

**CITY OF WALDPORT**  
**Comprehensive Plan**  
**GOALS & POLICIES**

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## BACKGROUND

In 1973, the Oregon Legislature passed Senate Bill 100 - Oregon's Land Use Act. It created the Land Conservation and Development Commission (LCDC) responsible for: establishing overall standards or goals that provide common direction and consistency in local comprehensive plans throughout the state; and providing assistance and funding for the preparation and adoption of local comprehensive plans.

In 1975, the LCDC adopted fourteen goals covering such topics as housing, agricultural land, and the economy. Five additional goals became effective in 1977, including four that pertain specifically to Oregon's coastal area. It is these goals, known as Statewide Planning Goals and Guidelines, that form the basis for judging whether local plans meet the intent of the Oregon Land Use Act.

The primary responsibility for developing comprehensive plans rests with the local government. Until a local comprehensive plan is found to be in compliance with the Statewide Planning goals and Guidelines, local planning actions, such as rezonings, subdivision approvals and annexations, must be consistent with the purpose and intent of the Statewide Goals. After a local plan has been acknowledged as compliant with the Statewide Goals and Guidelines, local planning actions will be decided on the basis of the policies and standards as set forth in the local comprehensive plan.

The following is a brief summary of each Goal:

1. Citizen Involvement. To develop a citizen involvement program that gives citizens the opportunity to be involved in planning.
2. Land Use Planning. To write a comprehensive plan that can form the basis for future land-use decisions. To establish a consistent land use planning process (and policy framework) as a basis for all decisions and actions related to the use of land.
3. Agricultural Lands. To preserve agricultural lands.
4. Forest Lands. To conserve forest lands.
5. Open Space, Scenic and Historic Areas and Natural Resources. To identify and protect open space, scenic areas and natural resources.
6. Air, Water and Land Resource Quality. To maintain and improve the quality of the air, water and land resources.
7. Areas Subject to Natural Disasters and Hazards. To protect life and property from natural disasters and hazards.

8. Recreational Needs. To satisfy the recreational needs of citizens and visitors.
9. Economy of the State. To diversify and improve the economy of the state.
10. Housing. To meet the state's housing needs.
11. Public Facilities and Services. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
12. Transportation. To plan for a safe, convenient and economic transportation system.
13. Energy Conservation. To conserve energy.
14. Urbanization. To provide for an orderly and efficient transition from rural to urban land use.
15. Willamette River Greenway. To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River.
16. Estuarine Resources. To protect the unique environmental, economic and social values of each estuary and its associated wetlands.
17. Coastal Shorelands. To conserve, protect, and direct the future use of coastal shorelands.
18. Beaches and Dunes. To manage the use of the coastal beaches and to conserve and protect beach and dune areas.
19. Ocean Resources. To conserve the natural resources of the nearshore ocean and the continental shelf.

## I. CITIZEN INVOLVEMENT

### Goal

To provide an opportunity for citizens to be involved in all phases of the planning process.

### Policies

1. The planning commission shall serve as the city's officially recognized committee for citizen involvement (CCI). The CCI shall be responsible for assisting the city with the development and implementation of a program that promotes and enhances citizen involvement in land-use planning.
2. Citizens participate in preparing and amending the comprehensive plan and land use regulations, and participating in public hearings and other forums on issues related to the growth and development of the city.
3. The facts upon which planning decisions are made, along with city planning policies and inventory materials, shall be public information and available at city hall.

## **II. LAND USE PLANNING, URBANIZATION AND INTERGOVERNMENTAL COORDINATION**

### Goals

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

### Policies

#### Comprehensive Plan

1. The Comprehensive Plan and referenced inventory information for the City of Waldport shall be made available for review at City Hall, the city library, and on the City's website.
2. To amend either the City's Comprehensive Plan or plan map, the Planning Commission and City Council shall establish that the amendment is consistent with the Statewide Planning goals adopted pursuant to ORS Chapter 197 and; shall make findings of fact as follows:
  - a. There has been a substantial change in the character of the area since the plan was adopted which warrants a change; or
  - b. That documentation exists that the original plan designation adopted for the area was made in error.
3. The Planning Commission shall periodically review the entire Comprehensive Plan and implementing ordinances
4. Comprehensive Plan map and text amendments may be initiated by the City Council, the Planning Commission, a property owner, or a resident of the City.
5. The adopted comprehensive plan text or map shall be revised by ordinance using the following procedure:
  - a. All plan revisions shall be reviewed by the Planning Commission. A public hearing shall be conducted by the Planning Commission and a recommendation shall be made to the City Council.
  - b. When adopted amendments have become final, they shall be incorporated into the comprehensive plan document.

Agency Coordination

6. The City of Waldport shall coordinate with Lincoln County and special districts on plans, public facility extensions and urban services delivery. Where necessary this will be done through intergovernmental agreement.
7. The City of Waldport shall work with all local, state and federal agencies or districts owning and managing property within the city to assure coordinated comprehensive planning.
8. Pursuant to federal consistency requirements of the Coastal Zone Management Act (Sec. 307) all state and federal permits for activities affecting land use within the city shall be reviewed by the City of Waldport for compliance with the comprehensive plan before the permit is granted.
9. The city shall maintain communication with local, state and federal agencies which may include the exchange of maps, data and other appropriate information.
10. During all comprehensive plan updates and revisions the city shall encourage the participation of affected local, state and federal agencies and districts.

### III. **AGRICULTURAL LANDS**

#### Goal

To conserve agricultural lands.

#### Policies

1. The City of Waldport shall not include within its Urban Growth Boundary land that is well-suited for commercial agriculture until such time that the city's overall needs for growth and the lack of other suitable lands for such growth compel the city to do so.
2. The City of Waldport shall support and continue to allow use of land for urban agricultural purposes, i.e. community gardens.

### IV. **FOREST LANDS**

#### Goal

To conserve forest lands.

#### Policies

1. Industrial forest lands (corporate or public ownership) as identified in the comprehensive plan inventory and located within the Urban Growth Boundary of the City of Waldport shall be conserved and employed for forest uses until such time that these lands are needed for urban uses and those urban uses cannot be accommodated elsewhere within the city or Urban Growth Area.
2. The City of Waldport shall cooperate with the Oregon Department of Forestry in regulating forest activity within the Urban Growth Boundary to encourage good forest land stewardship.



## V. OPEN SPACE, NATURAL, SCENIC AND HISTORICAL RESOURCES

In conjunction with county, state and federal agencies as well as area residents and landowners, the City of Waldport shall work to protect and enhance its rich natural, scenic and historic resources. Forests, beaches and water areas, wetlands, air quality, fish and wildlife habitats, historical and archaeological sites, open space and scenic views all contribute to the high quality of the City's environment.

### Goals

1. To conserve open space in the planning area.
2. To maintain a current inventory of important natural, scenic and historic resources.
3. To resolve conflicts between incompatible development activities and identified natural, scenic, and historic resources.

### Policies

1. The City of Waldport has adopted a local wetlands and riparian inventory which is herein incorporated into the Waldport Comprehensive Plan. The Waldport Development Code includes a Significant Natural Resources Overlay Zone. The Overlay Zone is intended to provide protection for identified significant natural resources within the City of Waldport as designated under Statewide Planning Goal 5 Natural Resources and Goal 17 Coastal Shorelands. The Overlay Zone is intended to ensure reasonable economic use of property while protecting valuable natural resources within the City's Urban Growth Boundary and within the city limits. Significant wetlands and riparian areas provide valuable fish and wildlife habitat, including habitat for anadromous salmonids; improve water quality by regulating stream temperatures, trapping sediment, and stabilizing stream banks and shorelines; provide hydrologic control of floodwaters; and provide educational and recreational opportunities.
2. The City shall encourage orderly development of land through zoning, land use codes and the timing and placement of public improvements in order to conserve natural resources.
3. Additional public access to open space lands should be developed, especially to ocean beaches and the Alsea Bay, where practicable.
4. Retention of open space for recreational sites and facilities shall be

encouraged where practicable.

5. Publicly owned lands including street rights-of-way will be examined for their potential open space use before their disposition.
6. The City of Waldport supports the development and maintenance of the designated Oregon Coast Trail and Oregon Coast Bike Route.
7. The City encourages protection of significant archaeological and historic resources, consistent with the standards of the State Historic Preservation Office (SHPO) and federal laws.
8. Established trees contribute to the aesthetic and environmental quality of the City. Significant trees and groves of trees could be protected through a tree protection ordinance or other voluntary mechanisms to ensure their health and retention.

## VI. AIR, WATER AND LAND RESOURCES QUALITY

### Goal

To maintain and improve the quality of the Air, Water and Land Resources.

### Policy

1. The City of Waldport supports and encourages state and federal agencies in continuing environmental evaluations of the Alsea Bay Spit and Bay areas, potential flood hazards to the City and other projects which maintain the health, welfare and safety of its citizens.
2. Discharges from the City's wastewater treatment plant shall be maintained in accordance with the D.E.Q. wastewater discharge permit.
3. All activities within the city which may affect air, land or water quality shall comply with applicable air, water and noise standards as established by the Department of Environmental Protection Agency.
4. The City recognizes the jurisdiction of the Water Resources Department (WRD) and the ongoing process of implementing minimum stream flow requirements. Upon notification of implementation requirements, the City shall review, and where appropriate, enact such amendments as required by law to insure consistency with WRD programs.
5. The City of Waldport shall investigate appropriate regulatory or incentive based programs to mitigate urban storm water impacts on water quality and aquatic habitat from new and existing development.
6. In the interest of public health and aesthetics, the City encourages the removal of animal waste on beaches, parks, streets and other public land.

## VII. NATURAL HAZARDS

### Goals

1. Through regulation of the location and type of development, the City of Waldport should encourage measures to help mitigate risks to persons and property with regard to natural disasters and hazards, such as landslides, fires, tsunamis and flooding.
2. The City of Waldport shall maintain a current inventory of natural hazards that affect land development within the UGB.

### Hazard Policies

1. The City of Waldport should encourage measures to help mitigate risks to persons and property with regard to natural disasters and hazards. This Plan, the Development Code and other city ordinances include measures to reduce risks associated with the use and development of land in the City of Waldport.
2. Waldport shall require the provision of adequate safeguards before permitting development in identified areas of known or suspected natural hazards. The city shall maintain current mapping of known or suspected hazards based upon known data and the RNKR Associates, Environmental Hazards Inventory, Coastal Lincoln County, Oregon 1978. This data and mapping shall serve as an overlay to the official zoning maps of the city.

### Geologic Hazards Policies

3. Geological formations throughout the city have wide-ranging characteristics with respect to suitability for development, owing to steep slopes, potential slide areas, weak foundation soils, and other factors. The city will maintain development regulations and guidelines so that geological hazards can be recognized and potential losses reduced accordingly.

### Flood Hazard Policies

4. Waldport shall require development in designated flood hazard areas to comply with the requirements of the Federal Emergency Management Agency (FEMA).

Ocean, Bay and River Frontage Policies

5. There are natural hazards, i.e. erosion, flooding, and landslides, associated with ocean, bay and river frontage. Refer to Section XVII Coastal Shorelands and Section XVIII Beaches and Dunes for identification of ocean, bay and river frontage related goals and policies.
6. In order to protect dunes and other natural shoreland features, the City should promote the use of defined public access points.

## VIII. RECREATION

### Goals

1. Secure and develop park, open space, trail and recreational facilities that meet the needs of residents and respect the scenic, natural and cultural values of the Waldport community.
2. Support recreational programs that contribute to healthy lifestyles, create a sense of community, nurture personal growth and development, and offer opportunities for residents to make positive contributions to the quality of life in the Waldport community.
3. Support the economic vitality of the Waldport community through parks and recreation facilities and programs that are attractive to residents and visitors.
4. Maintain public investment in parks and recreational facilities and operate facilities and programs in the most cost efficient means possible consistent with community expectations of cleanliness, safety, and attractiveness.

### Policies

1. City Plans. The City of Waldport has adopted a Waldport Parks Master Plan which is herein incorporated into the Waldport Comprehensive Plan. The Parks Master Plan identifies the community's park and recreation needs and desires, presents a comprehensive community vision for the future of Waldport parks and recreation, and establishes goals and a blueprint for action.

### Goal 1 Policies

2. Consider the needs of all residents of the community – all ages, incomes, cultures and lifestyles – in the planning, development, and operations of park and recreation facilities.
3. Seek to involve all segments of the Waldport community in park and recreation planning.
4. Protect the significant natural features of the site and surrounding area when developing parks and recreation facilities.
5. Employ maintenance practices to conserve and enhance natural and biologic values of the park sites.

6. Collaborate and cooperate with other land managers and property owners to protect and restore healthy functioning ecosystems and watersheds.
7. Seek to acquire land for parks and recreational activities in advance of urban growth and development.
8. Seek cooperative and partnership relationships with the Port of Alsea, Lincoln County School District, State of Oregon Parks and Recreation Department, other state, federal and local agencies, businesses and citizen groups to provide a diversified system of trails and park-related services that offer opportunities for healthy and creative use of outdoor time.
9. Prepare master plans for parks prior to the development of the park.
10. Examine all City-owned property for park, open space or recreational value prior to change of use or relinquishing ownership.
11. Support the development of a multi-purpose community center that is a key component of the vitality of the Waldport community.
12. Create an integrated and connected network of parks and open spaces by providing trail linkages, easements and greenways. Coordinate and support implementation of the transportation plan for bicycle and pedestrian paths, to develop connections with national, state, county and local parks and open space.
13. Seek compatibility between parks open spaces and recreational facilities and adjacent land uses.
14. Improve visibility of and access to information about parks, open spaces and recreation opportunities for both residents and visitors.
15. Develop additional access to public open space lands, especially to the ocean beaches, Alsea Bay, and National Forest lands.

#### Goal 2 Policies

16. Seek to partner with other entities to offer programs that interpret the area's natural processes, ecology, and history.
17. Enhance use of the Community Center by all segments of the community.
18. Promote and encourage youth recreation programs that meet the needs of the area's young people.

19. Evaluate needs and encourage coordination to avoid duplication of services and to keep services consistent with current needs and trends.

Goal 3 Policies

20. Support the Port of Alsea in the implementation of the Port of Alsea Interpretive Master Plan.
21. Encourage and promote events such as tournaments and other sports and recreation events that attract visitors or users from outside the area.
22. Provide, either directly or through partnerships or involvement of others, parks, open space and recreation amenities that support the residential growth envisioned by the Waldport Comprehensive Plan.

Goal 4 Policies

23. Design park and recreation facilities to minimize energy consumption and maintenance costs while still meeting user needs.
24. Establish and utilize a process for programming preventative maintenance and capital improvements.
25. Seek federal, state, and private funding and volunteer assistance to keep park and recreational facility development and program costs as affordable as possible.
26. Collaborate with others to pool resources and jointly raise capital.
27. Retain programs allowing for donations for park amenities such as memorials.
28. Expand efforts to secure adequate funding through traditional financing mechanisms such as bond and serial levies.
29. Explore opportunities for non-residents to financially support operation and maintenance.
30. Weigh improvement and expansion decisions against the ability to manage and maintain.



## IX. ECONOMY

### Goals

1. To provide adequate opportunities throughout the city for a variety of economic activities vital to the health, welfare, and prosperity of Waldport's citizens.
2. To support and encourage the creation of new and the expansion of existing industrial and commercial activities within the city and its Urban Growth Boundary.
3. To recognize the environmental and developmental constraints in locating new industrial and commercial activities.

### Policies

1. The City of Waldport shall designate suitable lands for the creation and expansion of existing industrial and commercial activities; and shall support and encourage the efficient use of areas currently designated or developed for commercial use.
2. The City of Waldport shall encourage the location of industrial activities in those areas suited to and capable of supporting those activities and land uses.
3. The City of Waldport shall support and encourage the establishment of programs for the education and training of Lincoln County citizens in the performance of jobs typically needed and those jobs expected to be needed in Waldport.
4. The City of Waldport should seek means by which to widely advertise the attributes and amenities available in Waldport for increased industrial, commercial, recreational, and residential activity.
5. The City encourages and supports the economic development activities of the Port of Alsea in the advertisement, promotion and development of Port facilities, where consistent with the provisions and limitations of this plan, Development Code requirements and other City Plans or Policies.
6. The City of Waldport shall permit home-based businesses that are compatible with the zoning and residential neighborhood character where they are located.

7. The City of Waldport shall encourage activities that improve the visual character of commercial and industrial areas such as the undergrounding of utilities, building façade maintenance and improvement, and landscaping.
8. The City of Waldport should periodically undertake an economic opportunity analysis pursuant to statewide Goal 9. The analysis will influence decision making regarding the availability of community and industrial lands to meet the anticipated needs of south Lincoln County.

## X. HOUSING

### Goals

1. To recognize housing needs in the community.
2. To encourage construction of affordable residential housing for low to moderate income households.
3. To make information available regarding home rehabilitation loan and grant funds to homeowners and renters, especially those of low to moderate incomes.
4. To encourage construction and remodel of energy efficient residential housing.
5. Promote 'green' building, i.e. designing, constructing and using materials that reduce the overall impact on human health and the natural environment.

### Policies

1. The City of Waldport shall allow, through planning and zoning, for a full range of housing types, location and densities.
2. The City of Waldport shall support Lincoln County and other governmental agencies in developing a housing assistance and referral program.
3. The City of Waldport shall periodically undertake residential buildable land inventory, housing needs analysis, and residential land needs analysis consistent with Statewide Planning Goal 10, OAR 660, division 8, and the need housing statutes in ORS Chapter 197.

## XI. PUBLIC FACILITIES AND SERVICES

### Goal

To provide for adequate, functional, accessible and aesthetic public facilities and services consistent with the planned level of development. Public facilities and services include but are not limited to water, sewer, storm drainage, other utilities, solid waste, public safety, streets, parks, library, community center, and public restrooms.

### Policies

#### A. City Water, Sewer, and Storm Drainage Facilities and Services

1. The City of Waldport shall develop, adopt and maintain public facilities plans for the area within its UGB consistent with Statewide Planning Goal 11 and OAR 660, division 11.

The City of Waldport has adopted a Water Master Plan and Wastewater Collection System Master Plan which are herein incorporated into the Waldport Comprehensive Plan. The purpose of the Water Master Plan is to furnish the City of Waldport with a comprehensive planning document which provides engineering analysis and planning guidance for the successful management of its water system.

The Wastewater Collection System Master Plan evaluates the existing system, identifies current deficiencies, estimates current and projected flows, and recommends improvements.

2. In the interest of orderly development, the City shall update and maintain current mapping of all utility location, depth, size, capacity, etc. The service lines and facilities to be mapped include water, sewer, and storm drainage.
3. The City of Waldport shall manage both the municipal water and wastewater treatment systems in accordance with all applicable state and federal standards.
4. The City of Waldport shall require that plans for the control of surface water drainage be included with all requests for subdivisions, partitions and planned unit developments.
5. The City of Waldport should maintain an efficient maintenance program to control long-term costs and to establish the most efficient operation of public services.

B. Public Facilities and Services Within and Outside the Waldport Urban Growth Boundary

6. Development outside of existing corporate boundaries, but within the Urban Growth Boundary of Waldport, shall be provided with appropriate levels and types of public facilities and services to support anticipated growth. The City of Waldport will extend water services to such development if a written commitment to annex has been secured. Sanitary sewer services are only provided to properties within the city limits.
7. Urban density development shall be encouraged and promoted in areas already served by water, sewer and other public facilities and services.
8. Plans for the extension of public services and facilities to urbanizable lands shall take into consideration service needs within the City of Waldport, the cost and timing required for necessary capital improvements.
9. The City of Waldport shall provide public services and facilities to areas outside of the Urban Growth Boundary only as provided in the Statewide Goal 11 rules in OAR 660-011-0060.

C. Collaboration With Other Agencies

10. The City of Waldport shall coordinate with the Central Oregon Coast Fire & Rescue District (COCFRD) in the implementation of the Emergency Disaster Plan prepared by COCFRD. The objectives of the Emergency Disaster Plan are to incorporate and coordinate all facilities and personnel of the District into an efficient organization capable of reacting adequately and promptly in the face of disaster, and to conduct such operations as the nature of the disaster requires, whether during a local emergency or to assist other jurisdictions should they need help.

The City of Waldport shall cooperate in the relocation of the COCFRD facility outside the tsunami inundation zone.

11. The City of Waldport shall coordinate with the Southwest Lincoln County Water District and the Seal Rock Water District to ensure adequate water service is provided throughout the city.
12. The City of Waldport shall coordinate with applicable public and private entities to ensure adequate solid waste and recycle transfer sites and services are provided throughout the city.
13. The City of Waldport shall coordinate with other utility agencies to ensure adequate services, e.g. power, natural gas, and communications, are provided throughout the city.

14. The City of Waldport shall rely on the Lincoln County School District and Oregon Coast Community College for the provision of public education. The City supports all efforts to enhance and improve educational facilities in Lincoln County, and supports the development of additional Lincoln County School facilities within Waldport. The City of Waldport shall be supportive of the relocation of the Waldport High School outside the tsunami inundation zone.
15. The City of Waldport shall be supportive of the Port of Alsea including the implementation of the Interpretive Master Plan for the Port of Alsea.

**D. Public Streets, Parks, Library, Community Center, Utilities, and Restrooms**

16. Public streets are a key element of Public Facilities and Services in the Waldport planning area. Refer to Section XII Transportation for identification of public street related goals and policies.
17. Parks are a key element of Public Facilities and Services in the Waldport planning area. Refer to Section VIII Recreation for identification of park related goals and policies.
18. The City of Waldport shall promote enhancement of the Waldport Public Library facilities and services.
19. The City of Waldport shall promote community services including the continued use of the Waldport Community Center and associated services for the elderly, youth and other groups.
20. The City of Waldport shall encourage and support opportunities to locate all overhead utilities underground.
21. The City of Waldport shall investigate the feasibility and desirability of increasing the number of public restrooms.

**E. Transmission Towers**

21. The City of Waldport should develop and adopt regulations for the placement of transmission towers to provide adequate services while minimizing adverse impacts on surrounding property owners and residents.

## **XII. TRANSPORTATION**

### Goal

Achieve an efficient, safe, convenient and economically viable transportation system. The system includes streets, public transit, bicycle, and pedestrian facilities.

### Policies

1. City Plans. The City of Waldport has adopted a Waldport Transportation System Plan and Waldport Parks Master Plan which are herein incorporated into the Waldport Comprehensive Plan. A primary objective of the Transportation System Plan is to provide for street connectivity, bicycle and pedestrian needs; decrease dependence on the private automobile; and provide pleasing transportation routes which promote safety by reducing conflicts between pedestrian/bicycles and automobiles. The Parks Master Plan includes proposed trail corridors as well as trail and pathway standards.
2. Improvements to Existing Transportation Facilities. The City of Waldport shall continue to improve and maintain existing city transportation facilities that are unsafe and/or inadequate.
3. Oregon Department of Transportation (ODOT). The City of Waldport shall collaborate with ODOT to identify and implement transportation improvements to Highway 101 (Pacific Coast Highway) and Highway 34 (Alsea Highway).
4. Lincoln County. The City of Waldport shall collaborate with Lincoln County to identify and implement transportation improvements to Crestline Drive south of Range Drive.
5. New Collector Street. With future development the City of Waldport shall consider new or improved east-west oriented collector streets, i.e. south of Range Drive connecting Highway 101 to Crestline Drive.
6. Transportation Connectivity. The City of Waldport encourages future development to provide public street and bicycle/pedestrian connections to existing transportation facilities and adjacent properties. The City of Waldport encourages community connectivity through development of public streets and bicycle/pedestrian facilities. The City discourages gated communities when connectivity is needed between destinations, neighborhoods, and other public places.

7. **Street Standards.** All new and reconstructed streets shall be constructed to City of Waldport street standards.
8. **Access Management.** The City of Waldport shall require new development to minimize direct access points onto arterials and collectors by encouraging new local streets that access arterials and collectors, and by encouraging the utilization of common driveways.
9. **Pedestrian/Bicycle System.** The City of Waldport shall be supportive of a connected pedestrian/bicycle system throughout Waldport and the surrounding area.
10. **Public Pedestrian/Bicycle Access.** The City of Waldport shall improve public pedestrian and bicycle access to the bay and ocean beaches and other natural resource areas where practicable; and require future development to provide public pedestrian/bicycle access to natural resources and adjacent properties.
11. **Public Transit.** The City of Waldport is supportive of increased public transit service throughout Waldport and between Waldport and other cities.
12. **Water Trails.** The City of Waldport supports the Port of Alsea in the establishment of designated water trails.
13. **Critical Facilities.** The City of Waldport shall collaborate with other agencies to locate critical facilities, e.g. fire stations, schools, clinics, and water rescue in safe and accessible locations.
14. **Energy Conservation.** The City of Waldport encourages energy conserving transportation modes.



### **XIII. ENERGY CONSERVATION**

#### Goal

To promote and encourage energy conservation and the use of sustainable and renewable energy throughout the City of Waldport planning area.

#### Policies

1. The City of Waldport should maintain energy conservation standards for all buildings to meet or exceed the international building code.
2. The City of Waldport should consider ways to conserve energy in its public buildings and vehicles.
3. The City of Waldport should promote the use of existing energy conservation programs in the area of housing. (See Housing Section Inventory)
4. The City of Waldport should plan for the location of multi-family housing areas in close proximity with commercial uses.
5. The need for convenient commercial uses and utilization of existing commercial buildings shall be promoted throughout the urbanizable area of Waldport.
6. The City of Waldport should support the use of alternative sustainable and renewable energy resources, e.g. solar, wind, and wave energy for residential and commercial buildings.
7. The City of Waldport should encourage the use of energy efficient housing site and building designs.
8. The City of Waldport shall promote recycling programs and facilities.
9. The City of Waldport shall promote the education and use of extended life cycle products that contribute to energy conservation.
10. The City of Waldport shall develop a bicycle and pedestrian access and facilities plan that will encourage bicycle and foot traffic from the city's residential areas to commercial, educational, and recreational areas.

11. The City of Waldport should promote the use of public transit, park-n-ride, and other programs to reduce reliance on automobiles and therefore conserve energy.
12. The City of Waldport should promote development of facilities for alternatively powered vehicles.
13. In the interest of conserving energy, the City of Waldport should promote the production and distribution of locally produced food and other products through the use of community gardens, farmers markets, cooperative food buying, and other programs.

#### **XIV. URBANIZATION**

##### Goal

To provide for an orderly and efficient transition from rural to urban land use.

##### Policies

1. The City of Waldport shall maintain and, when needed, amend its urban growth boundary (UGB). Changes to the UGB shall be based on Statewide Planning Goal 14, ORS 197.298, and OAR 660, division 24.
2. Developments within urban growth boundaries, but outside of city limits shall be allowed only when the property owner has agreed to accept and pay for (now or at some future date at the discretion of the service provider) service extension, installation, and hook-up fees at levels equal to those required within the city. Public facilities (water, sewer and streets) design shall be approved by the City of Waldport, special district or other private service provider prior to final approval.
3. Land use decisions within the City's urban growth boundary but outside city limits shall be coordinated with Lincoln County. The City will make timely recommendations to the County, consistent with City and County agreements and policies regarding urbanization.
4. Within Waldport's Urban Growth Boundary and city limits, subdivisions and partitions shall be platted for urban densities consistent with the City's plan designation for the affected property.
5. Land within the Urban Growth Boundary but outside Waldport's city limits shall retain Lincoln County rural zoning. At the time urban public services become available and land is annexed, a City of Waldport zoning designation shall be applied.
6. Lincoln County shall be given an opportunity to comment on proposed annexations when Waldport has provided a description of the proposed area for annexation.

#### **XV. WILLAMETTE RIVER GREENWAY**

##### Goal

N/A *(Reference to this Statewide Goal will be maintained so that the City's 19 Goals are consistent with the 19 Statewide Goals.)*

## **XVI. ESTUARINE RESOURCES**

### Goal

To recognize and protect the unique economic, social and environmental values of the Alsea River Estuary.

### Policy

1. The City of Waldport strives to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of the Alsea Bay estuary.
2. The City of Waldport, Port of Alsea and Lincoln County have adopted an estuary management plan of the Alsea Bay. The City will cooperate with the Port of Alsea and Lincoln County in implementing the Estuarine Management Plan. Future amendments of the plan will also be coordinated with the Port of Alsea and Lincoln County and jointly adopted where necessary.

## **XVII. COASTAL SHORELAND**

### Goals

1. To recognize the value of coastal shorelands and protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources, and recreation and aesthetics.
2. To manage the shoreland areas without adverse impact to adjacent coastal waters.
3. To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Waldport's coastal shorelands.

### Policies

1. The shoreland boundary includes the following areas:
  - a. Lands contiguous with the ocean and estuary;
  - b. Lands within 100 feet of the of the mean higher high water line along the ocean shore and within 50 feet of the mean higher high water line along the estuary;
  - c. Lands which are subject to ocean and estuary flooding;
  - d. Areas of geologic instability which may affect or may be affected by adjacent coastal waters;
  - e. Natural or man-made riparian resources, especially vegetation necessary to stabilize the shoreline and to maintain water quality and temperature necessary for the maintenance of fish habitat and spawning areas.
  - f. Identified headlands;
  - g. Identified areas of exceptional scenic or aesthetic qualities including lands within the state park system;
  - h. Identified areas of significant shoreland and wetland biological habitats.
  - i. Areas necessary for water-dependent and water-related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities, and areas having characteristics suitable for aquaculture.

2. The City of Waldport shall allow coastal shoreland uses according to the following general priorities (from highest to lowest):
  - a. Uses which maintain the integrity of estuaries and coastal waters;
  - b. Water-dependent uses;
  - c. Water-related uses;
  - d. Non-dependent, non-related uses which retain flexibility of future use and do not prematurely or inalterably commit shorelands to more intensive uses;
  - e. Development, including nondependent, nonrelated uses, in urban areas compatible with existing or committed uses;
  - f. Nondependent, nonrelated uses which cause a permanent or long-term change in the features of coastal shorelands only upon a demonstration of public need.
3. Shorelands identified in the inventory include major marshes, significant wildlife habitat, headlands, and areas having exceptional aesthetic resources or historic and archaeological sites.
4. The City of Waldport recognizes that shoreland policies and estuarine policies need to be closely coordinated. Shoreland uses shall be compatible with the management unit designation on contiguous estuarine areas.
5. The City of Waldport shall require the maintenance and, where appropriate, restoration of riparian vegetation in coastal shoreland areas, consistent with water-dependent uses.
6. The City of Waldport shall promote, where appropriate, the establishment of new and expanded riparian vegetation in coastal shoreland areas.
7. The City of Waldport shall protect shorelands which are especially suited for water-dependent development from uses which would commit those shorelands to non-water dependent uses.
8. The City should provide public access to the ocean and estuarine shores by improving existing access locations and acquiring land and easements as practicable.
9. The City should investigate a diverse range of beach access types (pedestrian, official vehicular, view) and a range of amenities (parks, walkways/boardwalks, street ends) while maintaining a balance between resource protection and human use.

## **XVIII. BEACHES AND DUNES**

### Goals

1. To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas.
2. To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

### Policies

1. To ensure that development will be designed to minimize adverse environmental effects, the City of Waldport will require that construction in dune areas be designed to minimize vegetation removal and exposure of stable areas to erosion.
2. The City shall, in conjunction with applicable County, State and Federal agencies, prohibit residential, commercial and industrial buildings or development on beaches.
3. The City shall identify appropriate sites for emergency and public access to the beach.

**XIX. OCEAN RESOURCES**

Goal

To conserve marine resources for the purpose of providing long-term ecological, economic and social value and benefits to future generations.

Policies

1. The City of Waldport will cooperate with all local, state and federal agencies which have planning, permit or review authority over coastal land and waters and whose policies and regulations therefore have a corresponding effect on coastal land and water use plans and implementing ordinances.
2. The City of Waldport will ~~work~~ coordinate with Lincoln County and appropriate local, state and federal agencies charged with assessing on shore impacts of outer continental shelf oil and gas development, marine fisheries development, energy development/wave energy, aquaculture development, and marine reserves.
3. The City of Waldport shall coordinate its on-shore planning efforts with state and federal agency plans for the development of ocean resources.