



# City of Waldport

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## CITY OF WALDPORT NOTICE OF PUBLIC HEARING

### Amendments to Waldport Development Code

The City of Waldport is in the process of updating Waldport Development Code (WDC) regulations. Because this update affects how land is developed, all property owners will receive this notice. This notice is a requirement of Measure No. 56 (now ORS 227.186), which was approved by Oregon voters in 1998. The following language is required by Measure 56: "The City of Waldport has determined that the adoption of this ordinance may or may not affect the permissible uses of your property and may or may not change the value of your property." In fact, the proposed text amendments may increase, decrease, or have no effect on property values depending on a number of factors. Notice is hereby given that the initial public hearing will be held by the Waldport Planning Commission at Waldport City Hall, 125 Alsea Highway, Waldport, OR on:

**Monday, January 23, 2012 at 2:00 PM**

The Planning Commission may take action at the hearing, or may continue the matter to a place, date and time announced at the hearing. The Planning Commission will ultimately make a recommendation to the City Council, who will hold a public hearing to consider adoption of the ordinance amendments. All persons submitting written testimony or who attend the Planning Commission hearing and sign in requesting notification will be notified of the date, time, and place of the City Council's hearing.

### **Summary of Proposed Waldport Development Code Amendments**

- A. **Street Hammerhead (Vehicle Turnaround):** WDC Section 16.100.100(A) is proposed to be amended to require approval of the design of hammerheads by both the City Public Works Director and the Central Oregon Coast Fire and Rescue District.
- B. **Chickens and Ducks:** A proposed ordinance allowing chickens and ducks on properties within the city with restrictions.
- C. **Geologic Hazard Report Requirements:** WDC Section 16.93.020 is proposed to be amended to require geologic hazard reports for development on slopes of 20% or greater (versus the current standard of 30% or greater) and other minor amendments.
- D. **Landscaping and Underground Utilities:** Proposed amendments would require more detailed landscaping and underground utilities for development in commercial and industrial zones.
- E. **Townhouse Conditional Use:** Proposed amendments would allow for the development of townhouses.

Complete descriptions of the proposed amendments are available for review 20 days prior to the first hearing Monday-Friday, 8:00 a.m.-5:00 p.m. at Waldport City Hall, 125 Alsea Highway, Waldport, OR. A copy of the entire packet of proposed amendments may be purchased at a reasonable cost. For additional information contact Waldport City Hall at 541-264-7417.

Be advised that the above description of the proposed zoning ordinance amendments and their effect on property may change prior to adoption as the Planning Commission and City Council take into account testimony from the public. You are encouraged to attend the public hearings because revisions to the proposed amendments are possible.

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**Applicable Criteria:** This is a legislative matter and not a quasi-judicial one. The Planning Commission will evaluate the proposal in accordance with Waldport Development Code Title 16, and when applicable, ORS Chapters 197 and 227.

**Testimony:** Submit testimony in oral or written form; oral testimony will be taken during the course of the public hearings and time may be limited. Written testimony may be submitted to the City of Waldport, P.O. Box 1120, Waldport, OR 97394 prior to the public hearings.

Waldport City Hall is accessible to all individuals. If special accommodations are needed, please contact the City Recorder at 541-264-7417 at least 48 hours in advance of the meeting so that appropriate assistance may be arranged.