

ORDINANCE NUMBER 102

AN ORDINANCE AMENDING THE DUNES CITY COMPREHENSIVE PLAN

The City of Dunes City ordains as follows:

WHEREAS, Oregon Administrative Rule Chapter 660, Division 19, and ORS 197.640 to 197.649 specify that the Dunes City Comprehensive Plan be reviewed for conformance with changing circumstances in state and federal laws, new administrative rules, and new case law. Evaluation of the Plan and land use regulations were conducted as part of the Plan Update and Periodic Review process required by the State Department of Land Conservation and Development, and;

WHEREAS, The purpose of this ordinance is to make amendments and additions to the Dunes City Comprehensive Plan in order to comply with statewide regulations, and;

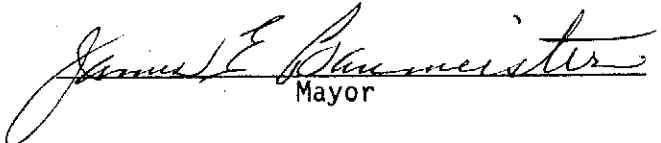
WHEREAS, The Citizens Committee for Involvement (CCI) of Dunes City has met numerous times in 1985 to review and recommend changes to the Dunes City Comprehensive Plan, and;

WHEREAS, The Planning Commission held a public hearing on April 30, 1986, on the proposed amendments to the Comprehensive Plan. The Planning Commission recommended the proposed amendments to the Comprehensive Plan, with various changes to the City Council of Dunes City, Oregon, and;


NOW THEREFORE: The Dunes City Comprehensive Plan, adopted by Resolution No. 9-9-76 B on September 9, 1980, is reaffirmed and amended according to the attached Exhibit "A," and entitled "Amendments - Dunes City Comprehensive Plan," dated August 1986. Exhibit "A" is adopted by reference in its entirety as part of this ordinance.

Adopted by the City Council of Dunes City, Oregon, this 13th of November 1986.

Approved and signed by the Mayor of the City of Dunes City this 13th day of November, 1986.


Mayor

ATTEST:


City Recorder

GD:pbC11/DCO

Exhibit "A"

AMENDMENTS - DUNES CITY COMPREHENSIVE PLAN

- Plan Update
- Periodic Review

September 1986

Submitted by
Cynthia Butler
Lane Council of Governments
125 East 8th Avenue
Eugene, Oregon 97401

This report was prepared with the assistance of a Periodic Review Grant from the Oregon Department of Land Conservation and Development.

Additions will be underlined and deletions are in [brackets].

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PREFACE

The purpose of this report is to evaluate the Dunes City Comprehensive Plan. Oregon Administrative Rule Chapter 660, Division 19, and ORS 197.640-650, specify that the Dunes City Comprehensive Plan be reviewed for conformance with changing circumstances in state and federal laws, new administrative rules, and new case law. Evaluation of the Plan has been conducted as part of the Plan Update and Periodic Review process required by the State Department of Land Conservation and Development.

Plan Evaluation Format--The evaluation of the Plan resulted in recommendations for adding, deleting or modifying Plan findings, goals, objectives and policies. The Comprehensive Plan Update also serves as a basis for responding to the requirements of the Department of Land Conservation and Development's (DLCDC) periodic review. The Plan Evaluation Report format addresses the criteria which the DLCDC applies through its periodic review analysis. The Plan evaluation analyzes the goals, objectives and policies of the Dunes City Comprehensive Plan through the following format:

1. Substantial Changes in Circumstances. In this category, each section of the Dunes City Comprehensive Plan is measured against changes which have occurred and which will significantly affect one or more goals, objectives or policies. Any basic planning assumptions or findings which may have changed the occurrence of major developments as events not anticipated by the Plan and the cumulative impacts of implementing the Plan since acknowledgment are considered.
2. Inconsistency Due to New Goals or Administrative Rules. The effect on the Dunes City Comprehensive Plan of the development of new Statewide Planning Goals or new administrative rules which implement them, must also be considered.
3. Inconsistency with Revisions to State Agency Plan. ORS 197.180 requires that the planning duties and responsibilities of state agencies be compatible with acknowledged comprehensive plans and that, if necessary, a program for coordination and cooperation with local governments be developed.
4. Identification of Required Planning Work not Performed. At the time of acknowledgement of the Dunes City Comprehensive Plan, some unfinished planning requirements were identified, which while not a prerequisite to acknowledgement, were substantial in nature and slated for accomplishment (in LCDC's acknowledgement order) by a future date.

Contents of Plan Evaluation--The Plan Evaluation focuses only upon those goals and policies, and findings and objectives, which are relevant to progress made since state acknowledgement of the Plan or which were substantially affected by the criteria used by LCDC in its periodic review of local comprehensive plans.

Review Process--The Citizens Committee for Involvement (CCI) is the citizen advisory and involvement committee for the Dunes City Comprehensive Plan. The

Committee met nine times since March 1985 and the work program and process included the following:

1. The first session, March 14, 1985, involved establishing a work program for the CCI.
2. Findings, data and assumptions in the Dunes City Comprehensive Plan were reviewed for changes in circumstances.
3. Additional inventory work and data acquisition were performed.
4. On December 9, 1985, the CCI held a public hearing on the proposed local periodic review order.
5. The City Council adopted the local periodic review order by resolution on December 12, 1985.
6. The proposed local periodic review order was submitted to DLCD by December 27, 1985, as part of the State's Periodic Review requirements.
7. The Planning Commission, on March 27, 1986, reviewed the proposed amendments to the Dunes City Comprehensive Plan.
8. A public hearing on April 30, 1986, was held on the Plan Update and the Final Periodic Review Notice.
9. The proposed amendments to the Comprehensive Plan are scheduled to be adopted on August 14, 1986.

SUMMARY

Below is a summary of findings regarding population, economy, housing and environmental factors resulting from evaluation of the Plan. In addition, this section lists the proposed amendments to the goals, policies and recommendations in the Plan.

ANALYSIS OF POPULATION AND ECONOMY (CHAPTER B)

1. The 1980 median family income for Dunes City was \$17,569, slightly lower than Lane County family income. Out of a total of 469 persons in Dunes City, 68.3 percent listed their earnings as over \$10,000.
2. Population increased by a total of 16.2 percent from 1970 to 1984. During this same period of time, Lane County had a total population increase of 24.6 percent. Between 1979 and 1984, population increased minimally, but decreased slightly in 1982.
3. The population projections were slightly above or below the actual population. In no case are the figures so inaccurate that the assumptions, methodologies or projections need to be revised as part of the update process of Dunes City Comprehensive Plan.
4. A larger percentage of the citizenry in Dunes City continues to be comprised of senior citizens (29 percent). The City's prime labor market population (ages 20-55) accounts for 46 percent of the population and is eight percent below Lane County's average, suggesting lower employment opportunities. The 0-19 school age population represented 24 percent of the population.
5. The unemployment rate increased rapidly from 1972 to 1984. The dramatic increase since 1972 can be attributed to the recession and its negative impact on the economy. Also, the increased unemployment rate reflects mill closures in the Dunes City area.

HOUSING (CHAPTER C)

1. The median value of houses was \$66,400, approximately \$4,000 above the value for houses in Lane County.
2. In total, about 50 new units were constructed between 1980-84. During that period of time, dwelling unit construction mainly occurred in 1980-81 (54 percent).
3. Although Dunes City adopted a zoning ordinance allowing multi-family units, a trend toward single family dwellings continued in the years of 1980-84. Of all housing units, 90 percent are single family, 9.6 percent are mobile homes, and 0.03 percent are duplexes.
4. In 1980, Dunes City had 526 year-round housing units.
5. According to 1980 Census data, housing construction increased by 35.1 percent from 1970 to 1980, while during the same period of time, the

population only increased by 15.2 percent. Construction of new housing units exceeded population growth, indicating an adequate housing supply.

6. Poverty statistics for people living in Dunes City reveal that 107 persons have annual incomes below the poverty level. Twenty-five families live on poverty level incomes.
7. Although there are still a variety of housing assistance programs, the funding for most of these programs is shrinking. Oregonians are finding a decreasing amount of resources available.

PLANNING INVENTORY (CHAPTER D)

Natural Resources and the Environment

1. Beginning in 1986, Lane County will begin testing the water quality of Woahink, Cleawox and Clear Lake. The water will be tested for nitrates, phosphates, algae and bacteria.
2. The Mid-Coast Basin Program was adopted by the Water Resource Board on September 25, 1984, in order to provide future planning direction for water usage on coastal lakes. The program designates Woahink and Siltcoos Lakes for utilization of water for domestic, livestock, and in-lake uses for recreation, wildlife and fish life purposes.
3. Water in Woahink Lake is considered to be of good quality. Since water has been pumped from the lake for drinking and domestic purposes without treatment, maintaining good water quality should continue to be a main concern.
4. Problems with enforcing reforestation practices exist within Dunes City. In accordance with the Forest Practices Act, cities can only regulate forest operations within city limits if they regulate more strictly than the Act.

The Manmade Environment

1. Air quality in Dunes City continues to be good.
2. Noise problems continue to occur from off-road vehicles and motorboats.
3. Concerns regarding fire protection include having adequate volunteer participation, and the hazard of driving heavy equipment such as fire trucks over poorly maintained private roads.
4. The number of school-age children did not change between 1970 and 1980. Census data from 1980 indicates that there were 209 school age children in Dunes City.
5. Solar ordinances adopted December 13, 1984, provide protection for solar access.

6. Overall, roads in Dunes City are in good condition. Needs identified include paving of Russell Road and construction of a road between Westlake and South Pioneer.
7. The urban growth boundary, designated also as the city limits, has not changed since the approved plan. Dunes City presently contains 1,591 acres of land.

PROPOSED AMENDMENTS--POLICIES, GOALS AND RECOMMENDATIONS (CHAPTER E)

Lakes Policies

1. In compliance with the Mid-Coast Basin Program, the City recognizes that Woahink and Siltcoos Lakes are classified for utilization of water only for domestic, livestock and in-lake uses for recreation, wildlife and fish life purposes. Future industrial use will be limited to the industrial consumption of water by International Paper.
2. Dunes City will coordinate efforts with the City of Florence and Lane County for implementing and studying possible alternatives for maintaining good water quality.
3. Every effort will be made to maintain the high water quality of Siltcoos and Woahink Lakes through monitoring recreation use, commercial and industrial use and run-off from septic tank effluent. A Water Quality Control Committee will be formed by July 1986₇ to examine problems with water quality.

Scenic Areas Policies

The City recognizes the problems with loss of vegetation after construction, especially loss of riparian vegetation. Dunes City also recognizes that it needs to work toward amending the Vegetation Ordinance in order to implement stricter regulations.

Other Resources Policies

In compliance with Goal 5, by the next Periodic Review, the issue of the Darlingtonia Bog (identified on private property) and its significance as a natural resource will be addressed.

Recreation and Open Space Policies

The City shall work with the State Parks Branch to develop master plans for parks that assess local supply and expressed need.

Fire Protection Recommendations

1. The City will continue to coordinate with the Fire Department to alleviate access problems resulting from poorly maintained private roads.
2. The City shall work with the Fire Department to find additional ways for recruiting volunteers.

Solid Waste Policy

The City shall coordinate solid waste planning with Lane County.

Air, Water and Land Goals

Dunes City shall comply with the Department of Environmental Quality's (DEQ) applicable air and water quality standards and noise control standards.

Sewage System Policy

The City will require that an adequate land area be allotted to each family unit to provide for permanent subsurface disposal system. In general, a density of one unit per acre is required to preserve water quality.

Water Supply Policies

In compliance with the Mid-Coast Basin Program, the City recognizes that it should not exceed the reserved 1.5 cubic feet per permit from Woahink Lake as designated by the program.

Noise Recommendations

The City recognizes that increased efforts will be needed to minimize noise problems. Off-road vehicles in violation of noise levels near the city limits will be discouraged. The City shall work with Dunes National Recreation Area and DEQ to alleviate noise problems.

Air Quality Recommendation

The City shall provide informational brochures drafted by DEQ which would help consumers understand the new woodstove legislation.

Transportation Policy

Dunes City will coordinate the local planning review of highway projects with the Department of Transportation.

Transportation Recommendations

1. Within the next five years, the City will inventory the existing condition of roads, prioritize improvements and estimate costs.
2. By the end of 1986, the City shall adopt Lane County Master Road Plan standards for new road construction.

Economic Goals

1. Dunes City shall encourage coastal communities to promote the continued diversification of natural resource production, including timber and agricultural products, and support the continued expansion of the tourism and convention business whenever appropriate. However, the City does not encourage nearby communities to reverse land use regulations in order to promote economic development. The City discourages strip development.
2. The City shall encourage economic development activities in coastal communities that result in more effective use of local resources that are under-utilized, renewable or nonrenewable, wherever appropriate.

Land Use Policies

1. Periodic review of the Plan shall occur every three to five years.
2. Dunes City will coordinate with Lane County to ensure that the City has the opportunity to review and comment on actions taken by the Lane County Planning Commission and Hearings Official Public Hearings.
3. Dunes City shall continue to operate under the State Building Code, providing standards for building construction.
4. Final action on applications for permit or zone changes shall occur within 120 days after the application is deemed complete.

Residential Land Use Recommendations

1. Review housing data from the 1990 Census.
2. Appoint a Housing Subcommittee by the next Periodic Review, if it is determined that the housing element of the Plan needs revision.
3. Ensure that an adequate supply of "needed housing," as defined by Oregon Revised Statute 197.303, is available within Dunes City.
4. Implement clear and objective conditional use standards for multifamily housing.

Shorelands Policies

1. No more than one water access development (boathouse, dock, pier, wharf, or combination) shall be allowed per lakefront lot, consistent with reasonable use.
2. The City shall notify the State Parks Division of public access projects and provide a sufficient period of time for comment.
3. Public access in coastal shoreland areas shall be retained or replaced when public property, rights-of-way or public easements are sold, exchanged or transferred.

4. The City shall increase public access to Siltcoos Lake by developing City-owned property, located adjacent to the Westlake Boat Landing, into a park suitable for picnicing.

Forest Land Recommendation

The City will increase its efforts toward implementing regulations requiring reforestation of trees logged on lots larger than two acres in size.

Planning Program Goal

Maintain a continuing program of citizen involvement in support of ongoing city planning requirements, plan adoption, implementation and future plan revision and/or updating.

Planning Program Policies

1. Provide support for citizen involvement committees.
2. Encourage widespread and diverse participation in citizen involvement in comprehensive planning.
3. Promote two-way communication between citizens and elected officials concerning land use planning.

Planning Recommendations

1. The CCI will include the City Council, Planning Commission and citizens-at-large. Citizens will be members of the committee upon meeting attendance.
2. Participation by elected officials in the CCI should be encouraged.
3. Greater efforts shall be made to increase participation by the public.

RECOMMENDATIONS

The recommendations are arranged according to the appropriate Dunes City Comprehensive Plan Chapter and shown in legislative format. Additions will be underlined and deletions are in [brackets].

CHAPTER A. INTRODUCTION

I. FORWARD

- A. The subsection entitled "Forward," page 1, is amended to read as follows:

This Comprehensive Plan is a general plan for the logical and orderly development of Dunes City over the years. There are reasons for writing it beyond the State requirements that each city and county in Oregon have a plan.

There are already in existence building codes, zoning ordinances, health and safety codes, anti-pollution requirements and many more laws that restrict what a person may do with their own property. These are necessary rules in a perspective so that we can have some assurance of what our neighborhoods will generally be like in the future.

Developers should be able to put the proper type of construction in the right place with the least damage to the environment. New citizens may be attracted by having some assurance of what their future surroundings will look like. Residents who are already here should gain confidence that their City will not deteriorate as has been the case in so many unplanned communities.

The Plan consists first of inventories of existing components such as Natural Resources, Public Facilities, present land use, etc. Secondly, it tries to relate these components, for instance how will protecting the natural resources and scenic values effect future density and vice versa. The next section is a list of "Goals and Policies." The Goals are general statements of desired conditions, such as, "Provide for a safe and attractive transportation system." The Policies are more specific guidelines toward reaching the Goals, such as, "Every developed property should have a direct access to a public street." In some cases, even more definite recommendations are added, such as, "minimum driving width of 20 feet should be maintained." The last part of the Plan lists the ways that the Plan can solve present problems and bring about the most desirable conditions for the future.

Citizen Involvement

The original plan, adopted September 9, 1976, was put together by a group of area citizens with a variety of backgrounds. New members were appointed by the Mayor and City Council at public meetings from a list of interested citizens. This Comprehensive Plan Advisory Committee met 24

times in 1974. The group learned the mechanics of planning. They gathered statistics, made a partial survey, determined desires and complaints of the populace and discussed solutions to the problems.

The next operation was the assembly into usable form of all the information that had been gathered. This resulted in an outline of the Plan and Preliminary Goals and Policies being completed by the end of 1974.

The first Dunes City Comprehensive Plan was adopted by the City Council on September 9, 1976. The Comprehensive Plan was reviewed by the Land Conservation and Development Commission. The staff report stated:

"The Dunes City Comprehensive Plan is one of the finest small community plans the staff has had the opportunity to review. Almost all statewide planning goals are adequately addressed, with the exception of the coastal goals and other minor deficiencies as outlined in the findings of fact. The Plan is an accurate reflection of Dunes City's needs, because it was developed almost entirely by area residents."

In 1978, the City had began a process to review and update the Comprehensive Plan. The ongoing Citizen Involvement Program was established to further refine the Plan and to reflect the majority wishes of the community. Over the past year, the citizen's committee has held many meetings and done a great deal of work to develop an updated plan. Any citizen attending a Citizen's Committee for Involvement (CCI) meeting automatically became a voting member. This town hall meeting atmosphere helped assure that this plan update truly represents the desires of Dunes City residents. This document, Dunes City Comprehensive Plan Update, contained more detailed maps and planning data, and addresses comments made on the first Plan by citizens, city officials, and the State Department of Land Conservation and Development. However, the intent, spirit, and indeed, virtually all of the original wording has been retained.

To ensure that the Plan continued to meet Statewide Planning Goals, it was reviewed and updated in 1985. Evaluation of the Plan in 1985 was conducted as part of the Plan Update and Periodic Review process required by the State Department of Land Conservation and Development (DLCD). A review of the Plan resulted in recommendations for adding, deleting or modifying Plan findings, goals, objectives and policies. The CCI met numerous times to review the Plan page-by-page. The Committee discussed outdated information, current problems and possible solutions. A Periodic Review Grant allowed the Lane Council of Governments to complete a review of the Comprehensive Plan.

CHAPTER B. POPULATION AND ECONOMY

I. AREA DESCRIPTION

A. Paragraph 1, page 5, should be amended to read as follows:

According to a 1972 planning survey, 3.3 percent of the work force is employed in Dunes City, 56.2 percent work in Florence, while 19.8 percent are employed in Gardiner and Reedsport. The remainder commute to scattered areas such as Cushman, Mapleton and the Willamette Valley. Census data from 1980 shows that the average travel time to work was approximately 16 minutes, indicating that most of the work force in Dunes City continues to commute to scattered areas for employment purposes. From the recent information, it appears that no drastic change of work location has occurred for Dunes City residents since 1972.

[Retirees comprised the largest single group at 34 percent. Labor was next at 18 percent, business people represented about 12 percent, and 11 percent were professional people. Self-employed at 9.6 percent and tradesmen at 8.4 percent rounded out the groupings.] Census information provides data on the type of occupations of employed persons in Dunes City. The table below indicates that 25 percent are employed in technical, sales and administrative support occupations. Managerial and professional speciality occupations were next at 24 percent. Service occupations represented 17.6 percent, and 12.3 percent were precision production, craft and repair occupations. Farming, forestry and fishing occupations at 5.4 percent and operators, fabricators and laborers rounded out the grouping at 16.0 percent.

OCCUPATIONS OF EMPLOYED PERSONS 16 YEARS OR OLDER--1980

<u>OCCUPATION</u>	<u>NUMBER</u>	<u>PERCENT</u>
Technical, sales and administrative support occupations	98	25.0
Managerial and professional speciality occupations	94	24.0
Service occupations	69	17.6
Farming, forestry and fishing occupations	21	05.4
Precision production, craft and repair occupations	48	12.3
Operators, fabricators and laborers	61	16.0
TOTAL	391	100.3

Source: 1980 Census data.

B. Revise paragraph 2, page 5, to reflect current findings, and insert a table which would follow the revised paragraph.

In terms of income, [21.3] 11.0 percent categorized themselves as earning less than \$5,000 per year. Those reporting incomes of \$5,000 to \$10,000 comprised [36.2] 20.6 percent, while [42.6] 68.3 percent listed their

earnings as over \$10,000. The response to this question, using 1980 Census data, was [163] 469 persons. The median income for Dunes City was \$17,569. (The median is the income level at which half the families earn more, half less.) The table below indicates that this is slightly higher than the median family income for the City of Florence but slightly lower than Lane County median family income.

MEDIAN FAMILY INCOME

<u>AREA</u>	<u>1980</u>
Dunes City	\$17,569
Florence	16,018
Lane County	19,481

Source: 1980 Census data.

C. Amend paragraph 3, page 5, to read as follows:

There was a period of considerable growth from 1963 to 1969 of about five percent yearly. This rate slowed to about two percent from 1969 to [date] 1979. Overall, population in the 1970's increased by 15.2 percent. Dunes City housed a population of 1,135 in 1984, representing a total of 1.3 percent growth increase since 1979. There are indications the rate will increase, but with variables such as gas shortages and economic fluctuations, most projections can only be guesses.

D. Amend paragraph 4 and the table on page 5 to read as follows:

The table below projects Dunes City's population to the year 2000. This projection assumes that Dunes City will grow at the same rate as Lane County. The low and high estimates are generated by using the years 1970 and 1977 as base years. The projected estimated low and high population figures listed in the table below were slightly above and below the actual Dunes City population of 1,124 for 1980. The projections were 67 or 73 too low.

	<u>Low Estimate*</u>		<u>High Estimate**</u>	
	<u>County</u>	<u>Dunes City</u>	<u>County</u>	<u>Dunes City</u>
1970			215,401 (Actual)	976 (Actual)
1977	252,500 (Actual)	1,010 (Actual)	252,500 (Actual)	
1980	262,800 (275,226)	1,051 (1,124)	262,800 (275,226)	1,191 (1,124)
1985	292,500	1,170	292,500	1,325
1990	323,000	1,292	323,000	1,464
1995	352,600	1,410	352,600	1,598
2000	379,500	1,518	379,500	1,720
*	Projected at 1.9 percent/year compounded			
**	Projected at 2.5 percent/year compounded			

Sources: Actuals from 1977 are estimates by the Center for Population Research and Census. 1970 and 1980 figures are from the U.S. Census data.

E. Paragraph 2 on page 6 is amended, and a table is inserted following the revised paragraph.

The generally rural atmosphere of the City has attracted many [retirees (34 percent)] senior citizens. The figure below indicates persons aged 60 or over account for 29 percent of the population and is approximately 16 percent above Lane County's average, suggesting a large percentage of retirees in Dunes City. Dunes City's prime labor market population (age 20-55) accounts for 46 percent of the population, while the 0-19 school age population represented 24 percent of the population. The large percentage of senior citizens has had a stabilizing effect in that their demands for schools, police and other public services are low, while their income is steady.

POPULATION AGE DISTRIBUTION, 1980

<u>AGE</u>	<u>MALE</u>	<u>FEMALE</u>	<u>TOTALS</u>	<u>PERCENT</u>
0-4	32	30	62	5.5
5-9	48	21	69	6.1
10-13	24	30	54	4.8
14-19	51	35	86	7.6
20-29	72	65	137	12.2
30-44	90	90	180	16.0
45-59	92	113	205	18.2
60-64	35	49	84	7.5
65+	133	116	249	22.1
				<u>100.0</u>

Source: 1980 Census data.

F. Amend paragraph 3, page 6, to read as follows:

There is no city tax at present. Revenues come primarily from the following sources:

Liquor Receipts	Telephone Franchise	Cigarette Tax
TV Franchise	Federal Revenue Sharing	Motel Tax
CLPUD Franchise	Highway Department (Gas Tax)	<u>Emergency Telephone</u>
[Garbage Franchise]	Other Local Revenue	

II. ECONOMIC FACTORS

A. Paragraph 1, under the subsection entitled "Economic Factors," on page 6, is amended as follows:

Economic Base: Dunes City is a community to live in, not work in. According to the [1972 survey] 1980 Census data, a substantial majority of the labor force work in Florence, Gardiner and Reedsport. [Retirees] Senior citizens comprised [one-third] 29 percent of the population. There are no industries in Dunes City. Several resorts and other tourist commercial businesses provide some jobs.

B. Paragraph 1, under the subsection entitled "Labor Market," on page 7, is amended to read as follows:

Labor Market: Since Dunes City has only about [1,000] 1,135 people, [a third of whom are retired] with a large percentage of retired persons, the labor market is too small to draw any kind of industry. On the other hand, Dunes City is only five miles from Florence, where half of Dunes City's work force is employed.

C. Paragraph 2 on page 7 should be amended to read as follows:

[The City is not characterized by chronic unemployment or under-utilization of human resources.] According to the [1972 survey conducted by the University of Oregon] 1980 Census data, there were 390 persons in the labor force, of which 41 were unemployed, indicating an unemployment rate of [3.4 percent] 9.5 percent. The unemployment rate for all of Lane County [in January 1972 was 7.1 percent] for 1980 was 10.1 percent. In more recent data, the Census Shared Disaggregation method, a method based on county trends, indicates a 1984 unemployment rate of 8.9 percent in Dunes City. The increased unemployment percentages can be attributed to the recession, along with the closure of wood product industries.

D. An additional paragraph is inserted following paragraph 4, page 7, and reads as follows:

The summer of 1985, coastal communities along Highway 101 experienced a slight upswing in tourism. The Oregon Coast Association believes the trend of increased tourism on the coast will continue. Honeyman Park finished the summer of 1985 with a one percent decrease in camping, but

that included a strong finish in August that made that month the busiest since the park started keeping records in 1977.

- E. Paragraph 5 on page 7 is split into two paragraphs to include additional information:

The tourist source of income is mostly in dollars from out-of-the-subarea and out-of-state. According to the Oregon Tourism Division, approximately 12.9 million out-of-state pleasure travelers visited Oregon in 1983. The number represents a 9.3 percent increase over 1982 visitation figures. Lane County in 1983, ranking second in travel and tourism expenditures, attracted approximately \$159,460,000 in travel expenditures.

More important is the retirement income of about 150 families, consisting in large part of federal transfer payments, dividends of national corporations and pensions from out-of-state. Though exact figures are difficult to determine, if these retirees have an average income of \$15,000, the total would be about \$2,250,000. The multiplier effect would mean that Dunes City's retirement segment is contributing the equivalent of \$9,000,000 of new money per year to Western Lane County and the State of Oregon.

III. CONCLUSIONS

- A. Paragraphs 2 and 4 under the subsection entitled "Conclusions," on page 8, is amended as follows:

Where appropriate, the City should cooperate with the [Economic Improvement Commission], Lane Economic Committee, Lane Council of Governments and other jurisdictions in the updating and implementation of the Lane County Overall Economic Development Program.

[There are no under-utilized human or natural resources in Dunes City.]

CHAPTER C. HOUSING INVENTORY

I. AREA DESCRIPTION

- A. Under the subsection entitled "Area Description," insert additional information following paragraph 2 on page 9.

According to 1980 Census data, the median value of houses was \$66,400, approximately \$4,000 above the value for houses in Lane County. The 1984 assessed value of single family dwelling units range from approximately \$7,000 to \$140,000. The average monthly rental rate was \$224.

- B. Paragraphs 3 and 4, page 9, under the subsection entitled "Area Description," are amended to read as follows:

Housing values in Westlake range from [\$13,000] \$7,250 to [\$75,000] \$61,240, with the majority of houses worth between \$20,000 and \$30,000.* Most of the rental housing is found in Westlake and the mobile home parks on Highway 101. A few of the large lake front homes on Woahink Lake are leased.

The [44] 59 homes in the Siltcoos Heights First Addition and the Siltcoos Lake Club Plat subdivision were built since 1962. The homes are in good condition and range in price from [\$25,000 to \$60,000] \$7,400 to 83,500.

II. HOUSING INVENTORY

- A. Paragraph 1, under the subsection entitled "Housing Inventory," page 10, is amended to read as follows:

Dunes City has [460] 526 year-round housing units. Of the 526 year-round housing units, 460 were occupied, while 66 were considered vacant. The 66 vacant units included three units for sale, six for rent, 44 held for occasional use, and 13 were other vacant units.**

- B. Paragraph 1, page 11, is revised to read as follows:

A [more recent] survey was done by the Lane County Department of Assessment and Taxation in October 1978. Of the units evaluated, 14.6 percent were substandard, that is, worn out or in need of some rehabilitation. Census data from 1980 indicated that two units out of 526 housing units lacked complete plumbing facilities.***

* The value of houses are the true cash value as of September 16, 1985. Data was prepared by the Lane Council of Governments.

** Held for occasional use include vacant units for week-end or other occasional use throughout the year.

*** A dwelling unit is considered to lack plumbing if it does not have all three of the following facilities: hot and cold piped water, flush toilet and bathtub or shower inside the structure--or if the toilet or bathing facilities are also for the use of the occupants of other housing units.

COMPARISON OF HOUSING COSTS, 1970-80

	<u>1970*</u>	<u>1980**</u>
Median value of owner-occupied	\$13,300	\$66,400
Median rent	81	224

* Statistics are derived from Tract 7, which includes Florence and Dunes City.
 ** Cost of housing for Dunes City.

Source: 1970 and 1980 Census data.

ESTIMATED SALE PRICE ON HOMES (PERCENT)

\$ IN THOUSANDS	LESS THAN							
	<u>10</u>	<u>10-19</u>	<u>20-29</u>	<u>30-39</u>	<u>40-49</u>	<u>50-99</u>	<u>100-199</u>	<u>200,000+</u>
Percent	<u>1.0</u>	[16] <u>2.7</u>	[48] <u>3.7</u>	[24] <u>9.0</u>	[4] <u>12.7</u>	<u>49.6</u>	<u>18.6</u>	<u>2.4</u>

Source: 1980 Census data.

G. Revise the last paragraph entitled "Household Income," and the last table covering average monthly income on page 12. Also, amend the first table and paragraph on page 13 to read as follows:

Household Income: The [1975 L-COG Survey] 1980 Census data compares household income and housing cost. Cost of housing greater than 25 percent of household income is considered to be excessive. Excessive housing cost may be a conscious choice of middle and high income households. However, low income households may pay an excessive amount for housing because no low cost housing is available.

AVERAGE MONTHLY INCOME (PERCENT)

\$	0-416	416-833	833-1249	1250-1660	1666-2083
% of Households	<u>11</u>	<u>21</u>	<u>15.5</u>	<u>15.9</u>	<u>13.6</u>
\$	2083-2499	2500-333	3333-6249	6250+	
	<u>8</u>	<u>7</u>	<u>6</u>	<u>2.1</u>	

1980 Census data.

- C. Paragraph 1 and following table, under the subsection entitled "New Construction Trends," on page 11, is revised as follows:

Building permits were tabulated from [1976 to 1978] 1979 to 1985. Almost 20 percent of the building permits were for mobile homes; the remainder were for single-family homes.

DUNES CITY BUILDING PERMITS, 1979-85

	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>TOTAL</u>
Single-Family	10	10	7	3	3	11	1	45
Mobile Homes	-	-	-	2	4	2	3	<u>11</u>
								<u>56</u>

- D. Paragraph 1, under the subsection entitled "Housing Mix," on page 11, is amended to read as follows:

There are currently only [two] three types of housing in Dunes City, single-family, mobile homes [parks], and duplexes. However, some mobile homes are on single-family lots, and some are in mobile home parks. Of the total 114 mobile homes in Dunes City, the majority (53 percent) are located in mobile home parks. Of all housing units, [81] 90 percent are single-family, [10] 9.6 percent are mobile homes and 0.03 percent are duplexes.

- E. Paragraph 2, page 12, is amended as follows:

Mobile homes must meet the standards of the State Mobile Home Code rather than Uniform Building Code and are allowed only as a conditional use. [Twenty-three] Twenty percent of the building permits issued from 1979-85 were for mobile homes.

- F. Paragraph 1 and the first and second tables, under the subsection entitled "Housing Cost," page 12, are amended to read as follows:

[A ten percent sample survey conducted by the Lane Council of Governments in 1975 provided information on housing cost.] Because specific data does not exist for the median value of housing and rental cost for Dunes City in 1970, it is difficult to compare housing cost in the area from 1970 to 1980. However, statistics available on housing costs in 1970 for Tract 7, a large area encompassing Florence and Dunes City, indicates the dramatic rise in housing costs.

[According to the L-COG survey, 44 percent of the households in Dunes City are low income; that is, they earn less than 80 percent of the median income for the County adjusted by family size. Of the low income households, 71 percent pay more than 25 percent of their income for housing. However, only 14 percent of the low income households paid more than 35 percent of their income for housing. Compared to the unincorporated county where 44 percent of low income households paid more than 35 percent of their incomes for housing, the situation in Dunes City is much less severe.]

Census data indicates that 50 percent of the renters and 31 percent of the homeowners are low income; that is, they earn less than 80 percent of the median income for the County adjusted by family size. Of the low income renters, 65 percent pay more than 25 percent of their income, while only 30 percent of the homeowners in the low income bracket pay more than 25 percent for housing. These figures indicate a need for lower cost rental units. Of the households not categorized as low income that rent housing, 11 percent pay more than 25 percent of their income, while 89 percent pay less than 25 percent.

HOUSEHOLD INCOME AND HOUSING COST (PERCENT)

% of Income Paid for Housing	More than 25%	Less than 25%
<u>Renters</u>		
Low Income	65	30
Not Low Income	11	89
<u>Homeowners</u>		
Low Income	30	71
Not Low Income	7	95

H. The last paragraph under the subsection entitled "Vacancy Rates," on page 13, is revised to read as follows:

Due to Dunes City's small size and rural location, there is little vacancy data for the City alone. The normal sources, including the [1970] 1980 Census, postal vacancy surveys or counts of idle electric meters provide [no] minimal information or do not exist at all. The [1970] 1980 Census showed that out of [407] 554 housing units, 66 units were vacant, for a vacancy rate of [16] 12 percent. [While the count excluded seasonal units, this rate seems too high to be taken at face value.] The count included seasonal units, houses for sale, and vacant rental units.

III. HOUSING NEEDS ASSESSMENT

- A. An additional paragraph is added under the subsection entitled "Housing Needs Assessment." The new information will follow paragraph 3, page 14.

Housing construction increased by 35.1 percent from 1970 to 1980, while during the same period of time, the population only increased by 15.2 percent. The fact that the growth of housing construction exceeded population growth indicates an adequate supply of housing on the market.

IV. HOUSING PROGRAMS

- A. Paragraphs 3 and 4, under the subsection entitled "Housing Programs," on page 15. In addition, paragraph 1 following the table on page 16 is amended.

Solutions relating to improving the condition of housing in Dunes City include informing residents of home repair and weatherization program being administered by [Lane County Social Service Division, Housing and Home Repair Program, 170 East 11th Avenue, Eugene, Oregon 97401] the Housing Authority and Community Services Agency (HACSA), 177 Day Island Road, Eugene, Oregon. A brief summary of the two elements in the program follows:

Weatherization Program: Provides assistance including new or additional attic insulation; weather stripping of doors and windows; storm doors and windows; threshold repair or replacement; replacement of broken glass; reputtying sashes; repair or caulk walls and ceilings; repair floors to stop air infiltration; roof repair or replacement; reduce underhouse air circulation. Those eligible are owner-occupants of the home located anywhere in Lane County [which does not exceed a 1975 assessment value of \$15,000] and whose gross family income of all persons 18 and over fits within the income categories below.

<u>Family Size</u>	<u>Family</u>	
1	[\$3,240]	\$6,563
2	[\$4,260]	\$8,813
3	[\$5,290]	\$11,063
4	[\$6,312]	\$13,313
5	[\$7,340]	\$15,563
6	[\$8,362]	\$17,813

Home Repair Program: Provides assistance with the cost of labor and materials up to [\$500] \$1500 for minor structural repairs, minor electrical, plumbing and heating repairs, modification of home for occupancy by disabled persons, and providing and installing smoke

detection devices. Applicants who are the owner-occupant of a house located within Lane County outside the corporate limits of the cities of Eugene and Springfield and not exceeding [1975] 1985 assessment value of [\$15,000] 30,000, and whose income falls within income categories listed under the description of the weatherization program can qualify for assistance. However, the following costs may be deducted when determining income: (1) extraordinary medical expenses which are required on a continuing basis and (2) child care expenses necessary to permit employment of a member of a household

B. Two additional paragraphs are inserted following the subsection on the Home Repair Program, page 16.

Lower-Income--Rental Housing Assistance: Eligible applicants are issued certificates which enable them to seek housing anywhere in Lane County, but within certain rent ranges. The certificate holder finds a dwelling and rents it directly from the owner. The tenant pays the owner her/his portion of the rent, an amount based on her/his income, and the Housing Authority pays the owner the remainder.

The Dunes Village and the Siuslaw Dunes, both located in Florence, Oregon, provide low-income rental housing near Dunes City.

C. Since it was difficult to perfectly match outdated housing programs with current housing assistance programs, the listing below is amended in its entirety as follows:

Several state and federal programs are available to help lower income households. These are summarized below:

1. Single-Family Mortgage Purchase Program--The State Housing Division sells tax-exempt revenue bonds to finance homes for below-median income first time home buyers. Funds are made available through private lending institutions.
2. Homeowner and Renter [Property Tax Refund] Refund Program--This program allows a partial refund of property taxes for low and moderate income owner and renter households.
3. Elderly and Disabled Loan Program--The Housing Division finances rental projects for the elderly and disabled through tax-exempt general obligation bonds.
4. Rental Rehabilitation Program--This federal program administered by the Department of Housing and Urban Development (HUD) provides funds for rehabilitation of small, privately-owned rental structures. The investment of public dollars must be matched by at least equal investment of private funds.
5. Department of Veterans' Affairs (DVA)--The State Department of Veterans' Affairs provides low-interest loans for veterans. Over 140,000 homes have been financed through this program, making the DVA a major lender.

6. Revolving Loan Funds--The State, through general revenues, has created a \$100,000 revolving loan fund. The Housing Division loans these funds to nonprofit agencies for development costs of housing projects. No interest is charged for use of these funds.

D. An additional paragraph is inserted following #9 on page 7.

Although there are a variety of resources available to help lower income households, the funding for most of these programs is shrinking. Oregonians are finding a decreasing amount of resources available.

V. CONCLUSIONS

A. Because of new information, paragraph 2, page 18, is deleted:

[The number of low-income households paying excessive amounts for rent could be as high as 30 percent of all households. However, the number paying more than 34 percent of their income for rent is only six percent of all households.]

B. Paragraph 3, and #2, on page 18, are amended to read as follows:

[As evidenced by the fact that 44 percent of the low income households in Lane County pay more than 35 percent of income for housing, the old basis that no more than 25 percent should be paid for housing is no longer valid.]

As evidenced by the fact that 65 percent of the renters pay more than 25 percent of their income for rent, indicates a need for lower cost rental units. General inflationary policies have inflated housing costs and taxes to the point where supply and demand and true needs are indiscernible. Dunes City should take the following steps toward a good housing program.

2. Request the CCI to appoint a Housing Subcommittee to make a more detailed study of the housing inventory including supply and demand factors. A report should be made to the Council at the next Comprehensive Periodic Review, if it is determined that the housing element of the Plan needs to be revised.

CHAPTER D. PLANNING INVENTORY

I. NATURAL RESOURCES AND THE ENVIRONMENT

A. Paragraph 1 on page 21 is amended to read as follows:

The Lane County Coastal Domestic Water Supply Study, [now in process] (Lane County Environmental Health Division, 1979), investigated the question of surface and groundwater uses and the effect on the water table. [Until the results of this study are available, no firm basis exists for development of policies on this issue.] According to the study, concerns regarding domestic water supply include the following:

- Increasing recreation uses on Woahink Lake could result in serious health hazards for those water systems using the lake as a water source.
- Establishment of the Dunes National Recreation Area will require new sources of water for recreational purposes. An increasing number of visitors could overburden existing systems.
- Problems with individual wells exist due to the potential for crowding of subsurface sewage disposal systems and wells on relatively small lots in this area.
- Honeyman State Park utilizes Woahink Lake as a water source and discharges 65,000 gallons a day of sewage effluent on dune sands during the summer months. The water system will require full treatment in the near future.

B. Four additional paragraphs are inserted following paragraph 2, page 21, under the subsection entitled "The Lakes."

Starting in 1986, Lane County, in conjunction with the City of Florence, will be testing the water quality of Woahink, Cleawox, and Clear Lake. Water will be tested for nitrates, phosphates, algae and bacteria. Information from the tests will be used to compare water quality between the three lakes.

It has been determined by talking with Lane County staff on October 1, 1985, that the water quality of Woahink should be an important concern of the City. Recommendations include developing a water system on Woahink, implementing regulations to keep sewage out of the lake and further study of the groundwater between Woahink and Siltcoos Lake. Another recommendation included encouraging the City to coordinate its efforts with other nearby jurisdictions for implementing and studying possible alternatives for the water system. Some of the recommendations made by the staff were based on results from the Coastal Water Supply Study, as well as general observations.

In accordance with the provisions of ORS 536.300(2), pertaining to water resources of the Mid-Coast Basin, the Water Resource Board adopted (1984) a program to determine the highest and best use of the waters of the

Mid-Coast Basin. Lakes of the Mid-Coast Basin such as Devils, Triangle, Lily, Sutton, Mercer, Collard, Munsel, Cleawox, Carter, Lost, Elbow, Clear, Woahink, Siltcoos, Tahkenitch and Threemile are classified for utilization of water for domestic, livestock and in-lake uses for recreation, wildlife, and fish life purposes. The provisions exclude consumption on the lakes for power development and industrial and mining purposes. Future industrial use will be limited to the existing industrial consumption of water on Siltcoos Lake by International Paper.

Information from the Mid-Coast Basin Program indicates that the City has water rights in the amount of 1.4 cubic feet per second and an additional 1.5 cubic feet per second from Woahink Lake. With retention of these water rights that could provide enough water for approximately 25,000, there is reason to believe that a sufficient amount of water exists for the projected population of 1,720 in the year 2000. A sufficient amount of water will be available for domestic as well as commercial use, if the City develops a public water system.

- C. Paragraph 5, under the subsection entitled "The Lakes" on page 21, is amended as follows:

Siltcoos Lake, the largest lake on the Oregon coast, is unique in that it has a very broad body. Siltcoos has an area of about 3,000 acres and 29.6 miles of shoreline of which 0.71 miles are in public ownership. Of the private shoreline, approximately 6.61 miles are already developed. Public recreation facilities are presently limited to a county park at Ada and a boat landing at Westlake. In addition, there are two hike-in campgrounds on the shore west of Booth Island. They are reached by boat or trail, starting at mile post 198 on Highway 101. Two separate parcels of land owned by the City will be developed for park use.

- D. Paragraph 6, under the subsection entitled "The Lakes" on page 21, is amended to read:

[Two] Booth Island[s] in Siltcoos Lake [have] has been designated a significant natural area[s] by the Oregon Natural Heritage Program. Booth Island is characteristic of a natural island environment; Band-tailed pigeons make use of the island regularly, as do eagles and ospreys [both rare and endangered species].

- E. An additional paragraph is inserted following paragraph 2 on page 22.

Characteristic of most Oregon coastal lakes, Siltcoos has low alkalinity and some enrichment with sodium and chloride from the ocean. In the winter months, the water is slightly acidic, while neutral to slightly alkaline in summer. No problem exists with oxygen depletion.

F. Paragraph 3, page 22, is amended as follows:

The 787 acres of Woahink Lake are surrounded by 13.5 miles of shoreline, of which 4.12 miles are in public ownership. In 1979, of the 9.56 miles in private ownership, five miles are already developed. Since 1979, 15 houses have been constructed along Woahink Lake. The lake, at its deepest, is 82 feet and is very clear. This and its attractive setting have helped stimulate a great deal of subdivision activity in recent years.

G. An additional paragraph is inserted following paragraph 4, page 22.

Water quality in Woahink Lake is considered to be very good. The manager at Honeyman Park indicated that between 50,000 and 100,000 gallons per day are pumped from Woahink Lake in order to supply domestic water for Honeyman Park and Dunes Recreation Area. A water test completed in September of 1985 by the Park indicated good quality of water for drinking purposes.

H. Paragraphs 3, 4, 7 and 8, under the subsection entitled "Fish and Wildlife," page 24, is amended. Also, additional listings are included in the inventory of rare, threatened and endangered plant and animal species for Siltcoos and Woahink Lakes.

According to the Lane County Coastal Resource Inventory, and the Oregon Nature Conservancy Data Base, [there are five wildlife species and one plant species which are rare or endangered that are found in the lake shorelands] plant and animal species listed below can be found in the lake shorelands and surrounding areas of Dunes City.

The Northern Bald Eagle is classified as threatened. No known eagle nests have been found in Dunes City along the shorelines of the lakes. An observed nest site along Siltcoos Lake in Douglas County has fledged one young per year from 1977-81 and also in 1982 and 1983. The eagles use the many snags which overlook the shallows of Siltcoos Lake.

The Northern Purple Martin, not considered endangered or threatened, is an uncommon bird which requires an abundance of suitable snags in order to maintain viable numbers.

The White Footed Vole, a small mammal, [is extremely rare] is not listed as rare or endangered. Riparian vegetation along the coastal lakes and nearby drainage provides a suitable habitat.

The Californica Pitcher Plant, an insectivorous plant, is listed [as a threatened species] as being on Oregon's Watch List. The north shore of Woahink Lake has two sites, one in Honeyman Park and the other on private property within the city limits of Dunes City.

The Snowy Plover, classified as rare or sensitive in Oregon, has been spotted near the Siltcoos River where it flows into the ocean (outside city limits). The bird requires large open sandy beaches.

Adder's Tongue, listed as endangered in Oregon, has historically been found near Cleawox Lake, but may also be located in areas near Siltcoos and Woahink Lakes.

Bog Club-moss, listed as very rare or threatened in Oregon, has been found near the Waxmyrtle Campground in Dunes National Recreation Area (outside city limits).

- I. The subsection entitled "C. Residential Uses," on page 26, should be amended as follows:

C. Residential and Commercial Uses

- J. Paragraph 1, under the subsection entitled "Forest Lands," page 29, is split into two paragraphs to include additional information.

Dunes City has an abundance of natural vegetation, including the remnants of what was once a vast forest land. These forest areas, an integral part of the overall scenic beauty of the City, were mainly composed of tree species such as spruce, hemlock, fir, cedar and pine. Alder and willow are prevalent in logged areas, while the understory consists mainly of salal and huckleberry. Other brush, such as thimbleberry, salmonberry, twinberry, blackberry and strawberry provide food and habitat for wildlife.

The removal of our forested areas, either through forest harvesting or development, should be regulated. Regulation should particularly cover the removal of any vegetation within 50 feet of the shoreline of both lakes and streams and on public rights-of-way. The City recognizes that it has been unsuccessful in its attempt to protect forest lands through Comprehensive Plan Policies.

- K. Another additional paragraph, under the subsection entitled "Forest Lands," on page 29, is included as follows:

In accordance with the Forestry Practices Act, the City recognizes that it can only adopt rules or regulations within city limits that are more stringent than those established by the Oregon Forest Practices Act.

- L. The subsection entitled "Forest Lands Inventory," page 30, is amended.

Windbreaks: Although none of the forested areas in Dunes City are rated good in their windbreak performance capacity, the forested areas do provide some windbreak against southwest storms and steady summer north winds.

Wildlife Habitats: The soils in the "Lint" series are rated good as a potential woodland wildlife habitat. The brush and forest lands in Dunes City provide excellent wildlife habitat.

- M. Amend paragraph 2 on page 31 to read as follows:

Other Forest Uses: Virtually all of the undeveloped land in Dunes City is either forested or has been harvested [and reforested]. All of the

forested land is potentially valuable as a buffer between uses as a scenic corridor and the for recreation use. Most of the large pieces of undeveloped land in Dunes City have been logged over. By one means or another, the reforestation provision of the Forest Practices Act has been thwarted. One exception, the west side of Clear Lake Road at the intersection of Woodland Lane, was logged, burned and reforested about nine years ago. The southwest section was planted in pines and cedars mostly along the property lines of an existing subdivision. The northwest corner was thickly planted with a variety of species. Another large piece adjoining to the north was logged about five years ago and replanted in Fir. All these sections add to the scenic values of the City. These well formed 15-foot trees also add to the market value of the lots. The section planted in Fir is steadily increasing in value either as timber land or a forested subdivision.

The other lands that have been cut over and left are poorly stocked and will regrow very slowly since the brush is shading out the seedlings. This is especially true on 40 acres recently approved for a subdivision near Woahink Lake.

- N. Paragraph 1, under the subsection entitled "Forest Lands Designation," on page 31, is amended as follows:**

According to the inventory of vacant land (page 110), there are [735] 996 acres of undeveloped land in Dunes City, approximately 221 acres of which are not suitable for development due to environmental constraints. In addition, the projected land use summary (page 70 of the Comprehensive Plan) shows that there are 203 acres of excess land available for development within the current city limits. A total of up to 424 acres is available.

- O. The last paragraph on page 31 is amended to read as follows:**

The City has tools to protect forest lands for forest uses in a residential-designated area:

- The Soil Erosion and Vegetation Ordinance No. 59 regulates the cutting or clearing of trees, shrubs, brush, plants or grasses existing on shorelands (designated on the Shorelands map). [The ordinance also provides for erosion control and revegetation (reforestation) of cleared areas.]

- P. Paragraphs 1 and 3, under the subsection entitled "Conclusions," page 32, are amended as follows:**

(2) Conclusions

[The City has adequate tools and policies to protect forest land for urban uses within the residential designation, when the property owner submits plans for development.] Dune City's tools to maintain a natural setting through reforestation and vegetation protection are inadequate.

Future city policy will also involve increased [greater] cooperation with the State Forestry Department. By requesting status reports on commercial logging within city limits the Councils will be in a position to insist on timely reforestation of commercial timber lands. The Department of Forestry is aware of the Dunes City attitude and has been insisting on a shoreland buffer strip being maintained on commercially logged lands. The City recognizes that stronger rules and regulations are necessary if Dunes City wishes to remain the most naturally beautiful city on the West Coast.

II. THE MAN-MADE ENVIRONMENT

- A. Paragraph 1, under the subsection entitled "Sewage Disposal," on page 49, should be amended as follows:

By limiting the density to one [dwelling] family unit per acre plus the requirement that each unit have sufficient area to support a permanent subsurface system, the danger of water pollution can be avoided and the health of the citizens will be protected. This protection is essential, considering that more than 200 homes use water from the lakes.

Paragraph 2 on page 50 is amended as follows:

The use of subsurface disposal system is limited by the soil characteristics. When properly sized and installed, however, they have the advantage of being automatic, requiring no external heat or air pumps such as used in the "package treatment" systems. With proper maintenance and proper design they will serve as long as 40 years or more. In general, the septic disposal tank systems in Dunes City are in good condition.

- B. Paragraph 5, under the subsection entitled "Water Systems," on page 51, should be amended to read as follows:

Groundwater is more available on the west side of the City, although three good producing wells [recently] were drilled in the northeast corner of the City. Some good wells have been obtained on the east side, although the depth of the aquifer varied and seems to be channelized.

- C. The subsection entitled "Water Quality," on page 52, is amended to include an additional paragraph.

The Lane County Coastal Lakes Water Quality Report (Lane County, 1979), examined the water quality of various coastal lakes including Siltcoos and Woahink Lakes. The study determined if any changes in lake water quality could be correlated to development between the years of 1972-78. The study indicated that Woahink Lake's volume of water, surface size, and flushing activity contributes to its ability to retain its high water quality. Siltcoos Lake is considered one of the few "eutrophic" lakes on the Oregon coast. (Eutrophication refers to the "aging" process in lakes that is initiated by enrichment of waters with plant nutrients. That is,

V. The subsection entitled "Projected Land Use Summary," page 70 is amended to read as follows:

C. Projected Lands Use Summary

	Low (Acres)	High (Acres)
Land Needed for Future Use		
Residential	210	307
- Low Density	206	300
- High Density	4	7
Commercial	4.9	7.4
Industrial	<u>0</u>	<u>0</u>
SUBTOTAL	214.9	314.4
Vacant Land for Market Control (10% of net buildable land)	<u>72.0</u>	<u>72.0</u>
TOTAL LAND NEEDED	(280.5) <u>286.9</u>	(380) <u>386.4</u>
Land Available for Development		
Vacant Platted Lots	(138)	<u>82</u>
Undeveloped Land	(517)	<u>477</u>
TOTAL AVAILABLE LAND	(655)	<u>559</u>
Excess Land Available for Development Within the Current City Limits		(275.95) <u>172.6</u>

CHAPTER E. GOALS, POLICIES AND RECOMMENDATIONS

I. NATURAL RESOURCES AND PHYSICAL ENVIRONMENTS

The subsection entitled "Dunes Policies," page 73, is amended to delete an outdated policy.

B. Dunes Policies

3. [The results of the Lane County Coastal Water Supply Study shall be incorporated into the next Comprehensive Plan Review and Update.]

The entire subsection entitled "Lakes Policies," page 73, is amended as follows:

a "eutrophic" lake is a lake which contains a large amount of plant life.)

- D. The subsection entitled "Solid Waste," on page 53, is amended to read as follows:

Trash and garbage collection service is provided by a private company under a franchise agreement. A public election in November 1984 will result in trash and garbage collection being controlled by business licensing. The new arrangement will be effective October 1987.

Operation of disposal or recycling sites is the responsibility of Lane County. The Lane County Solid Waste Division has determined that the landfill in Florence has an estimated life expectancy in excess of 50 years. Encroachment of new housing developments near the landfill may result in the relocation of the site. There is no leaching or contamination from the landfill.

- E. Paragraph 2, under the subsection entitled "Air Quality," on page 53, is amended to read as follows:

Dunes City is not in an air quality maintenance area. Further, it has been determined by [Department of Environmental Quality staff, Mike Ziolko, Portland Office, May 10, 1979] the Lane Regional Pollution Authority, that the Dunes City Comprehensive Plan does not appear to conflict with Class II prevention of significant deterioration of air quality standards. There is no existing monitoring of carbon monoxide on the coast, and there does not appear to be a likelihood of future violations of the eight-hour carbon monoxide standard. Generally, ventilation is excellent.

Additional information is inserted as paragraph 3.

To improve air quality standards in Oregon, after July 1, 1986, all new woodstoves and fireplace insert models sold in Oregon will have to be certified to meet DEQ emission standards. They will also be required to display labels that give their efficiency and emission ratings. The emission limits are 15 grams of smoke per hour, for noncatalytic stoves and 6 grams per hour for stoves equipped with catalytic combusters. After July 1, 1988, tougher limits of 9 and 4 grams for conventional and catalytic stoves, respectively, will go into effect.

- F. Additional information is inserted under the subsection entitled "Noise" on page 53.

Significant noise problems in Dunes City result from off-road vehicles in the Dunes National Recreation Area. Although established standards and regulations are set by DEQ to set limitations for off-road vehicles, noise problems still exist. The City recognizes that alternatives and options for alleviating noise pollution from off-road vehicles need to be studied.

- G. Paragraph 1, under the subsection entitled "Police Protection," on page 53, is amended to read as follows:

Police protection is provided by Lane County with additional patrol hours provided under contract with the County Sheriff. The State Police will respond to emergency calls.

- H. Paragraph 1, under the subsection entitled "Fire Protection," on page 54, is amended as follows:

Fire protection for Dunes City and surrounding areas is provided by a volunteer department. The equipment includes a 1,000 gallon pumper, a [3,000] 3,500 gallon tanker, and a 1,000 gallon military 6 X 6 wheel drive. These trucks are at Station #2 of Siuslaw Rural Fire District #1 on Clear Lake Road. All property within five miles of the station is in Fire Insurance Rating Class 8. Having a sufficient number of volunteers is the main concern for providing adequate fire protection. Another concern regards the hazard of driving heavy equipment, such as fire trucks over poorly maintained private roads.

- I. The subsection entitled "Recreation Facilities," on page 54, is amended to read as follows:

Recreation opportunities are extensive, including Siltcoos Lake, Woahink Lake, the Dunes National Recreation Area, Honeyman State Park with two boat ramps on Woahink Lake, Typee Campground (13.48 acres), the Dunes City Community Center (.40 acres), 2 city parks (.50 acres) and (13.90 acres) private fishing resorts. (See Community Map, page 55.)

The 1983 Statewide Comprehensive Outdoor Recreation Plan for the State of Oregon analyzed the outdoor recreation system in Oregon. Some of the objectives in the Plan include seeking innovative sources of funding in order to maintain existing recreation facilities, increasing volunteerism in State Parks and encouraging local governments to develop systemwide master plans that assess local supply and expressed need.

The Jessie M. Honeyman Memorial State Park Master Plan (Department of Transportation, 1981), indicated that past and proposed improvements to the park, such as improvements to the park sewer and water utilities (completed 10/80), swimming beach improvements, and improvements to the trail system could increase public use of the Woahink Lake vicinity. No additional land acquisition is planned for the park.

- J. The subsection entitled "Energy and Communications Services," on page 57, is amended as follows:

Electric service is provided by the Central Lincoln People's Utility District. Telephone service is provided by Pacific Northwest Bell. Cable TV is available from [Florence] McCaw Cable TV, located in Florence and operating under franchise agreement.

K. The subsection entitled "Schools" on page 57, is amended as follows:

School children are bussed to Florence under the Unified School District (Siuslaw 97J), which includes both elementary and high school. Lane Community College operates a full-time facility in Florence. In [1970] 1980, the Census counted 209 school age children in Dunes City. [Current counts by the School District show approximately 160 children. This decrease probably reflects a general aging of the population and a trend toward more retired couples in the City.] The number of school age children did not change between 1970 and 1980. In total, approximately 1,400 children from Florence and Dunes City attend school within the Siuslaw District No. 97J. The School District has no plans to build a school in Dunes City.

L. The subsection entitled "Post Office," on page 57, is amended to read as follows:

A new 1200 square foot post office was constructed in 1985 at Westlake to replace a rundown facility. Many residents have postal boxes at the Post Office. Rural delivery service originates in Florence to serve the balance of the City.

M. Paragraph 2 on page 58 is amended to read as follows:

Recycling of both waste materials and land used for waste disposal are well cared for by the advanced Solid Waste Management Program of Lane County. Recycling is also provided by Siuslaw Sanitary Service at Cleawox on Highway 101. Newspaper drop boxes are located in Florence.

N. Insert an additional paragraph following paragraph 4 on page 58.

Recently adopted solar ordinances (December 1984) provide protection for solar access. The regulations provide for the protection of solar access in subdivisions and planned unit developments. In addition, the regulations establish procedures for granting solar access permits.

O. Paragraphs 1 and 2 on page 59 are amended to read as follows:

Since the major roads and highways serving Dunes City are a U.S. highway and state and county roads, it is necessary to coordinate improvements through the State. Needs identified and addressed were a left turn refuge and a speed limit on Canary Road, road signs designating Clear Lake Road and a left turn refuge at Clear Lake Road. A left turn refuge at Pacific Avenue has been [approved and will be] recently constructed.

[The City has requested a light at Highway 101 and Canary Road.] The State Highway Preservation Report (Oregon Department of Transportation, 1985), indicated that 57 percent of the pavements in the State Highway System are in fair or better condition. Many of the improvements to the roads resulted from the 1984 Surface Preservation Program. The program upgraded 500 miles of road to fair or better condition. Many of the roads replaced were lower volume routes usually considered low priority for structural overlay funding. A 1984 survey indicated in the report that Highway 101 between Florence and the Lane County boundary was rated

to be in poor condition. Poor condition was characterized as roads having structural deficiency, areas of instability and large crack patterns. However, in August of 1985, Highway 101 from the Siuslaw Bridge to the Lane County boundary was repaved, eliminating most large cracks, increasing traction and weatherproofing.

[The City has requested a light at Highway 101 and Canary Road.]

Overall, roads in Dunes City are in good condition. Needs identified include paving of Russell Road and construction of a road between Westlake and South Pioneer. The newly constructed road would alleviate traffic on 101.

- P. The third sentence under paragraph 1, under the subsection entitled "Recreation and Open Space," on page 59, is amended to read as follows:

Both recreation and open space in Dunes City are closely related to the natural resources of lakes and forest land. Public open areas are scattered. Of the 165-acre Boy Scout camp, [22] 35 acres are in Dunes City.

The following sentences are to be added to the end of paragraph 1:

The City owns a small parcel of land adjacent to the Westlake Boat Landing. This property is intended to eventually be cleared and prepared as a picnic area.

- Q. Paragraph 2 on page 60 is amended as follows:

There is a joint county-state boat landing on Siltcoos near Westlake, with parking for 40 cars with boat trailers. Actually, both Woahink and Siltcoos Lakes are public recreation areas. Both lakes are stocked regularly with trout, and most residents have boats. Some of the subdivisions have lake access strips set aside, but they are mostly so undefined and unimproved that they are practically unusable. Residents should be encouraged to develop and use access strips to their advantage to alleviate pressure on public facilities. The National Recreation Area [is planning] constructed a day use facility on the west shore of Siltcoos Lake, south of Westlake. The facility can be reached by boat or a two mile hiking trail that begins near milepost 198 on Highway 101.

- R. The subsection entitled "Recreation and Open Space," paragraph 4, page 60, is amended as follows:

The Community Center is large enough for civic gatherings and is available at small fees to other groups. A small outdoor basketball court exists on the grounds. [The state of finances of the City at this time precludes purchase of lands for city parks. However, a park program could invite donations of marginal lands to the City. Such land could be developed over a period of time by a community effort. One suggested parcel is Goat Island, which would become a boat access park.] Hilltop Drive and Parkway Park, both city parks, are maintained by community volunteers.

S. Paragraph 1 and the following table under the subsection entitled "Existing Land Use Summary," page 65, is amended to read as follows:

Dunes City contains approximately [2-1/3] 2.7 square miles of land or [1,487] 1,591 acres. Only [554] 594 (37 percent) are currently developed. The remainder consist of [197] 141 acres of vacant lots and [735] 855 acres of undeveloped land. Most of the undeveloped land is covered with large softwood evergreen trees as well as swamps, brush and hardwoods.

<u>LAND USE</u>	<u>APPROVED PLAN</u>	<u>ACRES</u>	<u>ACREAGE PERCENTAGE</u>
<u>Residential</u>	[370.8]	<u>373.43</u>	63.0%
Single Family		329.40	
Mobile Homes		42.68	
- mobile homes on lots		38.32	
- mobile home parks		4.36	
Multi-Family		1.35	
<u>Commercial</u>	[9.94]	<u>10.13</u>	2.0
Retail		5.13	
Services and Resorts		5.00	
<u>Agriculture</u>		<u>28.10</u>	5.0
<u>Recreation</u>		<u>13.46</u>	2.3
<u>Boy Scout Camp</u>		<u>35.86</u>	6.0
<u>Government</u>		<u>2.03</u>	0.3
<u>Roads</u>		<u>131.49</u>	<u>22.1</u>
TOTAL DEVELOPED LAND:		594.50	100%

T. The entire subsection entitled, "Inventory of Vacant Land," page 67 is amended as follows:

(1) Inventory of Vacant Land

A total of (933) 996 acres of land within the current city limits are vacant; this is 63 percent of the acreage in Dunes City. The total vacant land is the sum of (197) 141 acres of vacant platted lots and (735) 855 acres of undeveloped land; of the vacant land, about (652) 698 acres are available for future development.

Vacant Platted Lots: It is assumed that existing lots under one-half acre which have not been developed to date will not be developed in the future due to subsurface disposal problems. It is also assumed that existing lots without street access will not be developed. With the two assumptions above, (138) 82 acres of vacant platted lots are available for future development.

Undeveloped Land: Areas with slopes over 12 percent, flooding problems, or soil restrictions for subsurface disposal systems are considered unsuitable for development. Subtracting the unsuitable areas leaves (514) 477 acres of available land for future development.

C. Lakes Policies

1. Elements of the aquatic environment such as the lakes, marshes, mudflats, lagoons, riparian vegetation and critical wildlife habitat and resources shall be considered in the planning and zoning process.
2. Methods of conserving water resources must be considered in all land use and development proposals and decisions. In compliance with the Mid-Coast Basin Program adopted on September 25, 1984, the City recognizes that Siltcoos and Woahink Lakes are classified only for utilization of water for domestic, livestock and in-lake uses for recreation, wildlife, and fish life purposes. Future industrial use will be limited to the existing industrial consumption of water by International Paper.
3. Dunes City will coordinate its efforts with other nearby jurisdictions such as the City of Florence and Lane County for implementing and studying possible alternatives for maintaining good water quality.
4. Every effort will be made to maintain the high water quality of Siltcoos and Woahink Lakes through monitoring recreation use, commercial and industrial use and run-off from septic tank effluent. A Water Quality Control Committee will be formed by July of 1986 to examine problems with water quality. 7
5. Site construction procedures shall not permanently contribute to increased erosion and sedimentation of lakes, impoundments, or waterways.

The subsection entitled "Scenic Areas Policies," page 74, is amended to read as follows:

E. Scenic Areas Policies

3. Vegetation removed through construction shall be replaced, wherever possible, to maintain and complement the character of the rural atmosphere. The City recognizes the problems with loss of vegetation after construction, particularly loss of riparian vegetation. Dunes City also recognizes that efforts will need to be improved for enforcement of regulations.

The subsection entitled "Other Resources Policies," page 74, is amended to include an additional policy.

F. Other Resources Policies

2. In compliance with the LCDC Administrative Rule on Goal 5, Natural Resources, the City shall classify the Darlingtonia Californica Bog identified on private property as a "1B" resource. This classification under the Goal 5 rule allows delaying of the Goal process until more information is known about the resource. By the next Periodic Review, the City shall complete an inventory on the

location, quantity, and quality of the Darlingtonia Bog and of its significance as a natural resource will be determined.

II. RECREATION AND OPEN SPACE

The subsection entitled "Recreation and Open Space," page 75, is amended to include an additional policy.

B. General Policies

4. The City will coordinate with the State Parks Branch to develop master plans for parks that assess local supply and expressed need.

III. PUBLIC UTILITIES, FACILITIES AND SERVICES

The subsection entitled "Public Utilities, Facilities and Services," page 76, is amended to include additional recommendations regarding fire protection.

E. Fire Protection Recommendations

1. Access conditions should be improved where special hazards exist. The City will continue to coordinate with the Fire Department to alleviate access problems resulting from poorly maintained private roads.
2. The City shall work with the Fire Department to find additional ways for recruiting volunteers.

The subsection entitled "Public Utilities, Facilities and Services," is amended to include an additional category. The additional section is labeled as "I" on page 77.

I. Solid Waste Policy

The City shall coordinate solid waste planning with Lane County.

IV. AIR, WATER AND LAND QUALITY

Letter A, under the subsection entitled "Air, Water and Land Quality," page 77, is amended to include an additional goal.

A. General Goals

1. Preserve the quality of the land, air and water resources in the City.

2. All development in the City will comply with DEQ's applicable air and water quality standards and noise control standards.

The subsection entitled "Air, Water and Land Quality," beginning on page 77, is amended to update sewage and water supply policies and noise recommendations.

C. Sewage System Policies

1. Require that adequate land area be allotted to each [dwelling] family unit to provide for permanent subsurface disposal system. In general, a density of one unit per acre is required to preserve water quality.

D. Water Supply Policies

3. In compliance with the Mid-Coast Basin Program, the City recognizes that it should not exceed the reserved 1.5 cubic feet per permit from Woahink Lake issued by the Water Resource Board.

G. Noise Recommendations

2. The City recognizes that increased efforts will be needed to minimize noise problems. Off-road vehicles in violation of noise levels near the city limits will be discouraged. The City shall work with Dunes National Recreation Area and the Department of Environmental Quality to work toward alleviating noise problems.

Under the subsection entitled, "Air, Water, and Land Quality," an additional subsection is included after the letter "G" on page 78. It will be labeled "H" and entitled "Air Quality."

H. Air Quality Recommendation

The City shall provide informational brochures drafted by DEQ to help consumers understand the new woodstove legislation.

V. TRANSPORTATION

Under the subsection entitled "Transportation," beginning on page 78, an additional transportation policy and additional recommendations are included.

B. Transportation Policies

9. Dunes City will coordinate the local planning review of highway projects with the Department of Transportation.

C. Transportation Recommendations

3. Within the next five years, the City will inventory the existing condition of roads, prioritize needed improvements and estimate costs.

4. By the end of 1986, the City shall adopt Lane County standards for maintaining the road system.

VII. THE ECONOMY

Under the subsection entitled "The Economy," pages 79 and 80, additional goals are added and the recommendation section is amended as follows:

A. Economic Goals

3. Encourage coastal communities to promote the continued diversification of natural resource production, including timber and agricultural products and support the continued expansion of the tourism and convention business wherever appropriate. However, the City does not encourage nearby communities to reverse land use regulations in order to promote economic development. The City discourages strip development.
4. Encourage economic development activities in coastal communities that result in more effective use of local resources that are under-utilized, renewable or non-renewable, wherever appropriate.

C. Economic Recommendation

Dunes City and its residents should take an active interest in maintaining and improving the economic health of the region, including continued participation with the [Economic Improvement Commission] Lane Economic Committee.

VIII. LAND USE AND URBANIZATION

The subsection entitled "Land Use and Urbanization," page 81, is amended to include additional policies.

B. General Policies

7. The Citizens Committee for Involvement, the Planning Commission and the City Council shall be responsible for reviewing, updating and amending the Comprehensive Plan. The Plan shall be reviewed every two years and updated every five years. Periodic review of the Plan shall occur every three to five years.
9. Continue land use coordination with Lane County to ensure that Dunes City will have the opportunity to review and comment on actions taken by the Lane County Planning Commission and Hearings Official Public Hearings.
10. Dunes City shall continue to operate under the State Building Code, providing standards for building construction.
11. Final action on applications for permit or zone changes shall occur within 120 days after the application has been received by the City.

IX. RESIDENTIAL LAND USE

The subsection entitled "Residential Land Use" is amended to update Recommendation No. 7, page 82.

C. Recommendations

7. Coordinate with L-COG to review housing data from the [1980] 1990 Census. Revise the housing element to reflect the new data.

Additional recommendations are included following No. 8 on page 82.

9. The CCI will appoint a Housing Subcommittee by the next Periodic Review, if it is determined that the housing element of the Plan needs revision.
10. Ensure that an adequate supply of "needed housing" as defined by Oregon Revised Statute 197.303 is available within Dunes City.
11. Implement clear and objective conditional use standards for multifamily housing.

XII. SHORELANDS

The subsection entitled "Shorelands," page 84, is amended as follows:

B. Shoreland Policies

4. No more than one water access development (boathouse, dock, pier, wharf, or combination) shall be allowed per lakefront lot, consistent with reasonable use.
6. The City shall notify the State Parks Division of public access projects and provide a sufficient period of time for comment.
7. Public access in coastal shoreland areas shall be retained or replaced when public property, rights-of-way or public easements are sold, exchanged or transferred.
8. The City shall increase public access to Siltcoos Lake by developing City-owned property, located adjacent to the Westlake Boat Landing, into a park suitable for picnicing.

XIII. FOREST LANDS

The subsection entitled "Forest Lands," page 85, is amended to revise the recommendation.

C. Forest Land Recommendation

[Forest land policies should be reviewed when questions of jurisdiction over commercial harvesting of timber are resolved. Consideration of designation of land for urban forestry uses can be done at that time.]

The City will increase its efforts toward implementing regulations requiring reforestation of logged trees on lots larger than two acres in size.

XVI. PLANNING PROGRAM RESPONSIBILITIES

The new subsection entitled "Planning Program Responsibilities," page 86, is inserted to address goals and policies regarding Plan Implementation.

A. Planning Goal

Maintain a continuing program of citizen involvement in support of ongoing city planning requirements, plan adoption, implementation and future plan revision and/or updating.

B. Planning Policies

1. Provide support for citizen involvement committees.
2. Encourage widespread and diverse participation in citizen involvement in comprehensive planning.
3. Promote two-way communication between citizens and elected officials concerning land use planning.

C. Recommendations

1. The Citizens Involvement Committee will include the City Council, Planning Commission, and citizens-at-large. Citizens will be members of the committee upon meeting attendance.
2. Participation by elected officials in CCI should be encouraged.
3. Greater efforts shall be made to increase participation by the public.

G. PLAN IMPLEMENTATION

Amend paragraph 2 under the subsection entitled "Plan Review and Refinement," on page 98.

New information on population growth, residential development trends, economic changes, etc., must be reviewed in light of the adopted Plan, discrepancies and inconsistencies eliminated, and additional goals and guidelines adopted. The Dunes City Comprehensive Plan shall be reviewed at least every two years and updated every five years, if necessary. Periodic Review of the Plan shall occur every three to five years. Amendments to the Comprehensive Plan may be adopted by the City Council at any time upon recommendation of the Planning Commission and the Citizen's Committee for Involvement.

H. APPENDIX

A new section shall be added to the Appendix Chapter of the Plan. The new information will follow Page 109 in the Plan. The information below explains the methodology and assumptions made in updating projected land use figures as indicated on Page 67 of the Comprehensive Plan.

AVAILABLE AND SUITABLE LANDS

Inventory of Vacant Land

Assumption - For each building permit, it is assumed that one acre will be developed. Based on this assumption, 56 acres were subtracted from the sum of 197 acres of vacant platted lots as recorded in 1979. The total number of vacant platted lots equals 141 acres.

Vacant Platted Lots

Assumption - The number of unsuitable acres for development did not change since 1979. Based on this assumption, 59 acres unsuitable for development were subtracted from the updated figure of 141 vacant platted lots. The total number of vacant platted lots suitable for development totals 82 acres.

Undeveloped Land

Assumption - The number of unsuitable acres for development on undeveloped land did not change since the adopted plan in 1979. As a result, 221 acres of undeveloped land continue to be unsuitable for development. Based on this assumption, 221 acres were subtracted from the current sum of 698 acres of undeveloped land. The total is 477 acres of land for development.

Amend the table on page 110 to read as follows:

Preliminary Analysis of Dunes City Urban Growth Boundary

		<u>Acres</u>
Preliminary Urban Growth Boundary		<u>1591.14</u>
Land Unsuitable for Urban Use		<u>221</u>
Vacant Land Unusable for Development		<u>59</u>
Land Already Occupied		<u>594.50</u>
Residential	373.43	
Low Density*	<u>367.72</u>	
Medium Density**	5.71	
Commercial	<u>10.13</u>	
Agricultural	<u>28.10</u>	
Recreation	<u>13.46</u>	
Quasi-Public (Boy Scout Camp)	<u>35.86</u>	
Roads	<u>131.49</u>	
Government	<u>2.03</u>	
Total Land Unavailable for Building	(830.76)	<u>874.50</u>
Net Buildable Land	(655.95)	<u>716.64</u>

	<u>Low</u>		<u>High</u>
Land Needed for Future Use			
Residential	<u>210</u>		<u>307</u>
Low Density*	206		300
Medium Density**	4		7
Commercial	4.9		5.7
Industrial	0		0
Vacant Land for Market Control (10 percent Net Buildable Land)	<u>72.0</u>		<u>72.0</u>
Total Land Needed	<u>286.9</u>		<u>384.7</u>
Remaining Land Within Urban Growth Boundary	<u>429.74</u>	(275.95)	<u>331.94</u>

*Low Density includes mobile home on single lots.

**Medium Density includes mobile home parks.

Amend the table on page 112 to read as follows:

Attachment II - Existing Land Use*

<u>LAND USE</u>	<u>APPROVED PLAN</u>	<u>ACRES</u>	<u>ACREAGE PERCENTAGE</u>
<u>Residential</u>	[370.8]	<u>373.43</u>	23.5
Single Family		329.40	
Mobile Homes		42.68	
- mobile homes on lots		38.32	
- mobile home parks		4.36	
Multi-Family		1.35	
<u>Commercial</u>	[9.94]	<u>10.13</u>	0.6
Retail		5.13	
Services and Resorts		5.00	
<u>Agriculture</u>		<u>28.10</u>	1.8
<u>Recreation</u>		<u>13.46</u>	0.8
<u>Boy Scout Camp</u>		<u>35.86</u>	2.2
<u>Government</u>		<u>2.03</u>	0.1
<u>Roads</u>		<u>131.49</u>	8.3
<u>Undeveloped</u>		<u>996.64</u>	<u>63.0</u>
TOTAL ACREAGE		1591.14	100%

*Acreage determined by updating L-COG's computerized land use information for Dunes City with consultant's land use survey.

The table below on page 117 is amended to update the building permit information.

Attachment VI

Dunes City Building Permits, 1979-85

	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>Total</u>
Single Family	10	10	7	3	3	11	1	45
Mobile Homes	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>4</u>	<u>2</u>	<u>3</u>	<u>11</u>
TOTAL:	10	10	7	5	7	13	4	56

The building permit applications did not specify the type of housing to be constructed. It will be assumed for this study that single family dwellings were constructed instead of multi-family housing.

XVII. BIBLIOGRAPHY

Amend the Bibliography, page 119, to include additional references.

Atlas of Oregon Lakes, Oregon State University, 1985.

State Highway System Preservation Report, Oregon Department of Transportation, 1985.

Oregon Air Quality Annual Report, Department of Environmental Quality, 1984.

1977 Oregon Natural Areas Data Summary, The Oregon Natural Heritage Program of the Nature Conservancy, 1977.

Jessie M. Honeyman Memorial State Park Master Plan, State of Oregon, Parks and Recreation Division, 1981.

Lane County Historic Population, Lane Council of Governments, 1985.

1980 Census, Census of Population and Housing, 1982.

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Oregon Building Permit Summary, Housing Division, Department of Commerce 1979-85.

CB:pbC11/DCCP