

WALDPORF PLANNING COMMISSION
JUNE 2, 2025
MEETING NOTICE AND AGENDA

THE WALDPORF PLANNING COMMISSION WILL MEET ON MONDAY, JUNE 2, 2025 AT 2:00 P.M.
AT WALDPORF CITY HALL, 355 NW ALDER STREET TO TAKE UP THE FOLLOWING AGENDA:

1. CALL TO ORDER AND ROLL CALL
2. REVIEW OF MINUTES FROM MARCH 24, 2025
3. CITIZENS' OPENING COMMENTS
4. ACTION ITEMS AND NEW BUSINESS
 - A. Review Comprehensive Plan
 - B. Other Business
5. PLANNER UPDATES
 - A. Violations
 - B. Permits
 - C. City News
6. CITIZENS' CLOSING COMMENTS
7. COMMISSION COMMENTS AND RECOMMENDATIONS
8. ADJOURNMENT

Attachments:

- March 24, 2025 Minutes
- Comprehensive Plan Presentation
- Planner's Log

Notice given on this 28th day of May 2025

NOTE: The City Council Meeting Room is accessible to all individuals. Comments prior to the meeting may be emailed to: recorder@waldport.org. The public is also encouraged, if they see fit, to mail written testimony to the City. Comments may be mailed to PO Box 1120, Waldport, OR, 97394. Comments must be received no later than 1:30 pm on the day of the meeting to be considered.

1 **WALDPOR PLANNING COMMISSION**

2 **MARCH 24TH, 2025**

3 **MEETING MINUTES**

4 1. **CALL TO ORDER:** Chair Steve Barham called the meeting to order at 2:00 p.m.

5 2. **ROLL CALL:** Commissioners Steve Barham, Michael Schlosser, Joan Crall, Jamey Buck, Jay
6 Morris, and April Swift answered the roll. Commissioner Christine Campbell was excused. A
7 quorum was present.

8 3. **MINUTES:** The Commission considered the minutes from February 24th, 2024, Planning
9 Commission meeting. **Commissioner Crall moved to approve the minutes. Commissioner Swift**
10 **seconded the motion. The motion passed unanimously.**

11 4. **CITIZENS' OPENING COMMENTS:** None.

12 5. **ACTION ITEMS/ NEW BUSINESS:**

13 **a. Review of the City's Long-Range Plans and Master Plans:** City Planner Jaime White
14 discussed the tools utilized by Public Works and the Planning Commission to inform code
15 decisions. He noted that many code decisions stem from the city's long-range plans. He stated that
16 several long-term planning documents address the development of water tanks, wastewater
17 projects, and roads. Additionally, he mentioned other key long-range plans, including parks and
18 recreation plans, the City's Comprehensive Plan, and State planning goals. He stated that all
19 master plans undergo a public outreach process, which may include surveys, community
20 workshops, and public notices. Additionally, some projects require regulatory outreach to secure
21 permits and meet engineering standards. He explained that after the City Council discusses and
22 prioritizes the matter, it moves to the budget, where it becomes a reality once the necessary
23 funding is secured. He pointed out that the plans vary, from immediate must-do priorities to long-
24 term visionary goals. He explained that for master plans, the city conducts an inventory of existing
25 infrastructure, using the pipe system as an example. This inventory includes the structure's
26 location, size, material, and age. He noted the importance of master plans as the city grows,
27 ensuring that future needs are adequately addressed. These master plans also include the analysis
28 of housing needs, the transportation system, and hiking trails. Mr. White mentioned that he is
29 currently developing a plan centered on natural hazard mitigation and the city's response to these

risks. He explained that every five years, the County creates a plan in accordance with FEMA and EPA guidelines, with each city adding its own addendum.

6. PLANNER UPDATES:

a. Violations: City Planner Jaime White stated that the few violations discussed at the previous Planning Commission meeting had resolved themselves, with the exception of the conditional use permit issued for a storage yard in the Industrial Park (code violation - fence taller than 6'). A letter has been submitted to the City Attorney. The property owners will receive formal notice from the City Attorney asking them to abide by the conditions agreed upon in the permit. He noted that they will be issued citations if they do not address the violations.

b. Permits: City Planner Jaime White noted a couple of permits for single-family homes have been issued, a right-of-way permit for the Animal Shelter for sidewalks and driveways, and some rot repair on an existing house.

c. City News: City Planner Jaime White noted that the February City Council Meeting had been canceled. He informed the Planning Commission that the City will now run the Wednesday Market after the two groups that submitted proposals were deemed unable to run a farmers' market due to their non-profit status. He noted that Budget Meetings are coming up starting on April 5th. The Crestline sidewalk project is ready to start but is still waiting for the County to approve the permits and easements. The UV project at the Wastewater Plant is up and running, and the Animal Shelter is progressing. The Next Planning Commission Meeting date is set for April 28th. The following Planning Commission Meeting in May falls on Memorial Day and will be canceled; if any permits or public hearings come up, the May meeting can be rescheduled.

7. CITIZENS' CLOSING COMMENTS: None.

7. COMMISSION COMMENTS AND RECOMMENDATIONS: None.

8. ADJOURNMENT: With no further business before the Commission, **Commissioner Crall Moved to adjourn the meeting. Commissioner Morris seconded the motion. The motion carried unanimously.** Chair Barham adjourned the meeting.

- 1 Respectfully Submitted,
- 2 Megan Torres, Municipal Clerk
- 3 APPROVED by the Planning Commission this _____ day of _____,
- 4 2025.
- 5 SIGNED by the Chair this _____ day of _____, 2025.

X

Steve Barham, Chair

6

CITY OF WALDPOR
LAND USE & BUILDING PERMIT ACTIVITY
3/24/2025 – 5/23/2025

Date	Applicant	Type of Activity	Zoning	Location	Description	Status/Comments
4/1/2025	Bronson, Hatfield	Building Permit	R-1	13-11-30-AB-00902 1445 S. Crestline Drive	Repairs & Remodel of Single Family Home	Approved
4/8/2025	Simmons, Loeffler	Building Permit	R-1	13-11-18-CD-02500 729 NW Highland Drive	Single Family Home	Approved
4/14/2025	Braun	Building Permit	R-1	13-11-18-CD-04800 734 NW Highland Drive	Single Family Home	Approved
5/1/2025	Berry (8-plex)	3-Lot Partition	DD	13-11-31-BA-00801 280 NW Huckleberry	Partition	Tentative Approval
5/8/2025	Flounder Inn	Building Permit	DD	13-11-19-BD-06900 180 SW Hwy 101	Repairs	Approved

City Council

- City is in litigation with Mayor.
- 1st Wednesday Market was May 7
- Budget Final

Projects

- Sidewalks on Crestline – construction began Monday May 19
- Wastewater UV lights - ongoing
- Animal Shelter & Sewer – ongoing. Shelter will be complete Fall 2025.
- Dog Park - Fence

Schedule

- June 14 – Beachcomber days
- June 23 – Planning Commission Meeting
- July 3 – Fireworks
- July 4 – Holiday
- July 28 – Planning Commission Meeting
- August 25 - Planning Commission Meeting
- September 1 - Holiday



DLCD



Planning Commission Workshop

City of Waldport

November 25, 2024

Hui Rodomsky
South Coast Regional Representative
hui.rodomsky@dlcd.oregon.gov
541-270-3279

1971 Oregon Legislature adopts Senate Bill 10, which requires every city and county in the state to have a comprehensive land use plan that meets state standards. The law was weak, however, because it failed to establish an effective enforcement mechanism or a program of technical assistance from the state. Most cities and counties refuse to develop plans.

1973 On May 29, SB 100 is approved after much negotiation and compromise, and is signed by Governor McCall. The bill creates the Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). LCDC's first major task is to adopt the Statewide Planning Goals to govern the development of local comprehensive land use plans.

1974 On December 27, LCDC adopts the first 14 Statewide Planning Goals.

Senate Bill 100

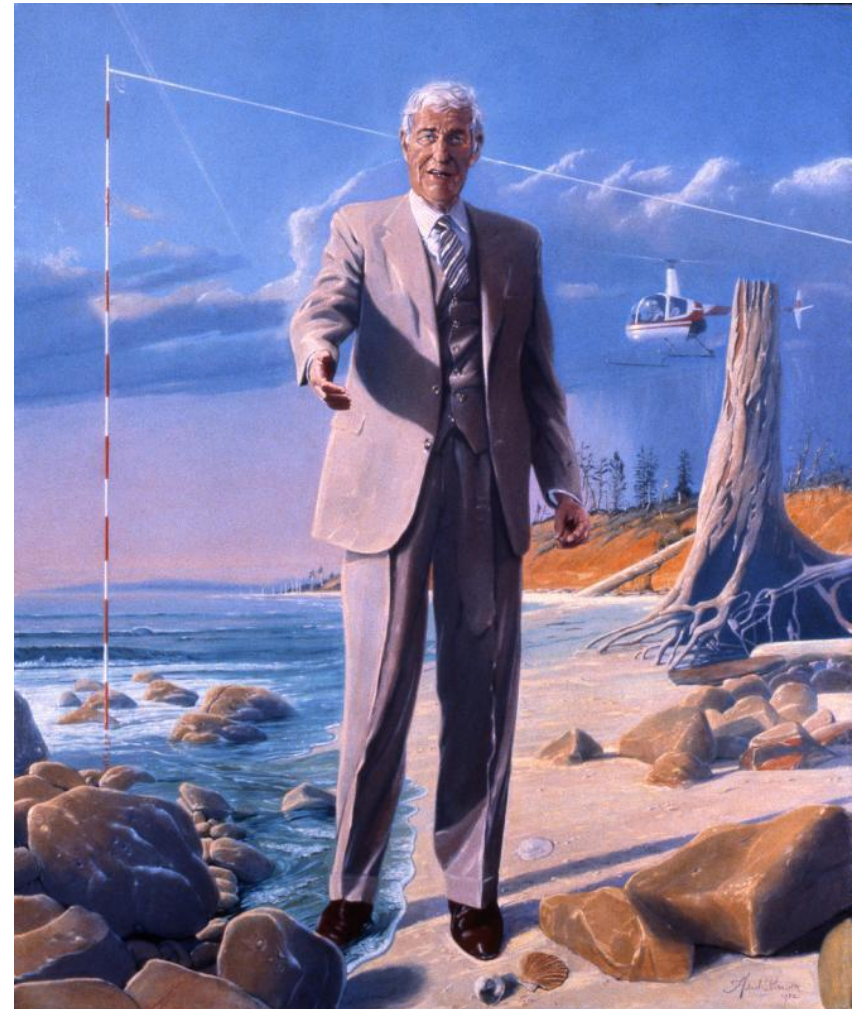
“We’re talking about more than preserving the beauty of Oregon...

We’re talking about the economy and the environment.

We’re talking about balance.

In short, we’re talking about people and the land.”

— Tom McCall, 1973



Senate Bill 100 :



Senate Bill 100
*Oregon Leadership
in Land Use Planning*

1. Created

- ✓ Land Conservation and Development Commission (LCDC)

Seven volunteer-members

- representative of regions of the State
- provides policy direction

- ✓ Department of Land Conservation and Development (DLCD)

Staff to LCDC

2. Charged

LCDC with adopting **Statewide Planning Goals**



Statewide Planning Goals

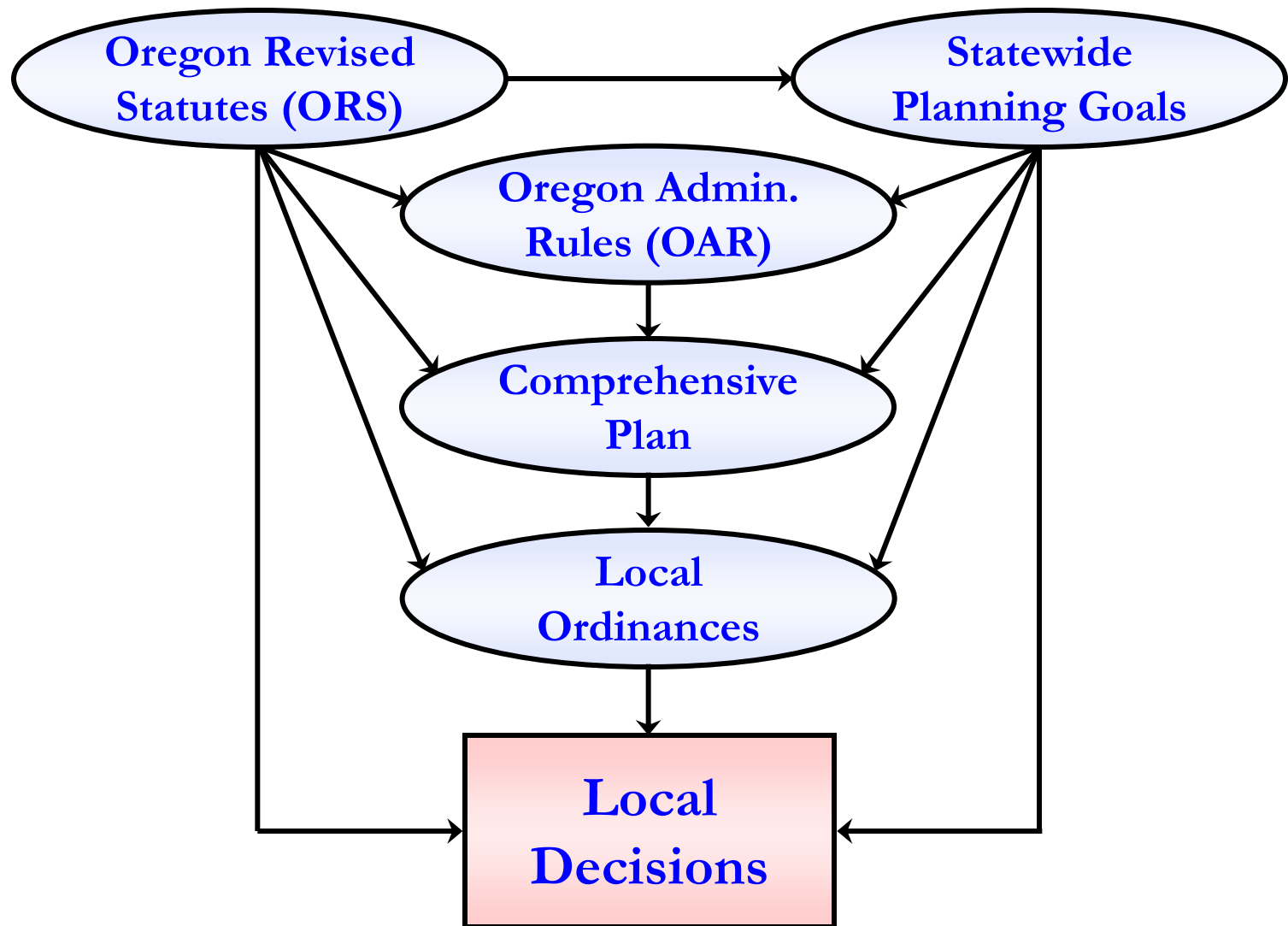
- Goal 1 – Citizen Involvement
- Goal 2 – Land Use Planning

- Goal 3 – Agricultural Lands
- Goal 4 – Forest Lands
- Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 6 – Air, Water, and Land Resources Quality
- Goal 7 - Areas Subject to Natural Hazards
- Goal 8 - Recreation Needs
- Goal 13 – Energy Conservation
- Goal 15 - Willamette River Greenway

- Goal 9 – Economic Development
- Goal 10 - Housing
- Goal 11 - Public Facilities and Services
- Goal 12 - Transportation
- Goal 14 – Urbanization

- Goal 16 – Estuarine Resources
- Goal 17 – Coastal Shorelands
- Goal 18 – Beaches and Dunes
- Goal 19 – Ocean Resources





A Summary of Oregon's Statewide Planning Goals

1. **CITIZEN INVOLVEMENT** Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.
2. **LAND USE PLANNING** Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.
3. **AGRICULTURAL LANDS** Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.
4. **FOREST LANDS** This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."
5. **OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES** Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.
6. **AIR, WATER AND LAND RESOURCES QUALITY** This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.
7. **AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS** Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.
8. **RECREATION NEEDS** This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed

standards for expedited siting of destination resorts.

9. **ECONOMY OF THE STATE** Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.
10. **HOUSING** This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.
11. **PUBLIC FACILITIES AND SERVICES** Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.
12. **TRANSPORTATION** The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."
13. **ENERGY** Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."
14. **URBANIZATION** This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.
15. **WILLAMETTE GREENWAY** Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.
16. **ESTUARINE RESOURCES** This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."
17. **COASTAL SHORELANDS** The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses.
18. **BEACHES AND DUNES** Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other

types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

19. ***OCEAN RESOURCES*** Goal 19 aims "to conserve the long-term values, benefits, and natural resources of the

nearshore ocean and the continental shelf." It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.

CITY OF WALDPORT
Comprehensive Plan
GOALS & POLICIES

ADOPTED
August 1982

UPDATED January 1991
UPDATED January 2010
UPDATED September 2013

This project was partially funded by the Coastal Zone Management Act of 1972, as amended, administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, and the Ocean and Coastal Management Program, Department of Land Conservation and Development.

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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.

CITY OF WALDPORT
Comprehensive Plan
INVENTORY

ADOPTED August 1982
UPDATED January 1991
UPDATED March 2010

This project was partially funded by the Coastal Zone Management Act of 1972, as amended, administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, and the Ocean and Coastal Management Program, Department of Land Conservation and Development.

Waldport Comprehensive Plan Inventory

**CITY OF WALDPORT
COMPREHENSIVE PLAN
INVENTORY**

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INTRODUCTION

Setting

The City of Waldport is located at the mouth of the Alsea River on the western flank of the Oregon Coast Range. The city, situated in the southern portion of Lincoln County, gains access to the Willamette Valley via Highway 34. Highway 101, the single highway linking the western coastal areas of Oregon, provides access from Waldport to points north and south.

Climate

The climate of the City of Waldport is moist, marine and temperate. Annual precipitation ranges from 60 to 90 inches. Approximately 80% of the annual rainfall occurs between October and March. Most precipitation occurs from winter storms often lasting several days.

The average January temperature for Waldport is in the low 40's and in August the mid 50's. Low temperatures have been known to reach near 0 degrees F although highly uncommon and high temperatures seldom exceed 90 degrees F in the immediate coastal zone. Prevailing winds from the northwest are characteristic of the summer months. Winter storms and prevailing winter winds blow from the southwest. Snowfall is rare and limited to several inches along the coast while the average frost free growing season is 250 days.

Topography

The City developed first on the south side of the Alsea Bay on the relatively flat and somewhat flood prone alluvial river terraces and beach sand formation. From the mouth of the Alsea River upstream to approximately river mile 3.5, the river cuts through marine sedimentary terrace formations representing ancient beaches. These terraces overlay older marine sedimentary formations of Alsea siltstone that show evidence of wave cut benches. The marine terraces, or ancient beaches are found, from near sea level to over 200' south of Waldport, and form the low hills and bluffs surrounding the Alsea Bay.

Severe slopes are encountered all along the bluff edge from Yaquina John Point north and east to Lint and McKinney Sloughs and following the streams south as they dissect the marine terrace.

Gentle to moderate slopes are characteristic of much of the marine terrace formulation extending from the ocean beach east to Lint Creek.

Waldport Comprehensive Plan Inventory

POPULATION

Waldport's population increased from 1,274 in 1980 to 2,050 in 2000. This was a 61% increase over 20 years with an average annual increase of 39 people and approximately 2.3%. The estimated population and growth rate of Waldport from 1980 through 2008 is listed in Table 1:

Table 1. Population Growth (1980 - 2008)

Year	Population	Percent Change		Year	Population	Percent Change
1980	1274	--		1990	1595	-4.78
1981	1315	3.21		2000	2050	28.53**
1982	1360	3.42		2001	2060	0.49
1983	1530	12.50		2002	2060	0.00
1984	1545	0.98		2003	2060	0.00
1985	1590	2.90		2004	2060	0.00
1986	1570	-1.25		2005	2060	0.00
1987	1610	2.54		2006	2110	2.43
1988	1670	3.72		2007	2130	0.95
1989	1675	0.29		2008	2145	0.70

* 1980, 1990 and 2000 population is based on U.S. Census data, while all other years are estimates from the Portland State University Population Research Center.

** Percent population change over a ten year period (1990 to 2000)

In order to assure that sufficient urbanizable lands are available for continued growth, the City shall continue to use the data from the U.S. Census and the Portland State University Population Research Center.

ECONOMY

The earliest white settlement of the Alsea Bay area occurred in 1860 at Devil's Bend, or what is now known as Bayview.

The land rush of the 1860's was a second "Gold Fever", initiated by President Lincoln's signing of the Homestead Act of 1862. Land opened for homesteading meant simply free land to those who could get to it and file the first bonafide claim with the General Land Office of the federal government. Unfortunately, the surviving native Indian population of Alsii's (Yakonen for "peace"), were neither presumed the owners of record nor consulted in the land transactions being accomplished at the time through the provisions of the Homestead Act.

David Ruble, having purchased squatters right to 40 acres of sand spit from Lint Starr in 1879, platted the first town site in what is today known as "Old Town". Ruble's intended name for the town's first post office, Fairhaven, was confused with a Colonel Wustrow's application for a post office site to be established on the north side of the Alsea Bay. Ruble's application was returned bearing both Fairhaven and Waldport. The first official Waldport postmark appeared in 1881, the post office being located in the cabin of Lint Starr, off South Mill Street, with Marion Ruble serving as the first postmaster. In the same year, and in 1882, the community sponsored its first non-denominational church.

Development of the Waldport town site began in earnest with the opening of the first of several saw mills in the early 1880's. Prior to 1880, all lumber used in Alsea River and Bay Area construction was milled near the present town of Alsea and floated down river on the spring floods.

1886 marked construction of the first salmon cannery which was located on the north side of the bay. Night seining was the principal method employed in the salmon fishery. Limited cannery capacity (all fish caught had to be processed the same day due to the lack of refrigeration) contributed to great waste of the resource, and the commercial fishery was considered depleted by 1956, a period of 70 years. The development of canneries provided important business for the early sawmills and coastal schooner shipping enterprise. The earliest recorded crossing of the Alsea Baymouth Bar with an export product was in 1872. The cargo aboard the "Lizzie", constructed in Tidewater the same year, was wild cherry wood destined for San Francisco to be used in furniture manufacturing.

In 1883, only four buildings had been constructed on the Waldport townsite. However, by 1887, the first hotel had been built and by the year 1900, the Alsea Port District area had an unofficial population of nearly 600 persons, 100 or more of whom were living in the town of Waldport.

Waldport Comprehensive Plan Inventory

While the principal industries of early Waldport centered on the abundant timber and salmon resources of the Alsea River Basin, subsistence agriculture played an important part. Dairy farming along the floodplain of the Alsea provided many families with their only "cash crop", the cream being transported to Waldport for processing.

From the early days of development, the character of the city has gradually changed. As the salmon resource was depleted, and the seemingly inexhaustible timber resource was cut further from the city, the local economy suffered. The city has witnessed recent rapid growth; however, the population makeup has changed. Many of the new arrivals have been drawn to the area for its scenic and small town qualities. The retirement age population group has grown all along the Oregon Coast in recent years, and this is also true of Waldport.

The creamery is gone, the canneries are gone, the mills are ~~mostly~~ gone, and today and tomorrow's growth will be dependent on a different set of factors and circumstances. New technology, fewer workers in basic industries, increased service industries, and expansion of commercial and tourist related businesses are the current trends.

The City's economic resources are primarily associated with the tourism and recreation industry, i.e. travelers seeking the natural beauty and natural resources of the Oregon coast. The city also has a service-based industry that provides services for the local residents of Waldport and the surrounding area.

Approximately 160 of the 171 acre industrial zoned land in Waldport is located off Crestline Drive in the southern portion of the city. A significant portion of the industrial zoned land is currently vacant. Approximately 27 of the 160 acres off Crestline Drive is currently developed with a mix of light industrial and storage uses, and a solid waste transfer station. The eastern half of the industrial land near Crestline Drive is generally flat and suitable for development of light industrial uses. The western portion of this industrial zoned land has some steep sloping areas that will be more difficult to develop.

Waldport Comprehensive Plan Inventory

ZONING AND LAND USE

In 2009 Waldport had approximately 1,850 acres within the city limits. The following table provides total acreage by zoning classification.

Zoning	Total Acreage
Residential Zone R-1	707
Residential Zone R-2	74
Residential Zone R-3	139
Residential Zone R-4	19
Retail Commercial Zone C-1	80
Downtown District Zone D-D	38
General Commercial zone C-2	45
Planned Industrial Zone I-P	171
Marine Waterway Zone M-W and Planned Marine and Recreation Zone M-P	288
Public Facilities Zone P-F	125
Rural Residential RR-2 (Lincoln County zoning – land inside city limits, outside urban growth boundary	164
TOTAL	1,850

Single family dwellings are the predominant residential use in Waldport. There are a limited number of multi-family dwellings in R-2, R-3, R-4, commercial and downtown district zones.

Commercial uses are primarily located along the Highway 101 and Highway 34 frontages and in Old Town.

Industrial uses are located in the 160 acre Waldport Industrial Park located on Crestline Drive in the southern portion of the city. Some industrial uses are also located on Highway 34, east of Lint Slough.

Waldport Comprehensive Plan Inventory

HOUSING

Single family residential dwellings are the predominant residential use in Waldport. The following table provides a breakdown of the different types of housing units in Waldport. Over the past ten years, Waldport has averaged approximately 11 new housing units per year.

2009 Waldport Housing Units

Type of Housing Unit	# of Units*	% of Total Units*
Single Family	866	72%
2-Family	23	2%
Multi-family	147	12%
Mobile Home	162	14%
Total	1,198	100%

* Approximate numbers and percentages

In 2009 there were numerous vacant building sites that more than satisfy growth needs for the next 20 years. As growth occurs, the city shall periodically conduct a buildable lands inventory to assure the city is able to accommodate growth over a 20 year period and therefore is consistent with statewide goals.

PUBLIC FACILITIES AND SERVICES

Water System

A Water Master Plan was completed for the City in 2002. 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 through 2022. The following information about the Waldport water system is summarized from the July 2002 Water Master Plan prepared by The Dyer Partnership.

Historically, the City of Waldport has relied upon surface water from tributary streams to the Alsea River to supply raw water to the municipal water system. The City does not own or operate any wells at this time. Due to the area's underlying geology, groundwater is not available in quantities sufficient to supply a municipal water system.

The City removes raw water from Weist and Eckman Creeks. The city also holds a water right on Southworth Creek (formerly known as Darkey Creek) although it is not currently utilized as an active water source. Weist, Eckman and Southworth Creeks are tributaries of the Alsea River. These three creeks are located south of the Alsea River and Eckman Lake. Raw water transmission systems transport water from the creeks to the water treatment plant.

Once water is treated at the water treatment plant it is delivered to the distribution system via two main transmission pipelines. The City of Waldport water system serves the majority of the Waldport city limits. There are two exceptions to this. A large portion of the south/southwest part of the city is served by the Southwest Lincoln County Water District. The Alsea Highlands residential development located north of the Hwy. 101 bridge is within the Seal Rock Water District.

Waldport has ample water capacity to serve the area in the future. Water from Southworth Creek will not be needed for several years. The combined Weist/Eckman/Southworth Creek water sources provide capacity to adequately serve the Waldport water service area at least through 2050.

Wastewater Collection System

A Wastewater Collection System Master Plan was completed for the City in 2000. The Master Plan evaluated the existing collection system condition and capacity, and provided a recommended plan to enable the City to meet the present and future wastewater facility demands and requirements. The following information about the Waldport wastewater collection system is summarized from the May 2000 Wastewater Collection Master Plan prepared by The Dyer Partnership.

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The original wastewater system in Waldport was constructed in 1951 in the lower elevations of the city, and in the commercial district and older residential areas of the City. Extensions to the original conveyance system have been constructed over time. City sewer services were provided to Yaquina John Point in 1992 and to the Ocean Hills Subdivision in 1993. A new treatment facility was constructed in 1993. The Waldport wastewater conveyance system consists of over 51,000 lineal feet of mainline gravity pipe and over 16,000 lineal feet of pressure piping. Several upgrades to the treatment facility and conveyance system have occurred. In the mid-2000s the South Waldport Sewer Improvement project improved existing pump stations and force mains, and increased the hydraulic capacity of the existing sewer conveyance system to accommodate future growth within the city and potential service expansion outside the city limits.

The City wastewater system serves the majority of the city. Those areas within the city currently not served by the wastewater system include the area east of Lint Slough, the industrial park area located at the south end of the city, and the Alsea Highlands development located north of the Highway 101 bridge. In 2007 a wastewater line was constructed under Lint Slough to serve the McKinley Marina RV Park. This line has capacity to be extended and serve additional east Waldport areas in the future.

Storm Drainage

A Storm Water Master Plan was completed for the City in 1999. The Master Plan provides guidance for implementing storm water infrastructure improvements throughout the city. The Master Plan addresses storm water facilities and needs in the „lowland“ areas of Waldport, i.e. downtown, Old Town, and the Starr Street area. The following information about the Waldport storm water system is summarized from the December 1999 Storm Water Master Plan prepared by The Dyer Partnership.

Waldport's „lowland“ area is relatively flat and provides limited natural drainage. Consequently, storm drainage facilities are needed to transfer storm water from Waldport's „lowland“ area to Alsea Bay. Existing storm drainage facilities consist of a pipe network, catch basins, small ditches, and pump station.

Several sub-basin areas drain to Red Ditch and a few sub-basins in Old Town drain directly to Alsea Bay. The Storm Water Master Plan identifies deficiencies and recommendations for new facilities including storm drain lines, new ditchlines, catch basins, manholes, and pump station.

Solid Waste

Solid Waste disposal is provided in the Waldport area by Dahl Disposal on a franchise basis. The current solid waste disposal site, located in the area designated for planned-

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industrial use will continue to be used, subject to DEQ approval. The landfill site has been discontinued and a transfer station is currently used to collect and transfer solid waste.

Fire and Rescue

The Central Oregon Coast Fire & Rescue District (COCFRD) provides emergency services for Waldport and the surrounding area. Emergency services include medical, fire, motor vehicle crashes, water and surf rescue and other emergency responses. COCFRD was established in 2000. The main fire station is located in Waldport at 145 E. Alsea Highway. COCFRD is a combination department that consists of volunteer firefighters, emergency medical technicians, and full-time career firefighter-emergency medical technicians.

Police Protection

The City of Waldport contracts with Lincoln County for law enforcement services within the city limits. Lincoln County Sheriff Services include enforcement and investigation of traffic law, criminal law, and the city code; court appearances, transportation of arrested persons, records and evidence keeping, and participation with interagency law enforcement groups. A minimum of 80 hours per week of service is provided to the City of Waldport. Deputies provide routine patrol services on a random schedule 20 hours per day, and provide complaint call coverage 24 hours per day.

The Oregon State Police provide patrol service throughout Lincoln County primarily associated with the highway system and traffic and accident control.

Schools

Waldport area schools are part of the county-wide district. The Lincoln County School District maintains elementary, junior high and high school facilities to serve the residents of the Waldport area.

Constructed in 1997, Crestview Heights School serves grades K – 8 for Waldport and surrounding area students. Crestview Heights School is located at 2750 Crestline Drive in Waldport. In 2009 a total of 416 students attended the school.

Waldport High School provides school service for grades 9 – 12 for Waldport and surrounding area students. Waldport High School was constructed in 1959 and is located at the southwest corner of Alsea Highway and Crestline Drive. In 2009 a total of 255 students attended the high school.

Lincoln County School District has developed a master plan to build a new high school

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at the 2750 Crestline Drive site where Crestview Heights School is currently located.

Oregon Coast Community College built a new facility on Crestline Drive near the Crestview Heights School in 2009.

Health Services

The Samaritan Waldport Clinic is located in downtown Waldport at 150 Highway 101. The nearest hospital is Samaritan Pacific Communities Hospital in Newport. Lincoln County Health & Human Services Department provides services throughout the county including public health, mental health counseling, addictions counseling, primary care, rehabilitation services, environmental health, and vital records.

Energy and Communications

The City of Waldport is served with electrical power by Central Lincoln PUD. Telephone communications are provided by Pioneer Telephone Cooperative. Cable service is provided by Alsea River Cable.

TRANSPORTATION

Policies

City Plans. The City of Waldport has adopted a Waldport Transportation System Plan, Yaquina John Point Land Use and Transportation 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 Yaquina John Point Land Use and Transportation Plan refines both land use and transportation policies and objectives for the Yaquina John Point area, providing more specific direction for this area than that contained in the Comprehensive Plan or Transportation System Plan. The Parks Master Plan includes proposed trail corridors as well as trail and pathway standards.

Street System

Waldport has developed as a two-tier city defined by the “old” Waldport with downtown commercial and residential uses located in the lowland areas adjacent to the bay and ocean; and the newer, developing residential and industrial uses located in the upland area. The street system is the most dominant component of the transportation system. The street system is made up of three types of streets – arterial streets (principal highways), collector streets, and local streets.

Arterial Streets

U.S. Highway 101(Pacific Coast Highway) and State Highway 34 (Alsea Highway) are the designated arterial streets in Waldport and provide the primary access to Waldport. Highway 101 provides the north-south connection and Highway 34 provides access from the east. Highways 101 and 34 are under the jurisdiction of the Oregon Department of Transportation (ODOT).

Collector Streets

Collector streets collect traffic from local streets and channel it to the arterial streets and other destinations. Conversely, collector streets provide access from arterial streets to local streets within residential and commercial neighborhoods.

Within Waldport there are three designated collector streets.

Crestline Drive is the primary collector street accessing residential, public and industrial uses in the upland area. Crestline Drive is a north-south oriented street from Highway 34 south to the city limits. South of Waldport, Crestline Drive becomes Wakonda Beach Road which connects to Highway 101.

Range Drive is an east-west oriented street in the south part of Waldport that provides a major street connection between Highway 101 and Crestline Drive.

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Cedar Street is a north-south oriented collector street from Highway 34 north to Crestline Drive.

Local Streets

Local streets provide access to adjacent land and access to higher classified streets. Streets in Waldport that are not designated as arterial or collector streets are local streets.

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The City of Waldport, organized as Lincoln County Road District #3 has the responsibility for maintenance and construction of streets within the City limits which are dedicated for public use and are not:

- a. Part of the Oregon State Highway system;
- b. State Parks system;
- c. Port of Alsea;
- d. Roads not publicly dedicated serving private developments.

Road District #3 conforms to the area within the incorporated City. The needs for road maintenance and construction projects and a portion of the cost of street lighting are determined on an annual basis and a budget is approved by the City of Waldport.

Public Transit

Lincoln County Transit provides public transportation in Waldport and throughout Lincoln County. The public bus transportation is available in Waldport Monday through Saturday. In Waldport public transit stations are provided at the following locations:

Northbound

Range Drive & Hwy. 101
Crestview Golf Club
Espresso 101
Waldport Post Office
Ray's Market
Waldport Library

Southbound

Waldport Post Office
Ray's Market
Waldport Library
Alsea Bay Market
Crestview Golf Club

Rail

There is no railroad transportation from Waldport.

Air

In Lincoln County, commercial air service is available at the Newport Airport. Daily commercial flights are provided between Newport and Portland. A private airport is located just south of Waldport off of Wakonda Beach Road.

Water

The Alsea Bay, River, and Estuary do not have ocean bar improvements, and users are limited to boating and fishing within the estuary. In addition, the Alsea River Water Trail Guide of the lower Alsea River and Estuary was established for non-motorized boaters

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by the Port of Alsea, with assistance from the National Park Service Rivers, Trails and Conservation Assistance Program.

Bicycle Facilities

Existing bicycle facilities are identified below.

- U.S. Highway 101 is a designated bicycle route. Through downtown Waldport, U.S. Highway 101 generally consists of four travel lanes with shared bicycle lanes. South of downtown, U.S. Highway 101 is a two-lane road with shoulder bicycle lanes.
- State Highway 34 through Waldport generally consists of two travel lanes, a center turn lane, and shared bicycle lanes.
- Crestline Drive, south of Range Drive, is a county maintained road and consists of two travel lanes and 5" shoulder bicycle lanes.
- Cedar Street, south of Starr Street has a 3" shoulder bicycle lane on the west and south side.
- Broadway Street has 5" bicycle lanes on both sides.
- Local streets throughout Waldport have shared travel/bicycle lanes.

Pedestrian Facilities

Existing pedestrian facilities are identified below.

- U.S. Highway 101, through downtown from the Alsea Bridge south to Maple and Starr Streets, has continuous sidewalks on both sides of the street.
- State Highway 34 has six foot continuous sidewalks from Hwy. 101 east to Crestline and Mill Streets.
- Cedar Street has a 5" sidewalk on the west and north sides between Highway 34 and Crestline Drive.
- Streets in the Old Town section of Waldport, north of Hwy. 34, have limited sections of sidewalk ranging from four to six feet and consisting of concrete and concrete aggregate. Sidewalks are often on one side only and do not provide a continuous pedestrian system. Some sidewalks are in poor condition. There are several unimproved public rights-of-way (end of streets) in Old Town that provide potential pedestrian access to the Alsea Bay beach.
- Hemlock Street, west of Hwy. 101 and across from Hwy. 34, has sidewalks on both sides of the street.
- North of Range Drive, Double Eagle Drive and Ironwood Drive have four foot wide sidewalks.
- Within Township 13, a gated subdivision accessed off Crestline Drive, Ball Boulevard, Lundy Lane, and Rolph Court have four foot wide sidewalks.
- A pedestrian beach access is located off Wazyata Avenue.
- The beach, along the Alsea Bay, from the Alsea Bridge northeast to the Port of Alsea, provides pedestrian access.

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- The beach, along Alsea Bay, from the Alsea Bridge south, provides pedestrian access at low tide. When accessible, this portion of the beach provides pedestrian access for approximately seven miles south to Yachats.
- The Woodland Corridor (undeveloped land between the lowland and upland areas) has unimproved pathways that currently provide limited pedestrian access. Most of these unimproved trails are within utility easements and there are some topographic constraints associated with portions of the pathways.
- Additional unimproved trails provide pedestrian access and have potential for future improvements and designation as part of a connected pedestrian system in Waldport, e.g. Lint Slough trail and Waldport Heights-to-City Water Reservoir trail.

ENERGY CONSERVATION

In evaluating its needs and determining policies to guide its development through the planning period, the City of Waldport has consistently considered energy impacts of its decisions. For example, orderly and planned extension of public facilities and services will help to eliminate energy-wasteful sprawl. By planning for development of scenic trails connecting recreation and open space areas, the City will encourage the use of pedestrian and bicycle opportunities. The City also encourages the participation in available weatherization and rehabilitation programs which will reduce residential energy consumption.

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RECREATION

The following recreation inventory is paraphrased from the 2005 Waldport Parks and Recreation Master Plan.

Waldport has four parks that are considered mini-parks. Crestline Park is a community/neighborhood park. The City also owns the Waldport Community Center and the site of the Alsi Historical Museum.

The Port of Alsea and the State of Oregon have water-oriented facilities that are available to Waldport residents and visitors. The Oregon Parks and Recreation Department also operates the Alsea Bay Bridge Interpretive Center. Other facilities include sports fields and gyms associated with the Crestview Heights School and Waldport High School, and the privately owned 9-hole Crestview Golf Club.

In addition to parks and recreation facilities, there are several camping opportunities provided by the U.S. Forest Service, Lincoln County and the Oregon Parks and Recreation Department within a 7-mile radius of Waldport. Access to the Oregon coastline has been largely preserved by the State of Oregon. The Oregon Parks and Recreation Department provides parks that offer easy and frequent beach access, camping, picnicking and public facilities.

The following table provides an inventory of recreation lands, features, and amenities.

Waldport Recreation Facilities			
Mini-Parks			
Park	Location	Features/Amenities	Ownership
Meridian Park (.08 ac)	Corner of Alsea Hwy., Spring St. & Alder St.	Seating, landscaping	City of Waldport
Keady Wayside (.7 ac)	West side of Hwy. 101 @ Maple St.	Access to beach, picnic tables, benches, telescope, kiosk	City of Waldport
Veterans Park (.05 ac)	Northeast corner of Alsea Hwy. and Broadway St.	Veterans memorial	City of Waldport
Robinson Park (.5 ac)	North end of Old Town, west of Broadway St.	Beach access, picnic table	Port of Alsea
Neighborhood/Community Parks			
Park	Location	Features/Amenities	Ownership
Crestline Park (5.83 ac)	1400 S. Crestline Dr.	Skate park, playground, restrooms, trails	City of Waldport
Crestview Heights School	2750 S. Crestline Dr.	Gym, playground, baseball field and soccer field	Lincoln County School District

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Regional Facilities/Parks (within 7 miles of Waldport)			
Park	Location	Features/Amenities	Ownership
Governor Patterson Memorial Recreation Site	1770 SW Hwy. 101. 1 mile south of downtown Waldport	Ocean beaches, picnic tables, restrooms	Oregon Parks & Recreation Dept.
W.B. Nelson State Recreation Site	Eckman Lake Alsea Hwy. 2.5 miles east of downtown	Fishing dock, boat launch	Oregon Parks & Recreation Dept.
Driftwood Beach State Park	Hwy. 101 2.6 miles north	Beach access, picnic tables, restrooms	Oregon Parks & Recreation Dept.
Beachside State Park	Hwy. 101 3.5 miles south	Camping, beach access picnic tables, restrooms	Oregon Parks & Recreation Dept.
Tillicum Beach (USFS)	Hwy. 101 4.5 miles south	Camping, beach access picnic tables, restrooms	USFS
Seal Rock State Wayside	Hwy. 101 5 miles north	Tidepools, ocean views, beach access, picnic tables, hiking	Oregon Parks & Recreation Dept.
Ona Beach State Park	Hwy. 101 7 miles north	Beach access picnic tables, boating	Oregon Parks & Recreation Dept.
Specialized Facilities			
Park	Location	Features/Amenities	Ownership
Waldport Community Center	265 NW Alsea Hwy.	Meetings, kitchen, outdoor grill	City of Waldport
Alsi Historical Museum	945 NE Broadway St.	Historical museum	City of Waldport
Port of Alsea	North end of Old Town	Boat launch, marina and dock, picnic area, restrooms	Port of Alsea
Alsea Bay Interpretive Center and North wayside	West side of Hwy. 101, just south of the bridge	Information and education center for Alsea Bridge and area attractions, beach access, restrooms	Oregon Parks & Recreation Dept.
Kendall Fields	Starr Street	2 softball/little league fields, concession stand, restrooms	Lincoln County School District
Crestview Golf Club	1680 S. Crestline Dr.	9 hole golf course	Private
Trails			
Park	Location/Features		
Oregon Coast Trail	Extends along Hwy. 101 from the north end of the bridge south to Patterson Memorial State Park then south on the beach. This is part of the Oregon Coast Trail that extends along the entire coast from the Washington to California border.		
Lint Slough Trail	This trail needs to be re-established along the west side of Lint Slough and across the south end of the slough to national forest lands.		

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Crestline Park Trails	Trails within Crestline Park connecting to an unimproved trail network in the Woodland Corridor west of the park.
Alsea Bay Shoreline Trail	This is an informal beach path from the Port of Alsea/Robinson Park to Keady Wayside; with low tide access to Yaquina John Point and the beach south of Waldport.
Woodland Corridor Trail	Unimproved trails linking the lowland area at Kendall Fields to the upland area at Crestline Park.

URBAN GROWTH

Statewide goals and statutes state the need to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries (UGB), to ensure efficient use of land, and to provide for livable communities. Waldport should demonstrate, through its comprehensive plan, that there are sufficient buildable lands within the UGB to accommodate estimated housing needs for 20 years.

Future development should be consistent with the supply of buildable land and the ability of the city to provide services to the new development. The demand for growth is indicated by the projected increases in population (year-round and seasonal), need for housing, economic needs and opportunities and recreational needs. The supply of buildable land is limited to vacant land that can be served by water and sewage treatment systems and that can be developed without adversely affecting natural resources or increasing the risk of loss of property and life due to natural hazards.

At this time, there appears to be sufficient vacant land in the Waldport planning area to accommodate the projected increases in population and housing needs. Whether this land is buildable and whether it provides sufficient choice for a variety of housing types and locations will be determined by the housing market and the planning policies adopted by the city.

NATURAL SCENIC AND HISTORIC RESOURCES

Forest Lands

All forest lands within the Waldport City limits and the Urban Growth Boundary are of at least minimal suitability for the production of commercial tree species. The City of Waldport does not regulate commercial forestry within the Urban Growth Boundary. Commercial forestry is regulated by the Oregon Forest Practices Act. Intensive management of forest lands for commercial forest uses is not compatible in areas within the city limits or urban growth area where residential, commercial and recreational uses occur.

In determining future urban land needs, the City of Waldport has taken into consideration, among other factors, forest site-class productivity and the existence of urban uses. None of the lands within the Urban Growth Boundary are being intensively managed for commercial forestry, having been logged at a time prior to the enactment of the Oregon Forest Practices Act and the requirement for commercial species restocking.

Open Space

Open space serves a functional role in the overall plan for an area. Open space is not just vacant land; rather it is land which serves a specific purpose as open space. Agricultural land, forest land, parks and wildlife habitats are all examples of lands which serve a functional role as open space.

Areas currently designated for open space uses in the Waldport planning area are identified in the Recreation section of this Inventory and in the Waldport Parks Master Plan.

Mineral and Aggregate Resources

According to the publication Environmental Geology of Lincoln County (Bulletin 81, Oregon Department of Geology and Mineral Industries), there are no known deposits of minerals or aggregate resources in the Waldport planning area.

Energy Sources

There are no known major energy sources (e.g. hydroelectric sites, petroleum reserves) in the Waldport planning area. There is potential for alternative energy sources in the Waldport area, i.e. wind and wave energy. Existing and anticipated uses in the planning area will pose no conflict with the development of such projects.

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Fish and Wildlife Habitats

Significant habitats in the Waldport planning area include the Alsea Bay estuary and associated wetlands and riparian areas. These habitat areas are all subject to the requirements of Statewide Goal 16 and/or 17. Detailed inventory information for the areas is contained in the plan section on estuarine resources and coastal shorelands.

Ecologically and Scientifically Significant Natural Areas

The only identified significant area is the Alsea Bay which is identified as an Important Birding Area by the National Audubon Society and as a High Priority Estuary Habitat by The Nature Conservancy.

Outstanding Scenic Views

In addition to being important as a recreational resource and as fish and wildlife habitat, Alsea Bay also provides outstanding scenic values. These values are important not only to the local community, but also to its many visitors from all parts of the state and nation. Many of the scenic qualities of the city and the surrounding area are associated directly or indirectly with the bay. Future use and development in the bay will be governed by the relevant Goal 16 portions of the city and county comprehensive plan. None of the existing or planned uses in the bay will conflict with the area's scenic values.

Water Areas, Wetlands and Groundwater Resources

The major water resource in the Waldport planning area is Alsea Bay. The bay includes important habitat for fish, wildlife and marine species as well as extensive areas of tidal wetlands. The City of Waldport completed a Local Wetlands Inventory in 1999 that identifies significant riparian resources and wetlands. The Waldport Development Code includes a Significant Natural Resources Overlay Zone that provides protection of identified significant natural resources.

Wilderness Areas

No wilderness areas are present within the Waldport planning area.

Historic Sites and Structures

The historic heritage of the Waldport area is reflected in many of the names of local cultural and geographic features. There are a number of historic sites and buildings in the Waldport vicinity related to the history of the south county area, but according to the Oregon National Register no historic registered properties are located within the Waldport planning area.

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The original Alsea Bay Bridge was listed as a national historic structure. The Alsea Bay bridge replaced the Alsea Bay ferry and was one of a series of coastal bridges built in the 1930's to complete the Coast Highway (U.S. 101). The bridge was completed in June, 1936. The bridge became deteriorated and unrepairable, and was removed and replaced by a new bridge in 1991.

Potential and Approved Oregon Recreation Trails

The Oregon Department of Transportation has proposed specific routes for two recreation trails in the Waldport planning area. The Oregon Coast Bicycle Route primarily utilizes the existing U.S. Highway 101 right-of-way. The Oregon Coast Hiking Trail in Waldport is located along the Alsea Bay Bridge then continues south along the bay and ocean beaches. An inventory of existing and planned trails is identified in the Recreation section of this Inventory and in the Waldport Parks Master Plan.

Potential Wild and Scenic Waterways

The entire length of the Alsea River has been identified in both the State Department of Transportation Scenic Waterway Inventory and federal Wild and Scenic Waterway Program as meriting study as a potential scenic waterway. Uses currently provided for in the planning area will not conflict with future consideration of the river's scenic potential.

Air, Land and Water Quality

The Waldport area, like most of Lincoln County, has excellent air quality. Oceanic influence, topography and favorable prevailing winds combine to maintain good ventilation. Also, the low population and absence of industrial development result in few if any air quality problems. Occasionally smoke from slash burning in the surrounding forest is noticeable, although this is a temporary and relatively rare condition.

The quality of land in terms of disposal of solid waste will be maintained through the county-wide solid waste district. Lincoln County is presently without an acceptable (per state environmental quality standards) sanitary landfill site. Solid waste disposal is provided through a private franchise agreement.

The quality of water in the creeks, river and bay in the Waldport area is generally good.

There are no known existing or potential sources of noise pollution in the Waldport planning area.

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Waldport is an area subject to natural disasters and hazards. These are, principally, slides, flooding (both ocean and stream), and shoreline erosion.

The Waldport Development Code includes regulations for development of coastal shorelands, natural hazard areas, and flood hazard areas. Waldport participates in the National Flood Insurance Program.

Coastal Erosion

Marine terraces occupy most of the coastal land in the Waldport area. Marine terraces parallel the beaches of Lincoln County and extend inland from the coast as much as a mile in some places. The terrace sediments and overlying old dune sands exposed in sea cliffs are subject to undercutting by storm waves, and landslides are common. The Waldport area is susceptible to erosion characterized in the RNKR *Environmental Hazard Inventory of Coastal Lincoln County, 1978* study as varying from slight to moderate; severe in the sand spit area north of Alsea Bay (Bayshore).

Landslides

Landslides occur when the forces acting upon the soil become greater than the forces holding the soil in place. This can happen in a number of ways: erosion can undermine a slope, excessive rainfall can increase the weight of the material on a slope, weathering can decrease soil strength, and human alteration of the slope can affect the balance of forces on a slope. Landslides can occur rapidly, involving large amounts of material, and cause widespread destruction to property; or they can move slowly, causing gradual changes in the land surfaces. Development of these unstable slopes should occur only after adequate geologic and engineering studies are completed for each home site. Approximately 1/3 of Waldport's land area is characterized by slopes of 10-25%. Scattered pockets exceed 26%.

Significant landslides occurred in 1996 and 2009 on the hillside east of Cedar Street and south of Willow Street.

Flooding

The Waldport planning area is subject to ocean and stream flooding. Stream flooding is an annual problem in Lincoln County and often occurs more than once a year, most likely during the November to February heavy precipitation period. Ocean flooding is unpredictable and may occur at any time during the year. The common cause of flooding is wind that keeps the water piled up against the coast to produce storm waves and additive waves. Another cause of ocean flooding is the tsunami, a sea wave

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generated by seismic activity on the ocean floor.

Tsunamis

The Waldport planning area is subject to tsunamis. The tsunami hazard zone generally includes the downtown and Old Town areas, and shorelands adjacent to the Pacific Ocean, Alsea Bay and River, Lint Slough, and Eckman Lake. The Central Oregon Coast Fire & Rescue District has prepared an Emergency Disaster Plan that addresses actions and operations in the case of a tsunami. A Waldport tsunami evacuation map is available at Waldport City Hall.

High Groundwater

Much of Waldport is characterized by seasonable high groundwater. This refers to near-surface groundwater which can present a problem to land development and engineering construction. In areas where the water table has seasonal fluctuations, the maximum water elevations should be considered in the planning and design of engineering structures.

Beaches and Dunes

Much of the City of Waldport is identified by the RNKR study (and indicated on RNKR Hazard Map) as older stabilized dunes. This classification is applied to older sand dunes of any form which possess both a deep, well-developed soil and moderately cemented underlying sand. Forests most commonly occur here, although natural grass areas may be found as well.

A portion of the identified area is subject to flooding. No groundwater resources are known to exist in the area. This dune type presents an attractive site for residential development and recreational activities, and in fact, most of Waldport's early residential development has occurred in this area.

COASTAL SHORELANDS

Lands Which Limit, Control or are Directly Affected by Hydraulic Action of Coastal Water Bodies.

The City of Waldport has identified lands which limit, control or are affected by the hydraulic action of coastal water bodies through the delineation of the 100-year floodway and flood fringe along the Alsea Bay and the HUD designated Velocity Ocean (V) flooding zone and Shallow Ocean (AO) flooding zone along the ocean shoreland. These areas are indicated on the FIRM maps published by the Federal Flood Insurance Program. The Boundary generally is defined by the flood zone as described above, and extends inland along the ocean to Highway 101 and inland from Lint Slough to include all areas of riparian vegetation.

Shoreland Areas of Geologic Instability

Areas of geologic instability and other shoreland environmental hazards have been identified by the RNKR Associates study Environmental Hazard Inventory of Coastal Lincoln County. This study includes a text which outlines the nature and extent of coastal hazards in the planning area and also provides mapping of hazard areas at the scale of 1" = 400'.

Hazard information for shoreland areas not covered by the RNKR report is provided by DOGAMI Bulletin '81 Environmental Geology of Lincoln County.

Areas of Exceptional Scenic and Aesthetic Quality

Through an analysis of information from several sources, including the OCC&DC report Visual Resource Analysis of the Oregon Coastal Zone, investigations by city staff and input from local citizens and advisory groups, the following sites in the Waldport planning area have been identified as being of exceptional scenic and aesthetic quality:

1. Keady Wayside: This scenic turnout and parking area provides a view of the mouth of the Alsea Bay and access to the beach along the Highway 101 seawall.
2. Patterson State Park: This is a developed recreation area south of the existing city limits which provides day-use facilities in a scenic oceanfront setting. The area also provides views of and access to a long stretch of scenic ocean beach south of Alsea Bay.

These areas are designated Open and Public on the City's Comprehensive Plan, and zoned P-F.

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Coastal Headlands

According to the publications Visual Resource Analysis of the Oregon Coastal Zone (OCC&DC, 1974) there are no coastal headlands located within the Waldport planning area.

Significant Shoreland and Wetland Biological Habitat

The City of Waldport completed a Local Wetlands Inventory in 1999 that identifies significant riparian resources and wetlands. The Waldport Development Code includes a Significant Natural Resources Overlay Zone that provides protection of identified significant natural resources.

Riparian Vegetation

Riparian vegetation is natural or semi-natural vegetation found on the bank of a river, coastal lake, creek, spring, seep or other body of water, usually composed of trees and shrubs.

Riparian vegetation provide important functions in estuarine, shoreland and upland ecosystems. The functions of riparian vegetation within the larger ecosystem are many, including:

1. Fish and Wildlife Habitat: Because of a combination of available water, soil moisture, vegetation and nutrient availability, riparian vegetation provides excellent habitat for a wide variety of wildlife and enhances adjacent fish habitat.
2. Erosion Control: Vegetation is necessary to prevent erosion of stream banks and other water bodies. Root systems help stabilize soil and retain nutrients to aid in the growth of more plants.
3. Contribution to the Aquatic System: Riparian vegetation also contributes to the large aquatic ecosystem. Where vegetation dies it may enter the aquatic food web as detritus, particulate organic material, and eventually become food for fishes.

The extent and abundance of riparian vegetation along the bay, streams, the coastline and other water bodies in the Waldport area varies in size. The width can vary from a single narrow fringe of willows or a single row of trees along a waterway, up to a width of 40-50 feet along a major river such as the Alsea.

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Areas Necessary for Water Dependent and Water Related Uses

Shoreland areas have been inventoried to identify lands suitable and needed for water dependent and water related uses. Lands were evaluated to determine their suitability based on their proximity to navigable water, the resource capabilities of the adjacent coastal water body, the presence of suitable back up area, and the potential to provide for recreational access to coastal waters or riparian areas.

The following sites have been identified in the planning area:

1. Port of Alsea Docks: This small strip of port owned land lies adjacent to the existing recreational docks in "old town" Waldport. It provides some back up area for development in association with the port's recreational marina and dock facility, and is zoned M-P in the city's zoning map.

2. McKinley Marina Property: This is a narrow section of land which fronts on the mouth of Lint Slough. Some facilities are present in the form of docks and pilings, and additional aquatic area development would be appropriate, according to Goal 16 designations for this area, and the M-P zone designations.

The adjacent land area with frontage on the slough can provide needed back up area for water dependent and related marina facilities.

3. Keady Wayside: This is a small turnout area off of Highway 101 in the seawall area. It provides public access to the beach along the south shore of lower Alsea Bay.

4. Governor Patterson Park: This developed state park south of the city limits provides coastal recreation opportunities and public access to a long stretch of ocean beach south of Alsea Bay.