

FILED

JUN 30 1980

ALBERTA M. BRYANT CLERK

BY.....DEPUTY

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR THE COUNTY OF LINCOLN

RECEIVED  
JUL 11 1980

ORDINANCE # 138

Lincoln County Legal Counsel

---

AN ORDINANCE REPEALING EXISTING LAND USE PLANS AND ENACTING A COMPREHENSIVE LAND USE PLAN AS REQUIRED BY ORS CHAPTER 197 AND IMPLEMENTING MAPS APPLYING LAND USE PLAN DESIGNATIONS TO EVERY PARCEL OF LAND IN LINCOLN COUNTY.

---

The Lincoln County Board of Commissioners ordains as follows:


- I LAND USE PLAN. The land use plan for Lincoln County as set forth on Exhibit A is hereby enacted.
- II EXCEPTIONS. The Exception paper attached to this Ordinance and labelled Exhibit B is hereby enacted.
- III LAND USE PLAN MAPS. The land use plan maps attached to this Ordinance and labelled Exhibits C through AA are hereby enacted.
- IV SEVERABILITY CLAUSE. If any portion of the land use plan text or land use plan maps adopted by this Ordinance is declared invalid or void all other provisions of the text and maps shall remain in effect.
- V REPEALER. All prior land use plans of Lincoln County and their corresponding maps are hereby repealed.
- VI RIGHTS AND LIABILITIES. Any use of land established as provided by the law of the State of Oregon prior to the adoption of this Ordinance may continue subject to the restrictions of the Lincoln County Zoning Ordinance.

VII EMERGENCY CLAUSE. That this Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on it's adoption.

DATED this 30th day of June, 1980

LINCOLN COUNTY BOARD OF COMMISSIONERS

  
Andy Zedwick, Chairman

  
W. S. Ouderkirk, Commissioner

  
Albert R. Strand, Commissioner

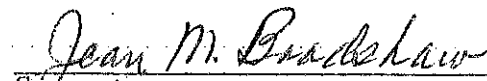
  
Secretary

EXHIBIT A

LINCOLN COUNTY COMPREHENSIVE PLAN

DRAFT #5

LAND USE PLANNING GOALS

1. To identify activities, issues and problems of land use.
2. To ensure that all growth is orderly and efficient.
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 basis for such decisions and actions.

LAND USE PLANNING POLICIES

1. The Comprehensive Plan for Lincoln County shall be filed in the office of the county clerk and available in the county planning department and may be available at city halls and libraries throughout the county.
2. The inventory information shall be referenced in the plan and shall be available for use and inspection in the planning department. Additional copies of inventory information may be distributed to city halls and libraries throughout the county.
3. Lincoln County shall maintain a planning process to coordinate federal agency, state agency, county, city and special district plans which are to be consistent with this comprehensive plan.

4. All departments of county government shall work together to encourage orderly and efficient patterns of growth.
5. The county planning department shall refer requests for land use action within urban growth areas to the affected city for review and comment.
6. Decisions affecting urban growth areas outside city limits shall be made after the receipt of a recommendation from the affected city.
7. Partitions and subdivisions within urban growth areas shall meet or exceed the design standards of the affected city and the county. The county shall not allow exceptions to standards of the affected city subdivision or partition ordinance unless approval has been obtained from the city.
8. To amend either the comprehensive plan or plan map, the planning commission shall establish that the amendment is consistent with the statewide goals, and;
  - a) that 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 for the area was adopted in error.
9. The county shall review the entire plan at least every five years to determine the need for revision and updating.

10. Individuals may request or propose comprehensive plan amendments; if legislative the change must be initiated by the board of county commissioners of planning commission.
11. 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 appropriate citizen committees. The committees shall be notified of the proposed plan revisions by the county and shall be given the opportunity to submit committee reports; containing findings, recommendations and possible alternatives, and invited to attend public hearings.
  - b. Proposed plan revisions shall then be presented to the planning commission for a public hearing, after which a recommendation shall be made to the board of county commissioners.
  - c. The board of county commissioners may affirm, deny or table matters or refer matters back to the planning commission for further action.
12. Planning commission decisions on appeal to the board of county commissioners shall be considered only on the record.
13. Lincoln County plan designations shall allow for less intensive uses which do not preclude future planned land uses.

INTERGOVERNMENTAL COORDINATION POLICIES

The county shall work with all local, state and federal agencies districts owning and managing property within Lincoln County to assure coordinated comprehensive planning.

1. Pursuant to the federal consistency requirements of the Coastal Zone Management Act (Sec. 307), all state and federal permits for activities affecting land use within Lincoln County shall be reviewed by the county for compliance with the comprehensive plan before the permit is granted.
2. The county shall maintain communication with local, state and federal agencies which may include the exchange of maps, data and other appropriate information.
3. During all comprehensive plan updates and revisions, the county shall encourage the participation of affected local, state and federal agencies and districts.

CITIZEN INVOLVEMENT POLICIES

1. There shall be a continued effort to involve citizens and citizen advisory committees (CAC's) in all phases of the planning process. The committee for citizen involvement (CCI) shall continue to assist in developing and implementing the Lincoln County Citizen Involvement Program (CIP).

2. A systematic written procedure shall be established by the county to derive comments from the Citizens Advisory Committees to the planning commission and governing body. The procedure shall show which party is to be addressed at each level of planning.
3. The facts and rationale upon which planning decisions are made shall be provided to the effected citizens advisory committees, and to others upon request.
4. Citizens Advisory Committee recommendations and the response to those recommendations shall be part of the planning commission files.

AIR, LAND AND WATER QUALITY GOALS

1. To improve the quality of air, land and water resources.
2. To secure sufficient water resources to support future growth.
3. To not exceed the carrying capacity of the county's water resources.
4. To ensure the safe and sanitary disposal of solid waste.
5. To ensure that land use will not degrade the quality of air, land and water resources.
6. To coordinate planning within river basins.

AIR, LAND AND WATER QUALITY POLICIES

1. Lincoln County shall work to solve identified air, land and water quality problems, with other counties and with:
  - a. The Lincoln County Soil and Water Conservation District in coordinating land and water management.
  - b. The Oregon Water Resources Department to determine water availability and its allocation.
  - c. The Department of Environmental Quality and the Environmental Protection Agency to determine standards and to monitor air, noise, land and water quality.
  - d. The Department of Forestry to enforce the Forest Practices Act.
  - e. Local citizens and jurisdictions.
2. Lincoln County shall work with state and federal agencies to assure that pesticides and herbicides are not dispersed in quantities and in a manner so as to adversely affect human health of its citizens.

3. Lincoln County shall strongly discourage the siting of nuclear power generation plants within the county due to the presence of high water tables, low water flows, and many geologic faults within the county.
4. Lincoln County shall strongly discourage the disposal of nuclear waste within the County due to the presence of high water tables, low water flows, and many geologic faults within the county.
5. Lincoln County shall require that disposal of chemical waste conform to all applicable state and federal standards.
6. The Lincoln County Solid Waste Advisory Committee shall develop and maintain a solid waste disposal management plan.
7. Lincoln County shall recognize the authority and responsibility of the Oregon Department of Environmental Quality to manage the waste and process discharges of existing and future industrial and commercial development. Lincoln County shall require conformance with all applicable state and federal regulations regarding waste and process discharge prior to approval of industrial and commercial development.
8. Lincoln County shall cooperate in the identification and monitoring of known aquifers. The quality of aquifers capable of augmenting domestic water supplies shall be protected.

NATURAL HAZARDS GOALS

1. To identify and evaluate areas where natural hazards are known or suspected to exist.
2. To protect life and property from natural disasters and hazards.
3. To provide appropriate safeguards for land uses in areas of natural hazards.

NATURAL HAZARD POLICIES

1. Lincoln County shall require the provision of adequate safeguards before permitting development in identified areas of known or suspected natural hazards. In regard to forest operations on forest lands, the Oregon Forest Practices Act is to provide such safeguards.
2. Lincoln County shall require site investigation reports from a qualified professional geologist or engineer or other acceptable authority prior to consideration of development request in areas of known or suspected hazards. In regard to forest practices on forest lands, the Oregon Forest Practices Act is to provide standards.
3. Lincoln County shall require developments in areas subject to flooding to comply with the requirements of the U.S. Department of Housing and Urban Development (HUD) Flood Insurance Program.
4. Lincoln County shall maintain maps of identified geologic hazards which shall be available to the public.

Definition: Areas of Natural Disaster and Hazards - are areas that are subject to natural events that are known to result

in death or endanger the works of man, such as stream flooding, ocean flooding, ground water, erosion and deposition, landslides, earthquakes, weak foundation soils and other hazards unique to local or regional areas.

FOREST LAND - GOALS

1. To conserve forest land for forest uses.

FOREST LAND - POLICIES

1. Forest Land shall be retained for the production of wood fiber and other forest uses.
2. Lincoln County shall provide for compatible uses on forest lands.
3. Lincoln County shall recognize the Oregon State Department of Forestry as the regulatory agency for forest management practices. Lincoln County shall cooperate with the Oregon State Department of Forestry to ensure that application of forest management practices are consistent with the Oregon Forest Practices Act.
4. Lincoln County shall protect existing forest uses from encroachment of incompatible non-forest uses.
5. Forest lands within designated urban growth boundaries shall be considered urbanizable upon a showing of need for such use.
6. Lincoln County will recognize the need for ownership consolidation in maximizing the forest objectives of individual forest land owners and will encourage and cooperate in the process of land exchanges between the various owners.
7. Lincoln County shall allow residences in association with forest uses within forest zones.
8. Lincoln County may permit non-forest residences on single units of ownership within forest zones. The location of such residences shall be compatible with forest management activities on adjacent properties.

9. Lands meeting one or more of the following criteria shall be designated as forest lands on the comprehensive plan map:
  - a. Lands which are predominantly in commercial forest use.
  - b. Lands which are suitable for commercial forest use and are part of a cohesive forest use area comprised of predominantly large parcels.
  - c. Lands for which the owner has expressed a desire to be classified for forest use through enrollment for special tax assessment under Forest Designation or Western Oregon Small Tract Optional Tax Law.
  - d. Lands which are needed for watershed protection.
  - e. Lands upon which the location of non-forest uses would pose serious conflicts with established forest management practices on adjacent lands.

AGRICULTURAL LANDS - GOALS

1. To preserve and maintain agricultural lands.
2. To conserve and improve the existing commercial agricultural enterprise within the area.

AGRICULTURAL LANDS - POLICIES

1. Lincoln County shall evaluate agricultural lands using the Lincoln County Agricultural Lands Priority Rating System. Those lands that achieve a priority rating of 50 points or more shall be preserved as agricultural lands.
2. Identified agricultural lands shall be preserved for agricultural uses.
3. Lincoln County shall ensure that designated agricultural lands are protected from encroachment of incompatible land use.
4. Agricultural lands within designated urban growth boundaries shall be considered urbanizable upon a showing of need for such use.
5. Where rural residences can be accommodated on land within agricultural areas not suited for agriculture or commercial timber production, such residences shall be allowed if they pose no threat of conflict with prevailing farm and forest practices.
6. Lincoln County shall allow a residence (1) for farm purposes outright on lands designated for agricultural use.
7. Lincoln County shall review the location of additional residences for farm helpers or family members assisting in farm operations on lands designated for agricultural use:

ESTUARINE RESOURCE GOALS

1. To recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands.
2. To protect, maintain, and where appropriate develop and where appropriate, restore the long term environmental, economic and social values, diversity and benefits of Lincoln County's estuaries.

ESTUARINE RESOURCE POLICIES

1. Lincoln County shall work with appropriate local, state and federal agencies and other interested parties in developing overall management programs for the county's estuaries.
2. Lincoln County's overall management plan for each estuary shall include the following policy elements:
  - a. Because Lincoln County's estuaries represent an economic resource of regional importance, overall management of each estuary shall ensure adequate provision for development at a level of intensity consistent with the overall Oregon Estuary Classification and according to the following general priorities (from highest to lowest):
    - 1) Water dependent uses requiring an estuarine location.
    - 2) Water related uses which do not degrade or reduce natural estuarine resources and value.
    - 3) Non-dependent, non-related uses which do not alter, degrade or reduce estuarine resources or values and are compatible with existing committed uses.

- b. Because Lincoln County's estuaries support a variety of vitally important natural resource values, the overall management of each estuary shall include adequate provision for both conservation and preservation of natural resources.
  - c. Because Lincoln County's estuaries represent a recreational resource of both local and statewide importance, management of each estuary shall protect recreational values and ensure public access to the estuary.
3. Lincoln County shall establish the following kinds of estuarine management units:
- a. Natural Management Units. Natural management units are those areas which are needed to assure the protection of significant fish and wildlife habitats, of continued biological productivity within the estuary, and of scientific, research, and educational needs. These shall be managed to preserve the natural resources in recognition of dynamic, natural, geological and evolutionary processes. Unless exceptions are provided for, such areas shall include, at a minimum, all major tracts of salt marsh, tideflats, and seagrass and algae beds. Natural management units shall be designated in all estuaries.

Permissible uses in natural areas shall be undeveloped low-intensity water-dependent recreation; research and educational observation, navigational aides, such as beacons and buoys; protection of habitat, nutrient fish, wildlife and aesthetic resources, and passive restoration measures, and where consistent with the resource capabilities of the area and the purposes of this management unit, aquaculture,

communication facilities, and active restoration measures.

Management Objective: To preserve, protect and where appropriate enhance these areas for the resource and support values and functions they provide.

- b. Conservation Management Units. In all estuaries except those in the overall Oregon Estuary Classification which are classed for preservation, areas shall be designated for long-term uses of renewable resources that do not require major alteration of the estuary except for the purpose of restoration. These areas shall be managed to conserve the natural resources and benefits. These shall include areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture. They shall include tracts of significant habitat smaller or of less biological importance than those in "a" above, and oyster and clam beds. Partially altered areas or estuarine areas adjacent to existing development of moderate intensity shall also be included in this classification unless otherwise needed for preservation or development consistent with the overall Oregon Estuary Classification.

Permissible uses in conservation areas shall be those allowed in "a" above; active restoration measures; aquaculture; and communication facilities. Where consistent with resource capabilities of the area and the purposes of this management unit, high-intensity water-dependent recreation; maintenance dredging of existing facilities; minor navigational improvements; mining and mineral extraction; water-dependent uses requiring occupation of water surface area by means other

than fill; and bridge crossing, shall be appropriate.

Management Objective: To conserve, protect and where appropriate enhance renewable estuarine resources for long term uses and to manage for uses which do not substantially degrade the natural or recreational resources or require major alterations of the estuary.

- c. Development Management Unit. In estuaries classified in the overall Oregon Estuary Classification for development, development management units shall be designated for navigation and other identified needs for public, commercial, and industrial, water dependent uses, consistent with the level of development or alteration allowed by the overall Oregon Estuary Classification. Such areas shall include deep-water areas adjacent or in proximity to the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material and areas of minimal biological significance needed for uses requiring alteration of the estuary.

Permissible uses in areas managed for water-dependent activities shall be navigation and water-dependent commercial and industrial uses. Where consistent with the resource capabilities and the purposes of this management unit, water-related and non-dependent, non-related uses not requiring fill; mining and mineral extraction; and activities identified in "a" and "b" above, shall be appropriate.

Management Objective: To provide for water dependent and water related development.

COASTAL SHORELAND GOALS

1. To identify coastal shorelands.
2. To identify appropriate uses in coastal shorelands.
3. To recognize the value of coastal shorelands for protection and maintenance of water quality, fish and wildlife habitat, water dependent uses, economic resources, and recreation and aesthetics.

COASTAL SHORELAND POLICIES

Ocean Shorelands:

1. Lincoln County shall establish a Coastal Shorelands Boundary and determine appropriate uses within.
2. The shoreland boundary shall be defined to include areas as follows:
  - a. Lands which are directly affected by hydraulic action of the coastal water body, including the 100 year flood plain, and lands which limit and control hydraulic action;
  - b. Areas of geologic instability which may affect or may be affected by adjacent coastal waters;
  - c. Identified headlands;
  - d. Identified areas of exceptional scenic or aesthetic qualities including lands within the state park system oriented toward ocean recreation;
  - e. Identified areas of significant shoreland and wetland biological habitats.
3. Lincoln County 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.
4. Within the shorelands boundary, Lincoln County shall adopt land use designations and standards to ensure protection of natural and cultural values for areas identified as major marshes, significant wildlife habitat, headlands, areas having exceptional aesthetic resources and historic and archaeological sites.
5. Lincoln County shall allow development within the shoreland boundary areas designated as Urbanizable and Rural Community (see Public Facilities section).
6. In ocean shoreland areas, where the land use is rural in character.
- a. Development shall be allowed where the density does not exceed the carrying capacity of the air, land or water.
  - b. Residences shall be allowed on existing parcels.

Estuarine Shorelands

7. Lincoln County recognizes that shoreland policies and estuarine policies need to be closely coordinated. Shoreland uses shall be compatible with the management unit designations on contiguous estuarine areas.
8. Commercial and industrial development shall be permitted on

suitable estuarine shorelands in rural areas upon a finding that such uses satisfy a need which cannot be accommodated on shorelands in urban or urbanizable areas.

9. Aquaculture facilities may be considered an appropriate use on rural estuarine shorelands if consistent with the adjacent estuarine management unit.
  10. Shorelands adjacent to "Natural" management units in the estuaries, shall be designated for low intensity, non-water related land uses which do not adversely impact water quality or riparian vegetation.
  11. Lincoln County shall require the maintenance and, where appropriate, restoration or riparian vegetation in estuarine shoreland areas, consistent with water dependent uses. On forest lands within the shorelands boundary, the maintenance and restoration of riparian vegetation shall be governed by the Forest Practices Act.
  12. Lincoln County shall protect shorelands identified as dredged material disposal sites from land uses which would prevent their use for dredged material disposal.
  13. Lincoln County shall protect identified restoration or mitigation sites from land uses which would prevent their ultimate restoration or addition to the estuarine ecosystem.
  14. Lincoln County shall protect estuarine shorelands which are specially suited for water dependent development from uses which would irrevocably commit those shorelands to non-water dependent uses.
-

15. Lincoln County shall make adequate provision for public and private water-dependent and water-related recreational uses within estuarine shorelands.

#### Coastal Lakes

16. Policies concerning natural hazards relating to the shoreland boundary shall apply equally to land areas adjacent to coastal lakes.

Riparian vegetation policies relating to estuarine shorelands shall apply to such vegetation surrounding coastal lakes.

For coastal lakes in rural areas, land use densities will be determined on the basis of carrying capacity, with particular care being taken to ensure that subsurface sewage disposal systems do not degrade water quality of the adjacent water bodies.

BEACHES AND DUNES -GOALS

1. To protect, conserve, and where appropriate, restore, the beaches and dunes of Lincoln County.
2. To ensure that development will be designed to minimize adverse environmental effects.
3. To ensure that development will be adequately protected from any geological hazards, wind erosion, undercutting, ocean flooding and storm waves.

BEACHES AND DUNES - POLICIES

1. Lincoln County shall review all proposed actions which may result in the alteration of any beach or any active or conditionally stable dune form. Where detailed site investigation reporting is required pursuant to the review, Lincoln County shall require a stamped report from a qualified geologist or engineer or acceptable authority, to be provided by the developer. The report shall consider the following in addition to the uniform building code requirements:
  - a. Hazards, as well as benefits, to life, public and private property, and the natural environment which may be caused by the proposed use; and
  - b. Temporary and permanent sand stabilization programs and the planned maintenance of new and existing vegetation; and
  - c. Other methods and techniques designed to minimize adverse impacts on the site and surrounding area; and
  - d. The necessity for beach front protective structures.

2. Lincoln County shall ensure that all beachfront protective structures, such as bulkheads, seawalls, riprap and similar protective structures, be designed to minimize impacts on the beach, on water currents, and on erosion and accretion patterns.
3. Lincoln County shall cooperate with the State Parks and Recreation Division to ensure that beachfront protective structures will have only a minimal adverse affect on the beach on either side of the beach zone line.
4. Lincoln County may permit beachfront protective structures only where development existed on January 1, 1977.
5. Lincoln County shall rely on the State Parks and Recreation Division to regulate beach sand removal.
6. Lincoln County may allow sand removal from the dune system upon a finding that the resulting natural processes of the dune form will not adversely affect property on or off the site.
7. Lincoln County shall cooperate with the State Parks and Recreation Division to ensure that construction of accesses to beach areas observes sound conservation practices.
8. Lincoln County shall cooperate with the State Parks and Recreation to provide adequate parking, disposal and sanitary facilities at heavily used beach access points.
9. Lincoln County shall seek local, state and federal funds to study the availability of groundwater resources in dune areas. Lincoln County shall reveiw study recommendations and establish

management standards that recognize the groundwater resource potential.

10. Lincoln County shall only allow construction on or alteration of stabilized or conditionally stable dune forms. Active dune forms and deflation plains shall be retained in their natural state as open space. Interdune areas not identified as deflation plains in conditionally stable dune areas may be developed if alteration of the dune forms will not adversely affect property on or off the site.
11. Lincoln County shall encourage the stabilization of those active dunes that pose a threat to public and private property.
12. Lincoln County shall cooperate with the Oregon State Department of Fish and Wildlife to develop methods to protect identified significant wildlife habitat beach and dune areas. Development in such areas shall be permitted only on a finding that the habitat will not be adversely affected by the proposal.
13. Prior to development, Lincoln County shall require an approved revegetation and sand stabilization plan that is to be followed during and after development.
14. Lincoln County shall establish development standards consistent with the recommendations of the RNKR Geologic Hazards Inventory and Bulletin 81.
15. Lincoln County shall work with the State Parks and Recreation Division to prohibit vehicles from Lincoln County's identified sensitive dune areas.

16. Lincoln County shall work with the State Parks and Recreation Division to regulate removal of driftwood.
17. Lincoln County shall maintain maps of known geological hazards which shall be available to the public.
18. Lincoln County shall work with the Oregon State Parks and Recreation Division to allow foredunes to be breached only to replenish sand supply in interdune areas, or on a temporary basis in an emergency action such as fire control, cleaning up oil spills, draining farm lands, or alleviating flood hazards, and only if the breaching and restoration is consistent with sound principles of conservation.

OPEN SPACES, SCENIC AND HISTORIC AREA GOALS

1. To conserve open space in rural and urban environments.
2. To protect identified mineral and aggregate deposits.
3. To protect fish and wildlife habitats.
4. To evaluate the importance of preserving ecologically and scientifically significant natural areas, as identified in the inventory.
5. To consider the effects of proposed development on scenic areas.
6. To preserve and protect areas of historic, archaeological and cultural significance.

OPEN SPACES, SCENIC AND HISTORIC AND POLICIES

1. Lincoln County shall ensure conservation of open spaces through preservation of agricultural lands, conservation of forest lands, protection of life and property from natural hazards and protection of natural resources.
2. Where no overriding conflicting needs are identified, Lincoln County shall protect identified commercially viable mineral and aggregate deposits.
3. Lincoln County shall require the reclamation of all mined and quarried lands consistent with applicable state and federal regulations.
4. When conflicting uses are proposed for identified areas of sensitive wildlife habitat, Lincoln County shall evaluate the social, economic, environmental and energy consequences of allowing the conflicting use and develop programs to minimize impacts on wildlife habitat.

5. Lincoln County shall protect riparian vegetation for fish and wildlife habitat as well as for erosion and sedimentation control. The Oregon Forest Practices' Act shall be accepted as the standards for forest operations on forest lands.
6. When conflicting uses are proposed for sites identified as having high potential as scientifically and ecologically significant natural areas, Lincoln County shall determine and evaluate the environmental, economic and social consequences of allowing the conflicting use and of retaining the area in its existing state.
7. Lincoln County shall work with the Oregon Natural Heritage Program to develop criteria by which to identify and evaluate potential scientifically and ecologically significant areas within the county.
8. Lincoln County shall protect reservoir sites which have been identified as necessary and feasible for future water storage projects.
9. Lincoln County shall protect identified historical and cultural sites from land use activities which diminish their value as historical resources.
10. Lincoln County shall continue to cooperate with the Lincoln County Historical Society, the State Advisory Committee on Historic Preservation and citizens in maintaining an inventory of historically or culturally important resources.
11. Lincoln County shall work with private landowners and state and

federal agencies to protect identified recreation trails in the review of public and private land use actions.

12. Lincoln County shall encourage the State Parks Division to acquire and incorporate into the state parks system areas of outstanding scenic quality and areas which provide visual access to such areas.
13. Publicly owned lands which provide outstanding scenic views shall be developed where appropriate.
14. Lincoln County shall encourage conservation of open spaces through the use of planned development and cluster housing.
15. Lincoln County shall be encouraged to investigate and utilize fee acquisition, easements, cluster developments, preferential assessment, development rights acquisition and similar techniques to implement this goal.

OCEAN RESOURCE GOALS

1. To understand the impacts and relationships of ocean activities to ocean resources.
2. To ensure proper management and protection of ocean resources.

OCEAN RESOURCE POLICIES

1. Lincoln County shall work with all local, state and federal agencies which have planning permit or review authority over coastal land and water.
2. Lincoln County may review proposals to determine impacts of outer continental shelf; oil, gas, mineral or other fisheries development.
3. Lincoln County shall work with state and federal agencies for development of ocean resources.
4. Lincoln County shall work to minimize on-shore impacts of offshore development where possible.

ECONOMIC GOALS

1. To establish an economic planning process in the county.
2. To support and encourage the expansion of existing industrial and commercial activities in appropriate locations.
3. To support and encourage the creation of new industrial and commercial activities in appropriate locations.
4. To recognize the environmental and developmental constraints in expansion of industrial, commercial, and residential activities.
5. To improve the average wage in the county.
6. To improve the quality of employment opportunities in Lincoln County.

ECONOMIC POLICIES

1. Lincoln County shall designate suitable lands for the creation and expansion of industrial and commercial activities.
2. Lincoln County shall monitor employment on a systematic and periodic basis as a prime tool in estimating population change and land use demand.
3. Lincoln County shall encourage, through the possible use of incentives, the location of preferred industrial activities in areas suited to and capable of supporting those activities and land uses.

4. Lincoln County shall encourage the development of facilities supportive of the vocational and higher educational needs of the community.
5. Lincoln County shall work with the state of Oregon to recognize host recreation county's need for greater support than other counties for public facility improvements to continue to meet the regional recreation needs.
6. Lincoln County shall encourage the use of local contractors.
7. Lincoln County shall encourage labor intensive commercial and industry.
8. Lincoln County shall work with cities, port districts and the Administrative District 4 Council of Governments in the maintenance and support of the overall economic development plan to establish clear and concise long range economic goals.
9. Lincoln County shall work with the cities port and special districts to promote commerce and industry.
10. When conflicting land uses are proposed, the alternatives shall be evaluated based upon economic, social, energy, and environmental costs and benefits.

TRANSPORTATION GOALS

1. To plan for a safe, convenient and economic transportation system.
2. To provide an efficient and asthetically pleasing system of public roads.
3. To develop a transportation system which enhances the county's economy.
4. To encourage energy conserving transportation modes.
5. To conserve energy in transportation.

TRANSPORTATION POLICIES

1. Lincoln County shall coordinate its transportation plans with state transportation plans, and the city comprehensive plans.
2. Lincoln County Road Committee shall recommend capital improvements plan for road construcion, major road improvements and maintenance. Priorities shall be established on the basis of road condition, road capacity, traffic volume and effectiveness toward reducing accidents.
3. Lincoln County shall review improvements to the state highway system within the county for consistency with this plan.
4. Lincoln County shall classify roads as major and minor arterials, collectors and residential streets and designate county and public roads.

5. Major arterials shall provide regional access between communities and areas of the county and state.
6. Access to major arterials shall be via fully improved streets except where no alternative exists. Developments adjacent to arterials shall provide through access via collector or residential streets to adjacent developable lands.
7. In response to applications for highway access permits for abutting properties from the State of Oregon, Lincoln County shall respond with the following condition:  
"This highway access permit shall be valid only as long as alternative access from a collector or local street is not available. Upon development or improvement of a collector or local street, this permit shall be terminated and the driveway shall be abandoned".
8. Adequate setbacks from arterial and collector roads shall be required in order to provide for future purchase of additional right-of-way.
9. Existing rights of way shall be used where appropriate and future needed rights of way shall be designated to improve the safety of vehicular circulation within the county.
10. Lincoln County shall work to preserve existing rights of way that have been identified as having future potential as transportation corridors.
11. Lincoln County shall adopt minimum standards for road construction, improvements and maintenance for county and public roads.

*deleted  
by Ord # 142*

12. ~~As a condition of final subdivision and major partition approval Lincoln County shall require either formation of a local improvement district or annexation to a local improvement district.~~
13. Lincoln County shall work with road districts through inter-governmental agreements to provide programs for improvement and continual maintenance.
14. Lincoln County shall work with existing road districts to ensure improvement of public roads to minimum county standards.
15. Lincoln County may share in public road maintenance and improvements with abutting property owners. The county share shall be based upon benefit, road use, classification and priority of the county road capital improvement plan.
16. A condition of final development approval shall be that public roads providing access to proposed development be improved to minimum county standards.
17. Lincoln County shall initiate vacation or closure of county or public roads which are no longer necessary for access or which cannot be maintained as determined by the county engineer except where such roads abut the ocean.
18. Lincoln County may reduce county roads to public road status.
19. Set-backs for development shall provide for the planned right-of-way width.
20. The establishment of private road rights-of-way to accommodate land partitioning shall be to minimum county road standards.

except when no further partitioning or subdividing is possible.

21. Lincoln County shall encourage the improvement of existing airports.
22. Lincoln County shall work with citizens, the Department of Transportation Aeronautics Division, and cities to develop zones which designate surrounding land uses compatible with airports.
23. Development of heliports, except for emergency use, shall be restricted to industrial, forest and agricultural areas.
24. The Lincoln County Airport Advisory Committee shall advise the county on all land use matters pertinent to airport and aircraft safety.
25. Lincoln County shall encourage:
  - a. Improved transportation choices including opportunities for those who are aged or incapable due to physical or mental disorder.
  - b. Establishment of a commuter airline service;
  - c. Improvement and maintenance of marine facilities, where appropriate, such as docks, jetties and channels and;
  - d. Designation and improvement of pedestrian and bicycle routes.
26. Lincoln County shall promote the expansion of the railway system capability.
27. Lincoln County shall review proposals to locate high voltage electrical transmission lines and high volume natural gas or oil pipelines. The review shall take into consideration land

uses along and adjacent to these transmission corridors, weighing public benefit, environmental safety and the economics of alternative proposals.

28. Transmission lines and pipelines serving and linking residential, commercial and industrial users shall be located along common corridors where feasible.
29. Lincoln County shall encourage the licensing of bicycles by State of Oregon to increase revenues for bikeway facilities.
30. Lincoln County shall encourage the Oregon Department of Transportation to widen and improve valley access highways.
31. Lincoln County shall require designation of car pool parking areas as part of access management plan for intersections near major collectors.

ENERGY GOALS

1. To conserve energy.
2. To manage and control land and uses developed on that land to maximize the conservation of all forms of energy, based on sound economic principles.

ENERGY POLICIES

1. Lincoln County shall consider and employ methods of conserving energy in all public buildings and facilities.
2. Lincoln County shall actively seek various funding sources for development of alternative energy facilities.
3. Lincoln County shall encourage residents to utilize federal, state and private energy conservation programs such as weatherization and home rehabilitation.
4. Lincoln County shall encourage the use of planned developments where appropriate to decrease the amount of energy expended for development.
5. Lincoln County shall develop standards for solar and wind easements which ensure access to these resources for structures which could rely on these energy sources.
6. Lincoln County shall review proposals for onshore and offshore location of major energy production or storage facilities for consistency with the Comprehensive Plan.
7. Lincoln County shall encourage the establishment and public awareness of an energy conservation and alternative energy resource library.

8. Lincoln County shall encourage alternative sources of energy and alternative means of construction to conserve energy.
9. Lincoln County shall encourage subdivision and planned unit development plat design which optimize the potential for solar and wind power.

HOUSING GOALS

1. To assist in providing housing.
2. To provide opportunities for a variety of housing choices, including low and moderate income housing to meet the needs, desires, and financial capabilities of all Lincoln County residents.
3. To make housing more efficient.

HOUSING POLICIES

1. Lincoln County shall cooperate with interested cities in creating a countywide housing task force made up of citizens and policy makers, with a professional staff capability which if funds are available shall:
  - a. make known the scope and content of existing energy conservation and housing rehabilitation programs and encourage the use of these programs by assisting public and private groups and individuals in obtaining loan and grant monies; and
  - b. develop a plan for housing assistance which shall:
    1. increase the amount of decent and affordable housing, including rentals;
    2. increase the amount of lower-cost rental housing available to the elderly;
    3. decrease the proportion of their income which the elderly spend for housing

2. Lincoln County shall make the provisions of the Tenant-Landlord Act (ORS 91.7) available to the public.
3. Lincoln County shall designate suitable land area to meet rural residential needs.

RECREATION GOALS

1. To provide for recreation facilities for both residents and visitors in Lincoln County.
2. To maintain the region as a tourist recreation area.

RECREATION POLICIES

1. Public park areas with direct access to highways shall be designated for regional use. Lincoln County shall work with the State Parks Division and the Highway Division to improve access to regional park area.
2. Lincoln County shall encourage the State of Oregon to develop state owned land located near or along the oceanfront with good public access for recreational use.
3. Lincoln County shall ensure that all public beach accesses are clearly marked. Access areas shall be evaluated for improvements for proper parking and beach trails as part of the County's yearly budget process.
4. Lincoln County shall work with private land owners, local agencies and the state to provide improved river access for fishing and recreation.
5. Lincoln County shall concentrate its park personnel, funding and development in the non-coastal areas with a high priority for facilities for county residents.

6. Proposed oceanfront developments shall dedicate areas for public beach accesses in low bank areas consistent with county standards.
7. Lincoln County shall work with local citizens as well as the State Parks Division to designate and improve park areas for community park use.
8. Lincoln County shall consider the relationship of transportation to recreation in planning.
9. Lincoln County shall diversify recreation opportunities within the County and shall include opportunities and facilities for the physically handicapped where appropriate.
10. Lincoln County shall work with citizens, and local and state agencies to develop a system of trails using public lands and rights of way.
11. Lincoln County shall coordinate its recreational planning and programming efforts with the Statewide Comprehensive Outdoor Recreation Plan and the private sector and others engaged in planning and providing recreational facilities and opportunities and utilize existing facilities prior to construction of new facilities.
12. Lincoln County shall petition the State of Oregon to assist in obtaining public recreational facilities and other improvement funds for host recreation counties such as Lincoln County.
13. Lincoln County shall review and coordinate the development of all parks.

14. Subject to County and State standards recreation parks shall be compatible uses in all areas.
15. Lincoln County shall encourage outdoor recreation activities which are compatible with the primary land uses.

PUBLIC FACILITIES GOALS

1. To maintain a respect for human needs and individual freedom while exercising those controls which are in the best interests of the total county population.
2. To promote, on an equitable basis, the highest level of services the citizens are willing to support.
3. To achieve intergovernmental harmony and improved public service through closer cooperation with other units of government operating in the county.
4. To encourage the public, quasi-public and private county services and related facilities which maintain and insure the safety, health and welfare.

PUBLIC FACILITIES POLICIES

1. Lincoln County, with the cooperation of other units of government, shall prepare a program of coordination, and where possible, facility sharing to maximize the use of available public resources of both the County and other units of government.
2. Lincoln County shall encourage a quality system of public, semi-public and private facilities services that includes:
  - a. Adequate fire and policies protection service and facilities.
  - b. Convenient locations for facilities used frequently by citizens.
  - c. Solid waste disposal facilities which meet existing and future needs.

- d. Recycling facilities in accordance with identified needs.
  - e. Properly located sanitary landfills.
3. Lincoln County shall work with and encourage the Lincoln County School District in the provision of educational services for the citizens of the County. Lincoln County shall:
    - a. Encourage the development of physical facilities which offer an atmosphere conducive to learning and development. This includes the replacement, improvement and expansion of facilities to accomodate present and future student needs. Such facilities should be conveniently located, and well designed, or facilities related to the activities and needs of the county.
    - b. Encourage the provision of adequate site facilities which are useful both to students and the general county. Coordinate educational facility site development with city and county recreation and community programs to enhance the potential advantages of shared use.
    - c. Encourage the development of programs relating to basic education, adult continuing education, special education, and vocational training.
  4. Lincoln County shall encourage the development of a system of health facilities which is located with regard to population distribution.
  5. Lincoln County shall encourage the provision of general hospital facilities to meet present and future health needs, developed in coordination with local hospital districts.

6. Lincoln County shall encourage the development of specialized medical and health care programs to meet the needs of the County's population.
7. Lincoln County shall coordinate and promote a standardized street address numbering system.
8. Lincoln County and the cities of Lincoln County shall work together with citizens in the establishment and maintenance of urban growth boundaries.
9. Lincoln County shall provide only rural levels and types of public facilities. Developments proposed for urban density within urban growth boundaries, but outside of existing corporate boundaries shall be allowed only when the respective city, special districts and other private sector providers have agreed to provide the full range and level of urban type facilities, at levels equal to that found within the respective cities.
10. Special district plans and extension of public facilities and services to unincorporated lands within Urban Growth Boundaries shall be coordinated by the County with the affected City.
  - a. Lincoln County shall coordinate the development, through intergovernmental agreement, of the delivery of urban services such as community water, sanitary sewer, and rural fire protection.
  - b. Lincoln County shall make available to the special districts, cities and other public facilities and service providers current demographic and land use data.

- c. Lincoln County shall annually review and coordinate the update of special districts and other private sector providers' plans for capital improvements and service extensions detailing the characteristics of the services and facilities being provided.
11. Within urban growth areas proposals for subdivision and major and minor partitions shall be accompanied by a redivision plan to planned urban densities. This redivision plan shall show the proposed location of future streets, easements, and lot lines. The redivision plans must be consistent with the city's comprehensive plan.
12. The type and level of public facilities and services extended to lands outside of urban growth boundaries shall be appropriate for, but limited to the needs and requirements of the rural areas to be served.
13. The overall land use classification system shall include the following rural residential categories:
- a. Rural residential communities and service centers.
- (1) Rural residential communities and service centers shall be defined on the basis of population, an historic settlement, the existence of commercial/industrial facilities, adequate public services and facilities and a permanent commitment to residential land use.
- (2) Rural residential communities shall be further delimited by rural service boundaries.
- (3) Those public and private services and facilities considered appropriate for rural residential communities and service center designation shall include but not be limited to: Community water systems, sanitary sewerage (or approved

subsurface or alternative waste disposal systems), rural fire protection, rural police protection, energy, communications and emergency services.

- (4) Developments proposed for urban density within rural residential communities shall be allowed only when the respective special district and other private sector providers have agreed to provide an adequate level of urban type facilities at levels equal to that found in incorporated areas of the county.
- (5) Subdivisions shall be encouraged within rural residential communities.

b. Dispersed residential.

- (1) Dispersed residential areas are committed to residential use and shall be defined on the basis of population and as areas having a historic land use pattern of low density settlement with few if any public services and facilities either existing or planned and which are outside of natural resource areas.
- (2) Those public services and facilities considered appropriate for dispersed residential areas shall be limited to existing services and facilities and those services and facility improvements that are needed for the maintenance of the existing low density residential uses.
- (3) Water systems shall be individual or approved community water systems. Sewerage shall be by means of on-site subsurface disposal, or alternative waste disposal systems. Dispersed residential areas shall be served by rural fire protection districts where available. Where rural fire

protection districts are not established, special performance standards shall be applied to ensure adequate protection of the surrounding natural resources.

14. Lincoln County shall review the siting of all major proposed public utility facilities, such as power substations and transmission lines.
15. Lincoln County shall set urban growth boundaries which will include areas committed to urbanization that are adjacent to incorporated cities. Where feasible these boundaries shall conform to natural and man-made barriers, allowing for the maximum efficiency of land use on the fringe of the urban area.
16. Lincoln County shall develop standards through the implementing ordinances to buffer incompatible land uses.
17. Within urban growth areas proposals for new development shall be reviewed for compatibility with existing neighboring development. New development which creates or leads to conflicting requirements and impacts upon the air, water and land resources shall be separated or buffered from existing development.
18. Lincoln County shall encourage the State of Oregon to assist the county in obtaining public facility and other improvement funds for host recreation counties such as Lincoln County.
19. Forest and agricultural lands may be designated for public facilities and services when justified with the following findings:
  - a. There is a need for a new public facility in the area;
  - b. Alternative sites for the proposed facility were examined and found to be less suitable;

- c. Social, environmental, economic and energy consequences of locating a new facility on the agricultural or forest lands were identified and considered before the site was chosen; and
  - d. The facility use is found to be compatible with other adjacent forest or agricultural uses.
20. Future school sites shall be reviewed by the county to ensure compatibility with surrounding land uses.
21. All existing school sites shall be designated for school use.
22. Lincoln County supports the Big Rock Creek Dam project as a source of water for Lincoln County.

### Plan Designations

The purpose of plan designations is to define and set down on maps what the citizens and property owners of Lincoln County consider to be appropriate uses of the land. These designations are the conclusions wrought from the consideration of facts and information presented and evaluated through the process of developing this comprehensive plan. The following plan designations are set out of the Lincoln County Comprehensive Plan Maps.

### Forest Lands

Forest lands represent nearly 90% of Lincoln County and are its major resource. These are mainly held in large ownership patterns and covered by commercial stands of Douglas fir, true fir, hemlock, cedar and spruce. Uses such as raising and harvesting of the forest crop and existing recreation facilities are primary. Secondary uses such as new recreation facilities, public and private utilities and dwellings may be included by county review.

### Agricultural Lands

Agricultural lands represent nearly 2% of lands in Lincoln County. These ownerships lie along the river and creek valleys and are mainly used for grazing and small gardens with some commercial agriculture. The primary use of these properties is intended to be agricultural to maintain their current resource value. Uses such as agriculture, forestry, dwellings necessary for farm use and existing public recreation facilities are primary. Secondary uses such as farm help residences, quarrying, new recreation facilities and similar uses may be included by county review.

### Dispersed Residential

Dispersed residential areas are located on marine terraces and valley floors. Residential use densities shall be as necessary for on site sewer disposal and water supply. Uses such as forestry, farming and rural residential subdivisions, and existing public recreation facilities are primary. Secondary uses such as new recreation facilities, quarrying, sanitary land fills, government uses, and similar uses may be included by county review.

### Rural Community Centers

Rural community centers are existing service communities where small lots have been platted, commercial services have developed and community facilities are located. These are areas where utility systems may be present or would be appropriate in the future to solve identified problems. These factors indicate a need for a certain level of residential growth to accomplish and pay for needed improvements. Uses such as residential, existing public recreation facilities, commercial and industrial activities limited to those which are existing or compatible to the surrounding activities are primary. Secondary uses such as new public recreation facilities, public utilities, government uses, and similar uses may be included by county review.

### Rural Service Center

Rural service centers are areas where small lots have been platted and commercial service has developed. Commercial and commercial industrial activities should be limited to those which are existing or necessary for and compatible to the surrounding rural area. Uses such as farm

implement stores, grocers, laundry, auto/truck service station, existing public recreation facilities, and community halls are primary. Secondary uses such as new recreational facilities, government use, restaurant, bar or tavern, new public utilities, or similar uses may be included by county review.

### Suburban Residential

Building and facilities must be in place at the time of adoption of this plan or be inside of an established Urban Growth Boundary to acquire this designation. If a small residential lot lies along an improved road between two lots with buildings it is also considered committed. Water must be available either by individual or community system. These represent the minimum, if more facilities are present then the area is further justified as built and committed. Primary uses are single family residential, multi-family residential where urban facilities and services are available, and existing public recreation facilities. Secondary uses such as community facilities, new public recreation facilities, government uses and similar uses may be included by county review.

### General Commercial

This area is provided to accommodate the normal range of business activities and meet the day-to-day needs of the community. Uses such as retail store, repair shop, barber shop, beauty shop, motel, community hall are primary. Secondary use such as service stations or drive-ins and outdoor amusement center may be included by county review.

### Water Dependent Commercial

Water Dependent Commercial areas are for use by commercial activities which can be carried out only on, in, or adjacent to water areas. Uses such as marina, marine fuel sales and botanical or undersea garden may be included by county review.

### Industrial

This area is provided to accommodate the more intensive and large scale commercial enterprises and industrial uses. Uses such as implement sales, storage or repairs, lumber or building materials sales and storage, and tire sales and repair are primary. Uses which require special standards such as quarrying pulp mill, gas or petroleum manufacturing, airport, and auto wrecking may be included by county review.

### Water Dependent Industrial

Water Dependent Industrial areas are for use by industrial activities which can be carried out only on, in or adjacent to water areas. Uses such as booming grounds, log storage, dredging and dredge spoil storage, boat building and log dumps may be included by county review.

### Shorelands

Shorelands area is an overlay designation including areas contiguous to the ocean, estuaries, or coastal lakes to recognize the unique values of these lands. Primary uses are as set out in the underlying zone, however, industrial uses such as water dependent commercial and water dependent industrial, minor and major partitions and subdivisions may only be

included by county review with a finding of need which cannot be accommodated in other upland or urban areas.