 and Maple St.	1.33	• Beach access • Information kiosk • Picnic tables • Bench• Telescope • Parking
Kendall Fields	Lincoln County School District	Starr St.	3.58	• 2 softball fields • Restrooms • Concession stand
Meridian Park	City of Waldport (public right-of-way)	Hwy 34/Alder St./Spring St.	0.12	• Landscaping • Pathways • Benches
Open Space Site (former high school)	Lincoln County School District	SE corner of Hwy 34 & Crestline Dr.	11.50	• Multi-use field (football, soccer, baseball, softball)

	Ownership	Location	Acreage	Facilities/Amenities
Robinson Park	Port of Alsea	West of the Port St/Broadway St intersection at the north end of Old Town	0.50	• Beach access • Picnic tables • Trails • Parking
Veterans Park	City of Waldport	NE corner of Hwy 34 & Broadway St.	0.08	• Veterans memorial
Waldport Schools	Lincoln County School District	2750 S. Crestline Dr.	42.15	• Football/Soccer field • Baseball field • Softball field • Gymnasium • Playground • Play field with perimeter path
Woodland Trail Park Property	City of Waldport	West of Crestline Dr., Brentwood Dr., and Park Dr.	13.30	• Woodland Trail

FACILITIES				
	Ownership	Location	Acreage	Facilities/Amenities
Waldport Community Center	City of Waldport	265 Alsea Hwy	0.94	• Meeting room • Kitchen • Outdoor barbeque
Alsi Historical Museum	City of Waldport	945 Broadway St.	0.23	Historical museum
Alsea Bay Interpretive Center	Oregon Dept. of Transportation	320 Hwy 101	0.21	• Information and education center • Beach access • Restroom

NON-MOTORIZED TRAILS/PUBLIC ACCESS				
	Ownership	Location	Miles	Facilities/Amenities
Woodland Trail	75% City of Waldport 25% Private w/ Public Easement	Kendall Fields to Crestline Park	1.3	• Natural surface trail • Moderate hike/walk
Old Town Trail	Public beach access and public right-of-way	Alsea Bay Bridge to Port via beach, Port St, Mill St, Alsea Hwy	1.8	• Loop trail w/ beach, sidewalk and pavement surfaces • Proposed interpretive signage • Easy hike/walk
Lint Slough Trail	Public right-of-way	South from Crestline Dr/Lint Slough Rd intersection	0.60	• Construction anticipated to be completed in 2016 • Majority of trail is natural surface • Easy hike/walk

	Ownership	Location	Miles	Facilities/Amenities
Bridgeview Trail	Public right-of-way	Hwy 101 right-of-way east of seawall	0.40	• Construction planned for 2017-18 • Trail elevated above highway will be natural surface w/ a pedestrian bridge • Multi-use trail at highway level along seawall on west side of highway
Waziyata Beach Access	Lincoln County and Private w/ Public Easement	Waziyata Ave	0.03	• Construction planned for 2016 • Natural surface trail
Old Town Bay/Beach Accesses	Public right-of-way	Terminus of Spencer, Ruble/Bay, Grant, Keady, Alder, Fayette, John, and Verbena Streets	20-80 foot wide right-of-way	Opportunity for improvements to allow public pedestrian access to the bay and beach
Oregon Coast Trail	Oregon Dept. of Transportation & Oregon Parks & Recreation Dept.	Alsea Bay Bridge, Maple Street, and beach	2.30 (through UGB)	Sidewalk, pavement and beach
Oregon Coast Bike Route	Oregon Dept. of Transportation	Hwy 101	2.20 (through UGB	Combination of designated bike lanes and shared bike/travel lanes
Alsea River/Lint Slough Water Trail	Port of Alsea, Oregon Dept. of Fish & Wildlife	Alsea River upstream of Port of Alsea and Lint Slough	2.00 (through UGB	Designated water trail

NATURAL OPEN SPACES (within or near Waldport UGB)
Pacific Ocean and beaches
Alsea Bay and beaches
Alsea River
Lint Slough
McKinney Slough
Siuslaw National Forest
Eckman Lake/Nelson Wayside State Park

City of Waldport
Park and Recreation Facilities, 2016

Prepared by: City of Waldport
Date: April 2016

N

Miles
0 0.25 0.5

Data sources: City of Waldport, Lincoln County, US Census

CHAPTER IV. NEEDS AND OPPORTUNITIES

This chapter provides an assessment of park, recreation and trail opportunities and needs. The opportunities and needs are developed from review of the existing inventory of park land and facilities, and public input. The development of a successful plan for parks, recreation facilities, and trails is dependent upon input from those Waldport residents and visitors who use and have interest in Waldport's park-related facilities and resources. Two mechanisms were utilized to solicit public input: 1) a Waldport 2016 Parks and Recreation Survey and, 2) a series of Public Meetings. Summaries of the Survey and Public Meetings are found in Appendices A and B. Based on the public input received through the survey and public meetings, this section provides a (non-prioritized) list of park, recreation facilities, and trail needs and opportunities.

A. Outdoor amphitheater, fairs, and festivals

People expressed the desire for an outdoor amphitheater, fairs, and festivals. A potential location for these facilities and activities is the 11.5 acre open space site (former high school property). The September 2015 design charrette resulted in a preferred plan with an amphitheater. An amphitheater provides the opportunity for concerts and plays, and provides a design and facilities to accommodate fairs and festivals.

B. Playgrounds/play areas

Playgrounds and play areas are a priority need identified by the public. Currently play grounds are limited to Crestline Park and the Waldport School Campus. It is beneficial to distribute playgrounds/play areas throughout the city. The Master Plan identifies potential areas for these facilities. The preferred plan for the Open Space Site includes play areas and facilities.

C. Trails

Survey and public meeting participants expressed the desire to provide additional pedestrian facilities, i.e. trails and sidewalks. The desired pedestrian facilities connect destinations and provide connected 'trail loops'. The following pedestrian facilities were identified:

- Trail connecting the Waldport School campus to Range Drive
- Crestline Drive sidewalks including connection to the school campus
- Range Drive sidewalk
- East-west oriented trails south of Range Drive, between Hwy 101 and the proposed trail between Range Drive and the school campus
- Extend the Lint Slough Trail to the south
- Provide trail connections from the Lint Slough Trail west to Crestline Drive between Cedar Street and Crestline Park, to Range Drive, and to Crestline Drive near the school campus
- Trail from the Lint Slough Trail to the east
- Trail from the school campus south along the Little Creek tributary
- Trails east from the Bridgeview Trail and along Forestry Lane per the Yaquina John Point Land Use & Transportation Plan

- Trails connecting the Woodland Trail to Range Drive through the Land & Sea and Cedar Heights Park Subdivisions.
- Pedestrian facility connecting Alsea Hwy to Crestline Drive through the open space site (former high school property)

D. Beach Access

There is a desire to provide additional public access to beaches. There is an opportunity to provide this access in Old Town, connecting to the beach between the Port of Alsea and the Alsea Bay Bridge. These locations are the unimproved public rights-of-way at the end of Spencer, Ruble/Bay, Grant, Keady, Alder, Fayette, John, and Verbena Streets. The improvements would generally require vegetation clearing and trail construction between the streets and the beach.

One additional location for a new pedestrian beach access is at the southern end of the city where a pedestrian path could be constructed under Hwy 101 along Patterson Creek.

E. Passive Relax/People Watching/Viewing Areas and Nature and Wildlife Viewing Areas

Waldport has an abundance of natural resource and natural beauty, including the Pacific Ocean, Alsea Bay and River, and surrounding forested lands. The natural features provide the desire and opportunity for passive recreation, i.e. viewing areas, resting, and relaxation. There is also a desire to provide passive areas for people watching. The Master Plan identifies locations for resting, relaxing, viewing the natural resources and natural beauty, and wetland restoration. There may also be opportunities for public plazas and other areas where people can enjoy the downtown activity.

F. Multi-use fields

Users of the ball and sports fields in Waldport are satisfied with the existing number multi-use ball fields. People do not want to lose any fields but would be amenable to potential relocation of facilities in the future. The Master Plan considers opportunities to maintain and/or relocate multi-use fields, increase usage of existing fields, and identify alternative maintenance of the fields. Ball field users spoke about ongoing maintenance issues on the ballfields, which are maintained mainly through volunteer labor and donated equipment at present. Members of the group suggested that baseball and softball tournaments are a great way to draw visitors to town and could be a potential revenue source.

G. Picnic areas and small group shelters

People are interested in more picnic areas and shelters for small group gatherings. The Master Plan includes opportunities to provide additional picnic areas and shelter and existing and new open spaces areas and parks.

H. Community Gardens

People are interested in community gardens. The Shelter Me facility currently has a community garden. The Master Plan considers locations for community gardens.

I. Additional Recreational Facilities and Improvements

Additional recreation facilities and improvements were identified. Examples include additional and improved boat/kayak launches, improvements to the existing skate park, additional public restrooms, and disc golf.

J. Increase Park Land

Four mechanisms are identified for potentially increasing park land in Waldport:

Park Land Acquisition – This is the standard mechanism for increasing park land where the City would identify and pursue purchase of the site. This procedure requires a willing seller, negotiating a purchase price, and available funding by the City for the purchase.

Park Land/Recreation Facility Agreements – The mechanism includes a negotiated transfer or public access agreement of existing open space, park land, or recreation facilities. An example of this is the 11.5 acre open space site (former high school site). This property is currently owned and maintained by Lincoln County School District (LCSD). There is an opportunity for the City and LCSD to negotiate the transfer of this property to the City. This would significantly increase City-owned park land, i.e. from approximately 21 acres to over 32 acres.

Recreational Facility Development of Unimproved Park Land – This mechanism does not increase park land however it does increase usable park land, i.e. additional park land becomes accessible and provides additional recreation opportunities. An example of this is the 13.3 acre City of Waldport parkland site located in a central portion of Waldport. Currently improvements within this site are limited to a portion of the Woodland Trail. This is a densely forested area with some topographic challenges and limited public accessibility. One potential recreation improvement for this site that has been discussed in public meetings is development of disc golf course. A disc golf course would provide increased public exposure of this site and provide increased usable park land.

Developer Provided Open Space – This mechanism typically occurs when a planned development or subdivision is created. A planned development and subdivision typically includes open space. There are, sometimes, opportunities to transfer the open space to the City which increases park land.

CHAPTER V. CONCEPT PLANS

This chapter provides draft recommendations for improvements to Waldport's park, recreation and trail system. The draft recommendations are based on the results of the goal setting, inventory and, the identified opportunities and needs. This section is divided into three sections:

A. Open Space Project
B. Recreation Facilities
C. Linkages
D. Development of Additional Open Space

A. OPEN SPACE PROJECT

The Open Space Project consists of the design and construction of the nearly 12-acre vacant parcel of land that formerly housed the Waldport High School. The site is located south of Hwy 34 and west of Crestline Drive. When the Waldport High School was relocated to Crestline Drive, the Federal Emergency Management Agency (FEMA), the Oregon Office of Emergency Management, and the Lincoln County School District (LCSD) entered into an arrangement whereby LCSD received compensation for FEMA buying up the development rights on the site, with restrictions and requirements to maintain it as open space in perpetuity. The City of Waldport and LCSD entered into a Memorandum of Understanding which contemplates transfer of the property to the City.

The City held a community charrette over three days in September 2015. The purpose of the charrette was to identify proposed open space and recreation uses, and develop a site plan. The Open Space Site has the potential to be a "showpiece" and destination for local residents and visitors. The Site is located in the downtown area and is located at the eastern "entrance" into downtown Waldport for residents and visitors traveling west on Hwy 34.

Many good ideas were discussed in the charrette, with potential uses including an amphitheater, ballfields, play and gathering areas, walking trails, and wetlands. The public process conducted in the preparation of this Parks, Recreation and Trails Master Plan indicates there is continued interest in developing the site with uses identified in the charrette as proposed in Exhibit 1. Based on community interest, site characteristics, feasibility, and other factors, potential uses of the site include the following components ("proposed uses"):

Amphitheater
An amphitheater with seating anywhere from several hundred to several thousand people. The amphitheater has potential to be an attraction, destination, and revenue generator. The stage is envisioned to be tucked into the base of the southern hillside and a berm constructed on the north side of the stage to create the amphitheater.

Wetland Restoration
A wetlands restoration is envisioned to reconnect and expand the Lint Slough in the eastern portion of the site. A 2015 Analysis of Estuary/Wetlands Restoration Opportunities report for the Open Space site identified that much of the former high school property used to be tidal wetlands connected to Lint Slough. The wetlands were filled and the high school was built I the 1950s. The report includes three options for restoring the wetlands (see report in Appx B). The restored wetlands will create natural and riparian areas. Walking trails and boardwalks are planned to be developed along the perimeter and over the wetlands.

Ballfields
The existing multi-use ballfield (football/soccer/softball) is located in the northern part of the site and adjacent to Hwy 34. The ballfield is planned to remain on the site in the near future. If additional ballfields are developed in other Waldport locations, if the number of current ballfields are deemed adequate, or if demand decreases, the existing ballfield may be replaced with other open space and recreation uses.

Playground, Play Areas, and Exercise Areas
A playground, play areas, and exercise areas are proposed in the northern portion of the site. These uses will be expanded on the site if the ballfield is removed.

Gathering and Picnic Areas
Gathering places and picnic areas are proposed throughout the site. The gathering places may include interpretive displays, art and/or other features of interest.

Trails and Tsunami Evacuation Route
Multiple trails are planned throughout the site that provide access to the various open space and recreational facilities, and provide a recreational amenity. The trails will connect to Hwy 34 to the north, Crestline Drive and the Lint Slough Trail to the east, and to downtown facilities to the west. A trail is intended to be constructed on the south side of the site up through a ravine and connect to Crestline Drive. This southern connecting trail will serve as a primary tsunami evacuation route for downtown and Old Town residents and visitors.

The Open Space Project will be constructed in phases as funding becomes available. Different sources of funding will be pursued for the various elements of the site. Each element of the site, i.e. amphitheater, wetland, play areas, etc., will require funding, design and construction. It is envisioned that the Open Space Project will take a minimum five years to be completed.

B. RECREATIONAL FACILITIES

The results of the survey and input received in the public meetings resulted in the need and desire for numerous recreational facilities. Descriptions and maps showing existing and potential locations of these recreation facilities is provided below.

Multi-Use Fields and Active Sports
Public input indicates the need to maintain the existing number of multi-use fields although the locations could change. There is also desire by some to create additional fields in order to attract softball tournaments. (See Exhibit 4)

Currently, there are six fields including:
- Waldport School Campus football/soccer field
- Waldport School Campus baseball field
- Waldport School Campus softball/little league field
- Kendall Fields softball/little league fields (2)
- Multi-use Open Space Site field

The Master Plan identifies the potential for additional multi-use fields at the Waldport School Campus. The western part of the school property is currently undeveloped. This undeveloped land could accommodate up to three, possibly four, fields pending further site analysis and feasibility.

Outdoor sports courts provide additional opportunity for active recreation, i.e. basketball, bocce ball, tennis and other sports. Potential locations for sports courts include the Open Space Site, Crestline Park, and the Waldport School Campus.

Playgrounds/Play Areas
Additional playgrounds and play areas are desired including a need to provide playgrounds throughout different parts of the city. Playgrounds are currently located on Crestline Drive at Crestline Park and the Waldport School Campus. Potential playground/play area locations include the Open Space Site located near Old Town and downtown, and to incorporate playgrounds/play areas in future Planned Development(s) located south of Range Drive. (See Exhibit 5)

Picnic Areas/Small Group Shelters
The public expressed the need for additional picnic areas and small group shelters. Currently, there are picnic facilities at Robinson Park at the Port of Alsea, Keady Wayside, and Governor Patterson State Park. Potential locations for additional picnic areas and small group shelters are identified in Exhibit 6 and include:
- the Open Space Site,
- Port of Alsea property located along the Bayfront northeast of the bridge,
- Bayfront property located north of the Interpretive Center southwest of the bridge,
- Crestline Park.

Additional Recreation Facilities

Numerous other recreation facilities that the public has expressed interest in having are identified below.

Skate Park Improvements

Skate park users indicate that improvements are needed at the Crestline Park skate park. Additional conversation is needed to find out specific improvements. Additionally, students identified that the existing skate park accommodates experienced skate boarders however there is a need for skate park facilities for beginners and less-experienced skate boarders.

Disc Golf

Disc golf is an ever-increasing popular recreational activity. The undeveloped 13 acre city park property located west of Crestline Drive and northwest of Crestline Park is identified as a potential location for a disc golf course. The Red River runs south-to-north through the central part of the property and the Woodland Trail parallels the Red River on the west side. The Open Space site is another potential location for disc golf.

BMX Track

BMX and pump tracks are a popular recreational activities for bicyclists. The undeveloped 13-acre city park property and Open Space site have been identified as potential locations for a BMX/pump track.

Community Gardens

Community gardens are an outdoor amenity/activity enjoyed by residents. Currently, the Shelter Me facility includes a community garden. There may be opportunities for additional community gardens although they are more likely to be located on private property within a residential neighborhood.

Public Restrooms

Public restrooms are currently located downtown at the Hwy 101/Starr Street intersection, Port of Alsea at the north end of Old Town, Crestline Park, and Governor Patterson State Park. Additional public restroom locations may include the Open Space Site and Waldport School Campus.

Parking

Adequate parking needs to be provided at existing and future recreational facilities. This includes providing parking at parks and open space sites, e.g. viewing areas, trailheads, and at beach and other public access locations. The following map identifies existing and potential additional parking areas at parks and open space sites.

C. LINKAGES

Trails

A key component of the Parks, Recreation and Trails Master Plan is the establishment of a well-connected trail system. The existing and proposed Waldport trail system includes both 'and' trails and 'water' trails. Waldport has some existing and planned trails (Oregon Coast Trail, Woodland Trail, Lint Slough Trail, Bridgeview Trail). However, a plan for an inter-connected system of trails is needed. The plan for providing this comprehensive trail system is described below.

The Woodland-Lint Slough Trail Loop

The existing Woodland Trail traverses through a forested area from the upland area at Crestline Park to the lowland area near downtown. The Lint Slough Trail is located along the west side of Lint Slough. There are opportunities to connect the north ends of the Woodland and Lint Slough trails via Starr Street, the Civic Center, and through the Open Space site. There are also opportunities to continue the Lint Slough Trail to the south, then to the west, connecting with Crestline Drive and the Woodland Trail at Crestline Park. This would create a looped trail where walkers and hikers can experience the pristine Lint Slough and the forested Woodland Trail area.

The South Waldport Trail Loop

Currently, pedestrian facilities are very limited south of Range Drive. The Mater Plan includes a trail system that would provide linkages to the Waldport School campus from the east side along Crestline Drive and the west side through undeveloped residential zoned land. This would provide safe routes for students and a recreation trail for all residents and visitors of Waldport.

Old Town Trail

Old Town Trail extends north from the bridge along the Alsea Bay beach to the Port of Alsea facilities, then south along Mill Street and connects back to the bridge via Hwy 34 and Spring Street. There are several historic sites along this trail and signage identifying these historic sites will soon be seen along this route.

West Waldport Trails

The Oregon Coast Trail runs along Hwy 101 across the Alsea Bay Bridge, along Maple Street through downtown, then connects to the beach south of downtown. The Oregon Bike Route follows Hwy 101 from the bridge to the south end of Waldport. There are planned trails connecting to Hwy 101 and the beach including the Bridgeview Trail which is scheduled to be construction in 2017-18. The Bridgeview Trail parallel Hwy 101 and the seawall between the south end of downtown and Waziyata Avenue. The Bridgeview Trail will be elevated 20-25 feet above the highway and offer vast views of the Alsea Bay Bridge, the bay, and the ocean. Additional trails are planned to extend east from Hwy 101 and eventually connect to the Woodland Trail.

East Waldport Trails
Planned east side trails include crossing Lint Slough from the west side Lint Slough Trail and continuing through U.S. Forest Service land that connects to Alsea Hwy near McKinney Slough.

Alsea River Water Trail
The Alsea River Water Trail is a designated trail for recreational paddlers. The water trail extends 10 miles upriver from the Port of Alsea at the north end of Old Town and ¾ mile up Lint Slough.

Public Beach Access
Beach access is a highly priority of Waldport residents and visitors. Existing pedestrian beach access to Alsea Bay are located at Robinson Park at the north end of Old Town, at the north end of Maple Street near the Alsea Bay Interpretive Center, and at the south end of Maple Street at Keady Wayside. The Waziyata Beach Access is scheduled to be constructed in 2016-17. There are several opportunities for additional pedestrian beach access to Alsea Bay. Old Town has six unimproved public rights-of-way that are envisioned to have trails constructed to the beach.

Governor Patterson State Park provides a popular ocean beach access. There are also three lesser known public beach access locations north of Governor Patterson State Park and south of Yaquina John Point. The public beach accesses are located off of Corona Court and Sherwood Lane.

Boat/Kayak Launches (include water trails)
The Port of Alsea provides boat launch facilities to Alsea Bay/River at the north end of Old Town. McKinley Marina located just east of Lint Slough also provides boat launch facilities. There are opportunities for additional kayak/canoe launches including the former City Public Works property located on Lint Slough Road and from the Lint Slough Trail.

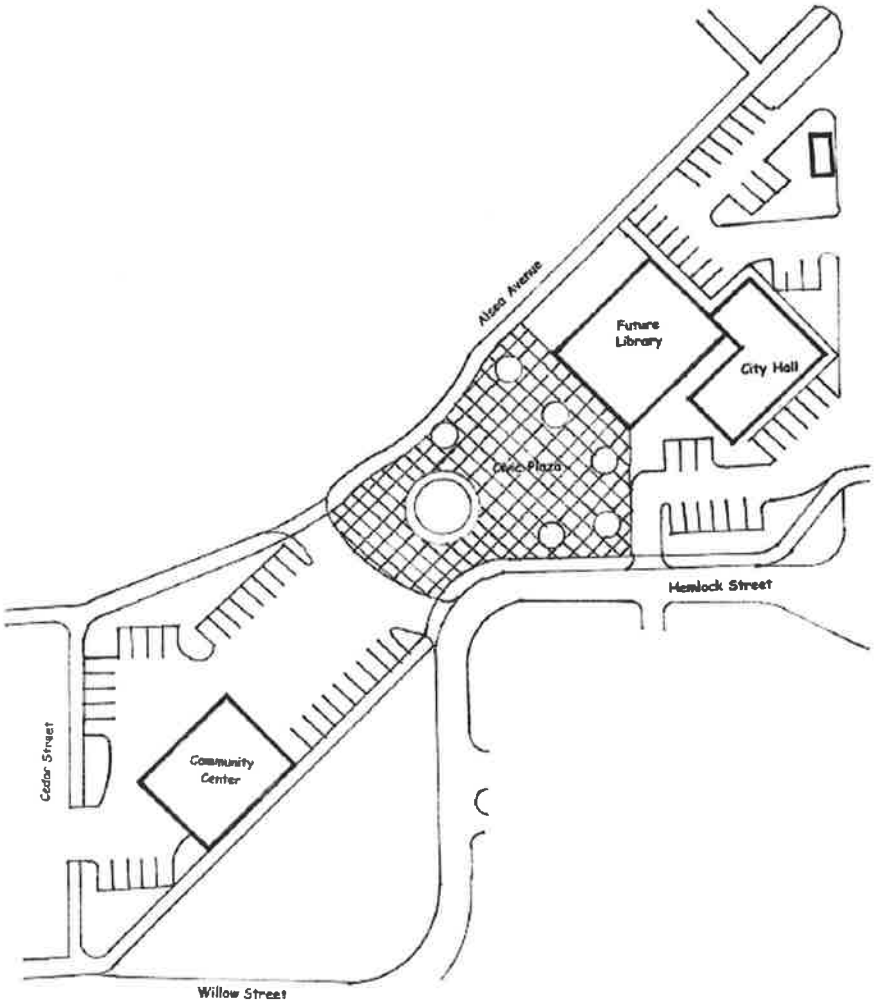
Viewing Areas
Viewing areas of the many natural areas and resources is a high priority of Waldport residents and visitors. Existing locations where viewing opportunities of the Alsea Bay/River and Pacific Ocean are available include Robinson Park, the Alsea Bay Interpretive Center, Keady Wayside, and governor Patterson State Park.

There are several opportunities for additional viewing areas including:
- views of the Alsea Bay from the end of the public right-of-way in Old Town,
- views of the Alsea Bay Bridge, Alsea Bay, Bayshore spit, and the Pacific Ocean from the planned Bridgeview Trail,
- multiple opportunities for view areas of the Lint Slough from the Lint Slough Trail and former public works site and,
- from the top of the former land fill located in the Waldport Industrial Park.

D. Development of Additional Open Space

Waldport has existing and potential for additional open spaces and facilities that provide more passive verses active recreational experiences. These existing open spaces and facilities include Keady Wayside, Meridian Park, Veterans Park, Alsea Interpretive Center, and Alsi Historical Museum. There are opportunities to create small plazas in the downtown area where people can rest, relax, and enjoy the surroundings. There are also opportunities to provide pocket parks throughout the city.

One opportunity to create a usable and attractive public gathering place is the development of the Waldport Civic Center. The Civic Center will include the existing buildings and surrounding land that currently house city hall, the fire station, and the community center. If the Central Coast Fire District is able to fulfill their desire to relocate in the future, the existing building could become home to the Waldport Library. The open space between city hall/future library and the community center could be redesigned to provide adequate parking and a public open space area. An initial concept of the Civic Center is provided below.



Waldport Civic Center
Exhibit 2

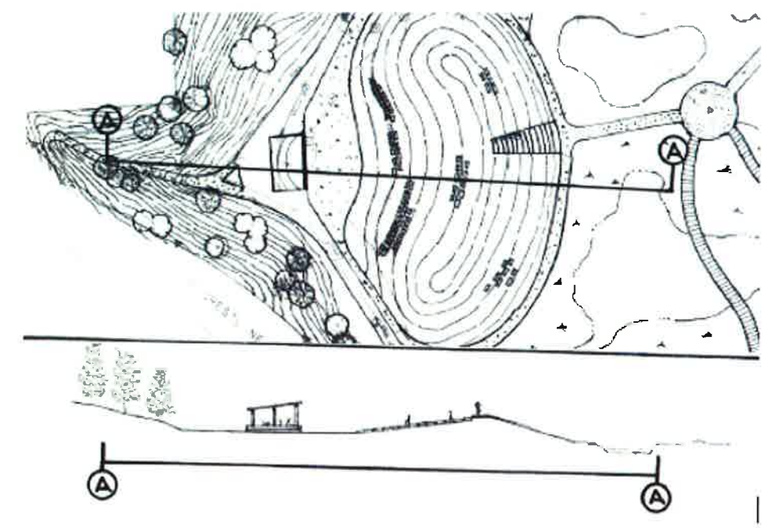
Exhibit 3

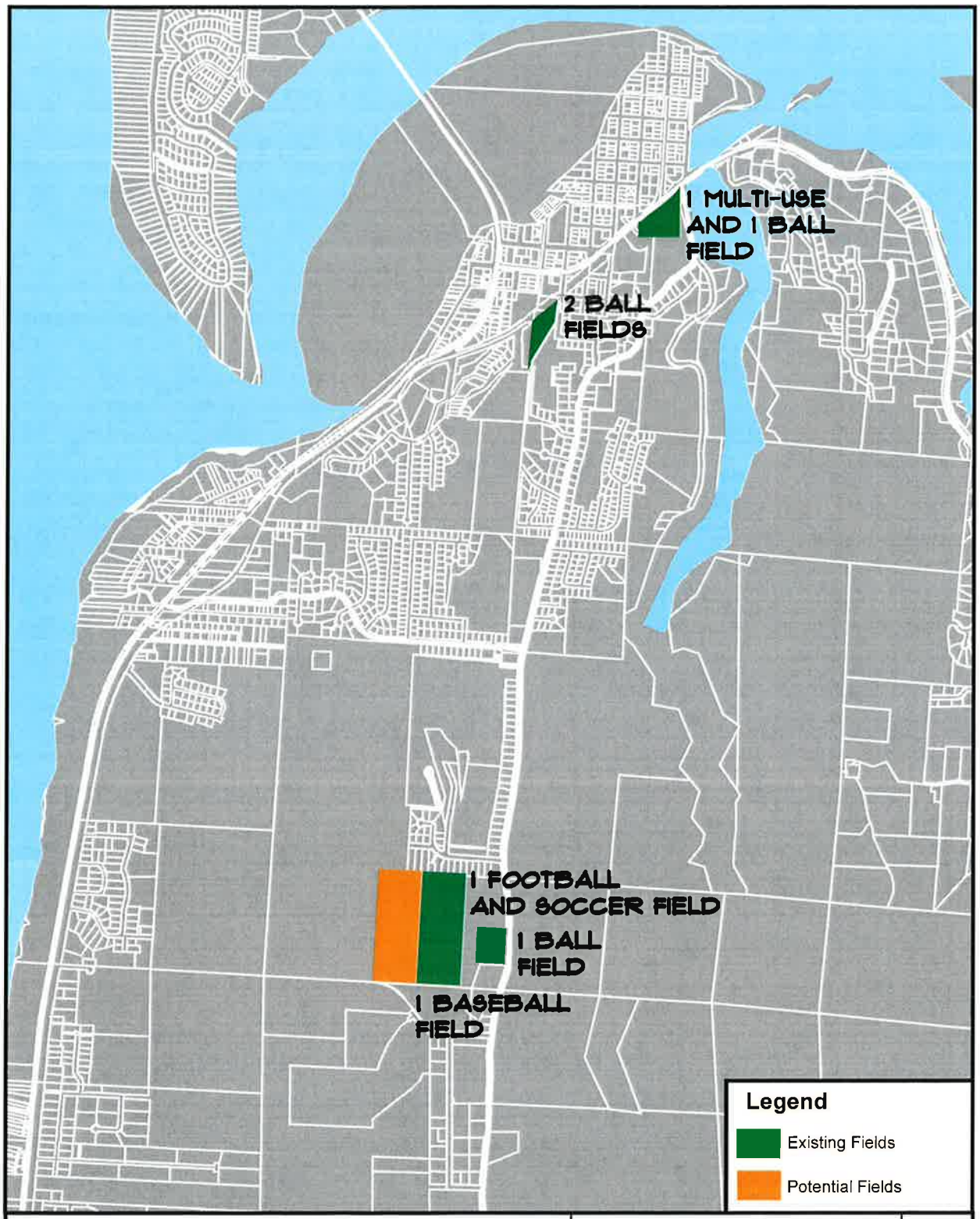
Open Space Project Site Plan

Exhibit 4
Open Space Project
Phase 1 Concept Site Plan

Exhibit 5
Open Space Project
Phase 2 Concept Site Plan

Exhibit 6
Amphitheater Cross Section





City of Waldport
Existing and Potential Sports and Ball Fields

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

Miles
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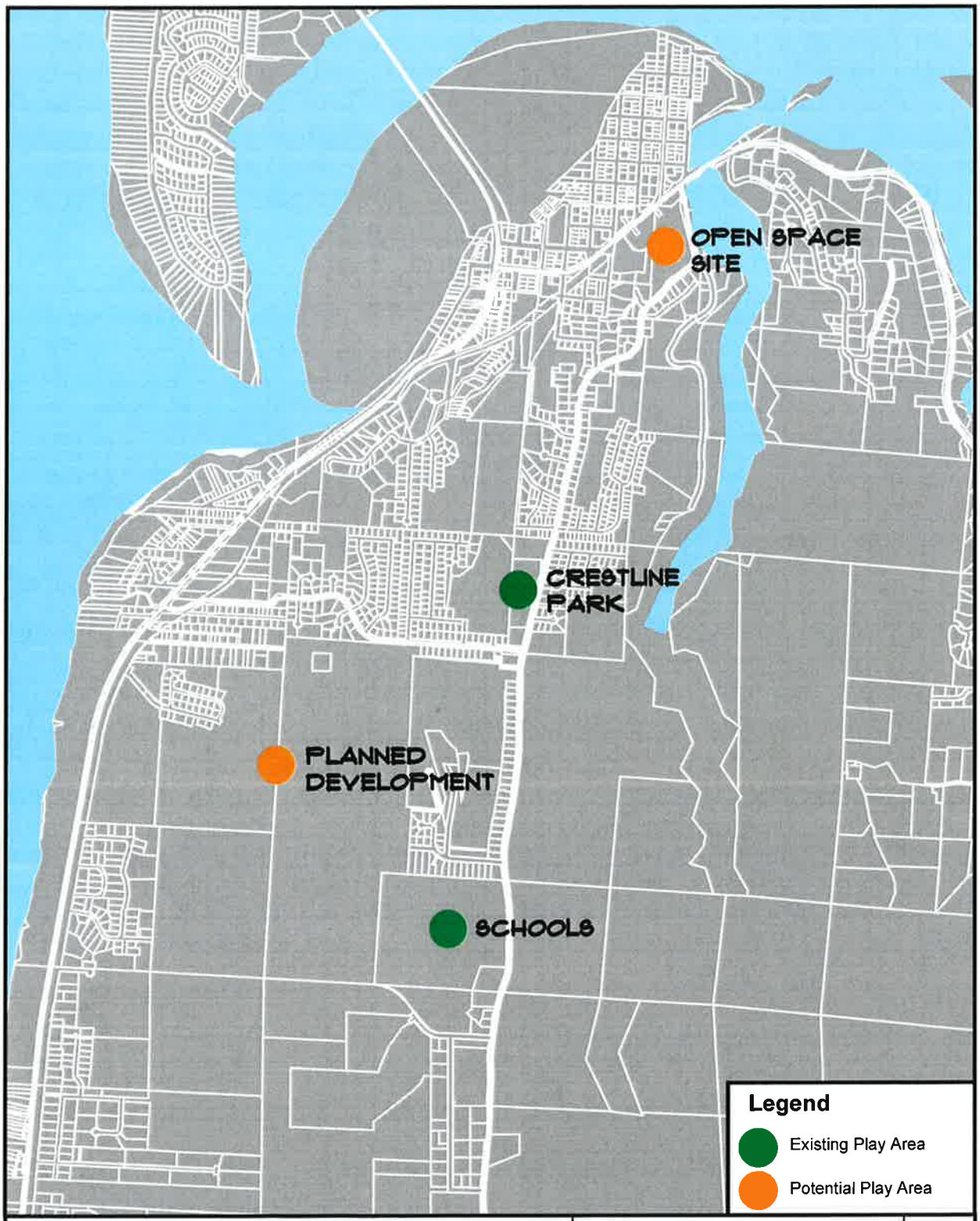

City of Waldport
Existing and Potential Playgrounds and Play Areas

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

Miles
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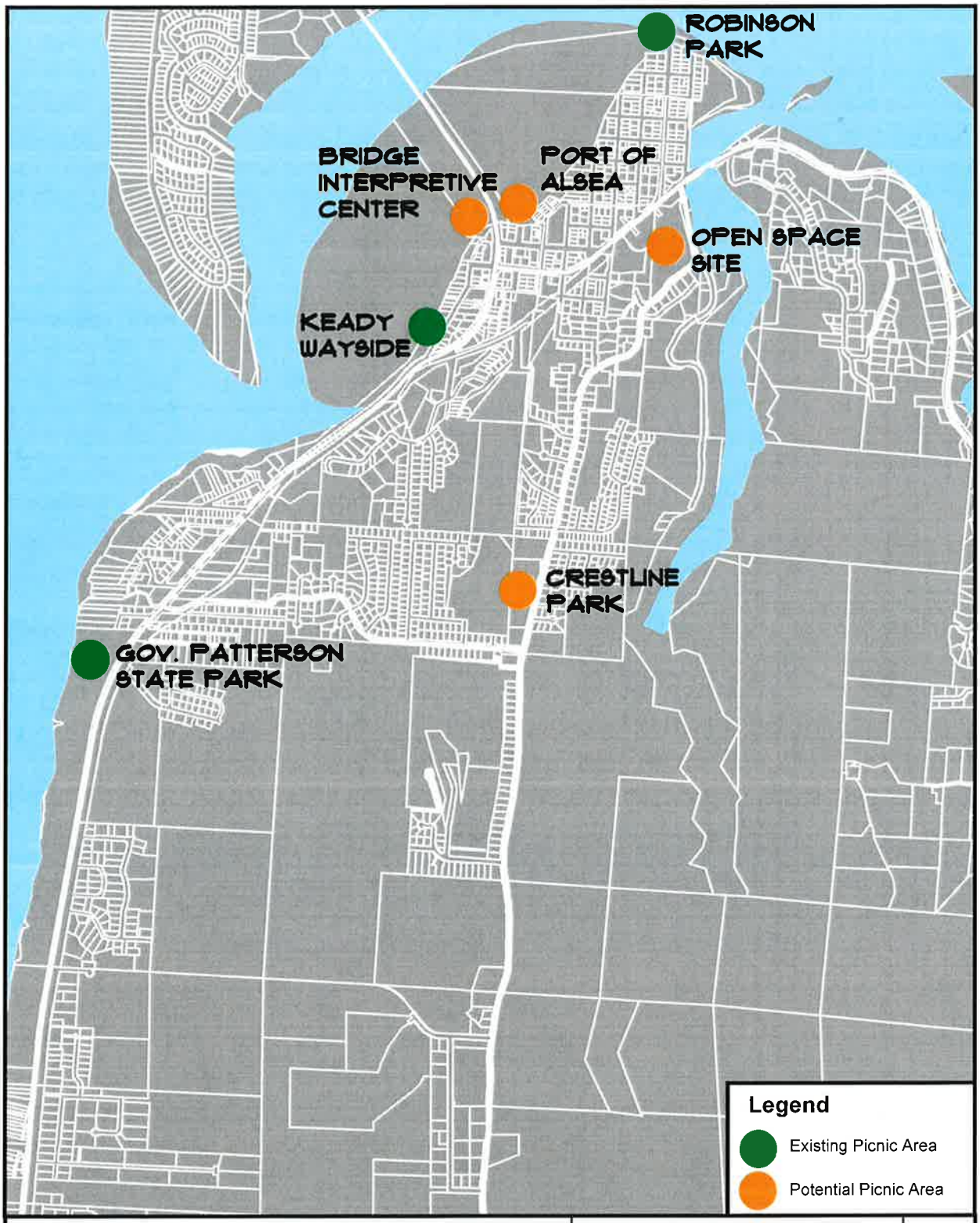

City of Waldport
Existing and Potential Picnic Areas and Small Group Shelters

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

Miles
0 0.25 0.5

N

City of Waldport Trail System, 2016

Prepared by: City of Waldport
Date: April 2016

Miles
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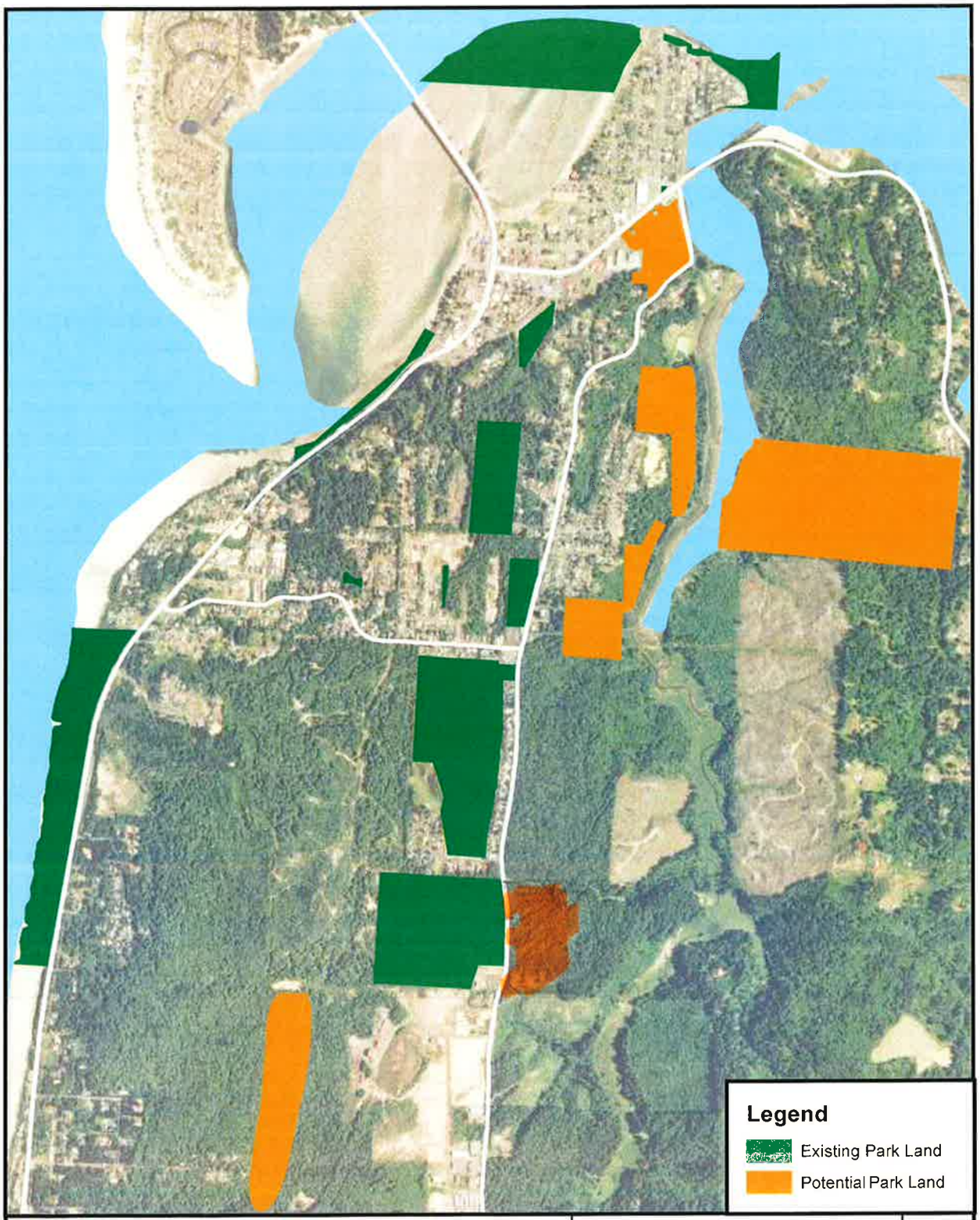
Data sources: City of Waldport, Lincoln County, US Census



City of Waldport
Existing and Potential Park Land

Prepared by: City of Waldport
Date: August 2016

Data sources: City of Waldport, Lincoln County, US Census

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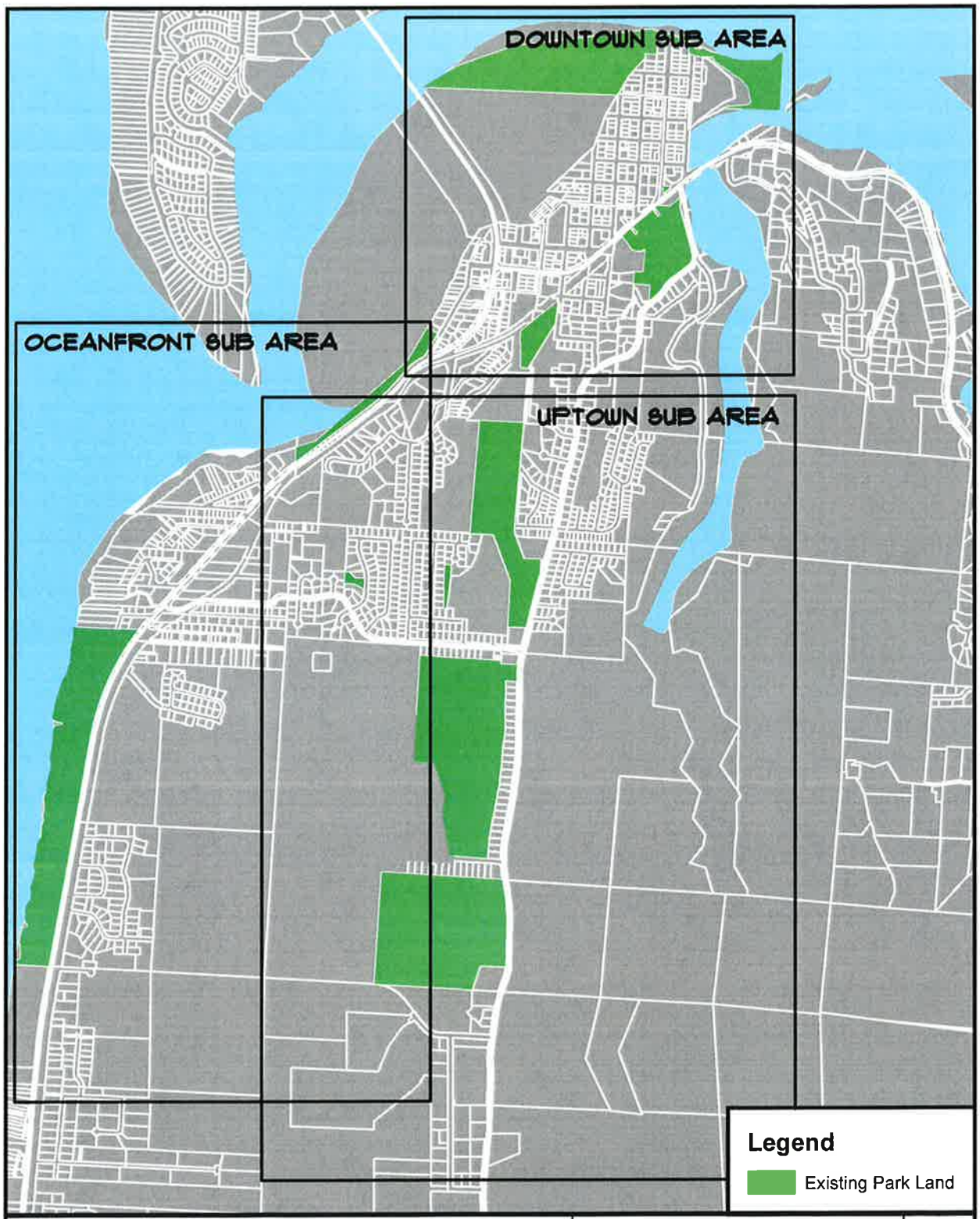

City of Waldport
Park and Recreation Sub Areas

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

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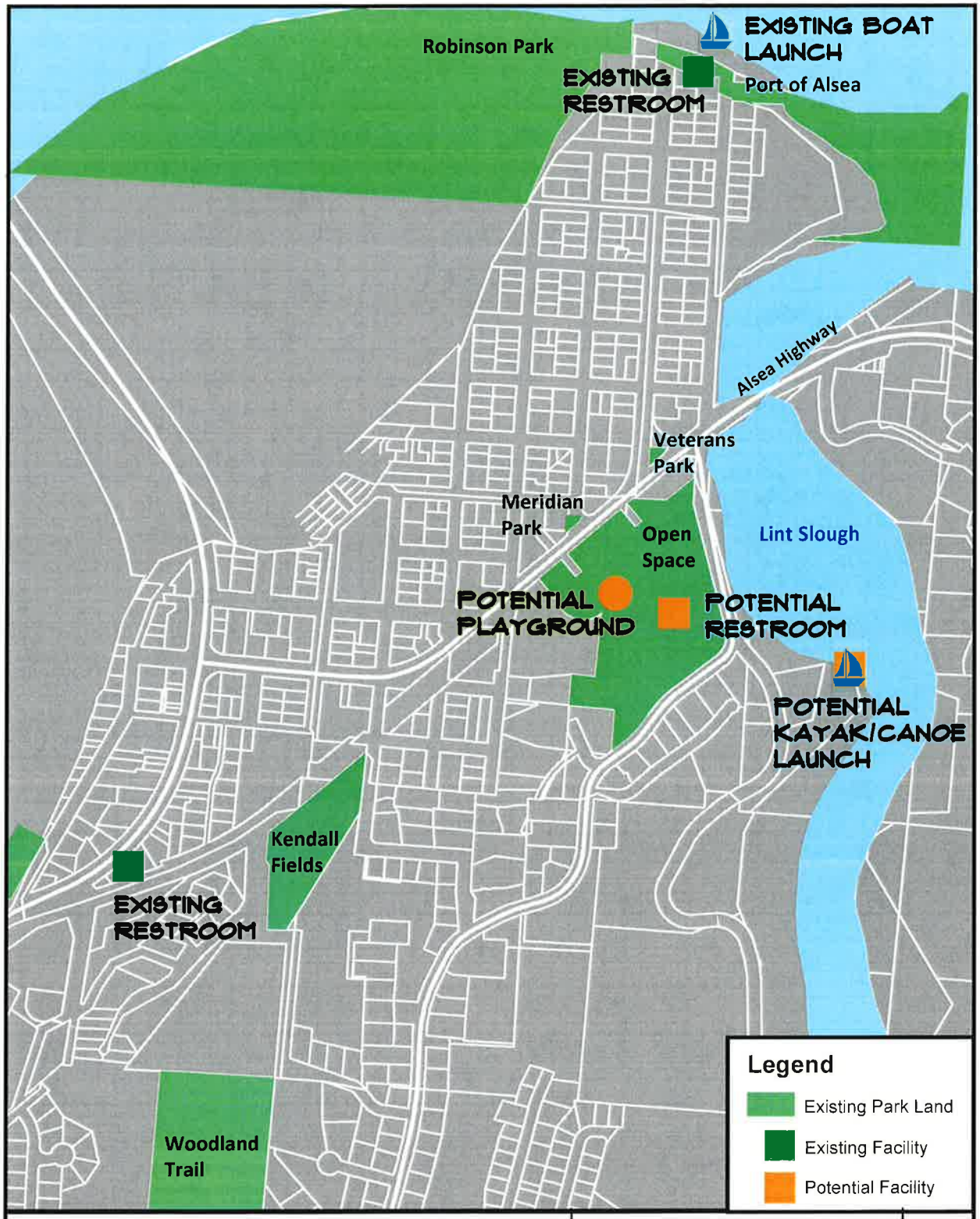

City of Waldport
Downtown Sub Area
Additional Recreational Facilities and Improvements

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

Miles
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N

City of Waldport
Oceanfront Sub Area
Additional Recreational Facilities and Improvements

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

Miles
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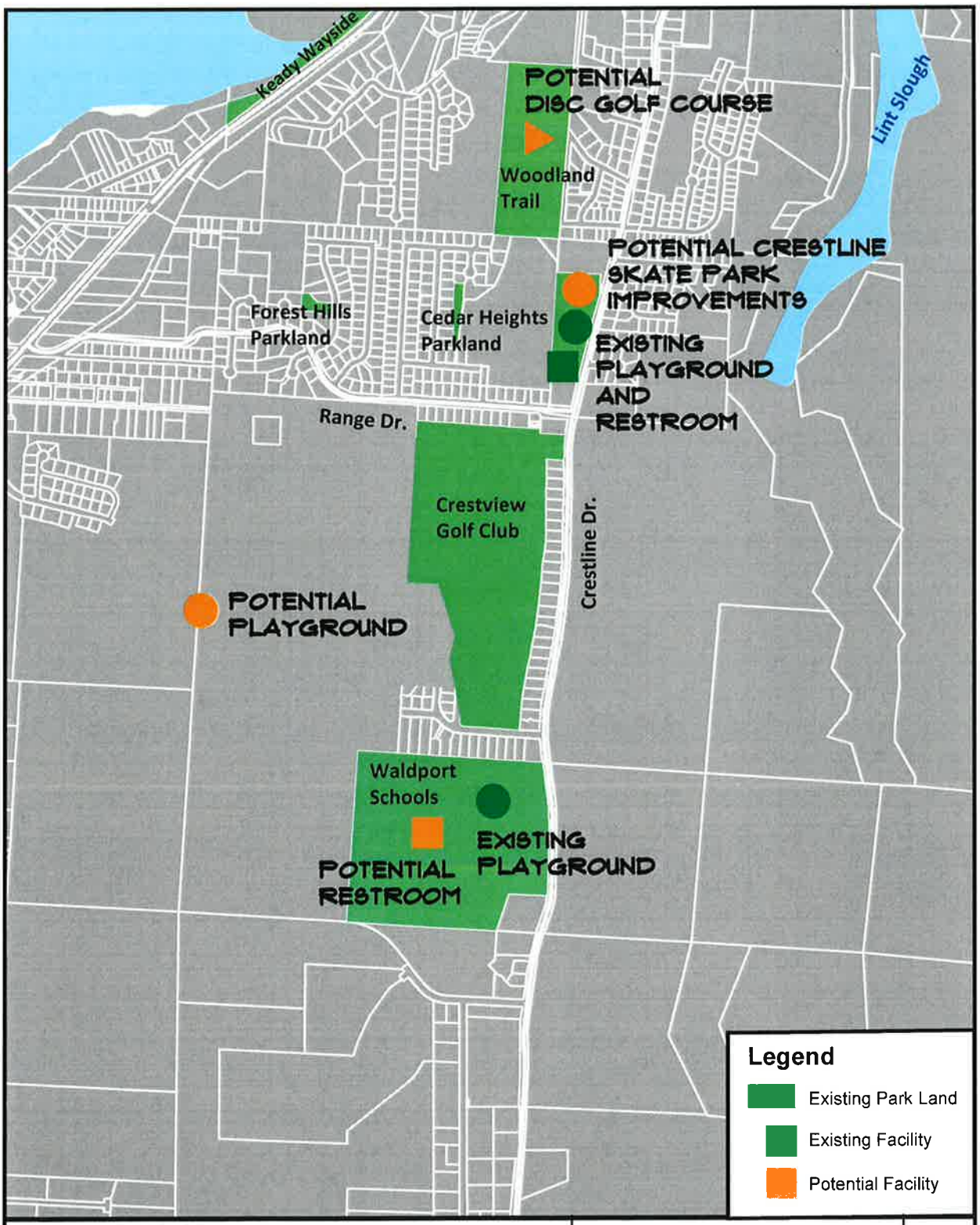
N



City of Waldport
Uptown Sub Area
Additional Recreational Facilities and Improvements

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

Miles
0 0.125 0.25

N

CHAPTER VI. FINANCING AND IMPLEMENTATION PLAN

The implementation of the plan over time will require additional revenues to cover additional costs. This section summarizes these potential costs and sources of revenue, including potential phasing of the plan over time.

POTENTIAL COSTS

Tables 1 and 2 provide a static and dynamic analysis of costs. As shown on Table 1, costs are placed into four categories: Parks, Trails, Public Facilities, and Acquisition. Each parks asset (or potential asset) is placed into a category, along with its type, size, current uses, potential improvements, priority and term, capital costs, and maintenance and operations (O&M) costs. O&M includes low level (existing budgeted costs), medium level (higher frequencies or additional tasks for existing facilities, including schedules for inspections and maintaining), and high level (detailed maintenance and specialized tasks, also added or improved assets--buildout). In practice, the highest level of service would be for sites with high visibility and use, and lower levels of service with those facilities that are more passive and natural, or used minimally.

Please note the following with respect to Table 1:

- Most improvements are at the former High School site ("Open Space"), Crestline Park, Trails, and Civic Plaza—the Open Space itself involves $2 million in potential capital costs.
- Open Space improvements include $600,000 for tsunami preparation and evacuation, based on the recommendations in the Oregon Office of Emergency Management September 13, 2016, which is a response to the City request to evaluate an amphitheater as a reuse (please see Appendix C). If there is not a high capacity use such as an outdoor theater, then tsunami-related costs should be less, although the City still may want to pursue some mitigation.
- Ballfields and sports courts are identified as being located at Kendal Fields and at the Schools, with renovation costs at the former and new facilities at the latter. The intent is to show the potential costs involved, not to their locations nor approve City funding. Please note that Kendal Fields is decrepit, and substantial renovations are necessary due to the site falling into disrepair over the past many years.
- Lint Slough, Waziyata, and Bridgeview trails are identified as budgeted capital improvements; trail development is imprecisely estimated at $500,000.
- Low O&M is the amount that the City currently allocates towards parks.
- Medium O&M is the estimated annual amount needed to properly maintain assets with a minimum amount of deferred maintenance, and to exercise immunity.
- High O&M includes layering in additional uses, mostly involving improvements to Crestline Park, Open Space, and Ballfields/Sports Courts.

Table 2 is a dynamic analysis trending improvement and O&M costs over time, with capital investments over 10 years, and O&M over 25 years. The net increase column shows new money necessary to fund the mid-level program, and high level O&M shows projected maximum costs at buildout.

POTENTIAL REVENUES

Possible revenues with which to fund the increases in O&M costs may come from a variety of new sources. The intent of this analysis is not to authorize any sources, but to project cash flows that may be available should the City elect to pursue them. Table 3 provides a summary of these potential revenues over time, and Tables 4.1 – 4.6 provide details for each revenue stream. After the tables is a memorandum dated April 11, 2016, with details about the potential income sources.

Please note the following with respect to the potential revenue sources, and net income:

- Projected franchise fees, additional lodging tax, and marijuana tax combined roughly equal the projected net increase (unfunded) amount of mid-level O&M.
- Adding in a utility fee and gas tax get closer to the high level O&M, at least in the early years.
- The amphitheater is projected to pay for itself and leave a little remainder, given the revenue assumptions and projected costs for O&M and tsunami preparedness. The feasibility study for the amphitheater will further delve into these issues.
- Potential marijuana tax and potential gas tax revenues are highly speculative.

Potential revenue sources for cost of infrastructure will mostly be in the form of grants or low interest loans, or revenue bonds/general obligation bonds.

IMPLEMENTATION PLAN

Table 1 provides a framework for priorities and timeframes, from high to low, and from short- to long-term. Qualitatively, below are strategies for implementing the plan:

Short-term (1 to 3 years)

Existing City Parks and Trails: In the near term, the focus will be on strengthening the City's ability to manage existing parks and trails. This will be done by enhancing revenue streams, and allocating resources to properly manage existing facilities at Crestline Park, Woodland Park and trail, and other existing parks and trails.

A schedule for inspecting and maintaining parks and recreation facilities will be developed and implemented, including identification of sources of revenue, or lack thereof, for needed safety improvements. This process will aid the City with discretionary immunity, and any relevant policies will be brought to the City Council in this regard.

The City will continue to work with the Lincoln County School District on its properties including the Open Space and Kendal Fields, and on Crestline Drive. This effort will involve evaluating prospective uses on the Open Space, as well as costs and revenues for same, including potential liability issues related to the uncertain recreational immunity protection. It may also involve evaluating the viability of Kendal Fields, and coming up with a plan for either refurbishing the ballfields or changing the use of the property, in conjunction with ascertaining ballfields or other sports uses elsewhere in the city. Transfers of these properties from the District to City may occur during this timeframe.

Capital improvements during this period include potential projects at Crestline Park such as skate park and playground upgrades, safety measures, and adding picnic/gathering areas. Planning will continue on the Open Space, with some sitework and utilities.

Budgeted trails will be completed, and trails or beach access improvements will be made in Old Town. A disc golf course will be planned and developed in Woodland Park, with the first tee and last hole being near the lower Woodland Trail trailhead/easement. Capital improvements are subject to available grant or other funds.

Mid-term (4 to 6 years)
By the year 2020, the city's mid-level maintenance program will have stabilized, the District properties will have been analyzed and evaluated, and the recreational immunity dilemma will have been resolved, leaving room for additional expansion in the program.

The Open Space will have transferred to the City (or a non-profit recreation/conservation entity), and major improvements may begin such as the amphitheater and tsunami work, or, if not an amphitheater, a BMX track. Other improvements include wetlands, trails, play, exercise stations, picnic and gathering areas, and a restroom.

Additional ballfields are targeted for this term, if the existing fields are no longer in use, and the user demand warrants their construction. The possibility exists of attracting large-scale tournaments to the area, as in the past, but feasibility needs to be ascertained.

Funding sources will need to be identified and secured for capital improvements and high-level annual O&M.

Long-term (7 to 10 years)
Long-term improvements include a picnic/gathering space at the Alsea Bridge Interpretive Center and Robinson Park, a new Civic Plaza and parking lot at the Civic Center, and additional trails development throughout.

Funding sources will need to be identified and secured for capital improvements and high-level annual O&M.

TABLE 1: IMPROVEMENTS / STATIC COSTS MATRIX

Description	*Type*	*Developed*	*Undeveloped*	*Total Acres/ Miles*	*Primary Current Uses*	*Potential Improvements*	*Priority*	*Term*	*Renovations*	*New Investment*	*Total Capital Cost*	*Actual Low Annual O&M*	*Medium Annual O&M*	*Buildout High Annual O&M*
PARKS														
Alsea Bay Interpretive Ctr	Facility/Adjacent Green Space			0.21	Info Center	Picnic/gathering	Low	7-10		$5,000	$5,000	State	State	$1,000
Cedar Heights Parkland	Neighborhood Park		0.60	0.60	No facilities	Natural land	Low	7-10			$0			
Crestline Park	Outdoor Recreation/Special Use	0.80	4.30	5.10	Playground/skate park	--------	-----	1-3			$0	$3,850	$7,000	
						Skate Park	High	1-3	$30,000		$30,000			$4,000
						Playground	High	1-3	$30,000		$30,000			$2,000
						Picnic/gathering	Med	1-3		$15,000	$15,000			$2,000
						BMX trail	Low	4-6		$10,000	$10,000			$2,000
						Restroom	N/A	1-3			$0	$2,000	$3,000	$4,000
Forest Hills Parkland	Neighborhood Park		0.52	0.52	No facilities	Natural land	Low	7-10			$0			
Keady Wayside	Community Park	0.45		0.45	Beach Access/Shelter	TBD	Low	1-3			$0	$1,600	$3,000	$3,000
Kendal Fields	Outdoor Recreation/Special Use	3.58		3.58	Softball fields	Def Maint/Upgrades	TBD	1-3	$100,000		$100,000	$700	$3,000	$6,000
Meridian Park	Neighborhood Park		0.12	0.12	Passive use	Minor improvements	Low	1-3	$1,000		$1,000	$1,500	$2,000	$2,000
Open Space Site	Regional Park	3.50	4.00	7.50	Former high school	--------	-----	1-3			$0	$5,000	$15,000	
			2.00	2.00		Amphitheater	TBD	4-6		$1,000,000	$1,000,000			$60,000
						Tsunami Preparation	TBD	4-6		$300,000	$300,000			$30,000
						Tsunami Evacuation	TBD	4-6		$300,000	$300,000			$10,000
			2.00	2.00		Wetlands	High	1-3		$140,000	$140,000			$2,000
						Trails/play/exercise	High	4-6		$100,000	$100,000			$8,000
						Picnic/gathering	High	1-3		$50,000	$50,000			$4,000
						BMX track	Med	4-6		$30,000	$30,000			$4,000
						Restroom	High	4-6		$40,000	$40,000			$4,000
						Sitework/Utilities	High	1-3	$30,000	$100,000	$130,000			$6,000
Robinson Park/Port	Community Park	0.50		0.50	Beach access	Picnic/gathering	Low	7-10		$5,000	$5,000	Port	Port	$1,000
Veterans Park	Neighborhood Park	0.08		0.08	Veterans memorial	TBD	Low	1-3			$0	$600	$1,000	$1,000
Waldport Schools	Outdoor Recreation/Special Use	30.15	12.00	42.15	Ballfields	--------	-----	1-3			$0	District	District	District
						Softball/baseball	TBD	4-6		$200,000	$200,000			$10,000
						Sports courts	TBD	4-6		$100,000	$100,000			$8,000
						Restroom	TBD	4-6		$40,000	$40,000			$4,000
Woodlands Park	Outdoor Recreation/Special Use		13.30	13.30	Trail	--------	-----	1-3			$0		$2,000	$2,000
						Disc golf	High	1-3		$18,000	$18,000			$2,000
TOTAL PARKS				**78.11**					**$191,000**	**$2,453,000**	**$2,644,000**	**$15,250**	**$36,000**	**$182,000**
TOTAL PER ACRE									*$2,445*	*$31,404*	*$33,850*	*$195*	*$461*	*$2,330*

TABLE 1: IMPROVEMENTS / STATIC COSTS MATRIX

Description	Type	Developed	Undeveloped	Total Acres/ Miles	Primary Current Uses	Potential Improvements	Priority	Term	Renovations	New Investment	Total Capital Cost	Actual Low Annual O&M	Medium Annual O&M	Buildout High Annual O&M
TRAILS														
Woodland Trail	Pedestrian	1.30		1.30	Trail	--------	-----	1-3			$0	$2,000	$4,000	$6,000
Old Town Trail	Pedestrian	1.80		1.80	Loop trail	Sidewalks, signs	Med	1-3	$6,000	$12,000	$18,000		$1,000	$2,000
Lint Slough Trail	Pedestrian	0.60		0.60	Trail - 2016	--------	High	1-3		Budgeted	$0	$1,000	$2,000	$2,000
Bridgeview Trail	Pedestrian		0.40	0.40	Trail - 2017/18	--------	High	1-3		Budgeted	$0		$2,000	$2,000
Waziyata Beach Access	Pedestrian		0.03	0.03	Trail - 2016	--------	High	1-3		Budgeted	$0		$500	$2,000
Old Town Beach Access	Pedestrian	????	????	20-80 ft ROW		Beach access, signs	Med	1-3		$6,000	$6,000		$500	$2,000
Trail Development	Pedestrian			10.00		--------	Low	7-10		$500,000	$500,000		N/A	$25,000
TOTAL TRAILS				**14.13**					**$6,000**	**$518,000**	**$524,000**	**$3,000**	**$10,000**	**$41,000**
TOTAL PER MILE									*$425*	*$36,660*	*$37,084*	*$212*	*$708*	*$2,902*
PUBLIC FACILITIES														
Civic Center	Civic, community	1.40	0.37	1.77	CH/Fire/CC	Civic Plaza	Low	7-10		$400,000	$400,000			$4,000
						Relocate Fire Stn	TBD	TBD		XXXXXX	$0			
						New Library 6120sf	TBD	TBD		XXXXXX	$0			
						Sitework/parking	Med	7-10		$100,000	$100,000			$1,000
Alsi Historical Museum	Civic, community	0.23		0.23	Historical museum	TBD	--------	-----			$0			
TOTAL FACILITIES				**2.00**					**$0**	**$500,000**	**$500,000**	**$0**	**$0**	**$5,000**
TOTAL PER ACRE									*$0*	*$250,000*	*$250,000*	*$0*	*$0*	*$2,500*
Parks Acquisition	**Various**			**XXXXX**					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total Open Space			*Acres*	*9.50*					*$30,000*	*$460,000*	*$490,000*	*$0*	*$0*	*$28,000*
Total Amphitheater			*Acres*	*2.00*					*$0*	*$1,600,000*	*$1,600,000*	*$0*	*$0*	*$100,000*
Total Ballfields			*Acres*	*3.58*	*<< Kendall only*				*$100,000*	*$340,000*	*$440,000*	*$700*	*$3,000*	*$28,000*
Total Other Parks			*Acres*	*63.03*					*$61,000*	*$53,000*	*$114,000*	*$14,550*	*$33,000*	*$26,000*
Total Trails			*Miles*	*14.13*					*$6,000*	*$518,000*	*$524,000*	*$3,000*	*$10,000*	*$41,000*
Total Facilities			*Acres*	*2*					*$0*	*$500,000*	*$500,000*	*$0*	*$0*	*$5,000*
Total Acquisitions			*Acres*	*XXXXX*					*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
GRAND TOTALS									**$197,000**	**$3,471,000**	**$3,668,000**	**$18,250**	**$46,000**	**$228,000**
COSTS PER CAPITA				**2,033**					**$96.90**	**$1,707.33**	**$1,804.23**	**$8.98**	**$22.63**	**$112.15**

COSTS BY TERM/YRS:						
0	$0	$0	$0	$0	$0	$0
1-3	$197,000	$341,000	$538,000	$18,250	$46,000	$56,000
4-6	$0	$2,120,000	$2,120,000	$0	$0	$140,000
7-10	$0	$1,010,000	$1,010,000	$0	$0	$32,000
Totals	$197,000	$3,471,000	$3,668,000	$18,250	$46,000	$228,000

10/4/2016

TABLE 2: CAPITAL AND MAINTENANCE COSTS OVER TIME

		3.00%	Capital			Maintenance			
Year	FY	Growth	Renovations	New Invest	TOTAL	Existing	Mid Level	**Net Increase**	High Level
0	2016-17	\\\\\\	$0	$0	$0	$0	$0	**$0**	$0
1	2017-18	3.00%	$67,637	$117,077	$184,713	$18,798	$47,380	**$28,583**	$57,680
2	2018-19	3.00%	$69,666	$120,589	$190,255	$19,361	$48,801	**$29,440**	$59,410
3	2019-20	3.00%	$71,756	$124,207	$195,962	$19,942	$50,265	**$30,323**	$61,193
4	2020-21	3.00%	$0	$795,360	$795,360	$20,541	$51,773	**$31,233**	$220,600
5	2021-22	3.00%	$0	$819,220	$819,220	$21,157	$53,327	**$32,170**	$227,218
6	2022-23	3.00%	$0	$843,797	$843,797	$21,791	$54,926	**$33,135**	$234,034
7	2023-24	3.00%	$0	$310,543	$310,543	$22,445	$56,574	**$34,129**	$280,411
8	2024-25	3.00%	$0	$319,859	$319,859	$23,119	$58,271	**$35,153**	$288,824
9	2025-26	3.00%	$0	$329,455	$329,455	$23,812	$60,020	**$36,207**	$297,488
10	2026-27	3.00%	$0	$339,339	$339,339	$24,526	$61,820	**$37,294**	$306,413
11	2027-28	3.00%				$25,262	$63,675	**$38,412**	$315,605
12	2028-29	3.00%				$26,020	$65,585	**$39,565**	$325,073
13	2029-30	3.00%				$26,801	$67,553	**$40,752**	$334,826
14	2030-31	3.00%				$27,605	$69,579	**$41,974**	$344,870
15	2031-32	3.00%				$28,433	$71,667	**$43,234**	$355,217
16	2032-33	3.00%				$29,286	$73,816	**$44,531**	$365,873
17	2033-34	3.00%				$30,164	$76,031	**$45,867**	$376,849
18	2034-35	3.00%				$31,069	$78,312	**$47,243**	$388,155
19	2035-36	3.00%				$32,001	$80,661	**$48,660**	$399,799
20	2036-37	3.00%				$32,962	$83,081	**$50,120**	$411,793
21	2037-38	3.00%				$33,950	$85,574	**$51,623**	$424,147
22	2038-39	3.00%				$34,969	$88,141	**$53,172**	$436,872
23	2039-40	3.00%				$36,018	$90,785	**$54,767**	$449,978
24	2040-41	3.00%				$37,098	$93,509	**$56,410**	$463,477
25	2041-42	3.00%				$38,211	$96,314	**$58,102**	$477,381
		TOTAL	$209,058	$4,119,446	$4,328,504	$685,343	$1,727,440	**$1,042,097**	$7,903,187
	4.00%	NPV	$185,804	$3,158,641	$3,344,445	$387,859	$977,617	**$589,758**	$4,270,948

TABLE 3: TOTAL POTENTIAL INCREMENTAL REVENUES

Year	2016 FY	Growth	Franchise	Lodging 30%	Marijuana	Subtotals	Utility	Gas	Subtotals	Theater	TOTALS
0	2016-17	\\\\\\	N/A	N/A	N/A	$0	N/A	N/A	$0	$0	$0
1	2017-18	3.00%	$3,863	$5,297	$19,591	$28,750	$19,432	$4,635	$52,818	$0	$52,818
2	2018-19	3.00%	$3,978	$5,456	$20,178	$29,613	$20,015	$4,774	$54,402	$0	$54,402
3	2019-20	3.00%	$4,098	$5,620	$20,784	$30,501	$20,616	$4,917	$56,034	$0	$56,034
4	2020-21	3.00%	$4,221	$5,788	$21,407	$31,416	$21,234	$5,065	$57,715	$125,000	$182,715
5	2021-22	3.00%	$4,347	$5,962	$22,049	$32,359	$21,871	$5,217	$59,447	$128,750	$188,197
6	2022-23	3.00%	$4,478	$6,141	$22,711	$33,329	$22,527	$5,373	$61,230	$132,613	$193,843
7	2023-24	3.00%	$4,612	$6,325	$23,392	$34,329	$23,203	$5,534	$63,067	$136,591	$199,658
8	2024-25	3.00%	$4,750	$6,515	$24,094	$35,359	$23,899	$5,700	$64,959	$140,689	$205,648
9	2025-26	3.00%	$4,893	$6,710	$24,817	$36,420	$24,616	$5,871	$66,908	$144,909	$211,817
10	2026-27	3.00%	$5,040	$6,912	$25,561	$37,513	$25,355	$6,048	$68,915	$149,257	$218,172
11	2027-28	3.00%	$5,191	$7,119	$26,328	$38,638	$26,116	$6,229	$70,982	$153,734	$224,717
12	2028-29	3.00%	$5,347	$7,332	$27,118	$39,797	$26,899	$6,416	$73,112	$158,346	$231,458
13	2029-30	3.00%	$5,507	$7,552	$27,932	$40,991	$27,706	$6,608	$75,305	$163,097	$238,402
14	2030-31	3.00%	$5,672	$7,779	$28,769	$42,221	$28,537	$6,807	$77,564	$167,990	$245,554
15	2031-32	3.00%	$5,842	$8,012	$29,633	$43,487	$29,393	$7,011	$79,891	$173,029	$252,921
16	2032-33	3.00%	$6,018	$8,253	$30,522	$44,792	$30,275	$7,221	$82,288	$178,220	$260,508
17	2033-34	3.00%	$6,198	$8,500	$31,437	$46,136	$31,183	$7,438	$84,757	$183,567	$268,324
18	2034-35	3.00%	$6,384	$8,755	$32,380	$47,520	$32,119	$7,661	$87,300	$189,074	$276,373
19	2035-36	3.00%	$6,576	$9,018	$33,352	$48,945	$33,082	$7,891	$89,918	$194,746	$284,664
20	2036-37	3.00%	$6,773	$9,289	$34,352	$50,414	$34,075	$8,128	$92,616	$200,588	$293,204
21	2037-38	3.00%	$6,976	$9,567	$35,383	$51,926	$35,097	$8,371	$95,395	$206,606	$302,000
22	2038-39	3.00%	$7,185	$9,854	$36,444	$53,484	$36,150	$8,622	$98,256	$212,804	$311,060
23	2039-40	3.00%	$7,401	$10,150	$37,538	$55,088	$37,234	$8,881	$101,204	$219,188	$320,392
24	2040-41	3.00%	$7,623	$10,454	$38,664	$56,741	$38,352	$9,148	$104,240	$225,764	$330,004
25	2041-42	3.00%	$7,852	$10,768	$39,824	$58,443	$39,502	$9,422	$107,367	$232,537	$339,904
		TOTAL	**$140,824**	**$193,130**	**$714,259**	**$1,048,213**	**$708,491**	**$168,989**	**$1,925,692**	**$3,817,098**	**$5,742,790**
	4.00%	**NPV**	**$82,885**	**$113,671**	**$420,392**	**$593,219**	**$416,997**	**$99,462**	**$1,089,814**	**$2,046,079**	**$3,135,893**

TABLE 4.1: CURRENT & POTENTIAL FRANCHISE FEE

Year	FY	3.00% Growth	Current Fee	SWLCWD 5.0%	Total Fee
0	2016-17	\\\\\\	$98,700	$3,750	$102,450
1	2017-18	3.00%	$101,661	$3,863	$105,524
2	2018-19	3.00%	$104,711	$3,978	$108,689
3	2019-20	3.00%	$107,852	$4,098	$111,950
4	2020-21	3.00%	$111,088	$4,221	$115,308
5	2021-22	3.00%	$114,420	$4,347	$118,768
6	2022-23	3.00%	$117,853	$4,478	$122,331
7	2023-24	3.00%	$121,389	$4,612	$126,001
8	2024-25	3.00%	$125,030	$4,750	$129,781
9	2025-26	3.00%	$128,781	$4,893	$133,674
10	2026-27	3.00%	$132,645	$5,040	$137,684
11	2027-28	3.00%	$136,624	$5,191	$141,815
12	2028-29	3.00%	$140,723	$5,347	$146,069
13	2029-30	3.00%	$144,944	$5,507	$150,451
14	2030-31	3.00%	$149,293	$5,672	$154,965
15	2031-32	3.00%	$153,771	$5,842	$159,614
16	2032-33	3.00%	$158,385	$6,018	$164,402
17	2033-34	3.00%	$163,136	$6,198	$169,334
18	2034-35	3.00%	$168,030	$6,384	$174,414
19	2035-36	3.00%	$173,071	$6,576	$179,647
20	2036-37	3.00%	$178,263	$6,773	$185,036
21	2037-38	3.00%	$183,611	$6,976	$190,587
22	2038-39	3.00%	$189,119	$7,185	$196,305
23	2039-40	3.00%	$194,793	$7,401	$202,194
24	2040-41	3.00%	$200,637	$7,623	$208,260
25	2041-42	3.00%	$206,656	$7,852	$214,508
		TOTAL	$3,805,185	$144,574	$3,949,759
		4.00% NPV	$2,192,529	$83,303	$2,275,832

Southwest Lincoln County Water District
Estimated Revenues within Waldport $75,000

TABLE 4.2: CURRENT & POTENTIAL TRANSIENT LODGING TAX

						Potential Tax/Allocation	
		3.00%	Current Tax	Potential Tax		Tourism	General
Year	FY	Growth	7.0%	2.0%	TOTAL	70%	30%
0	2016-17	\\\\\\	$60,000	$17,143	$77,143	$12,000	$5,143
1	2017-18	3.00%	$61,800	$17,657	$79,457	$12,360	$5,297
2	2018-19	3.00%	$63,654	$18,187	$81,841	$12,731	$5,456
3	2019-20	3.00%	$65,564	$18,732	$84,296	$13,113	$5,620
4	2020-21	3.00%	$67,531	$19,294	$86,825	$13,506	$5,788
5	2021-22	3.00%	$69,556	$19,873	$89,430	$13,911	$5,962
6	2022-23	3.00%	$71,643	$20,469	$92,113	$14,329	$6,141
7	2023-24	3.00%	$73,792	$21,084	$94,876	$14,758	$6,325
8	2024-25	3.00%	$76,006	$21,716	$97,722	$15,201	$6,515
9	2025-26	3.00%	$78,286	$22,368	$100,654	$15,657	$6,710
10	2026-27	3.00%	$80,635	$23,039	$103,674	$16,127	$6,912
11	2027-28	3.00%	$83,054	$23,730	$106,784	$16,611	$7,119
12	2028-29	3.00%	$85,546	$24,442	$109,987	$17,109	$7,332
13	2029-30	3.00%	$88,112	$25,175	$113,287	$17,622	$7,552
14	2030-31	3.00%	$90,755	$25,930	$116,686	$18,151	$7,779
15	2031-32	3.00%	$93,478	$26,708	$120,186	$18,696	$8,012
16	2032-33	3.00%	$96,282	$27,509	$123,792	$19,256	$8,253
17	2033-34	3.00%	$99,171	$28,335	$127,505	$19,834	$8,500
18	2034-35	3.00%	$102,146	$29,185	$131,331	$20,429	$8,755
19	2035-36	3.00%	$105,210	$30,060	$135,270	$21,042	$9,018
20	2036-37	3.00%	$108,367	$30,962	$139,329	$21,673	$9,289
21	2037-38	3.00%	$111,618	$31,891	$143,508	$22,324	$9,567
22	2038-39	3.00%	$114,966	$32,847	$147,814	$22,993	$9,854
23	2039-40	3.00%	$118,415	$33,833	$152,248	$23,683	$10,150
24	2040-41	3.00%	$121,968	$34,848	$156,816	$24,394	$10,454
25	2041-42	3.00%	$125,627	$35,893	$161,520	$25,125	$10,768
		TOTAL	$2,313,183	$660,909	$2,974,092	$462,637	$198,273
	4.00%	NPV	$1,332,845	$380,813	$1,713,657	$266,569	$114,244

TABLE 4.3: POTENTIAL MARIJUANA TAX

Year	FY	3.00% Growth	10% State Share	3% Local	Total
0	2016-17	\\\\\\	$1,020	$18,000	$19,020
1	2017-18	3.00%	$1,051	$18,540	$19,591
2	2018-19	3.00%	$1,082	$19,096	$20,178
3	2019-20	3.00%	$1,115	$19,669	$20,784
4	2020-21	3.00%	$1,148	$20,259	$21,407
5	2021-22	3.00%	$1,182	$20,867	$22,049
6	2022-23	3.00%	$1,218	$21,493	$22,711
7	2023-24	3.00%	$1,254	$22,138	$23,392
8	2024-25	3.00%	$1,292	$22,802	$24,094
9	2025-26	3.00%	$1,331	$23,486	$24,817
10	2026-27	3.00%	$1,371	$24,190	$25,561
11	2027-28	3.00%	$1,412	$24,916	$26,328
12	2028-29	3.00%	$1,454	$25,664	$27,118
13	2029-30	3.00%	$1,498	$26,434	$27,932
14	2030-31	3.00%	$1,543	$27,227	$28,769
15	2031-32	3.00%	$1,589	$28,043	$29,633
16	2032-33	3.00%	$1,637	$28,885	$30,522
17	2033-34	3.00%	$1,686	$29,751	$31,437
18	2034-35	3.00%	$1,736	$30,644	$32,380
19	2035-36	3.00%	$1,789	$31,563	$33,352
20	2036-37	3.00%	$1,842	$32,510	$34,352
21	2037-38	3.00%	$1,898	$33,485	$35,383
22	2038-39	3.00%	$1,954	$34,490	$36,444
23	2039-40	3.00%	$2,013	$35,525	$37,538
24	2040-41	3.00%	$2,073	$36,590	$38,664
25	2041-42	3.00%	$2,136	$37,688	$39,824
		TOTAL	$39,324	$693,955	$733,279
	4.00%	NPV	$22,658	$399,853	$422,512

Gross Sales Estimate: $600,000

State Share = 10% of 17% of gross sales, less administration of 10%
Local Tax = 3% of gross sales (pending voter approval in November)

TABLE 4.4: POTENTIAL GAS TAX

Year	FY	3.00% Growth	Tax
0	2016-17	\\\\\\	$4,500
1	2017-18	3.00%	$4,635
2	2018-19	3.00%	$4,774
3	2019-20	3.00%	$4,917
4	2020-21	3.00%	$5,065
5	2021-22	3.00%	$5,217
6	2022-23	3.00%	$5,373
7	2023-24	3.00%	$5,534
8	2024-25	3.00%	$5,700
9	2025-26	3.00%	$5,871
10	2026-27	3.00%	$6,048
11	2027-28	3.00%	$6,229
12	2028-29	3.00%	$6,416
13	2029-30	3.00%	$6,608
14	2030-31	3.00%	$6,807
15	2031-32	3.00%	$7,011
16	2032-33	3.00%	$7,221
17	2033-34	3.00%	$7,438
18	2034-35	3.00%	$7,661
19	2035-36	3.00%	$7,891
20	2036-37	3.00%	$8,128
21	2037-38	3.00%	$8,371
22	2038-39	3.00%	$8,622
23	2039-40	3.00%	$8,881
24	2040-41	3.00%	$9,148
25	2041-42	3.00%	$9,422
		TOTAL	$173,489
	4.00%	NPV	$99,963

Potential revenues based on a fraction of Newport's, which was $180,000 in FY 2015

TABLE 4.5: POTENTIAL UTILITY FEE

Year	FY	3.00% Growth	Fee
0	2016-17	\\\\\\	$18,866
1	2017-18	3.00%	$19,432
2	2018-19	3.00%	$20,015
3	2019-20	3.00%	$20,616
4	2020-21	3.00%	$21,234
5	2021-22	3.00%	$21,871
6	2022-23	3.00%	$22,527
7	2023-24	3.00%	$23,203
8	2024-25	3.00%	$23,899
9	2025-26	3.00%	$24,616
10	2026-27	3.00%	$25,355
11	2027-28	3.00%	$26,116
12	2028-29	3.00%	$26,899
13	2029-30	3.00%	$27,706
14	2030-31	3.00%	$28,537
15	2031-32	3.00%	$29,393
16	2032-33	3.00%	$30,275
17	2033-34	3.00%	$31,183
18	2034-35	3.00%	$32,119
19	2035-36	3.00%	$33,082
20	2036-37	3.00%	$34,075
21	2037-38	3.00%	$35,097
22	2038-39	3.00%	$36,150
23	2039-40	3.00%	$37,234
24	2040-41	3.00%	$38,352
25	2041-42	3.00%	$39,502
		TOTAL	$727,357
	4.00%	NPV	$419,100

Water Meters

Size	# inside	# outside	Total	Park Fee	Total
5/8"	1045	218	1263	$0.70	$884.10
1"	21	2	23	$0.70	$16.10
1.5"	5	0	5	$0.70	$3.50
2"	12	0	12	$0.70	$8.40
Total	1083	220	1303	$0.70	$912.10

Sewer Hookups

Classification	# of Services	# of EDUs	Park Fee	Total
Residential	745	745	$0.70	$521.50
Multi (Individual	27	27	$0.70	$18.90
Multi (Large)	29	224	$0.70	$20.30
Commercial	142	242	$0.70	$99.40
Total	943	1238	$0.70	$660.10

TOTAL MONTHLY FEE	$1,572.20
AVERAGE FEE/ACCOUNT	$0.70
TOTAL YEARLY FEE	$18,866.40
AVERAGE FEE/ACCOUNT	$8.40
WATER: Average Residential Customer	$31.45
SEWER: Average Residential Customer	$41.15
TOTAL AVG. CUSTOMER	$72.60
FEE AS A % OF TOTAL BILL	1.93%

TABLE 4.6: AMPHITHEATER TICKET SURCHARGE

Year	FY	3.00% Growth	Surcharge
0	2016-17	\\\\\\	$0
1	2017-18	3.00%	$0
2	2018-19	3.00%	$0
3	2019-20	3.00%	$0
4	2020-21	3.00%	$125,000
5	2021-22	3.00%	$128,750
6	2022-23	3.00%	$132,613
7	2023-24	3.00%	$136,591
8	2024-25	3.00%	$140,689
9	2025-26	3.00%	$144,909
10	2026-27	3.00%	$149,257
11	2027-28	3.00%	$153,734
12	2028-29	3.00%	$158,346
13	2029-30	3.00%	$163,097
14	2030-31	3.00%	$167,990
15	2031-32	3.00%	$173,029
16	2032-33	3.00%	$178,220
17	2033-34	3.00%	$183,567
18	2034-35	3.00%	$189,074
19	2035-36	3.00%	$194,746
20	2036-37	3.00%	$200,588
21	2037-38	3.00%	$206,606
22	2038-39	3.00%	$212,804
23	2039-40	3.00%	$219,188
24	2040-41	3.00%	$225,764
25	2041-42	3.00%	$232,537
		TOTAL	$3,817,098
	4.00%	NPV	$2,046,079
			$600,000

Capacity:	3500
# Events:	20
Avg. Attendance:	2500
Total Attendance:	50000
Ticket Surcharge:	$2.50
Revenues:	$125,000

Revenues of $125,000 are the same as average attendance of 2,800, 14 events, average ticket price of $80 and a 4% ticket tax--Charrette 9/2015

DATE: April 11, 2016

TO: Kerry Kemp, City of Waldport; Dona Lawson, City of Waldport

FROM: Rachel Cotton, City of Waldport

SUBJECT: DRAFT Potential funding mechanisms for development and maintenance of park, recreation, and trail facilities in Waldport, OR.

I. Establish a dedicated fund for maintenance and operations of City-owned parks and recreation facilities, with potential sources including:

A. Transient Lodging Tax (TLT) increase:

Increasing TLT would generate additional revenue for the City, part of which could be used for parks and recreation maintenance and operations funding, particularly for facilities that serve and promote tourism. Under ORS 320.350(6), local governments must direct at least 70 percent of new or expanded lodging tax revenue to support tourism. No more than 30 percent of the revenue from a new or increased local transient lodging tax may be used for funding city or county services (i.e. transportation infrastructure, libraries, parks, and other services). Transient lodging tax rates along the Oregon Coast range from 4 percent to 12 percent. Within the coastal cities of Lincoln County, Waldport has the lowest TLT rate at 7 percent, with the next lowest TLT rate found in Depoe Bay at 8 percent. TLT in Yachats is set at 9 percent as of January 1, 2016, and Newport and Lincoln City both have current TLT rates of 9.5 percent.

Potential revenues: Given conservative growth estimates for new lodging in Waldport, increasing TLT from 7 percent to 9 percent could potentially generate in excess of $30,000 annually and between $250,000-$350,000 in added revenue over 10 years. A two percent increase in TLT, given these same growth estimates, would yield an estimated additional $1 Million dollars ($588,000 in 2016 $) in added revenue for the City over a 25 year period.

Pros: TLT revenues can be applied to ongoing maintenance and operations funding in addition to capital costs. TLT does not impact local residents and is one of the only mechanisms available in Oregon to extract revenue from out-of-town users of local infrastructure.

Cons: Increased lodging taxes could potentially deter tourists. A case would have to be made for park and rec. costs supporting tourism if more than 30 percent of TLT revenues were to be dedicated to them.

B. Parks and recreation utility fee:

Users within Waldport's service area could be charged a flat monthly fee for each sewer and/or water connection.

Potential revenues: If all users within Waldport's service area were charged $1.00 per connection per month, the fee would generate approximately $16,500 per year (1376 connections x $1 x 12 months = $16,512). At $3.00 per connection, the fee

would generate approximately $50,000 annually, with expected annual increases as users are added to the system.
Pros: Utility fee revenues can be applied to ongoing maintenance and operations funding in addition to capital costs.
Cons: Increased utility fees would impact local residents.

C. Franchise taxes:

Waldport currently has franchise tax agreements with Central Lincoln PUD, Alsea River Cable, Coast Com, Pioneer Telephone, and Dahl Disposal. An expired franchise agreement with Charter Communications was set at the rate of 5 percent of gross revenues within City limits. As Charter no longer has a customer base in Waldport, a future fee could be set according to amount of infrastructure using rights-of-way within city limits (e.g. X per linear foot). There is also potential to establish a franchise tax agreement with Southwest Lincoln Water District, which is expecting most of its future growth within Waldport's City limits or UGB.

Potential revenues: Given that roughly 10 percent of South Lincoln Water District's revenues are generated within City limits, a franchise tax would generate around $3,750 annually, at a tax rate of 5 percent ($75,000 x $.05). This amount could greatly increase over time based on future growth.
Pros: Franchise taxes are incurred by the provider rather than the end user of a service.
Cons: Increased taxes could potentially be passed on to users in the form of higher rates.

D. Gasoline Tax

In Oregon, local gas tax ordinances levy a business license tax on fuel dealers. The amount of tax levied is set as a certain number of cents per gallon of motor vehicle fuel sold by the dealer. Two counties (Multnomah, Washington) and 14 cities (including Astoria, Warrenton, and Newport on the coast) in Oregon currently have a gas tax. Rates may vary, as they do in Newport, between peak and off-peak seasons.

Potential revenues: Newport's gas tax is $.01 per gallon between November 1st and May 31st and $.03 per gallon during the rest of the year. Newport's annual gas tax revenue was estimated to be around $180,000 for FY2015. At the same tax rate, and given its existing level of tourism, Waldport's gas tax would generate roughly $4,500 annually.
Pros: A gas tax is one of the few mechanisms available in Oregon to extract revenue from out-of-town users of local infrastructure.
Cons: A gas tax could induce local controversy and political tension. Several city councils in Oregon have passed local gas tax ordinances, but subsequent petition drives have led to voter repeal of the tax in a few cases.

E. Donations and sponsorships (memorials, naming rights, crowdfunding)

Sponsorships of memorial objects such as benches, bricks, and exercise equipment, or naming rights for future parks and potential facilities, such as an amphitheater, could subsidize ongoing operations and maintenance costs.

Potential revenues: Unknown.

Pros: These would be voluntary donations rather than taxes or fees.

Cons: Revenue stream may be inconsistent given the voluntary nature of this option.

F. Ticket fees for special events, with resident and non-resident rates

Ticket fees imposed on event-goers, in conjunction with the construction and programming of a new amphitheater, could provide a regular revenue stream for ongoing parks and rec. operations and maintenance costs.

Potential revenues: $125,000/year, given an average attendance of 2,800 at 14 events/season with an average ticket price of $80 and a 4% ticket tax.

Pros: Fees would largely impact non-residents and could potentially be scaled to different levels for community and larger events.

Cons: This option requires construction and programming of a large-scale amphitheater to be viable.

II. Update City Development Code to require parks land donations and/or adequate in lieu fees

Revisions to Waldport's Development Code could ensure that new residential developments contribute park land so as to continue adhering to the City level of service standard of 5 acres of park land per 1000 residents. Currently, the Waldport Code does not require dedication of land for public park purposes for developments that do not involve a subdivision of land, including multi-family developments, whereas such a dedication is a requirement for residential development in many Oregon communities. Revision of the Code to relate dedication of land for parks more closely to the number of anticipated residents of the development would address this issue.

In cases where land is donated, it is important that the City seriously evaluate dedication offers, accepting only those that will add viable park sites, and requiring an in-lieu payment in other cases. Additionally, the in-lieu fee that is currently imposed for subdivisions (development acreage x .05 x $1.00) should be revised, as necessary, and indexed to reflect the actual cost of residential land within the City, in order to generate a fund of sufficient size to allow the City to purchase land for parks at market rates.

Potential revenues: Unknown

Pros: New development would contribute park land so as to maintain the City level of service standard.

Cons: Added development conditions may increase unit costs. Adding any additional requirements to multi-family development could potentially inhibit new development, particularly at affordable rates.

III. Increase Parks SDC

State statutes (ORS 223.297-223.314) allow cities to adopt SDCs for parks and other facilities. SDCs are a one-time fee that may only be used for land and facilities acquisition and construction. SDCs cannot be applied to ongoing maintenance and operations costs. Establishment of a parks SDC involves the adoption of a parks improvement program or list of projects that would be funded by the SDC and also includes the estimated cost of those projects. An SDC may be charged on a per dwelling or equivalent dwelling unit basis. This allows lodging establishments, recreational vehicle parks, and commercial and industrial establishments to be charged the fee in addition to residential units. Three Central Coast cities have parks SDCs: Depoe Bay, Lincoln City, and Newport. These SDCs range from $624 (Depoe Bay) to $2,357 (Newport) per dwelling unit, at an average rate of $1,646 per dwelling unit. Waldport currently has an SDC rate set at $494 per equivalent dwelling unit (EDU)[1]. At the very least, Waldport should consider raising its parks SDC rate to match the lowest rate on the central coast, found in Depoe Bay.

Potential revenues: If 80 homes were built in Waldport over the next 10 years, around $10,000 in additional revenues would be generated by increasing parks SDCs to $624, and an additional $40,000 would be generated by increasing SDCs to $1,000. As recovery from the recession continues, any SDC increase has the potential to generate additional revenue for the City over time.

Pros: SDCs can be used to fund construction costs.

Cons: SDCs cannot be applied to ongoing maintenance and operations costs. Added development costs may increase unit costs.

IV. Identify projects for which bonding or a local option levy may be appropriate.

A. Local option levies

Local option levies are voter approved property taxes that can generate revenue for land purchase, facilities acquisition or construction, and operation and maintenance of park and recreation facilities. Levies can be used to pay for expenses as they occur or to secure bonds. A levy for operating costs is limited to no more than five years; a levy for capital projects is limited to no more than ten years. Local option levies are subject to the tax limit of $10 total taxes per $1000 of Real Market Value (RMV). Current local option levies in Waldport include Central OR Coast Fire & Rescue ($0.25/$1000), Yachats RFPD ($1.20/$1000), and Lincoln County Library ($0.09/$1000). Within the City of Waldport, different areas may pay different tax rates depending upon other jurisdictional boundaries. The majority within Waldport (91% of assessed value) pay $8.0235 toward the general government limit of $10. 9 percent of Waldport's assessed value pay more, ranging from 8.1494 to 8.4422, because of other

[1] An equivalent dwelling unit is defined as a single residential unit, regardless of size. For nonresidential improvements, one equivalent dwelling unit is an average 6,000 square feet of land area. Any total area not evenly divided is rounded down to the nearest 6,000 square foot increment to establish the equivalent dwelling units.

taxing jurisdictions (Seal Rock Water, Yachats RFPD). When compression hits, local option levies are reduced proportionally (rather than first come first served).

Potential revenues: Unknown, although the proposed Central Coast Fire and Rescue District levy, at a rate of $1.27/$1000, is estimated to generate $439,384 in revenue its first year, based on data provided by the fire and rescue district.

Pros: Local option levies are approved by voters and may be applied to operating costs, but for no more than five years.

Cons: If the May ballot measure for Central Coast fire passes, proposing $1.27 /$1,000 for 5 years, and a similar measure for the Port of Waldport passes in November, compression may occur in some instances.

B. General obligation and revenue bonds

General obligation bonds are voter approved and repaid by property tax assessment. Bonds can only be used for land and property acquisition or construction and cannot be used for park maintenance or operations. Revenue bonds are repaid by user fees or other income generated by the project, and voter approval is not generally required. Use of revenue bonds is not recommended for projects that are not likely to generate substantial revenue.

Potential revenues: Unknown

Pros: GO bonds are approved by voters.

Cons: GO bonds cannot be used for park maintenance or operations.

V. Explore feasibility of establishing a Parks and Recreation District for South Lincoln County:

A parks and recreation district is a special district with taxing authority that provides services to a defined geographic area and may extend beyond the limits of a single city. The funds generated by the district can be used exclusively for parks and recreation purposes.

Potential revenues: Unknown, although the proposed Central Coast Fire and Rescue District levy, at a rate of $1.27/$1000, is estimated to generate $439,384 in revenue its first year, based on data provided by the fire and rescue district.

Pros: Districts can seek a permanent tax rate through voter approval and use levies to fund both capital projects and operations and maintenance

Cons: Compression may occur in some instances if balloted 2016 levies pass.

VI. Grants

Several sources for parks, recreation, and trails funds are available to cities through a variety of grantors, including the Oregon Parks and Recreation Department, ODOT, Meyer Memorial Trust, the National Fish and Wildlife Foundation, and NOAA. A longer list is available in A Guide to Community Park and Recreation Planning for Oregon Communities (p. 115-124).

Pros: Outside funding source

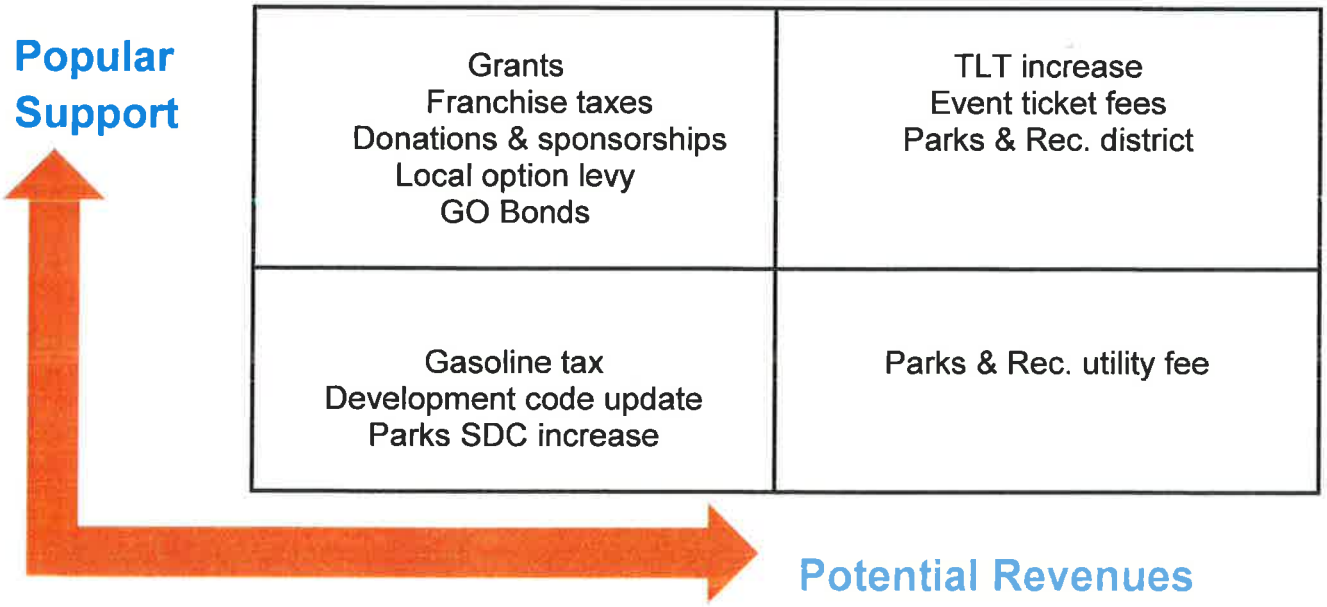
Cons: Often a one-time funding source for capital investments.

Table 1. Potential funding mechanisms for development and maintenance of park, recreation, and trail facilities in Waldport, OR

Land and Facilities Acquisition; Capital Costs	Operations and Maintenance
• Development code updates • Parks SDC increase • General obligation bonds • Grants	• TLT increase* • Parks & Rec utility fee • Franchise taxes • Gasoline tax • Donations & sponsorships • Event ticket fees • Local option levy • Parks & Rec. district • Grants

* Note: local governments must direct at least 70% of new or expanded TLT revenue to support tourism.

Figure 1. Potential revenues and political viability of funding mechanisms for development and maintenance of parks and recreation facilities in Waldport, OR



APPENDIX A

WALDPORT 2016 PARKS AND RECREATION SURVEY - SUMMARY

A parks and recreation survey was developed and, in summary, asked about people's usage of park and recreation facilities, park and recreation needs, condition and maintenance of existing facilities, priorities, desired facilities for the 12-acre open space site (former high school property), and demographic information. The survey was available to residents and visitors through the City of Waldport's website and hard copies available at city hall.

The City received a total of 205 completed surveys from January through March 10, 2016. Three quarters of survey respondents are Waldport residents, a large majority of which (84 percent) stated that they are familiar with the parks and recreation facilities in Waldport. Well over half of respondents reported that they or members of their household use parks and recreation facilities in Waldport at least once a month.

The most popular outdoor recreational activities for respondents are passive ones, including "walking on local trails, paths, and beaches," "beach activities," and "relaxing, hanging out, and people watching." Nearly half of all respondents stated that they or members of their household attend outdoor concerts, fairs, and festivals.

Less than one quarter (20 percent) of respondents feel that the City's existing parks and recreation facilities meet the needs of all age groups and abilities. Less than half (39 percent) of respondents think that the City's parks and recreation facilities are properly maintained, and two thirds of respondents think that the City should acquire more park land. More than three quarters of respondents (80 percent) think that Waldport's parks and recreation facilities should appeal to non-residents from between some degree to the highest degree.

According to survey responses, the top priorities for future community investment should include public access sites to waterways, children's playgrounds and play areas, nature and wildlife viewing areas, picnic areas and shelters for SMALL visitor groups, and an outdoor amphitheater and event space. The lowest priorities indicated for future community investment were baseball and softball fields, picnic areas and shelters for LARGE visitor groups, skate parks, off-highway vehicle trails/areas, and outdoor tennis courts. Overall, responses from the survey align well with the features proposed in the concept generated by the 2015 open space charrette hosted by the City of Waldport.

A good mix of ages are represented in the survey responses. Over one third of survey respondents are under 18, while just shy of one third of respondents are 55 or over. There was a concerted effort made to engage Waldport students in the parks and recreation planning process with assistance from teachers at Crestview Heights School. There was a fairly even split between men and women respondents, although more women responded to the survey than men.

1. Are you a resident of Waldport?

Responses	Count of Responses	Percent of Responses
Yes	155	75.6%
No	50	24.4

2. Are you familiar with the parks and recreation facilities in Waldport?

Responses	Count of Responses	Percent of Responses
Yes	171	83.8%
No	33	16.2

3. How often do you or any member of your household use parks and recreation facilities in Waldport?

Responses	Count of Responses	Percent of Responses
More than once a week	47	23.0%
Once a week	41	20.1
Once every few months	40	19.6
Once a month	38	18.6
Never	21	10.3
Once a year	17	8.3

4. In which outdoor recreational activities do you or members of your household participate (in Waldport and beyond)?

Responses	Count of Responses	Percent of Response s
Walking on local trails/ paths / beaches	147	71.7%
Beach activities (including at lakes, reservoirs, rivers)	139	67.8
Relaxing, hanging out, people watching, etc.	123	60.0
Fishing, crabbing, or clamming	98	47.8
Attending outdoor concerts, fairs, festivals	97	47.3
Dog walking	96	46.8
Visiting nature and interpretive centers	87	42.4
Nature study (e.g. birding, whale watching, photography, collecting)	80	39.0
Picnicking	77	37.6
General play at a neighborhood park/playground	68	33.2
Jogging/ running on trails/ paths / beaches	68	33.2

Bicycling on paved trails / paths	64	31.2
Swimming/ playing in outdoor pools/ spray parks	62	30.2
Flat-water canoeing, sea kayaking, rowing, stand-up paddling, tubing / floating	62	30.2
Outdoor court games (tennis, basketball, beach volleyball, badminton)	58	28.3
Boating	57	27.8
Tent camping	57	27.8
Baseball/softball	50	24.4
Football, soccer, lacrosse, rugby, ultimate frisbee	48	23.4
Skateboarding, inline skating, roller skating, roller skiing, street luge	33	16.1
RV/ motorhome/ trailer camping	33	16.1
Horseback riding	22	10.7
Disc golf	21	10.2
Golf	20	9.8
Surfing	16	7.8

5. Do the City's existing parks and recreation facilities meet the needs of all age groups and abilities?

Responses	Count of Responses	Percent of Responses
No	88	42.9%
Not sure	77	37.6
Yes	40	19.5

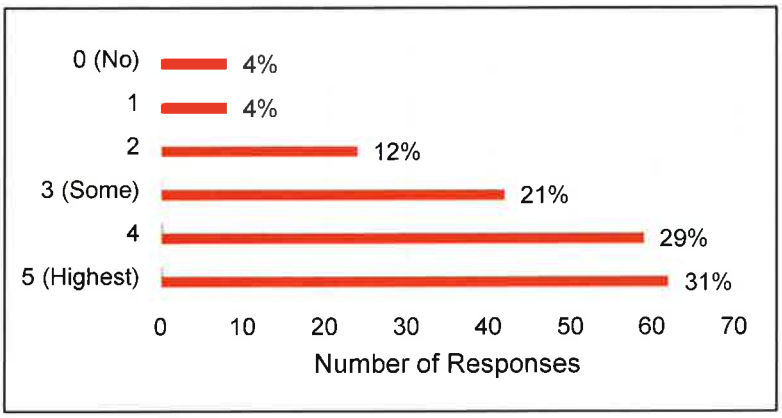
6. Do you believe the City's parks and recreation facilities are properly maintained?

Responses	Count of Responses	Percent of Responses
Yes	80	39.0%
Not sure	67	32.7
No	58	28.3

7. Should the City acquire more park land?

Responses	Count of Responses	Percent of Responses
Yes	135	65.9%
Not sure	43	21.0
No	27	13.2

8. To what degree do you think Waldport's parks and recreation facilities should appeal to non-residents?



Responses	Count of Responses
5 (Highest degree)	62
4	59
3 (Some degree)	42
2	24
0 (No degree)	8
1	8

9. Now please tell us about your priorities for the future – what should the community invest in? For each of the following amenities, please indicate the desired level of priority for future investment.

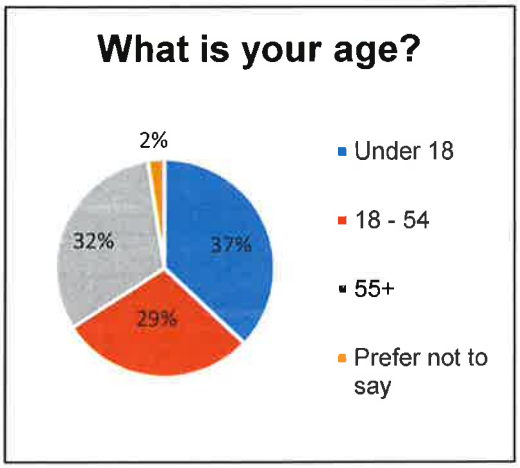
Responses	Average of Responses
Public access sites to waterways	3.45
Children's playgrounds and play areas	3.41
Nature and wildlife viewing areas	3.40
Picnic areas and shelters for SMALL visitor groups	3.34
Outdoor amphitheater and event space	3.32
Dirt / other soft surface walking trails and paths	3.29
Community gardens	3.25
Multi-use fields for soccer, football, lacrosse, etc.	3.22
Off-street bicycle trails and pathways	3.16
Designated paddling routes for canoes, kayaks, etc.	3.11
Paved / hard surface walking trails and paths	3.06
Off-leash dog areas	3.04
Campsites	3.04
Basketball courts	2.99
Baseball / softball fields	2.96
Picnic areas and shelters for LARGE visitor groups	2.95
Skate parks	2.57
Off-highway vehicle trails/areas	2.37
Outdoor tennis courts	2.27

10. In September 2015, the City of Waldport hosted a design charrette to establish a plan for an 11.5 acre open space adjacent to the Shelter Me building in the city's downtown. The open space is the result of relocating the high school to a higher

elevation, and the relocation received FEMA funding. The agreement with FEMA limits development on the site and forbids permanent structures within FEMA boundaries, although open-walled structures such as pavilions and amphitheaters are allowed. Please rank the following features according to how important you think they are to include in the proposed open space development.

Responses	Average of Responses
Playground and play areas	6.1
Trails and boardwalks	6.0
Parkland and picnic areas	5.8
Amphitheater	5.5
Passive parklands	5.0
Wetlands	4.7
Baseball/softball fields	4.6
Soccer fields	4.3
Rock climbing and bouldering structure(s)	4.3

7. What is your age?



Responses	Count of Responses	Percent of Responses
Under 18	76	37.1%
18 - 24	3	1.5
25 - 34	11	5.4
35 - 44	21	10.2
45 - 54	24	11.7
55 - 64	38	18.5
65+	27	13.2
Prefer not to say	5	2.4

8. What is your gender?

Responses	Count of Responses	Percent of Responses
Female	120	58.5%
Male	78	38.0
Prefer not to say	7	3.4

9. What is your zip code?

Responses	Count of Responses	Percent of Responses
97394 - Waldport	148	59.2%
97498 - Yachats	15	6.0
97390 - Tidewater	12	4.8
97376 - Seal Rock	11	4.4
97365 - Newport	8	3.2
Other	11	4.4

Waldport 2016 Parks and Recreation Survey - Open Ended Survey Responses

What are some long-range goals that you recommend the City consider for its parks and recreation facilities over the next 5-10 years?

A variety of open-ended responses were received for this question. Many recommend uses that appeal to all ages, interests, and abilities, with the added potential of attracting more visitors to Waldport. A large number of responses specifically suggest additions of a playground and more restrooms. Other responses recommend promoting trail systems and connections for pedestrians, horseback riders, and cyclists, and adding outdoor event and gathering facilities such as picnic shelters with grills, camping facilities, and an amphitheater. As a group, responses to this question placed an emphasis on creating multi-use, safe spaces for people of all ages to gather, recreate, and enjoy Waldport's natural surroundings, with minimal maintenance needs. Some examples that summarize the majority of responses are included below.

Uses that appeal to all ages, interests, and abilities:

- I have granddaughters in Waldport area. When I come it's difficult to find a safe, fun and close place where they can play and be kids.
- Waldport is a great community, but I find it lacking in activities for families. The amphitheater would be great…More activities that would keep kids and teens out of trouble and away from drugs.
- Consider how much the facilities will be utilized by the locals, while keeping in mind a goal of drawing in tourism. Would love to see some more options for families with kids of all ages.
- Areas for junior high and high school kids to go for structured activities.
- Even though we are a small town and a tourist town we need a place for the younger residents to hang out. We in Waldport don't have a stable and safe place to go outside of school to hang around. We need something like that.
- There are a lot more young families moving to the community, but no parks or other family friendly places. Our kids should be a top priority and they should have fields, courts, and athletic facilities that are appealing and that they can be proud

of. Our schools are improving and more and more kids are participating in extracurricular activities. In a small community we should be keeping them busy with positive events and new facilities will be appealing to our community. Trails and parks are appealing to everyone.

- Playgrounds are needed. There were 60+ kindergarteners at the Elementary school this year. Our young people should be a priority. The networking and friendship building that takes place in a community at the local playground is vital to the social growth of our small town.
- IMAGINATIVE, adventure playgrounds and outdoor community meeting room that lives, where all ages play and learn from each other.
- Create interactive thoughtful places for children to climb, hide and feel their connection to nature.
- Beach area where there is total handicap access (know something was started but never finished).

Trail System and Connections:

- Tie the recreation and parks areas together (around town) via off road bike & pedestrian paths wherever possible.
- We appreciate living in Waldport and the effort by the City to provide services. We run a tourist business in the area. The number one request of our guests, next to a great place for fish & chips, are bike paths that are safe and off the highway. Even a path parallel to Highway 34 would provide a safe and beautiful ride.
- Create linking trails from Waldport to Seal Rock and Yachats.
- Make Maple Street more people friendly. People often walk and bicycle from Keady Wayside and to the Bridge Center but constantly have to look over their shoulders to make sure the traffic doesn't run them over.
- Bike and horse riding trail connections to Newport and Yachats (and beyond) separate from 101, a non-motorized network.
- Need wheelchair/ handicapped trails and entrances to City Parks.

Expanded facilities and amenities:

- More public bathrooms
- More benches throughout town and picnic tables at our parks
- I think the amphitheater is a wonderful idea for weekly events - movie screenings, music, interactive play for kids, community yoga, etc.
- An outdoor exercise area with specific "stations" (pull ups, push ups, etc.) would be helpful. A "meditation" or prayer garden or space would be good.
- Open space for fairs and carnivals
- Update the baseball facilities to accommodate large tournaments.
- Grills for BBQing
- More camping sites for tents & campers

- Paved walk areas
- Yurts
- Permanent public artworks
- Drinking fountains
- Restoration of wetlands and tidal flow to former high school property
- Development of a boardwalk access to take advantage of the wildlife viewing available on Lint Slough."
- Add on to the skate park and do maintenance on cracks.
- Kite festivals, music/plays in the parks
- Better signage for directions to park (non-electric.)
- Disc Golf
- Install bike racks, including covered bike racks (such as seen at the Newport public library) or under an open shelter (just columns & a roof) so that cyclists have somewhere safe to lock their bikes. That will attract both local and long distance cyclists. The state of OR has estimated that at least 2500 cyclists rode the OR coast bike route last year. If there were more safe places to leave their bikes, maybe they'd stop in Waldport--especially given the wonderful green bike place/workshop located right on the highway.
- Off leash dog parks
- Carbon neutral development and use patterns, public recycling and composting (with education) at all public sites that include garbage cans.
- More places where activities can go on such as concerts or festivals that people could enjoy, where travelling events could come such as a carnival.
- Dirt bike trails
- A connection to water. For sitting next to, for splashing, perhaps dangle a foot or a hand, paddle the hours away.
- Better access to lakes and streams for fishing, swimming, hiking
- Expand boating facilities.
- More kayak access

General comments

- Promote healthy community.
- Be smart. Make sure whatever is decided benefits the majority of residents, along with something visually attractive and entertaining to bring in people from outside the area. I realize maintenance costs will be a huge factor, so it makes sense to look at plans with minimal maintenance, such as wetlands and trails.
- It would be great to showcase Waldport as a supporter of nature and use an amphitheater to make money.
- A public space without a middle will stay empty, use something significant to draw people in. A tree, statue, peace pole, a focal point or activity where paths cross.
- Continue maintaining already established recreational areas (paths, trails etc.).

- Prioritize low budget costs by minimizing upkeep and structures. Get the most bang for the buck by creating multiple usage.
- Continue to involve the public in plans.

The long term goals should be to meet the needs of a majority of local citizens, reaching out through methods other than simply public meetings (this survey is an example), and at the same time create easy to access facilities that would be attractive to visitors in order to increase Waldport's share of the tourist dollars that tend to slip through our hands.

APPENDIX B

WALDPORT 2016 PARKS AND RECREATION SURVEY – PUBLIC MEETINGS

The City of Waldport held a series of public meetings in February and March of 2016 to gather public input related to the Parks and Recreation Master Plan update and to introduce the plan's draft goals and objectives to the community. Between public meetings and the survey, over 60 email addresses have been added to the City's contact list. Public meetings were held from 5 to 7 pm at City Hall, with the following themes:

- **February 1** - Entertainment/Proposed Amphitheater
- **February 8** - Organized Sports and Games
- **February 22** - Individual Sports and Recreation
- **February 29** - Natural and Cultural Resources
- **March 7** - Trails, Bicycles and Linkages

Individual meeting summaries are provided below.

February 1 - Entertainment/Proposed Amphitheater: This meeting provided an opportunity for City staff to share information and ideas that emerged from a design charrette held the previous September related to the 11.5 acre open space located downtown, the former site of the city's high school. Though many different features and options have been proposed for the site, and the public meetings and survey were offered as a chance to get public feedback on those, the overall open space concept seeks to:

- Create a coastal model for revenue generating open space
- Be financially sustainable
- Establish a multi-use space that connects people to Waldport's unique natural resources and provides active and passive recreation amenities
- Create an accessible public space available for residents and visitors of all ages and abilities
- Develop a community showcase with benefits for diverse interests
- Create a community asset and a regional draw, bringing people to Waldport for sports, recreation, festivals, and unique retail opportunities
- Develop a visually appealing source of community pride
- Build play areas and spaces for kids and families to congregate
- Provide ecological, science, and technology education and training opportunities
- Connect people between the Port and the park/slough

Community members, as a group, showed support for these goals. In terms of specific features, public comments and survey responses indicated the highest amounts of support for a playground and play areas, trails and boardwalks, parkland and picnic areas,

and an amphitheater on the open space site. Whether the amphitheater should be sized to serve the community, with capacity for a few hundred people, or as a regional amenity meant to draw tourists from the Willamette Valley, with a capacity up to 3,500, is a question most felt would be handled best by outside experts in the form of a feasibility study, which the City has existing funding for. An analysis of a baseball/softball tournament facility on the site could also be done as a way of exploring a diversity of potentially revenue generating uses on the site.

February 8 - Organized Sports and Games: This meeting was the most well attended of the five, with representatives from many local sports teams, organizations and recreational groups participating in the discussion. Overall, their message is that users of the ball and sports fields in Waldport are satisfied with the city's existing facilities. They don't want to lose any fields but would be amenable to potential relocation of facilities in the future. The group spoke about ongoing maintenance issues on the ballfields, which are maintained mainly through volunteer labor and donated equipment at present. Members of the group suggested that baseball and softball tournaments are a great way to draw visitors to town and could be a potential revenue source.

February 22 - Individual Sports and Recreation: Community input at this meeting indicated that facilities on Crestline can feel unsafe for kids and families and that maintenance should be done on cracks at the skate park. Suggestions for better and more lighting at the skate park were offered, as well as adding increased wayfinding for the trail system, some landscaping, and potentially a disc golf course in Crestline Park. More users for the parks and recreation facilities on Crestline will mean safety in numbers. This could also be a good opportunity for the City to implement some Crime Prevention Through Environmental Design (CPTED) lighting and landscaping standards for its parks and recreation facilities. The need for more non-motorized boat launches around town was also raised.

February 29 - Natural and Cultural Resources: Natural and cultural resources were introduced as those that incorporate history, heritage, folklore, objects, landmarks, wildlife, science, and interpretive features. Ideas generated and supported at the meeting include a potential wetlands restoration project on the Open Space site which would have low maintenance costs (after the initial restoration) and could also be a tourist attraction. Other ideas discussed included a longhouse or other Native heritage project on the Open Space site, potentially in partnership with the Confederated Tribes of Siletz Indians, natural play areas in the Open Space, a history walk, interpretive signage, and a permaculture food forest or garden.

March 7 - Trails, Bicycles and Linkages – Overall, community members are satisfied with the existing trails and future planned and funded facilities. Suggestions for boat launches, trail extensions, and trail connections were drawn on a map at this meeting. These recommendations have been incorporated into the trails map that is included in this Parks, Recreation & Trails Master Plan.

APPENDIX C

OREGON OFFICE OF EMERGENCY MANAGEMENT

September 13, 2016

Oregon Office of Emergency Management
PO Box 14370
Salem, OR 97309

Dear Mr. Kemp,

Thank you for taking the time to meet with the Oregon Office of Emergency Management (OEM) to discuss your amphitheater project. Your reuse proposal has been considered and it presents challenges. First and foremost, the original determination for removing the school from the site was because "the entire School Campus is located in an extremely high tsunami hazard area. Large magnitude earthquakes on the Cascadia Subduction Zone (CSZ) will generate tsunamis with depths at the campus of at least 10 feet, almost certainly resulting in complete destruction of the school buildings. Because of the proximity of the CSZ, the time between the end of ground shaking and first arrivals of tsunami waves is extremely short, ranging from less than 15 minutes to a maximum of about 30 minutes for various earthquake generation scenarios." (Executive Summary of Benefit Cost Analysis from Pre-Disaster Mitigation Acquisition grant application for PDF-PJ-10-OR-2012-005, EMS-2012-PC004). Secondly, using the site as an amphitheater with a projected 5,000 people, 14 to 15 times per year, does present an issue with evacuation, specifically, "Crestline Drive is the closest evacuation route, which may be more or less impassable in a major earthquake due to its history of ground movement." (Former Waldport High School Site Open Space Reuse Proposal, Submitted April 4, 2016). Third, because the Federal Emergency Management Agency (FEMA) will make the final decision on whether your reuse proposal meets the intent of the open space requirements in this case, as well as provide the necessary approval to convey ownership of the property from the school district to the city, it has been indicated that this proposal may need to undergo legal review and the process will take significant time.

After discussing this proposal with OEM's geotechnical expert, it was determined that several milestones were needed to create as strong a proposal as possible to OEM and FEMA. Your goal should be to develop and implement a program of tsunami

preparedness and mitigation that will showcase the best practices in Oregon. It is important to integrate tsunami preparedness and mitigation into the economic development of this proposal, while maintaining allowable uses for open space. (See Supplemental Guidance as enclosed.)

In order to create a strong proposal to present to OEM that will be forwarded on to FEMA for approval, OEM recommends the City of Waldport complete significant steps towards tsunami resiliency. It must be stressed that there is no guarantee of FEMA approval even if Waldport were to complete the actions below.

- High Priority
  - Proof that the Lincoln County School district is willing to transfer ownership and a letter of support from the Superintendent.
  - A geotechnical study on tsunami evacuation routes to ensure that they will withstand a Mw.[1] 9.0 Cascadia Subduction Zone Earthquake.
  - If necessary, mitigate, harden and maintain the efficacy of the tsunami evacuation routes leading to high ground from the proposed public area.
  - A tsunami evacuation assembly area prepared to receive and house the anticipated maximum number of visitors to the amphitheater for at least two weeks.
  - Permanent agreement to limit the total occupancy and the number of events per year to limit exposure to earthquake and tsunami risk.
  - Ensure any public picnic shelters, pavilions, stages for amphitheater use, and gazebos with associated foundations do not have walls.

- Additional actions to improve tsunami resiliency
  - A plan and a commitment to implement a robust and sustainable tsunami preparedness.
  - An ongoing campaign that includes an annual tsunami evacuation drill to create a culture of preparedness.
  - Widespread and enthusiastic adoption of the *TsunamiSafe: Hospitality begins with Safety* program by the lodging and hospitality industry in the community. (TsunamiSafe.info)
  - A community-wide earthquake and tsunami response plan that includes an annual exercise and community-wide evacuation drill that includes the hospitality industry.
  - Adoption of the community development into the community's natural hazards mitigation plan with review and updating per 44 CFR 201.6 (five-year cycle).

There is no guarantee that FEMA will approve your request, but being able to show that Waldport has a strong commitment to tsunami safety will strengthen your request, as

[1] The **moment magnitude scale** (abbreviated as **MMS**; denoted as $\mathbf{M_W}$ or **M**) is used by seismologists to measure the size of earthquakes in terms of the energy released.

well as provide OEM assurance that life safety is at the forefront of the open space use request.

After you have considered the input provided in this letter, please resubmit any changes to your proposal. I will then submit the proposal to FEMA for review. After such review they will respond with the approval or not to convey the property, and provide further guidance on the use of open space as proposed.

Please let me know if you have any questions or concerns. My contact information is in signature line below.

Sincerely,

Angie Lane
State Hazard Mitigation Officer
angie.lane@state.or.us
503-378-4660

agl

Enclosure – Supplemental Guidance

A.6 Supplemental Guidance

Allowable land uses for properties acquired for open space under all HMA programs for projects within CBRS units are identified in Addendum Part A.6.1.1. FEMA may prohibit additional post-acquisition uses that it determines, in consultation with the U.S. Fish and Wildlife Service, are inconsistent with the purposes of the CBRA.

After settlement, no Federal disaster assistance for any purpose from any Federal source and no flood insurance payments may be made with respect to the property, and no person or entity shall seek such amounts.

The subrecipient must obtain the approval of the Recipient and the FEMA Regional Administrator before conveying ownership (fee title) of the property to another public agency or qualified conservation organization. All development rights in the form of a conservation easement on the property must be conveyed to the conservation organization or retained by the subrecipient or other public entity.

By accepting award funds, the subrecipient accepts responsibility for monitoring and enforcing the deed restriction and/or easement language.

The open space restrictions described above and included in 44 CFR Section 80.19 apply to all FEMA-funded property acquisitions for the purpose of open space, regardless of when the application period opened, when the Presidential major disaster was declared, or when the property was acquired.

For more information on managing open space after a property acquisition and structure demolition or relocation project, see Addendum Part A.5.2. For the FEMA Model Deed Restriction see Addendum Part A.6.4.

A.6.1 Allowable Uses of Open Space

The list below is a guide to open space use that addresses typical situations, but the subrecipient and Recipient should review every situation for adherence to the relevant regulations, open space intent, and floodplain management principles. The local floodplain administrator should review all proposed uses of acquired floodplain land. The Recipient and subrecipient, in coordination with the appropriate FEMA Regional Office, shall determine whether a proposed use is allowable and consistent with the deed restrictions, grant agreement, this guidance, and floodplain management requirements.

The generally allowable land uses of acquired open space are:

- Vegetative site stabilization, natural dune restoration, agricultural cultivation, and grazing
- Public picnic shelters, pavilions, and gazebos with associated foundations, provided the structures do not have walls

- Public restrooms
- Small-scale recreational courts, ball fields, golf courses, and bike and walking paths
- Campgrounds if adequate warning will be provided to allow for evacuation
- Installation of signs when designed not to trap debris
- Unimproved, unpaved parking areas consistent with open space uses
- Unpaved access roads, driveways, and camping pads limited to those necessary to serve the acceptable uses on acquired property (existing paved roads can be reused for these purposes)
- Small boat ramps, docks, and piers to serve a public recreational use
- Drainage facilities intended to service onsite needs
- Construction activities, excavation, and other localized flood control structures necessary to create areas for water detention/retention, including wetlands restoration or restoration of natural floodplain floodwater storage functions
- Sewer, water, and power to serve the allowable uses and sewer, water, and power line crossings where there is no floodwater obstruction created and there are no other readily available locations for these systems
- Simple structures used exclusively for agricultural purposes in connection with the production, harvesting, storage, drying, or raising of certain agricultural commodities, including livestock, such as a pole-frame building (any such structure cannot be constructed so as to make it eligible for NFIP insurance), and steel grain bins and steel-frame corn cribs
- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable, but paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces are grass, hard-packed earth, and graded gravel.
- Communities may creatively salvage pre-existing structures on the acquired property. In some cases the complete demolition of a structure is not necessary and converting a closed-in structure with walls, such as a house, into an open picnic pavilion with a concrete slab floor and posts supporting the roof is possible.

A.6.1.1 Allowable Uses of Open Space in Coastal Barrier Resources System

Allowable land uses for acquired open space in CBRS units are limited to the following:

- Vegetative site stabilization for the management, protection, and enhancement of fish, wildlife, plants, and their habitats
- Bike and walking paths that are consistent with the conservation purposes of the acquisition

- Installation of signs when designed not to trap debris
- Unpaved access roads and driveways limited to those necessary to serve the conservation purposes of the acquisition (existing paved roads can be reused for these purposes); all roads must be on natural grade
- Small boat ramps, docks, and piers to serve a use that is related to the study, management, protection, and enhancement of fish, wildlife, plants, and their habitats
- Minor construction activities, excavation, and other flood control structures necessary for wetlands restoration or restoration of natural floodplain floodwater storage functions

A.6.2 Non-allowable Land Uses of Open Space

The land uses of acquired open space that are not generally allowed are:

- Hydraulic fracturing/HDD
- Construction of flood damage reduction levees, dikes, berms, or floodwalls
- Walled buildings or manufactured homes, except public restrooms (reuse of pre-existing structures is not allowed unless all walls are removed)
- Fences and all other obstructions in the floodway; fences outside the floodway must be designed to minimize trapping debris
- Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment
- Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard
- Pumping and switching stations
- Above- or below-ground storage tanks
- Paved roads, highways, bridges, and paved parking areas that include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions
- Placement of fill except where necessary to avoid affecting onsite archeological resources
- Installation of septic systems or reuse of pre-existing septic systems except to service a permissible restroom

A.6.2.1 Non-allowable Uses of Open Space in the Coastal Barrier Resources System

For projects in CBRS units, the following land uses of acquired open space are generally not allowed:

- Any use FEMA determines is inconsistent with the allowable land uses identified above

- Any uses determined by the Recipient and/or FEMA as inconsistent with the regulations, this guidance, or deed restrictions
- Paved surfaces

Communities may creatively salvage pre-existing structures on the acquired property. In some cases, the complete demolition of a structure may not be necessary; converting a closed-in structure with walls, such as a house, into an open picnic pavilion with a concrete slab floor and posts supporting the roof is possible.

A.6.3 Statement of Assurances

Subapplications for assistance for property acquisition and structure demolition or relocation must include the FEMA Statement of Assurances. The FEMA Statement of Assurances must be signed by the subapplicant's authorized agent. The Statement of Assurances must provide acknowledgement of, and agreement to, the requirements in the model Statement of Assurances, which is available at http://www.fema.gov/media-library/assets/documents/28695.

Subapplications that do not include a signed FEMA Statement of Assurances are incomplete and will not be considered for funding.

A.6.4 Deed Restriction Language

The subapplication must include a sample of the deed restriction (not including property-specific details) that the subapplicant intends to record with each property deed. The sample must be consistent with the FEMA Model Deed Restriction, which is available on the FEMA website at http://www.fema.gov/media-library/assets/documents/28496.

If the subapplicant makes any changes to the language in the Model Deed Restriction, the subapplicant must seek approval from the FEMA Office of Chief Counsel, through the FEMA Regional Office, for the changes. Changes may be made to comply with local requirements, but changes to substantive, programmatic provisions will not be approved.

The subapplicant must follow the procedure described in the previous two paragraphs for acquisitions for open space in CBRS units. The subapplication must include a sample of the deed restriction for review and approval by the FEMA Office of Chief Counsel, through the Regional Office, to ensure compliance with all deed restriction requirements specific to these areas.

A.6.5 Property Owner Documentation

Documentation of the property owner's voluntary interest and certification that the property owner is a National of the United States or qualified alien must be submitted during the application process. See Addendum Part A.6.9.2 for definitions of a National of the United States and qualified alien.

CITY COUNCIL MEETING – October 13, 2016

CITY MANAGER REPORT

1. Library Director

We extend a warm welcome for Susan (Sue) Bennett, our new Waldport Library Director. She has a wealth of experience, garnered at Texas State Library and Cline Library at Northern Arizona University. Sue started the beginning of this month.

2. Flood Insurance Rate Maps

The State of Oregon Department of Geology and Mineral Industries sent the attached spreadsheet on September 26th identifying the number of properties in Lincoln County potentially affected by the change in Base Flood Elevation and flood mapping revisions. The City Waldport is the only jurisdiction where more properties are being added than removed. Attached are aerial photos/maps from DOGAMI showing the extent.[1] We are currently seeking an understanding of properties impacted.

FEMA held a Coastal Flood Study Community Coordination meeting on September 12th (before we knew the extent of the changes as shown in the spreadsheet), which covered the remapping of the flood zones. There are two scenarios for proceeding, which include public meetings and an appeal period. FEMA will then issue its Letter of Final Determination sometime late next year. The attached slides are excerpts from the meeting last month.

3. Recreational (Retail) Marijuana

This issue is still somewhat a moving target, or unmoving with various nuances and inconsistencies in the law. One of the issues to address is zoning: the law generally doesn't allow certain types of marijuana uses in residential zones. Our code has residential uses allowed in non-residential zones.

Staff is preparing to bring forth some recommendations to City Council regarding this issue. Would the Council desire to have Planning Commission review and advise in this matter? We will also be bringing forth for consideration a more comprehensive action regarding the entire program, one that integrates medical and recreational, and that should mostly dovetail with state law.

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[1] Email excerpt from Jed Roberts at DOGAMI, 10/7:

The reason so many buildings were added to the Special Flood Hazard Area (SFHA) is due to re-mapping of existing base flood elevations based on lidar topographic data. Above the Highway 101 bridge, BFEs in the Alsea Bay along downtown range from 13-15 feet (NAVD88). Below and attached is a map that shows areas below 13 feet (red), 14 feet (green), and 15 feet (blue).

Unfortunately the effective Flood Insurance Rate Maps have inaccurately depicted the SFHA by not mapping the zone as expansively as it should have been. They, of course, were limited by the topographic data they had available to them in the late 1970's. When we re-map with lidar we usually find that our predecessors were overly conservative (i.e. mapped wider SFHAs than they should have), but this is a case where the opposite is true. To show what they missed I've added the effective SFHA (white cross-hatch with BFEs labeled) overlaid on the elevation map, also below and attached.

These BFEs are based on a very old study. With a longer hydrologic record and decades of hydraulic changes to the Alsea River, it's possible that the BFEs are no longer accurate. Unfortunately our project was focused on updating BFEs only for the open coast…

4. Lincoln County Grant

Attached is the press release for the 2017 Lincoln County Community and Economic Development Fund Grant. Applications are being accepted through November 3rd. The City still has an outstanding grant for preparation of the Scenic Byway Corridor Management Plan, which we hope to have completed by the end of the year. We could submit a grant application in anticipation of those funds being spent, and being able to secure a new grant for next year. One potential project could be the industrial park master plan (Tier 2 added tasks), or a Parks and Recreation project.

5. Southworth Creek Water Rights

Staff, legal counsel and GSI Water Solutions met with the State Department of Fish and Wildlife, Water Resources Department, and WaterWatch on September 7th in Salem to discuss Southworth Creek Permit S-30624 extension. It appears that WaterWatch and ODFW have differences of opinion regarding the methodology for fish persistence, and Southworth Creek seems to be the test case. We will be doing some more creek water flow measurements into November, and hope to come to some sort of agreement soon thereafter.

6. Risk Management

Attached is our 2015 Membership Report prepared by the City's insurer and risk manager, CIS. Please note that there is a property/casualty claim identified in FY 2015-16 for $35,000, this was actually a reserve amount for the pump station that was flooded after heavy rainfall last December, and has since dropped off to zero since the claim never materialized.

7. Place Based Water Planning

The City of Newport is leading a Place Based Planning Project for the mid-coast region, in partnership with the State Water Resources Department. The process will bring together organizations in the area to "discuss common concerns, develop working partnerships, identify resources and challenges, and develop strategies that address the challenges associated with managing and providing water along the coast." Public Works Director Scott Andry attended the first meeting on September 29, 2016. The primary focus of this effort seems to be on identifying and seeking funding for replacement of aging distribution/collection and treatment systems that are reaching or past their useful lives.

Public Works is doing smoke testing of the system, which is one of the techniques for ascertaining potential below ground problems. We have also mapped our system, and will be developing capital maintenance and replacement plan and policy for our pipes.

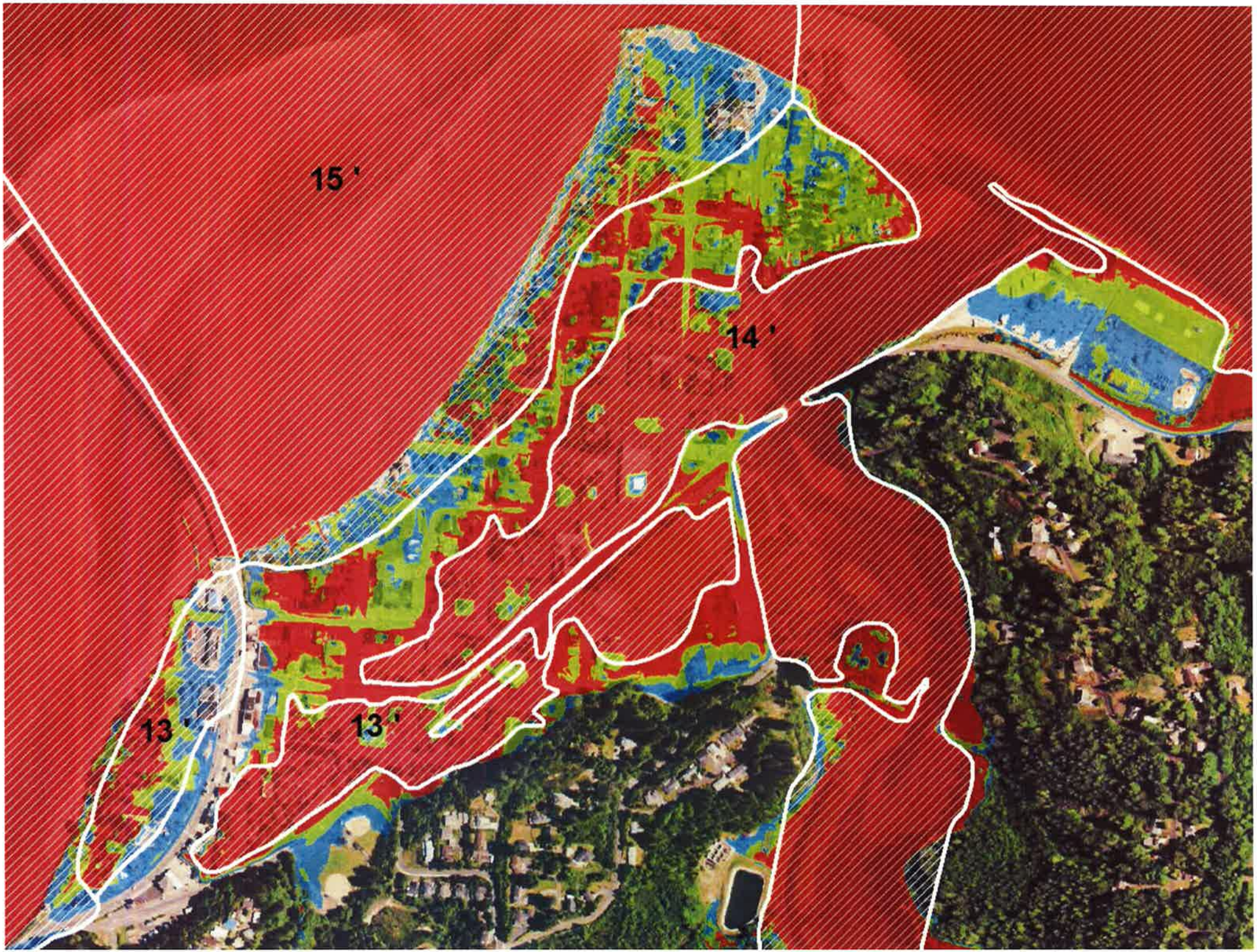
8. CoastCom/Wave

Attached is a letter of introduction from Wave/CoastCom regarding the acquisition by Astound Broadband, LLC.

Changes to # of Buildings in Special Flood Hazard Area in Lincoln County -- Effective Mapping vs. Preliminary Mapping

Jurisdiction	*Added*	*Removed*	*No Change*	*Effective*	*Revised*	*% Change*	*Added - SFR*	*Removed - SFR*
Lincoln City	33	206	537	743	570	-23%	18	147
Depoe Bay	2	22	3	25	5	-80%	0	18
Siletz	0	18	53	71	53	-25%	0	11
Newport	7	89	57	146	64	-56%	5	21
Toledo	24	28	125	153	149	-3%	6	10
Waldport	198	58	194	252	392	56%	68	26
Yachats	0	37	28	65	28	-57%	0	33
Lincoln County	422	1,355	1,775	3,130	2,197	-30%	230	931

SFR = Single Family Residential


15 '
14 '
13 '
13 '

RiskMAP
Increasing Resilience Together

Lincoln County, OR Coastal Flood Study Community Coordination (CCO) Meeting

September 12, 2016

FEMA

Coastal Zone Differences

Base Flood Elevation Changes for Open Coast (Zone VE)

Increases do not necessarily result in larger flood zones due to better definition of shoreline with lidar

- Significant Decrease (> 10 ft)
- Moderate Decrease (> 5 ft)
- Slight Decrease (> 1 ft)
- Slight Increase (> 1 ft)
- Moderate Increase (> 5 ft)
- Significant ~~Decrease~~ Increase (> 10 ft)

RiskMAP
Increasing Resilience Together

Next Milestones (Scenario A)*
*Subject to coordination and funding

Coordination Meeting..... **September 12, 2016**

Revised Preliminary (TBD)..... ***December/January 2016***

Public Meeting..... **January/February 2017**

usually 2-3 months after issuance of preliminaries

Start 90-Day Appeal Period..... **March/April 2017**

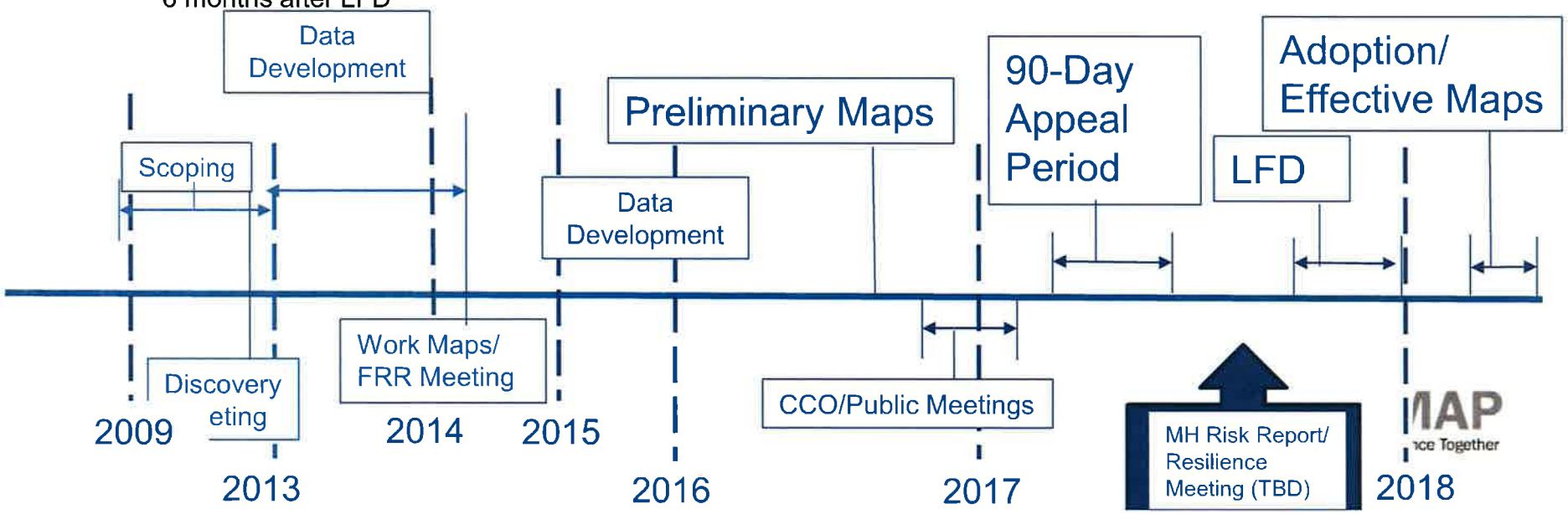
starts shortly after the public meeting

FEMA issues Letter of Final Determination (LFD)..... **Fall/Winter 2017**

3-6 months following the end of the appeal period depending on comments and appeals received

Effective date ..... **Spring/Summer 2018**

6 months after LFD



Next Milestones (Scenario B)*
*Subject to coordination and funding

Coordination Meeting..... **September 12, 2016**

Public Meeting..... **November 2016**

usually 2-3 months after issuance of preliminaries

Start 90-Day Appeal Period..... **January 2017**

starts shortly after the public meeting

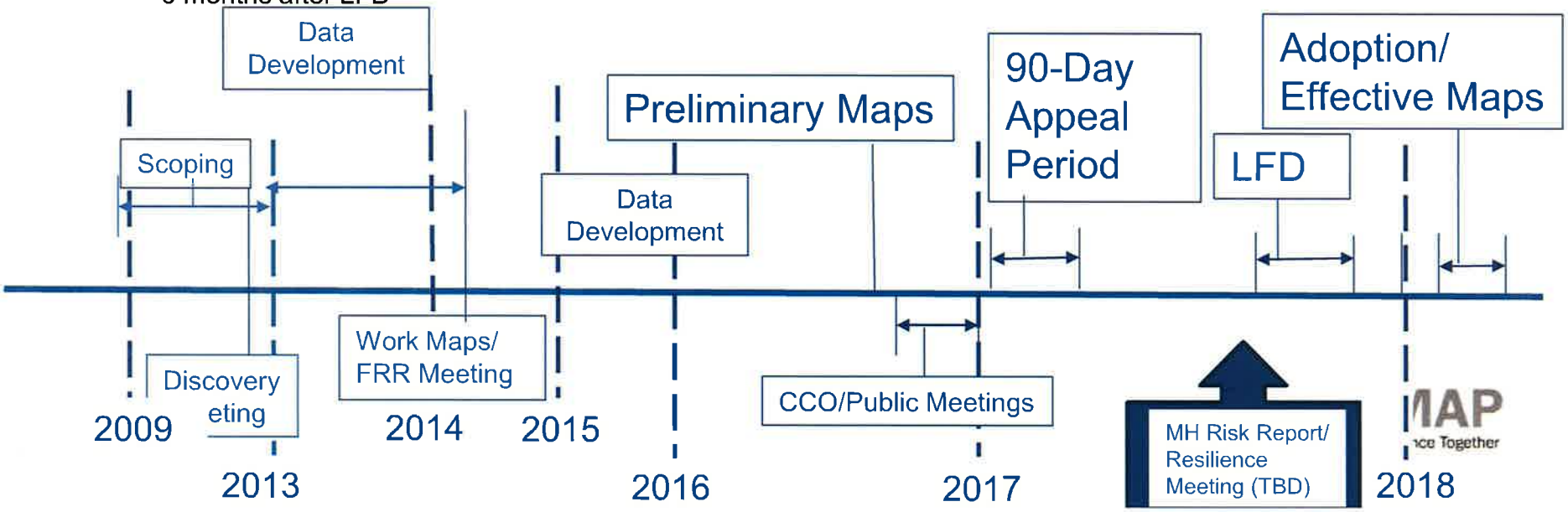
Post Revised Preliminary Maps..... ***May 2017***

FEMA issues Letter of Final Determination (LFD)..... **Fall 2017**

3-6 months following the end of the appeal period depending on comments and appeals received

Effective date ..... **Spring 2018**

6 months after LFD



Appeals

- **All appeals must be supported by scientific and technical data.**
- **Alternative methods or applications result in more correct estimates of base flood elevations.**
- **Criteria documentation available:**
  - **Establishes areas eligible for appeal**
  - **Identifies documentation needed to support an appeal of <u>each</u> flood hazard type (e.g. modeling, topography, etc)**
  - **Reiterates:**
    - Certification requirements
    - The importance of submitting analyses in the same vertical datum and tying into to the effective model and mapping

Figure 2-27. Erosion of bluffs adjacent to the Inn at Spanish Head (mid photo) during a series of storms in the 1977-78 winter (photo: P. D. Komar, 1978).

Terminology

Expanded Appeals Process:

- **Appeal:** a formal objection to the addition/modification of preliminary BFEs/flood depths, SFHA boundaries or zone designations, or regulatory floodway boundaries, subject to the due process requirements outlined in Part 67 of the NFIP regulations
- **Comment:** an objection to a base map feature change or any other non-appealable change
- **Protest:** No longer used

APPEALS

Signed Letter with Backup Technical Information

Mail to:

STARR - Region X Service Center
20700 44th Ave W, Suite 110
Lynnwood, WA 98036

Informal comments not needing a response:

Email: RSC10@STARR-TEAM.COM

Questions:

Phone: 425-329-3679

STARR

Inside this issue

1 The New Federal Flood Risk Management Standard

2 Advanced Floodplain Management Concepts II and III Courses

2 Suggested Reading

2 Upcoming Calendar

News from Region X

The New Federal Flood Risk Management Standard

by Wendy Lathrop, P.E., CFM

President Obama issued Executive Order (EO) 13690 on January 30 establishing a new Federal Flood Risk Management Standard (FFRMS). The intent is to help ensure that federally funded buildings and infrastructure are constructed to withstand the impacts of flooding (now and in the future), improve the resilience of communities, and protect Federal investments.

One pre-2015 FFRMS was created by Executive Order 11988, which established the Base Flood Elevation (BFE) as the minimum standard for federal construction and federally funded construction in identified 1%-annual chance floodplains. Like EO 11988, EO 13690 does not prohibit construction in 1% chance floodplains, but encourages avoiding them whenever possible and practical. The new FFRMS does not apply to private construction in the 1%-annual chance floodplain unless financing another federal funds (such as Veterans' Administration and Federal Housing Administration loans, which have been and will continue to be affected). It also does not affect flood insurance premiums, affect community NFIP participation requirements, or alter community floodplain management requirements.

Per EO 13690, federal agencies can select the best of the following three approaches for establishing the flood elevation and hazard area they use in siting, design, and construction (including both horizontal and vertical extent floodplains and protection standards):

1. Utilizing best-available actionable data and methods that integrate current and future changes in flooding based on science in planning and construction standards;
2. Two or three feet of elevation, (depending on criticality), above the 100-year or 1%-annual-chance, flood elevation; OR
3. Elevate to the 500 year, or 0.2%-annual-chance, flood water surface elevation.

Two feet of elevation is not required across the board. Site-specific topography may result in a 0.2%-annual chance (500 year) water surface elevation less than a foot above BFE. 318 communities already require 2 feet of freeboard, 68 require 3 feet. Thus, the new FFRMS does not introduce a new concept. 22 states already require 1 to 3 feet of elevation. Army Corps of Engineers levee standards incorporate up to 3 feet of freeboard in design and construction, as well as future conditions and climate change factors.

Flood insurance costs could decrease significantly for buildings subject to EO 13690. Structures elevated 2 feet above BFE as detailed A zones have premiums at least 50% lower than structures with lowest floors right at BFE. Similarly elevated structures in V zones are eligible for at least 40% rate reductions.

RiskMAP

JUNE 2015

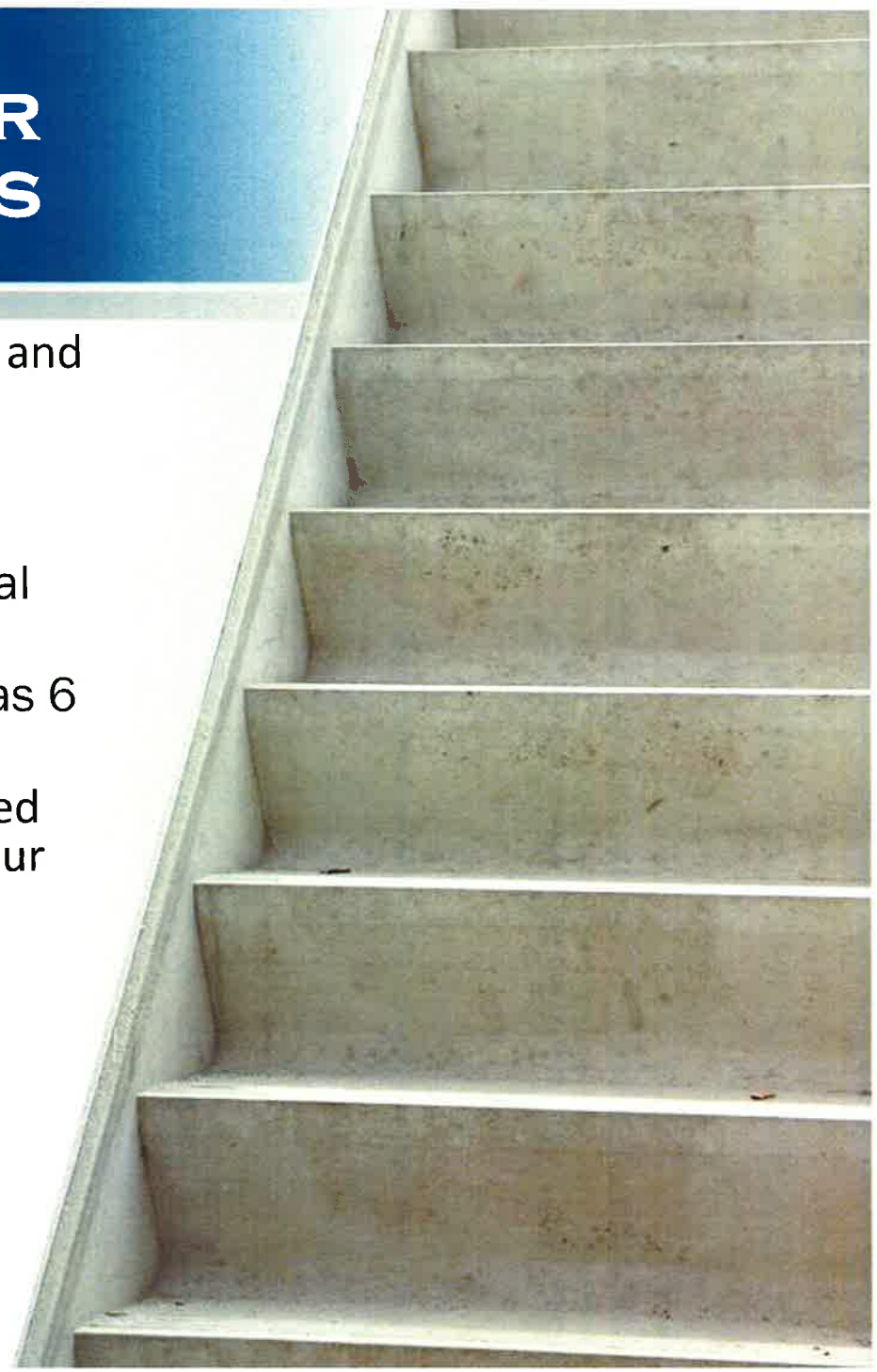
www.starr-team.com

Letters of Map Change (LOMC)
(ways to appeal at any time)

- LOMA - for property owners who believe a property was incorrectly included in a SFHA. An elevation certificate supports a LOMA, but by itself, does not remove the insurance requirement.
- LOMR – removes land that has been graded or filled (physical changes) since the date of the map. A LOMR can waive flood insurance requirements.
- (LOMA) Hotline - 1-877-FEMA-MAP

Future Steps after Appeal period ends

- FEMA addresses submitted comments and resolves any appeals.
- FEMA issues the Letter of Final Determination (LFD).
  - Officially notifies community of final base flood elevations
  - Indicates effective date of FIRMs as 6 months from the date of the letter
  - Local jurisdictions adopt an amended ordinance that is compliant with your map and FEMA standards.
  - Local jurisdictions develop and implement additional outreach strategies as desired.



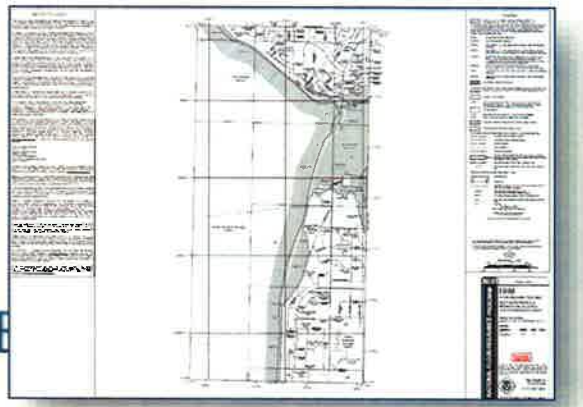
FEMA

Regulatory vs Supplemental RiskMAP Products

Regulatory Products

- Flood Insurance Study (FIS)

- Flood Insurance Rate Maps (FIRM)



Supplemental Products

- Changes Since Last FIRM

- Flood Depth Grids

- HAZUS Risk Assessment

- Risk Report

- Risk Database

RiskMAP
Increasing Resilience Together

Contacts

FEMA:

Flood Study Engineer:	David Ratté	(425) 487-4657
Risk Analyst/GIS Specialist:	Cynthia McCoy	(425) 487-2241
NFIP Insurance Specialist:	Deb Gauthier	(425) 487-2023
Floodplain Management Specialist:	Roxanne Pilkenton	(425) 487-4654
Mitigation Planner:	Brett Holt	(425) 487-4553

Oregon:

RiskMAP Coordinator (DLCD):	Steve Lucker	(503) 934-0043
NFIP Coordinator (DLCD):	Christine Shirley	(503) 934-0027
Flood Mapping Coord. (DOGAMI):	Jed Roberts	(971) 673-1546

Community Engagement Manager (RAP):	Marshall Rivers	(360) 562-0195
Project Manager (STARR):	Carmen Burducea	(301) 575-3153

Flood Insurance Information ------- www.floodsmart.gov

Region X Service Center ---------- www.starr-team.com

LINCOLN COUNTY, OREGON
BOARD OF COMMISSIONERS
NEWS RELEASE

FOR RELEASE: October 5, 2016

Lincoln County Community and Economic Development Fund Grant Applications Available

The Lincoln County Board of Commissioners is pleased to announce that grant applications are now available for local community and economic development projects. The deadline for applications is **Thursday, November 3, 2016, at 5:00 p.m.** A total of $100,000 is currently available in this fund. The Board of Commissioners continues to focus on economic development and the County will seek to allocate two-thirds of the funds to economic development projects with a focus on job creation and/or retention and one-third to community development. The Board of Directors of the Economic Development Alliance of Lincoln County will review and make recommendations to the Board of Commissioners regarding funding requests. The Board of Commissioners will make the final determination on awards.

Applications are accepted from local governments and nonprofit organizations recognized by the IRS as nonprofit organizations in Lincoln County and are limited to a maximum of **$15,000**. Projects recently approved include: Children's Development Network, City of Toledo Industrial Park (TIP), Friends of Newport Senior Activity Center Entryway Modification, Habitat for Humanity Home Build/Duplex #17/18 Newport, Lincoln County Historical Society Pacific Maritime & Heritage Center Lower Restrooms, Neighbors for Kids Youth Work Zone, Oregon Coast Forest Association Local Woods and Forest Education, Panther Creek Community Center Raising & Leveling Current Structure Foundation, Samaritan House LIFT Feasibility Study & Strategic Plan, Seashore Family Literacy Shelter Me Building, Siletz Valley Grange#558 Grange Hall Bldg. Improvements, OCCC Small Business Development Center Digital Media & Marketing Studio. Since the Lincoln County Board of Commissioners initiated this program in 2001, over $2,070,000 has been awarded to local governments and community organizations.

The Lincoln County Board of Commissioners encourages applicants to consider this program after they have sought other sources of funding. The commissioners also encourage projects that have already raised some backing and need additional assistance for completion or to leverage other sources of financial support.

Lincoln County receives funds from the Oregon Lottery based on the play of video lottery in the county. The Board of Commissioners has elected to use this resource to help with local community and economic development projects through the Grant Program; support the Economic Development Alliance of Lincoln County and the Small Business Development Center through the Oregon Coast Community College; and provide low interest loans to small businesses through Cascades West Council of Governments.

Applicants are encouraged from every geographical area of Lincoln County. Applications are available online at http://www.co.lincoln.or.us/boc/page/community-and-economic-development-grant or by calling the Commissioner's Office at 541-265-4100.

To assist applicants, the Economic Development Alliance will be hosting an application assistance workshop on October 17, 2016 from 2:00 pm – 4:00 pm in the Board of Commissioners Meeting room located at 225 W. Olive Street, Room 108, Newport, Oregon.

CITY OF WALDPORT

2015 MEMBERSHIP REPORT

CIS

INTRODUCTION

When waves of change come, we can **sink, or swim.**

In 2015, CIS members proved again what we've known all along: Oregon's cities and counties are strong swimmers. With CIS coverage and services to keep them afloat, members are successfully navigating those waves and ensuring a positive future for their communities.

On the facing page, you'll see data about CIS' service to your entity over the past year, as well as a snapshot of coverage, claims, and participation by entity staff in key training and other CIS-sponsored events. A key to the data is below. Based on the numbers, you may want to encourage greater participation in our no-or-low-cost training activities, or inquire into grants for which your entity may be eligible. And of course, if you have questions, your CIS Risk Management Consultant, listed at the bottom of the back page, is standing by to guide you.

On behalf of our Board of Trustees and staff, thank you for your continued membership. Whatever waves of change come our way, we'll be riding them together!

Lynn McNamara
Executive Director

LINES OF COVERAGE
The various coverages in which your entity participates. Excess quake, flood, and Difference in Conditions are associated with Property coverage; excess crime and cyber liability are connected to General Liability coverage.

RISK MANAGEMENT ACTIVITY
Activities recorded by risk management staff on behalf of your entity. Please note that "return to work" does not include activities associated with specific workers' compensation claims.

THREE YEAR CLAIM NUMBERS
A compilation of the number of Property/Casualty (non-employee benefits) claims and various transactions associated with those claims over the past three coverage years.

GRANTS
Return to Work: In some workers' compensation cases, a little extra help is needed to get an injured worker back on the job. CIS Return to Work grants supplement funds provided through the Employer-at-Injury Program

Risk Management Incentive: Over a three-year period, members can use up to 25% of their 2013-14 liability premium, not to exceed $5,000, on projects that will reduce liability claims. Members whose contribution exceeds $30,000 can receive an additional $5,000 in matching funds.

Worksite Wellness: Members in a CIS Benefits medical plan can receive funds to carry out worksite wellness activities. Funds are allocated based on compliance with wellness best practices.

RISK MANAGEMENT SERVICES PROVIDED
EAIP: Payments from the state Employer-at-Injury Program for worksite modifications and wages associated with workers' compensation claims.

Pre-Loss Legal Events: Great legal advice on employment-related issues, no cost! Each pre-loss event relates to consultation about a specific employee; each event often has several contacts with an attorney.

Learning Center Courses: CIS members have unlimited access to free online courses associated with the coverage in which your entity participates. CIS offers many in-person, on-site training courses as well.

Webinars: CIS conducts a variety of webinars, including monthly sessions on employment-related issues in which members can participate free of charge.

CIS Conference: The Annual Conference is CIS' premier training event. A grant is provided to each member entity to send one staff member free of charge, including conference meals and one night's lodging.

BAC/Open Enrollment Meetings: Members of CIS Benefits have opportunities each year to provide input on CIS programs via the Benefits Advisory Committee (BAC) and to be in-the-know about upcoming plans for open enrollment.

CITY OF WALDPORT

AGENT: DIRECT

2015 Risk Management Activity
Member & Travel Time

TOPICS	HOURS
Best Practices	0.00
Claims Analysis	0.00
Ergonomics	0.00
Inspection	0.00
Return to Work	0.00
RM Consulting	0.75
Safety Committee	0.00
Training	2.50
Other	4.25
TOTAL HOURS	7.50

Risk Management Services Provided in 2015

1.	EAIP Work Mod Recovery Reimbursement:	$0.00
	EAIP Work Wage Recovery Reimbursement:	$0.00
2.	Webinars Registered for in 2015:	0
	Webinar Registrants in 2015:	0
3.	Attended the 2015 CIS Annual Conference:	NO
	The 2015 CIS Annual Conference Attendees:	0
4.	Pre-Loss Legal Events:	1
5.	CIS Learning Management System courses registered:	1
6.	Property Appraisal Completed:	NO
7.	Attended Benefits Advisory Committee/Open Enrollment Meetings:	NO
8.	Attended a Wellness Academy:	NO

Best Practice (BP) Survey Results

BP SCORE	MAX POSSIBLE SCORE	% CORRECT	% CORRECT AVG.*
General Liability			
122	146	84%	67%
Property			
40	42	95%	74%

*Average for all members.

Above % Correct Avg. | *Below % Correct Avg.*

Grants in 2015

Return to Work	$1,217.50
Risk Management Incentive	$4,069.79

Coverage Participation

General Liability (GL)	YES
Auto Liability (AL)	YES
Auto Physical Damage (APD)	YES
Property (PR)	YES
Workers' Compensation (WC)	YES
Excess Quake	NO
Excess Flood	NO
Excess Crime	NO
Excess Cyber Liability	NO
Excess Liability	NO
Difference In Conditions	NO
Medical	YES
Dental	YES
Life	YES

Property/Casualty Claim Summary

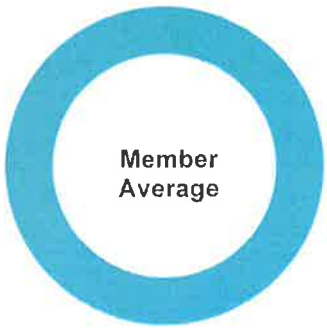
	CLAIMS	COSTS
2013-2014	1	$0
2014-2015	1	$0
2015-2016	1	$35,000

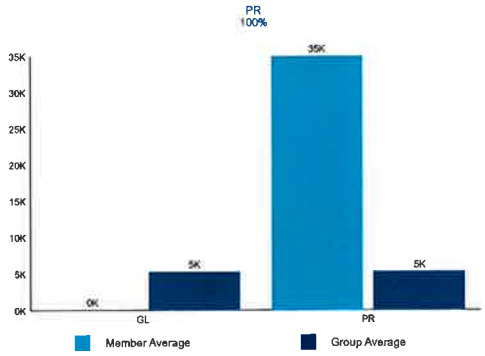
Member Average, $11,667

Group Average, $17,262

Group Average = Cities w/ pop. less than 5k

Average Annual Claim Costs
by Line of Coverage





citycounty insurance services
cisoregon.org

MAIN OFFICE: 503-763-3800 800-922-2684 1212 Court St. NE, Salem, OR 97301

CLAIMS OFFICE: 503-763-3875 800-922-2684 ext 3875 PO Box 1469, Lake Oswego, OR 97035

cisoregon.org

YOUR CIS CONTACTS

EMPLOYEE BENEFITS
employeebenefits@cisoregon.org
(855) 763-3829, (503) 763-3829

UNDERWRITING
Tena Purdy, Underwriting Supervisor
tpurdy@cisoregon.org
(800) 922-2684 ext. 3864, (503) 763-3864

GENERAL LIABILITY
claimspl@cisoregon.org
(800) 922-2684 ext. 3875, (503) 763-3875

WORKERS' COMPENSATION
Kathy Dickey, Senior WC Claims Examiner
kdickey@cisoregon.org
(800) 922-2684 ext.3885, (503)763-3885

RISK MANAGEMENT
Dunny Sorensen, Senior Risk Management Consultant
dsorensen@cisoregon.org
(800) 922-2684 ext. 3853, (503) 763-3853

EMPLOYMENT RISK MANAGEMENT
Hire to Retire: H2R@cisoregon.org
Pre-Loss Legal: PreLoss@cisoregon.org
(800) 922-2684 ext. 7, (503) 763-3848

CIS LEARNING CENTER
learn@cisoregon.org
(800) 922-2684 ext. 8, (503) 763-7002

September 30, 2016

City of Waldport
PO Box 1120
Waldport, OR 97394

Re: CoastCom, Inc. / Astound Broadband, LLC d/b/a Wave

Dear Sir or Madam:

On September 2, 2016, CoastCom, Inc. ("CoastCom") and Astound Broadband, LLC ("Astound"), a wholly-owned direct subsidiary of WaveDivision Holdings, LLC ("Wave"), closed a transaction whereby Astound acquired substantially all of the assets and operations of CoastCom. You may know Astound through Wave's "Wave" brands, including "Wave Broadband," "Wave Business" and "Wave G", and its expanding telecom operations throughout the Northwest. Astound is Wave's largest subsidiary, holds all of its telecom assets, and is a registered CLEC in Oregon, Washington, and California.

CoastCom has been a pioneer and respected leader for bringing telecom solutions and new fiber networks to communities along the Oregon Coast, and for providing connectivity to major telecom hubs in Portland, along the West Coast, and across the Pacific. As a part of Wave, CoastCom's success will be bolstered by Wave's significant financial and technical resources, 1,300+ dedicated employees, robust network facilities, and improved access to the best carriers and technologies in today's telecom arena.

Wave's entire management team is delighted that Greg Palser and Doug Updenkelder will continue to run the day-to-day operations of the terrific business they have built over the last 17 years and that all of CoastCom's employees will continue to perform in their present positions.

The following briefly describes Wave:

- Wave and its subsidiaries, including Astound, are headquartered in Kirkland, Washington. Wave's management team is responsible for the operations of Astound and its 15 other operating subsidiaries.
- As Wave's telecom arm, Astound holds a Certificate of Authority to Provide Telecommunications Service from the Public Utilities Commission of Oregon, and operates as a Competitive Local Exchange Carrier. Astound holds both domestic and international Section 214 licenses issued by the Federal Communications Commission.

- Wave was founded in 2003, has grown organically and through a series of 18 acquisitions, and is proud to be among the top 10 broadband companies in the U.S. For communities of all sizes stretching from Palo Alto to the Canadian border, Wave has emerged as a leader in developing fiber optic networks above and beyond those of traditional telecoms. Wave offers new, competitive network solutions; Gigabit (and faster) Internet access; alternate, diverse, and reliable routes; advanced telephony; and a range of technical solutions typically only available in the "big city." With Wave's help, communities like Dallas, OR have equal or better access to the digital economy as Dallas, TX. We're bringing innovation to over 500,000 customers in Oregon, Washington, and California.
- Wave has invested significantly in excess of $100 million in recent years to rebuild and upgrade its distribution network and related transmission equipment, and is rapidly expanding its fiber network. In 2015 Wave built over 1,500 miles of new fiber routes, and is on track to exceed that again this year.
- Wave has established an enviable track record in providing high-quality customer service and technical service and in developing technology to enable its 24x7 Network Operations Center to proactively monitor its distribution network and customer premises equipment to prevent or quickly remedy any technical issues. Wave's customer support staff and resources will augment the excellent work and service already in place at CoastCom and provide additional levels of technical support and backup. The significant achievements of the highly regarded staff of Wave in areas of technical quality and innovation have been widely recognized. Wave received the prestigious "Independent Operator of the Year" award from CableFax Magazine in 2012, was named the "Fastest ISP in the Northwest" by PC Magazine in 2014, and was the fourth most highly ranked ISP in the U.S. by a leading consumer reports magazine in 2015.

The combination of our two companies will bring unique and beneficial technology assets to continue to serve the businesses and organizations of the Oregon Coast, while we preserve the commitment to excellence and strong local presence of CoastCom for your community.

We look forward to working with you.

Very Truly Yours,

CoastCom, Inc.

By: _____
Greg Palser, President

WaveDivision Holdings, LLC
Astound Broadband, LLC

By: _____
James A. Penney, General Counsel

October 2, 2016

Subject: Monthly Report-September 2016

As of today, there have been 118 ordinance cases opened in 2016. Of these 104 have been worked to completion.

These cases breakdown into the following:

Attractive Nuisances	101 (Misc. junk on property)
Nuisance Vehicles	13 (Unlicensed/Inoperable vehicles left on public streets)
Structure/Buildings	1 (Dilapidated/Improperly Maintained)
Others	3 (Vegetation, Business License, Fences, Zoning, ect)

Notable Cases: 335 SW Pacific View

Public Works Department
Report for the month of Sept 2016

Water Treatment Plant

Plant Production:	7.27	MG
Rainfall:	1.9	inches

Wastewater Treatment Facility

Effluent Flow:	4.74	MG
Rainfall:	1.4	Inches

Public Works Dept.

Alarm call outs:	0
Locates:	10
Sewer plugs:	2
Water service installations:	1
Sewer connections:	1
Water Leaks:	0

Department General Overview

The City of Waldport Public Works Department is excited to report the work they have completed to help protect the public's investment. Their work includes identifying issues, maintaining infrastructure, and targeting resources to minimize long term costs while providing the best possible service to our citizens.

In addition to their normal operational duties, the public work crews have been spending their time investigating I&I issues throughout our Sewer collection systems. They have currently finished approximately 30% of our collection system as a whole. During September they also put their new compact excavator to work replacing a troubled sewer lateral on Spring street.

The plant operators are doing an exceptional job operating and maintaining the city's water treatment facilities. Both plants are continuing to do a great job processing terrific standards in water quality. The DEQ is still currently writing a new NPDES permit for the wastewater plant. The wastewater operators are working on dredging their Lagoon. The water plant is working with Civil West Engineering to plan a viable fix to the Backwash problem that exists in our water plant.

Administratively, we have been working very hard planning our future direction as a successfully operating department. Other projects that we are working on include the first phase of the Water Plant study, continuing to update our operational Beehive mapping software, evaluating some of our deficiencies in our infrastructure, and working on our emergency operations center.