

Routine Program Change

Seeking to Incorporate Certain Provisions of the City of Waldport
Comprehensive Plan and Municipal Code into the Oregon Coastal Management Program

July 8, 2015

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval by the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) to incorporate the current version of the **City of Waldport Comprehensive Plan (WCP) and Title 16, Development Code, of the City of Waldport Municipal Code (WDC)**, into the Oregon Coastal Management Program (OCMP). DLCD requests OCM's concurrence that the incorporation is a Routine Program Change (RPC) to the OCMP. The DLCD has identified and described the enforceable policies that DLCD will apply to federal consistency reviews and explains why their incorporation constitutes a routine program change to the OCMP.

The Land Conservation and Development Commission (LCDC) acknowledged most of the WCP and codes as being in compliance with the Statewide Planning Goals on January 27, 1983, and acknowledged the coastal portions of the plan and codes on March 11, 1983. OCM approved these documents as components of the OCMP on February 10, 1984. The City has revised some parts of the plan and code provisions over the years; these amendments are captured in this RPC submittal.

These changes were approved by the State of Oregon (through the Land Conservation and Development Commission) as meeting the statewide planning goals. DLCD is now submitting to OCM the current version of the plan and code reflecting all changes subsequent to NOAA's 1984 approval, for incorporation into the OCMP. The submittal includes the city's comprehensive plan and code including policies that apply to the Chetco River estuary within city jurisdiction.

Section II of this analysis describes the legal and policy framework of Oregon's Coastal Management Program, summarizes the key elements of Oregon's land use planning system and the relationship between state requirements and local land use plans and regulations, lists the statewide planning goals, and describes the relationship between the statewide program and the OCMP. Section III lists and briefly describes the enforceable policies of the WCP and WDC that DLCD seeks to incorporate into the OCMP. Section IV analyzes the five CZMA program approvability areas potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section V contains a table of all City of Waldport enforceable policies that Oregon seeks to incorporate into the OCMP.

II. Framework for Oregon's Approved Coastal Management Program

A. Oregon's land use planning program: state-local relationship

As noted in NOAA's review and approval of the OCMP in 1977, the Statewide Planning Program (ORS Chapter 197, Comprehensive Land Use Planning Coordination), is the principal mechanism by which the state ensures that state goals for land use planning, conserving and developing coastal and other resources in Oregon are implemented by local governments with state oversight. Local governments, such as Waldport, are required to adopt comprehensive land use plans that meet the statewide requirements and to make the day-to-day land use decisions in conformance with those state-approved goal-based plans. Since the mid-1980s, the plans and ordinances of all cities and counties in Oregon have been found to be in compliance with the goals. The state, through the LCDC and DLCD, also review amendments to local plans and ordinances for compliance with state requirements.

B. Statewide Planning Goals

The nineteen statewide planning goals (<http://www.oregon.gov/LCD/goals.shtml>), which are adopted as administrative rules (Oregon Administrative Rules Chapter 660, Division 015), express the state's policies on land use and (along with additional administrative rules) provide standards for local land use planning and decision-making. Some goals set standards for how certain types of land are to be planned and zoned; for example, Goal 18 sets specific standards for development on various types of dunes. NOAA/OCM has approved these statewide planning goals and related administrative rules as core components of the OCMP.

The central purpose and requirements of the statewide planning goals are:

Goal 1 CITIZEN INVOLVEMENT: requires local governments to provide "the opportunity for citizens to be involved in all phases of the planning process;" requires each city and county to have a citizen involvement program and a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Goal 2 LAND USE PLANNING: outlines procedures for planning; specifies elements of comprehensive planning, requires local jurisdictions to adopt enforceable "implementation ordinances" to carry out the plan's "enforceable" policies; requires local land use decisions to conform to adopted comprehensive plan and ordinances.

Goal 3 AGRICULTURAL LANDS: defines "agricultural lands;" requires counties to inventory soil types and designate such lands as agricultural lands based on soil type and actual use and to "preserve and maintain" those lands through zoning.

Goal 4 FOREST LANDS: defines "forest lands;" requires counties to inventory forest capability, identify forest land, and adopt policies and ordinances to "conserve forest lands for forest uses."

Goal 5 OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES: requires local plans to address more than a dozen natural and cultural resources (e.g. wildlife habitats, wetlands, historic sites); establishes a process for each resource is to be inventoried and evaluated by local governments; creates options for local governments to protect identified significant resources.

Goal 6 AIR, WATER AND LAND RESOURCES QUALITY: requires local comprehensive plans and ordinances to be consistent with state and federal regulations on solid waste, groundwater pollution, municipal sewerage discharge, air emissions, etc.

Goal 7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: seeks to protect development from natural hazards (e.g. floods, landslides, and erosion); requires jurisdictions to use hazard inventories supplied by state agencies and apply "appropriate safeguards" (i.e. floodplain zoning) to those areas.

Goal 8 RECREATION NEEDS: requires jurisdictions to plan for recreational opportunities based on an inventory of recreational resources, evaluation of areas and facilities for recreation, and projected demand for recreation.

Goal 9 ECONOMY OF THE STATE: calls for diversification and improvement of the economy; requires inventory of existing and potential commercial and industrial lands, determine future needs for such lands, and plan and zone lands sufficient to meet those needs.

Goal 10 HOUSING: specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

Goal 11 PUBLIC FACILITIES AND SERVICES: calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection; links provision of new services to urbanization policies in Goal 14.

Goal 12 TRANSPORTATION: aims to provide "a safe, convenient and economic transportation system;" requires consideration of multiple transportation modes; links funding for transportation facilities to transportation plans.

Goal 13 ENERGY: seeks to use land use plans to control development to "maximize the conservation of all forms of energy, based upon sound economic principles."

Goal 14 URBANIZATION: requires cities to work with counties to estimate future population growth and related needs for land in unincorporated areas and to jointly designate sufficient land to meet those needs; requires each city jointly with its county, to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land."

Goal 15 WILLAMETTE GREENWAY: pertains only to those jurisdictions that touch on or include the Willamette River Greenway; not applicable in the Coastal Zone.

Goal 16 ESTUARINE RESOURCES: establishes state-level estuary classification system and designates each of 22 estuaries into one of four categories: Natural, Conservation, Shallow-draft Development, and Deep-draft Development; establishes planning and management requirements for each category; specifies land uses and activities permissible in those areas; emphasizes habitat protection; links closely to Goal 18.

Goal 16 COASTAL SHORELANDS: defines a shoreland planning area along the ocean shore, estuaries, and other water bodies and requires local governments to map the shoreland boundary; specifies how certain types of land and resources within the shoreland area are to be managed; emphasizes unique coastal land uses (e.g. port facilities) and requires protection of sites for "water-dependent" or "water related" uses.

Goal 18 BEACHES AND DUNES: specifies planning standards for protecting or developing various types of dunes; prohibits most development on beaches and active foredunes; prohibits ocean shorefront protective structures for most development built after 1977; establishes standards for dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19 OCEAN RESOURCES: seeks to “conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf;” creates basis for planning and management of state ocean waters through the state Territorial Sea Plan; establishes requirements for state agencies rather than cities and counties.

C. The Oregon Coastal Management Program

NOAA’s 1977 approval of the OCMP pre-dated development and state approval of coastal local government plans and ordinances (most of which occurred between 1978 and 1985), but was predicated on “the central authority by which Oregon will implement the program is SB 100” (subsequently codified as ORS 197). NOAA approval also included the enforceable policies of the statewide planning goals, including the coastal goals, and the statutory authorities of several state agencies (e.g. Department of Environmental Quality). In the years following this 1977 approval all coastal local governments created and adopted comprehensive plans and ordinances, which LCDC reviewed, approved, and submitted to OCM for approval as Routine Program Changes (RPC).

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS 197 which requires local plans to be periodically reviewed and amended to reflect changes in laws, requirements for meeting the statewide planning goals, community needs, development, and other factors. For “Periodic Review” updates, the DLCD works closely with local governments to identify needed changes and a work schedule for addressing them. Many amendments are minor in nature and do not involve substantive policy changes. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies and how the provisions implement the applicable statewide planning goals.

III. Waldport Comprehensive Plan and Municipal Code Titles Incorporated as Enforceable Policies

While DLCD seeks to incorporate the WCP and WDC into the OCMP in their entirety, DLCD has identified specific sections within each that could be used as enforceable policies for federal consistency purposes.

As required by 16 USC 1453(6a) and OCM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies, contained in discrete sections of the plan and ordinance, are listed in subsections A and B, below, and listed in table form in Section V. Any plan and ordinance provisions not part of this submittal that were approved by NOAA in 1984 remain unchanged.

A. COMPREHENSIVE PLAN

The city’s comprehensive plan establishes the basis for land use regulation throughout the city. The plan is comprised of two documents:

- 1) City of Waldport Comprehensive Plan Goals and Policies. This document contains goal and policy statements formatted to address the Statewide Planning Goals (pp 1 – 32),

Inventory information (pp 33 – 62), a Transportation Systems Plan (pp 63 – 80), a sub-area plan for Yaquina John Point (pp 81 – 243), a Parks and Recreation Plan (pp244 – 312), and a sub-area plan for Crestline.

However, DLCD has determined that none of the policy statements contained in the City of Waldport Comprehensive Plan can be construed as enforceable within the meaning of 16 USC 1453(6a) and used for federal consistency review purposes.

- 2) City of Waldport Comprehensive Plan Estuary Plan. This plan is as a separate document from the balance of the comprehensive plan and contains enforceable policies pertaining to resources, uses, and activities in the Alsea Bay estuary and was developed in coordination with the Lincoln County Alsea Bay Estuary Plan adopted by Lincoln County.

DLCD seeks to include the following as enforceable policies:

ESTUARY PLAN

p. C-1

I. Introduction

Sub-items (1) – (4) General priorities for management of estuarine resources

pp C-2 – C-3

Estuarine management units established:

- (1) Natural (management units): specifies purpose and application criteria;
Items (a) – (h) Permissible uses in a Natural Estuarine Management Unit
Items (a) – (h) Conditional Uses in Natural Estuarine Management Unit; specifies how compatibility with resource capability test is to be achieved.

pp C-3 – C-4

- (2) Conservation (management units): specifies purpose and application criteria;
Items (a) – (g) lists Conditional Uses allowed in the Conservation Management Unit consistent with resource capability test; specifies how compatibility is to be achieved.

pp C-4 – C-6

Review Requirements

- (1) Requires impact assessment for actions which would potentially alter the estuarine ecosystem;
- (2) Limits dredging and/or filling activities;
- (3) Requires application of certain state statutes;
- (5) Requires mitigation for dredge or fill activities in intertidal marsh areas;
- (6) Prohibits disposal of dredged material in intertidal or tidal marsh estuarine area unless part of an approved fill project
- (7) Limits the size and shape of a dock or pier;

pp C-8 – C-15

II. Estuarine Use Standards

Requires all new uses and activities in the Alsea Bay estuary to comply with specific standards prior to approval by the City; requires local use standards to be applied through local review of appropriate state or federal permits for the activity; specifies criteria to be addressed for each of the following activities:

- Aquaculture: criteria 1 – 4;
- Dikes: criteria 1 – 4;
- Dredging: criteria 1 – 3;
- Dredged Material Disposal: criteria 1 – 7;
- Excavation: criteria 1 – 4;
- Fill: criteria 1 – 8;
- Marina and Port Facilities: criteria 1 – 5;
- Mineral and Aggregate Extraction: criteria 1 – 4;
- Outfalls: criteria 1 – 2;
- Restoration: criteria 1 – 2;
- Shoreline Stabilization: criteria 1 – 6;
- Structures: criteria 1 – 9;
- Submerged Crossings: criteria 1 – 3;
- Temporary Alterations: criteria 1 – 2;
- Water Handling of Logs: criterion 1.

pp C-16 – C-24

III. Management Unit Permitted Use Matrices

Defines Permitted (P), Conditional (C), and Not Allowed (N) uses contained in matrices for each Management Unit;

Specifies location description, management classification, resource capability, management objective, special policies, and Permitted Use matrix for each unit:

- Management Unit 1 – Alsea: Conservation
- Management Unit 2 – Alsea: Natural
- Management Unit 3 – Alsea: Natural
- Management Unit 4 – Alsea: Natural
- Management Unit 5 – Alsea: Natural
- Management Unit 6 – Alsea: Conservation
- Management Unit 7 – Alsea: Natural
- Management Unit 8 – Alsea: Natural

pp C-40 – C-49

V. Definitions

While not enforceable policies *per se*, definitions are necessary for ensuring the exact meaning of terms used in the plan and for supporting legal interpretation and application of enforceable policies and plan and code provisions.

B. DEVELOPMENT CODE, TITLE 16 of WALDPOR MUNICIPAL CODE

Title 16, Development, contains zoning regulations for land uses and activities within the city. A current copy of the city's official land use and zone map is available as a PDF file through the city's website <http://www.waldport.org/Documents/pdf%20files/waldzone-10-2011.pdf>. Title 16, Development, of the Municipal Code is also accessible on the city's website.

Chapter 16.04 – Introductory Provisions and Definitions

Sections 16.04.010 – 16.04.060 specifies purpose of code requirements, defines terms used to support legal interpretation and application of enforceable policies in code provisions.

Chapter 16.08 – Basic Provisions

Sections 16.08.010 – 16.08.060 require compliance with code provisions, sets out classification of zones, describes zone purposes.

Chapter 16.12 – Residential Zone R-1

Sections 16.12.010 – 16.12.030 specify uses permitted outright, conditional uses permitted, and other requirements.

Chapter 16.16 – Residential Zone R-2

Sections 16.16.010 – 16.16.030 specify uses permitted outright, conditional uses permitted, and other requirements.

Chapter 16.20 – Residential Zone R-3

Sections 16.20.010 – 16.20.030 specify uses permitted outright, conditional uses permitted, and other requirements

Chapter 16.24 – Residential Zone R-4

Sections 16.24.010 – 16.24.030 specify uses permitted outright, conditional uses permitted, and other requirements

Chapter 16.28 – Retail Commercial Zone C-1

Sections 16.28.010 – 16.28.030 specify uses permitted outright, conditional uses permitted, and other requirements.

Chapter 16.30 – Downtown District Zone D-D

Sections 16.30.010 – 16.30.110 specify the permitted uses, conditional uses, architectural and other requirements for uses in the zone.

Chapter 16.32 – General Commercial Zone C-2

Sections 16.32.010 – 16.32.030 specify uses permitted outright, conditional uses permitted, and other requirements.

Chapter 16.36 – Planned Industrial Zone I-P

Sections 16.36.010 – 16.36.040 specify uses permitted outright, conditional uses permitted, prohibited uses and other requirements.

Chapter 16.44 – Marine Waterway Zone M-W

Sections 16.44.010 – 16.44.030 specify uses permitted outright, conditional uses permitted, and other requirements.

Chapter 16.48 – Planned Marine and Recreation Zone M-P

Sections 16.48.010 – 16.48.040 specify uses permitted outright, conditional uses permitted, and other requirements.

Chapter 16.52 – Public Facilities Zone P-F

Sections 16.52.010 – 16.52.020 specify the permitted uses and conditional uses.

Chapter 16.56 – Single-Wide Mobile Home Overlay Zone S-W

Sections 16.56.010 – 16.56.030 specify the purpose and placement standards.

Chapter 16.60 – Planned Development Zone P-D

Sections 16.60.010 – 16.60.040 specify the purpose and general requirements.

Chapter 16.62 – Waldport Southwest Overlay Zone W-SW

Sections 16.62.010 – 16.62.060 specify uses permitted outright, conditionally permitted, conditional use criteria, design standards, and other requirements.

Chapter 16.64 – Coastal Shorelands Overlay Zone C-S

Sections 16.64.010 – 16.64.050 implement the coastal shorelands policies in the comprehensive plan; specify uses, standards, and procedures.

Chapter 16.68 – Flood Hazard Overlay Zone

Sections 16.68.010 – 16.68.110 specify definitions, permit requirements, development standards for FIRM zones, and other technical requirements.

Chapter 16.70 – Significant Natural Resources Overlay Zone

Sections 16.70.010 – 16.70.080 implements Statewide Planning goals 5 and 17, defines terms, provides development standards, provides mitigation standards, and other requirements.

Chapter 16.84 – Conditional Uses

Sections 16.84.010 – 16.84.070 specify requirements for review and approval of conditional uses listed in the zone districts.

Chapter 16.88 – Nonconforming Uses

Sections 16.88.010 – 16.88.050 specify requirements for review and approval of uses of structures or sites that do not conform to regulations in the district within which they are located.

Chapter 16.92 - Variances

Sections 16.92.010 – 16.92.040 specify standards for evaluating and approving variances to the requirements of the code for specific uses and use districts

Chapter 16.96 – Development Guidelines

Sections 16.96.010 – 16.96.030 specify requirements for development in identified hazard areas.

Chapter 16.104 – Amendments

Sections 16.104.010 – 16.104.040 specify requirements for amending the text or map of the zoning code.

IV. This Action is a Routine Program Change

The incorporation of the enforceable policies listed above of the current City of Waldport Comprehensive Plan and Municipal Code into the OCMP does not substantially alter any of the five program areas detailed in 15 CFR 923:

1. Uses subject to management (Subpart B)

This action does not substantially change the uses subject to management specified in the OCMP (navigation and transportation; residential/urban/industrial, including energy production; agriculture and forestry; recreation; fish and wildlife production and utilization; public facilities; mining and minerals; and restoration) or those originally included in the City of Waldport Comprehensive Plan and Municipal Code approved by OCRM in 1984. The State of Oregon requires the plan and ordinance to implement Oregon's statewide planning goals, which require local jurisdictions to set standards for various uses, including those set forth in the OCMP. Because the uses permitted by the plan and ordinance must be consistent with the statewide planning goals and because the city has not added any new uses, incorporation of the updated plan and ordinance into the OCMP merely refines and does not substantially change the uses subject to management.

2. Special management areas (Subpart C)

This action does not change the criteria for designating areas of particular concern, or areas for preservation or restoration. Statewide planning goals 16 through 18 set the criteria and procedures for establishing and managing estuarine areas (Goal 16), coastal shorelands (Goal 16), and beaches and dunes (Goal 18). The City of Waldport Comprehensive Plan and Municipal Code merely set policies and standards for designating and managing these areas within city jurisdiction.

3. Boundaries (Subpart D)

This action applies only to lands under the jurisdiction of the City of Waldport. It does not change Oregon's inland or seaward coastal zone boundary, nor does it change the status of excluded lands.

4. Authorities and organization (Subpart E)

This action does not change Oregon's authority or organization, nor does it alter Oregon's administration of the OCMP. Oregon's land use system and statewide planning goals establish criteria and standards for local planning; the city plan and ordinance simply implement those standards.

5. Coordination, public involvement and national interest (Subpart F)

This action does not change any coordination, public involvement, or national interest provisions of the OCMP.

V. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate certain provisions of the City of Waldport Comprehensive Plan (WCP) and Zoning Code (WZC) into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies and that DLCD anticipates using for Federal Consistency review purposes.				
State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/ Program Authority or Change	Enforcement Mechanism(s)	Date Adopted by State	Date Effective in State
ADDED			mm/dd/year	mm/dd/year
City of Waldport Plan and Zoning Code (Title 16 of City Code)	*DLCD seeks to incorporate the City of Waldport Comprehensive Plan (WCP) and Zoning Code (WDC) into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS 197/BCP; WDC 16.08.010 ¹ via city planning and permit processes, (hereinafter: city planning/permit processes)	03/11/1983	1983 – 2015
CITY OF WALDPOR COMPREHENSIVE PLAN				
ESTUARY PLAN – ALSEA BAY				
Introduction				
p. C-1 Sub items 1 - 4	General priorities for management of estuarine resources	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
pp C-2 – C-3 (1) Natural (a – h), (a – h)	a – h Permitted Uses a – h Conditional Uses	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
pp C-3 – C-4 (2) Conservation (a – g)	Purpose and application criteria a – g Conditional Uses Criteria for meeting the resource capability test	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
pp C-4 - C-6	Review Requirements for activities within the estuary (1) Impact assessment (a – d) (2) Dredging and/or filling (a – d) (5) Mitigation required (6) Dredged material disposal (8) Restoration	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015

¹ “A. A lot may be used and a structure or part of a structure may be constructed, altered, occupied or used only as this code permits.”

II. Estuarine Use Standards				
pp C-8 – C-15 Fifteen un-numbered activities	Aquaculture: criteria 1 – 4; Dikes: criteria 1 – 4; Dredging: criteria 1 – 3; Dredged Material Disposal: criteria 1 – 7; Excavation: criteria 1 – 4; Fill: criteria 1 – 8; Marina and Port Facilities: criteria 1 – 5; Mineral and Aggregate Extraction: criteria 1 – 4; Outfalls: criteria 1 – 2; Restoration: criteria 1 – 2; Shoreline Stabilization: criteria 1 – 6; Structures: criteria 1 – 9; Submerged Crossings: criteria 1 – 3; Temporary Alterations: criteria 1 – 2; Water Handling of Logs: criterion 1.	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
III. Management Unit Permitted Use Matrices				
pp C-16 – C-24 Eight Management Units	Definitions of Permitted, Not permitted, Conditional Use Matrices for Management Units 1 – 8; For each Management Unit: Description Classification Resource Capability Management Objective Special Policies Matrix	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
IV. Definitions				
pp C-40 – C-49	Definitions of terms used in plan	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
DEVELOPMENT CODE TITLE 16 OF WALDPOR MUNICIPAL CODE				
Chapter 16.04	Introductory Provisions and Definitions	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 16.08	Basic Provisions	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015
Chapter 16.12	Residential Zone R-1	ORS 197/city planning/permit processes	03/11/1983	1983 – 2015

Chapter 16.16	Residential Zone R-2	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.20	Residential Zone R-3	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.24	Residential Zone R-4	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.28	Retail Commercial Zone C-1	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.30	Downtown District Zone D-D	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.32	General Commercial Zone C-2	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.36	Planned Industrial Zone I-P	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.44	Marine Waterway Zone M-W	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.48	Planned Marine and Recreation Zone M-P	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.52	Public Facilities Zone P-F	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.56	Single-Wide Mobile Home Overlay Zone S-W	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.60	Planned Development Zone P-D	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.62	Waldport Southwest Overlay Zone W-SW	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.64	Coastal Shorelands Overlay Zone C-S	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.68	Flood Hazard Overlay Zone	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.70	Significant Natural Resources Overlay Zone	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.84	Conditional Uses	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.88	Nonconforming Uses	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.92	Variances	ORS 197/city	03/11/1983	1983 - 2015

		planning/permit processes		
Chapter 16.96	Development Guidelines	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
Chapter 16.104	Amendments	ORS 197/city planning/permit processes	03/11/1983	1983 - 2015
REMOVED:				
City of Waldport Comprehensive Plan			1984	1984
City of Waldport Development Code			1984	1984