

CITY OF LINCOLN CITY

LINCOLN CITY COUNCIL AGENDA

MONDAY AUGUST 28, 2023 6:00 PM

6:00 PM - The Lincoln City Council will hold a Regular Meeting in the Council Chambers, 801 SW Highway 101 - 3rd Floor, Lincoln City, OR 97367.

Public comments can be submitted to publiccomment@lincolncity.org, by attending the City Council meeting, or by telephone.

Public comments submitted by email to publiccomment@lincolncity.org will be entered into the official record, distributed to the governing body, and summarized; however, due to personal privacy issues they are not generally published in the online Agenda packet.

****PUBLIC COMMENT VIA EMAIL WILL ONLY BE RECOGNIZED UPON RECEIPT OF AN EMAIL SENT TO publiccomment@lincolncity.org****

Citizens requesting to give public comment via telephone must email publiccomment@lincolncity.org no later than noon on the meeting day. The request must include the person's name, the subject the person wishes to address, and the phone number the person intends to use for the meeting. Instructions will be sent to the person requesting prior to the meeting. Persons who will give public comment via telephone will need to leave the microphone muted until the public comment portion of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing-impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting. To request information in an alternate format or other assistance, please contact the City's ADA Coordinator, Kevin Mattias, at [541-996-1013](tel:541-996-1013) or kmattias@lincolncity.org. Visit the [ADA Accessibility | City of Lincoln City, OR](#) webpage to view how the City continues to remain in compliance with Title II of the Americans with Disabilities Act regarding City programs, services, processes, and facilities.

The Lincoln City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

Agenda materials for this meeting are available at www.lincolncity.org under "Government", then select "Public Meeting Agendas, Packets & Videos". To stream the meeting in HD, please visit www.lincolncity.org/government/streaming. This meeting will be televised live on Channel 4, and rebroadcast on Channel 4 multiple times a day.

If you wish to speak on an agenda or non-agenda item, please sign up on the sheet near the entrance door to the Council Chambers. You will be called to speak during the "Public Comment" section. Comments or testimony on agenda items listed under "public hearing/public comment" will be taken at that time.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

1. Regular Meeting – Minutes of Special Meeting – August 9, 2023, 5:00 PM
2. Regular Meeting – Minutes of Regular Meeting – August 14, 2023, 6:00 PM
3. OLCC- Request for Full On-Premises, Commercial - Gilgamesh Brewing
4. OLCC- Request for Limited On-Premises Sales License- Lincoln City BBQ

E. COUNCIL DELIBERATIONS

F. COMMENTS FROM CITIZENS PRESENT ON AGENDA/NON-AGENDA ITEMS

Article I, Section 8, of the Oregon Constitution provides: No law shall be passed restraining the free expression of opinion, or restricting the right to speak, write, or print freely on any subject whatever; but every person shall be responsible for the abuse of this right. Be advised: Comments by citizens under this Public Comments Section of the Agenda or under Public Hearings are solely the opinions and statements of the speakers and are not statements by the City of Lincoln City and do not represent the opinions of the City of Lincoln City, its officers and employees.

G. PRESENTATIONS

5. Lincoln County Public Health - Tobacco Prevention and Education Program Update

H. PUBLIC HEARING / ORDINANCE

I. PUBLIC HEARINGS / PUBLIC COMMENTS

1. Public Comment North Lincoln Sanitary Rate Increase

J. ORDINANCES

2. ORDINANCE NO. 2023-18 AN ORDINANCE OF THE CITY OF LINCOLN CITY, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE NELSCOTT URBAN RENEWAL (TAX INCREMENT FINANCE) PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

K. RESOLUTIONS

3. RESOLUTION NO. 2023-25 A RESOLUTION OF THE CITY OF LINCOLN CITY ADOPTING AN INCREASE IN RATES FOR NORTH LINCOLN SANITARY SERVICE

L. SPECIAL ORDER OF BUSINESS

4. Reappointment to the Boards and Committees

M. CITY MANAGER/CITY ATTORNEY REPORTS

N. ACTIONS, IF ANY, BASED ON WORK SESSION, EXECUTIVE SESSION, OR PUBLIC COMMENT

O. ADDITIONAL COMMENTS FROM CITIZENS PRESENT ON NON-AGENDA ITEMS

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P. ANNOUNCEMENTS OR COMMENTS BY CITY COUNCIL

Q. ADJOURNMENT

CITY OF LINCOLN CITY

CITY COUNCIL

MINUTES OF THE SPECIAL MEETING

August 9, 2023, 5:00 PM

The final minutes for this meeting are supplemented by an electronic recording of the meeting, which may be viewed online at www.lincolncity.org under the tab "Agendas, Packets, and Videos". The staff reports, resolutions, ordinances, and other documents related to this meeting are also available at the same location. This meeting is rebroadcast on Cable Channel 4. (See *Channel 4 guide on the hour at <http://www2.lincolncity.org/program-guide/>*).

APPROVED BY CITY COUNCIL

DATE:

A. CALL TO ORDER

Mayor Wahlke called the meeting to order at 5:00 PM.

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Judy Casper	Councilor Ward 3	Present	
Riley Hoagland	Councilor Ward 2	Present	
Rick Mark	Councilor Ward 3	Present	
Mitch Parsons	Councilor Ward 1	Present	
Susan Wahlke	Mayor	Present	

Staff Present: Chief Broderick, Lincoln City Police Department; Abigail Edwards, Human Resources Director; David Twigg, I.T. Support Specialist; Jamie Young, City Recorder.

C. RECESS TO EXECUTIVE SESSION MEETING (NW CONFERENCE ROOM)

Council recessed to executive session at 5:02 PM.

A. ORS 192.660 (2)(F)- Exempt Public Records

1. Executive Session

D. RECONVENE SPECIAL CITY COUNCIL MEETING (COUNCIL CHAMBERS)

Council returned to the special meeting from executive session at 6:21 PM.

E. ACTIONS, IF ANY, BASED ON WORK SESSION OR EXECUTIVE SESSION

1.

MOTION:	Motion to Terminate the City Attorney's Employment Contract without Cause
MOVER:	Mitch Parsons, Councilor Ward 1
SECONDER:	Rick Mark, Councilor Ward 3
AYES:	Casper, Mark, Parsons, Wahlke
NAYS:	Hoagland
RESULT:	Passed by Voice Vote

Council and Staff had a discussion regarding interim City Attorney options.

F. ADJOURNMENT

Mayor Wahlke adjourned the meeting at 6:24 PM.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG, CITY RECORDER

CITY OF LINCOLN CITY

CITY COUNCIL MINUTES OF THE MEETING

August 14, 2023, 6:00 PM

The final minutes for this meeting are supplemented by an electronic recording of the meeting, which may be viewed online at www.lincolncity.org under the tab "Agendas, Packets, and Videos". The staff reports, resolutions, ordinances, and other documents related to this meeting are also available at the same location. This meeting is rebroadcast on Cable Channel 4. (See Channel 4 guide on the hour at <http://www2.lincolncity.org/program-guide/>).

APPROVED BY CITY COUNCIL

DATE:

A. CALL TO ORDER

Mayor Wahlke called the meeting to order at 6:00 PM.

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Judy Casper	Councilor Ward 3	Present	
Riley Hoagland	Councilor Ward 2	Present	
Rick Mark	Councilor Ward 3	Present	
Mitch Parsons	Councilor Ward 1	Present	
Susan Wahlke	Mayor	Present	

Staff Present: Daphnee Legarza, City Manager; Richard Appicello, City Attorney; Chief Broderick, Lincoln City Police Department; Alison Robertson, Economic Development and Urban Renewal Director; Seth Lenaerts, Project Manager; Kim Cooper Findley, Explore Lincoln City Director; Tyrell Trainor, Explore Lincoln City; Cole Finley, Explore Lincoln City; Stephanie Reid, Public Works Director; Jamie Young, City Recorder.

C. PLEDGE OF ALLEGIANCE

Mayor Wahlke led The Pledge of Allegiance.

Mayor Wahlke pulled items (J) 3 and 4 from the agenda.

D. CONSENT AGENDA

MOTION:	Consent Agenda
MOVER:	Rick Mark, Councilor Ward 3
SECONDER:	Judy Casper, Councilor Ward 3
AYES:	Casper, Hoagland, Mark, Parsons, Wahlke
RESULT:	Passed

1. Regular Meeting – Minutes of Regular Meeting – July 24, 2023, 6:00 PM
2. Regular Meeting – Minutes of Work Session – July 26, 2023, 5:00 PM

E. COUNCIL DELIBERATIONS

None

F. COMMENTS FROM CITIZENS PRESENT ON AGENDA/NON-AGENDA ITEMS

Ms. Legarza summarized an email from Scott Buck regarding the tree ordinance.

Marie McFarland spoke regarding VRD in Roads End and employees living out of state.

Rick Metz and Jane Mulholland spoke regarding the Lincoln City Pickleball Club.

Scott Buck of Chapel by the Sea Church, spoke regarding defensible space at commercial properties and changing the ordinance.

MerryAnn Blanchard spoke regarding the fireworks and potential fires.

G. PRESENTATIONS

None

H. PUBLIC HEARING / ORDINANCE

None

I. PUBLIC HEARINGS / PUBLIC COMMENTS

1. Nelscott Urban Renewal (Tax Increment Finance) Area

Mayor Wahlke opened the public hearing at 6:19 PM.

Alison Robertson Urban Renewal and Economic Development Director and Elaine Howard of Elaine Howard Consulting presented the staff report for the new Nelscott Urban Renewal Plan.

Council and Staff discussed the Staff report presented.

Rob Dahlman, Fire Chief with North Lincoln Fire and Rescue testified on behalf of the board. The North Lincoln Fire and Rescue is against the new Nelscott Urban Renewal area.

Barbe Jenkins-Gibson testified in favor of the new Nelscott Urban Renewal area.

Gail and Doug Miller testified regarding the new Nelscott Urban Renewal area.

Genevieve Atwood testified in favor of the new Nelscott Urban Renewal area.

Alison Robertson Urban Renewal and Economic Development Director and Seth Lenaerts, Urban Renewal and Economic Development Project Manager, returned to answer questions that were asked. Council and Staff had more discussion.

Mayor Wahlke closed the public hearing at 7:22 PM.

2. PUBLIC COMMENT ON RESOLUTION NO. 2023-21

Mayor Wahlke opened the public hearing at 7:22 PM. No Citizens were present to comment on this hearing. Council and Staff discussed the noise variance. Mayor Wahlke closed the public hearing at 7:25 PM.

J. ORDINANCES

3. ORDINANCE NO. 2023-15 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 13 (PUBLIC SERVICES), CHAPTER 13.12 (WATER AND SEWER SYSTEM RATES AND CHARGES), AMENDING SECTION 13.12.050 (WATER SERVICE EXTENSIONS, CONNECTIONS AND EQUIPMENT- INSTALLATION AND MAINTENANCE RESPONSIBILITY) AND AMENDING SECTION 13.12.100 (BILLING – DISCONNECTION FOR NONPAYMENT- RECONNECTION FEES) TO DEFINE THE OFFENSE OF FAILURE TO REPAIR WATER LEAK.

MOTION:	ORDINANCE NO. 2023-15 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 13 (PUBLIC SERVICES), CHAPTER 13.12 (WATER AND SEWER SYSTEM RATES AND CHARGES), AMENDING SECTION 13.12.050 (WATER SERVICE EXTENSIONS, CONNECTIONS AND EQUIPMENT- INSTALLATION AND MAINTENANCE RESPONSIBILITY) AND AMENDING SECTION 13.12.100 (BILLING – DISCONNECTION FOR NONPAYMENT- RECONNECTION FEES) TO DEFINE THE OFFENSE OF FAILURE TO REPAIR WATER LEAK.
RESULT:	Withdrawn

4. ORDINANCE NO. 2023-16 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 1 (GENERAL PROVISIONS), AMENDING CHAPTER 1.16 (VIOLATIONS), AMENDING SECTION 1.16.030 (DEFINITIONS) TO UPDATE THE DEFINITION OF ENFORCEMENT OFFICER

MOTION:	ORDINANCE NO. 2023-16 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 1 (GENERAL PROVISIONS), AMENDING CHAPTER 1.16 (VIOLATIONS), AMENDING SECTION 1.16.030 (DEFINITIONS) TO UPDATE THE DEFINITION OF ENFORCEMENT OFFICER
RESULT:	Withdrawn

5. ORDINANCE NO. 2023-18 AN ORDINANCE OF THE CITY OF LINCOLN CITY, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE NELSCOTT URBAN RENEWAL (TAX INCREMENT FINANCE) PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

MOTION: Motion to Approve First Reading of Ordinance 2023-18 with a Rejection of the North Lincoln Fire and Rescue Districts Recommendation

MOVER: Rick Mark, Councilor Ward 3

SECONDER: Judy Casper, Councilor Ward 3

AYES: Casper, Hoagland, Mark, Wahlke

NAYS: Parsons

RESULT: Passed via Voice Vote

Council and Staff discussed the process of the County approving the plan. Councilor Parsons explained the reasoning for a no-vote.

K. RESOLUTIONS

6. RESOLUTION 2023-21 A RESOLUTION OF THE CITY OF LINCOLN CITY ADOPTING REVISIONS TO CITY ADMINISTRATION (ADMINISTRATIVE FEES - NOISE VARIANCE) FEE SCHEDULE

MOTION: Motion to Approve Resolution 2023-21: Noise Variance Application Fee

MOVER: Riley Hoagland, Councilor Ward 2

SECONDER: Mitch Parsons, Councilor Ward 1

AYES: Casper, Hoagland, Mark, Parsons, Wahlke

RESULT: Passed via Voice Vote

7. RESOLUTION NO. 2023-23 A RESOLUTION OF THE CITY OF LINCOLN CITY ESTABLISHING TRAFFIC CONTROL MEASURES FOR THE INTERSECTION OF SE 8TH STREET AND SE OAR AVENUE.

MOTION: Motion to Approve Resolution 2023-23 Traffic Control at SE 8th Street and SE Oar Ave.

MOVER: Mitch Parsons, Councilor Ward 1

SECONDER: Riley Hoagland, Councilor Ward 2

AYES: Casper, Hoagland, Mark, Parsons, Wahlke

RESULT: Passed via Voice Vote

L. SPECIAL ORDER OF BUSINESS

8. Contract: 2023-2024 Paid Media Services through Marketing Agency of Record

MOTION: Motion to Approve Staff Recommendation to Award the Expanded Paid Media Services for Fiscal Year 2023-2024 to Borders, Perrin & Norrander, Inc, in the Amount of \$570,000

MOVER: Mitch Parsons, Councilor Ward 1

SECONDER: Rick Mark, Councilor Ward 3

AYES: Casper, Hoagland, Mark, Parsons, Wahlke

RESULT: Passed via Voice Vote

9. Water Master Plan Contract Award

MOTION:	Motion to Award the Water Master Plan Update Contract to HBH Consulting Engineers in the amount of \$200,000.00
MOVER:	Mitch Parsons, Councilor Ward 1
SECONDER:	Riley Hoagland, Councilor Ward 2
AYES:	Casper, Hoagland, Mark, Parsons, Wahlke
RESULT:	Passed by Roll Call Vote

10. Construction Contract Award SW 13th to SW 17th Overlay

MOTION:	Motion to Award a Construction Contract to Road & Driveway Co. in the Amount of \$402,582.75 with a Construction Contingency of \$80,500.00 for a Total Amount of \$483,098.75
MOVER:	Riley Hoagland, Councilor Ward 2
SECONDER:	Rick Mark, Councilor Ward 3
AYES:	Casper, Hoagland, Mark, Parsons, Wahlke
RESULT:	Passed via Voice Vote

11. EPA Community-Wide Assessment Brownfields Contract Award

MOTION:	Motion to Approve the Professional Consulting Services Contract to Maul Foster Alongi (MFA) and Direct Staff to Carry Out the Contract Negotiations with MFA
MOVER:	Rick Mark, Councilor Ward 3
SECONDER:	Judy Casper, Councilor Ward 3
AYES:	Casper, Hoagland, Mark, Parsons, Wahlke
RESULT:	Passed by Roll Call Vote

M. CITY MANAGER/CITY ATTORNEY REPORTS

City Manager gave an update on the current events and introduced the new Explore Lincoln City Director, Kim Cooper Finley. Ms. Legarza said that she will be appearing remotely for the August 28th City Council meeting.

Mayor Wahlke updated about fire danger.

N. ACTIONS, IF ANY, BASED ON WORK SESSION, EXECUTIVE SESSION, OR PUBLIC COMMENT

None

O. ADDITIONAL COMMENTS FROM CITIZENS PRESENT ON NON-AGENDA ITEMS

Carolyn Nguyen spoke regarding employees working remotely.

Lana Elmore spoke against an all-gender bathroom at an establishment that was visited with her Granddaughter.

P. ANNOUNCEMENTS OR COMMENTS BY CITY COUNCIL

Councilor Parsons spoke about the future meetings on Wednesdays. Mayor Wahlke suggested the alternate Mondays of the Council Meeting. Councilor Parsons suggested meeting with the Fire Service yearly.

Councilor Hoagland spoke about the Siletz Pow-Wow and also the Grand Ronde Pow-Wow. Councilor Hoagland spoke about the two shows at the Cultural Center and Teen Night. Councilor Hoagland gave an update on the events at the Driftwood Library. Councilor Hoagland mentioned John Force and his recent passing. Councilor Hoagland mentioned there is a streaming issue per IT.

Councilor Mark mentioned he liked the idea of meeting with the Fire Board and he may be out of town in September.

Councilor Casper spoke about the homeless committee and the strategic plan and she gave statistics.

Mayor Wahlke also gave an update on events at the Library. Mayor Wahlke congratulated the new Mayor in Newport. Mayor Wahlke spoke about the Small Cities Meeting in Dune City.

12.

MOTION:	Motion to Change the Work Session from August 23rd
MOVER:	Mitch Parsons, Councilor Ward 1
SECONDER:	Riley Hoagland, Councilor Ward 2
AYES:	Casper, Hoagland, Mark, Parsons, Wahlke
RESULT:	Passed by Voice Vote

13.

MOTION:	Motion to Direct the City Manager to Seek Options for Interim Legal Counsel and Report back to Council
MOVER:	Judy Casper, Councilor Ward 3
SECONDER:	Mitch Parsons, Councilor Ward 1
AYES:	Casper, Hoagland, Mark, Parsons, Wahlke
RESULT:	Passed by Roll Call Vote

Q. ADJOURNMENT

Mayor Wahlke adjourned the meeting at 9:05 PM.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG, CITY RECORDER

Council Communication

OLCC- Request for Full On-Premises, Commercial- Gilgamesh Brewing

Meeting Date:	August 28, 2023	Primary Staff Contact:	Jamie Young
Department:	City Council	E-Mail:	JYoung@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	3 min

Questions:

Should the City Council provide a recommendation to the Oregon Liquor Control Commission (OLCC) for a full on-premises liquor license for Gilgamesh Brewing?

Staff Recommendations:

A review was conducted by Chief Broderick, and staff recommends that City Council provide a favorable recommendation to grant the license to the applicant.

Legal Background and Framework:

LCMC 5.20 (Liquor License Review) sets forth the City's procedures for OLCC license recommendation under Oregon Revised Statute (ORS) 471.166.

Council Options:

Approve a favorable recommendation to the Oregon Liquor Control Commission (OLCC) for a full on-Premises liquor license for Gilgamesh Brewing

Potential Motions:

Motion to approve the Oregon Liquor Control Commission full on-premises liquor license for Gilgamesh Brewing.

Attachments:

Gilgamesh Brewing_Redacted (PDF)

LIQUOR LICENSE APPLICATION

Page 1 of 4

Check the appropriate license request option:

☒ [New Outlet](#) | ☐ [Change of Ownership](#) | ☐ [Greater Privilege](#) | ☐ [Additional Privilege](#)

Select the license type you are applying for.

More information about all license types is available [online](#).

Full On-Premises

- ☒ Commercial
☐ Caterer
☐ Public Passenger Carrier
☐ Other Public Location
☐ For Profit Private Club
☐ Nonprofit Private Club

Winery

- ☐ Primary location
Additional locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th

Brewery

- ☐ Primary location
Additional locations: ☐ 2nd ☐ 3rd

Brewery-Public House

- ☐ Primary location
Additional locations: ☐ 2nd ☐ 3rd

Grower Sales Privilege

- ☐ Primary location
Additional locations: ☐ 2nd ☐ 3rd

Distillery

- ☐ Primary location
Additional tasting locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th ☐ 6th

☐ Limited On-Premises

☐ Off Premises

☐ Warehouse

☐ Wholesale Malt Beverage and Wine



D.3.a

LOCAL GOVERNMENT USE ONLY

LOCAL GOVERNMENT:

After providing your recommendation, return this application to the applicant WITH the recommendation marked below

City/County name:

City of Lincoln City
(Please specify city or county)

Date application received:

Optional: Date Stamp Received Below



- ☒ Recommend this license be granted
☐ Recommend this license be denied

David Braderich *8/17/23*
Printed Name Date

Trade Name :

LIQUOR LICENSE APPLICATION

Page 2 of 4

APPLICANT INFORMATION

Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.

Name of entity or individual applicant #1: Gilgamesh The Coast, INC	Name of entity or individual applicant #2:
Name of entity or individual applicant #3:	Name of entity or individual applicant #4:

BUSINESS INFORMATION

Trade Name of the Business (name customers will see):

Gilgamesh Brewing, The Coast

Premises street address (The physical location of the business and where the liquor license will be posted):

1500 SE East Devils Lake Rd suite 400

City: Lincoln City	Zip Code: 97367	County: Lincoln
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Business phone number: 503-871-6688	Business email: mike@gilgameshbrewing.com
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Business mailing address (where we will send any items by mail as described in [OAR 845-004-0065\[11\]](#)):

2065 Madrona Ave SE

City: Salem	State: OR	Zip Code: 97302
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Does the business address currently have an OLCC liquor license? Yes ☒ No	Does the business address currently have an OLCC marijuana license? Yes ☒ No
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AUTHORIZED REPRESENTATIVE – A liquor applicant or licensee may give a representative authorization to make changes to the license or application on behalf of the licensee or to receive information about a license or application.

I give permission for the below named representative to:

- ☐ Make changes regarding this license/application on my behalf.
- ☐ Sign application forms regarding this license/application on my behalf.
- ☐ Receive information about the status of this application, including information about pending compliance action or communications between OLCC and the licensee/applicant.

Representative Name:

Phone number:	Email:
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Mailing address:

City:	State:	Zip Code:
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LIQUOR LICENSE APPLICATION

Page 3 of 4

APPLICATION CONTACT INFORMATION – Provide the point of contact for this application. If this individual is not an applicant or licensee, the Authorized Representative section must be filled in and the appropriate permission(s) must be selected.

Application Contact Name:

Micheal Radtke

Phone number:

503-871-6688

Email:

mike@gilgameshbrewing.com

TERMS

- “Real property” means the real estate (land) and generally whatever is erected or affixed to the land (for example, the building) at the business address.
- “Common area” is a privately owned area where two or more parties (property tenants) have permission to use the area in common. Examples include the walking areas between stores at a shopping center, lobbies, hallways, patios, parking lots, etc. An area’s designation as a “common area” is typically identified in the lease or rental agreement.

ATTESTATION – OWNERSHIP AND CONTROL OF THE BUSINESS AND PREMISES

- Each applicant listed in the “Application Information” section of this form has read and understands [OAR 845-005-0311](#) and attests that:
 1. At least one applicant listed in the “Application Information” section of this form has the legal right to occupy and control the real property proposed to be licensed as shown by a property deed, lease, rental agreement, or similar document.
 2. No person not listed as an applicant in the “Application Information” section of this form has an ownership interest in the business proposed to be licensed, unless the person qualifies to have that ownership interest waived under OAR 845-005-0311.
 3. The licensed premises at the premises street address proposed to be licensed either:
 - a. Does not include any common areas; or
 - b. Does include one or more common areas; however, only the applicant(s) have the exclusive right to engage in alcohol sales and service in the area to be included as part of the licensed premises.
 - In this circumstance, the applicant(s) acknowledges responsibility for ensuring compliance with liquor laws within and in the immediate vicinity of the licensed premises, including in portions of the premises that are situated in “common areas” and that this requirement applies at all times, even when the business is closed.
 4. The licensed premises at the premises street address either:
 - a. Has no area on property controlled by a public entity (like a city, county, or state); or
 - b. Has one or more areas on property controlled by a public entity (like a city, county, or state) and the public entity has given at least one of the applicant(s) permission to exercise the privileges of the license in the area.

LIQUOR LICENSE APPLICATION

Page 4 of 4

- Each applicant listed in the "Application Information" section of this form has read and understands [OAR 845-006-0362](#) and attests that:

- Upon licensure, each licensee is responsible for the conduct of others on the licensed premises, including in outdoor areas.
- The licensed premises will be controlled to promote public safety and prevent problems and violations, with particular emphasis on preventing minors from obtaining or consuming alcoholic beverages, preventing over-service of alcoholic beverages, preventing open containers of alcoholic beverages from leaving the licensed premises unless allowed by OLCC rules, and preventing noisy, disorderly, and unlawful activity on the licensed premises.

I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application, are true and complete.

Micheal Radtke		8/6/2023	
Print name	Signature	Date	Atty. Bar Info (if applicable)
Matthew Radtke		8/7/2023	
Print name	Signature	Date	Atty. Bar Info (if applicable)
Nicholas Radtke		8/7/2023	
Print name	Signature	Date	Atty. Bar Info (if applicable)
Lee Radtke		8/7/2023	
Print name	Signature	Date	Atty. Bar Info (if applicable)



OREGON LIQUOR & CANNABIS COMMISSION INDIVIDUAL HISTORY FORM

[PRINT FORM](#)[RESET FORM](#)

D.3.a

1. Name (Print):	Radtke Last	Lee First	Gordon Middle
2. Other names used (maiden, other):			
3. Do you have a Social Security Number (SSN) issued by the United States Social Security Administration? Yes ☒ No ☐ If yes, you must list your SSN: [REDACTED]			
SOCIAL SECURITY NUMBER DISCLOSURE: As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). If you are an applicant or licensee and fail to provide your SSN, the OLCC may refuse to process your application. Your SSN will be used only for child support enforcement purposes unless you indicate below. Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your <u>voluntary consent</u> to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC§ 552(a)).			
4. Do you consent to the OLCC's use of my SSN as described above? Check this box: ☒			
5. Date of Birth (DOB):	[REDACTED] (mm)	[REDACTED] (dd)	[REDACTED] (yyyy)
6. Driver License or State ID #: [REDACTED]			7. State
8. Contact Phone: [REDACTED]			
9. E-mail Address: [REDACTED]			
10. Mailing Address:	[REDACTED] (Number and Street)	[REDACTED] (City)	[REDACTED] (State) [REDACTED] (Zip Code)
11. In the past 10 years, have you been convicted of a felony or a misdemeanor in a U.S. state outside of Oregon? No ☒ Yes ☐ (If yes, explain in the space provided, below) Unsure ☐ Choose this option and provide an explanation if, for example: you were arrested or went to court, but are unsure of whether there was a conviction; you paid a fine or served probation or parole, but are unsure of whether there was a conviction; or if you know you had a conviction, but you are unsure of whether the conviction has been removed from your record, etc.			



OREGON LIQUOR & CANNABIS COMMISSION
INDIVIDUAL HISTORY FORM

D.3.a

12. Do you, or any entity that you are a part of, **currently hold** or **have you previously held** a recreational marijuana license in Oregon? (Note: marijuana worker permits are not marijuana licenses.)

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

13. Do you, or any entity that you are a part of, hold an alcohol license in a U.S. state outside of Oregon?

No ☒ Yes ☒ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

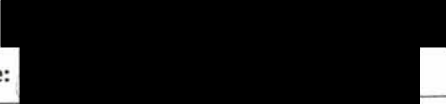
14. Do you or any entity that you are a part of, have any other liquor license applications pending with the OLCC?

No ☒ Yes ☐ Please list applications below Unsure ☐ Please include an explanation:

You must sign your own form (electronic signature acceptable). Another individual, such as your attorney or an individual with power of attorney, **may not** sign your form.

Affirmation

Even if I receive assistance in completing this form, I affirm by my signature below, that my answers on this form are true and complete. I understand the OLCC will use the above information to check my records, including but not limited to my criminal history. I understand that if my answers are not true and complete, the OLCC may deny my license application.

Name (Print):	Radtke	Last	Lee	First	Gordon	Middle
Signature:					Date:	8-7-2023

This box for OLCC use ONLY

_____ Does the individual currently hold, or has the individual previously held, an OLCC- issued liquor license?



OREGON LIQUOR & CANNABIS COMMISSION INDIVIDUAL HISTORY FORM

[PRINT FORM](#)[D.3.a](#)[RESET FORM](#)

1. Name (Print):	Radtke Last	Micheal First	Lee Middle
2. Other names used (maiden, other):			
3. Do you have a Social Security Number (SSN) issued by the United States Social Security Administration? Yes ☒ No ☐ If yes, you must list your SSN: [REDACTED]			
SOCIAL SECURITY NUMBER DISCLOSURE: As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). If you are an applicant or licensee and fail to provide your SSN, the OLCC may refuse to process your application. Your SSN will be used only for child support enforcement purposes unless you indicate below. Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your <u>voluntary consent</u> to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC § 552(a)).			
4. Do you consent to the OLCC's use of my SSN as described above? Check this box: ☒			
5. Date of Birth (DOB):	[REDACTED] (mm)	[REDACTED] (dd)	[REDACTED] (yyyy)
6. Driver License or State ID # [REDACTED]			7. State Oregon
8. Contact Phone: [REDACTED]			
9. E-mail Address: [REDACTED]			
10. Mailing Address:	[REDACTED] (Number and Street) (City) (State) (Zip Code)		
11. In the past 10 years, have you been convicted of a felony or a misdemeanor in a U.S. state outside of Oregon? No ☒ Yes ☐ (If yes, explain in the space provided, below) Unsure ☐ Choose this option and provide an explanation if, for example: you were arrested or went to court, but are unsure of whether there was a conviction; you paid a fine or served probation or parole, but are unsure of whether there was a conviction; or if you know you had a conviction, but you are unsure of whether the conviction has been removed from your record, etc.			

12. Do you, or any entity that you are a part of, **currently hold** or **have you previously held** a recreational marijuana license in Oregon? (Note: marijuana worker permits are not marijuana licenses.)

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

13. Do you, or any entity that you are a part of, hold an alcohol license in a U.S. state outside of Oregon?

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

14. Do you or any entity that you are a part of, have any other liquor license applications pending with the OLCC?

No ☒ Yes ☐ Please list applications below Unsure ☐ Please include an explanation:

You must sign your own form (electronic signature acceptable). Another individual, such as your attorney or an individual with power of attorney, **may not** sign your form.

Affirmation

Even if I receive assistance in completing this form, I affirm by my signature below, that my answers on this form are true and complete. I understand the OLCC will use the above information to check my records, including but not limited to my criminal history. I understand that if my answers are not true and complete, the OLCC may deny my license application.

Name (Print):	Radtke	Micheal	Lee
	Last	First	Middle
Signature:	Micheal Radtke		Date: 08/7/2023
	Digitally signed by Micheal Radtke Date: 2023.08.07 15:17:18 -07'00'		

This box for OLCC use ONLY

Does the individual currently hold, or has the individual previously held, an OLCC- issued liquor license?



OREGON LIQUOR & CANNABIS COMMISSION INDIVIDUAL HISTORY FORM

PRINT FORM
D.3.a
RESET FORM

1. Name (Print):	Radtke Last	Nicholas First	Paul Middle
2. Other names used (maiden, other):			
3. Do you have a Social Security Number (SSN) issued by the United States Social Security Administration? Yes ☒ No ☐ If yes, you must list your SSN: [REDACTED]			
SOCIAL SECURITY NUMBER DISCLOSURE: As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). If you are an applicant or licensee and fail to provide your SSN, the OLCC may refuse to process your application. Your SSN will be used only for child support enforcement purposes unless you indicate below. Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your <u>voluntary consent</u> to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC § 552(a)).			
4. Do you consent to the OLCC's use of my SSN as described above? Check this box: ☒			
5. Date of Birth (DOB):	[REDACTED] (mm)	[REDACTED] (dd)	[REDACTED] (yyyy)
6. Driver License or State ID #: [REDACTED]			7. State Or
8. Contact Phone: [REDACTED]			
9. E-mail Address: [REDACTED]			
10. Mailing Address:	[REDACTED] (Number and Street)	[REDACTED] (City)	[REDACTED] (State) (Zip Code)
11. In the past 10 years, have you been convicted of a felony or a misdemeanor in a U.S. state outside of Oregon? No ☒ Yes ☐ (If yes, explain in the space provided, below) Unsure ☐ Choose this option and provide an explanation if, for example: you were arrested or went to court, but are unsure of whether there was a conviction; you paid a fine or served probation or parole, but are unsure of whether there was a conviction; or if you know you had a conviction, but you are unsure of whether the conviction has been removed from your record, etc.			



OREGON LIQUOR & CANNABIS COMMISSION
INDIVIDUAL HISTORY FORM

D.3.a

12. Do you, or any entity that you are a part of, **currently hold** or **have you previously held** a recreational marijuana license in Oregon? (Note: marijuana worker permits are not marijuana licenses.)

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

13. Do you, or any entity that you are a part of, hold an alcohol license in a U.S. state outside of Oregon?

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

14. Do you or any entity that you are a part of, have any other liquor license applications pending with the OLCC?

No ☒ Yes ☐ Please list applications below Unsure ☐ Please include an explanation:

You must sign your own form (electronic signature acceptable). Another individual, such as your attorney or an individual with power of attorney, **may not** sign your form.

Affirmation

Even if I receive assistance in completing this form, I affirm by my signature below, that my answers on this form are true and complete. I understand the OLCC will use the above information to check my records, including but not limited to my criminal history. I understand that if my answers are not true and complete, the OLCC may deny my license application.

Name (Print):	Radtker	Last	Nicholas	First	Paul	Middle
Signature:					Date: 8/2/2023	

This box for OLCC use ONLY

_____ Does the individual currently hold, or has the individual previously held, an OLCC- issued liquor license?



OREGON LIQUOR & CANNABIS COMMISSION INDIVIDUAL HISTORY FORM

PRINT FORM **D.3.a**
RESET FORM

1. Name (Print):	Radtke	Matthew	William
	Last	First	Middle
2. Other names used (maiden, other):			
3. Do you have a Social Security Number (SSN) issued by the United States Social Security Administration? Yes ☒ No ☐			
If yes, you must list your SSN: [REDACTED]			
SOCIAL SECURITY NUMBER DISCLOSURE: As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). If you are an applicant or licensee and fail to provide your SSN, the OLCC may refuse to process your application. Your SSN will be used only for child support enforcement purposes unless you indicate below.			
Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your <u>voluntary consent</u> to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC § 552(a)).			
4. Do you consent to the OLCC's use of my SSN as described above? Check this box: ☒			
5. Date of Birth (DOB):	[REDACTED]	[REDACTED]	[REDACTED]
	(mm)	(dd)	(yyyy)
6. Driver License or State ID #:	[REDACTED]	7. State OR	
8. Contact Phone	[REDACTED]		
9. E-mail Address:	[REDACTED]		
10. Mailing Address:	[REDACTED]	[REDACTED]	[REDACTED]
	(Number and Street)	(City)	(State) (Zip Code)
11. In the past 10 years, have you been convicted of a felony or a misdemeanor in a U.S. state outside of Oregon?			
No ☒ Yes ☐ (If yes, explain in the space provided, below) Unsure ☐ Choose this option and provide an explanation if, for example: you were arrested or went to court, but are unsure of whether there was a conviction; you paid a fine or served probation or parole, but are unsure of whether there was a conviction; or if you know you had a conviction, but you are unsure of whether the conviction has been removed from your record, etc.			



OREGON LIQUOR & CANNABIS COMMISSION
INDIVIDUAL HISTORY FORM

D.3.a

12. Do you, or any entity that you are a part of, currently hold or have you previously held a recreational marijuana license in Oregon? (Note: marijuana worker permits are not marijuana licenses.)

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

13. Do you, or any entity that you are a part of, hold an alcohol license in a U.S. state outside of Oregon?

No ☐ Yes ☒ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

Gilgamesh The Campus
Gilgamesh The River
Gilgamesh West

14. Do you or any entity that you are a part of, have any other liquor license applications pending with the OLCC?

No ☒ Yes ☐ Please list applications below Unsure ☐ Please include an explanation:

You must sign your own form (electronic signature acceptable). Another individual, such as your attorney or an individual with power of attorney, **may not** sign your form.

Affirmation

Even if I receive assistance in completing this form, I affirm by my signature below, that my answers on this form are true and complete. I understand the OLCC will use the above information to check my records, including but not limited to my criminal history. I understand that if my answers are not true and complete, the OLCC may deny my license application.

Name (Print):

Radtko

Last

Matthew

First

William

Middle

Signature:

Matt Radtke

Digitally signed by Matt Radtke

Date: 2023.07.21 12:32:04 -07'00'

Date: 7/21/23

This box for OLCC use ONLY

Does the individual currently hold, or has the individual previously held, an OLCC- issued liquor license?



OREGON LIQUOR & CANNABIS COMMISSION BUSINESS INFORMATION

Please Print or Type

Applicant Name: Gilgamesh The Coast, Inc Phone: 503-871-6688

Trade Name (dba): Gilgamesh Brewing The Coast

Business Location Address: 1500 SE East Devils Lake Rd ste 400

City: Lincoln City ZIP Code: 97367

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday 11 to 10
Monday 11 to 10
Tuesday 11 to 10
Wednesday 11 to 10
Thursday 11 to 10
Friday 11 to 10
Saturday 11 to 10

Outdoor Area Hours:

Sunday _____ to _____
Monday _____ to _____
Tuesday _____ to _____
Wednesday _____ to _____
Thursday _____ to _____
Friday _____ to _____
Saturday _____ to _____

The outdoor area is used for:

☐ Food service Hours: _____ to _____
☐ Alcohol service Hours: _____ to _____
☐ Enclosed, how _____
The exterior area is adequately viewed and/or supervised by Service Permittees.

(Investigator's Initials)

Seasonal Variations: ☐ Yes ☐ No If yes, explain: _____

ENTERTAINMENT

Check ALL that apply:

- | | |
|--|--|
| ☒ Live Music | ☐ Karaoke |
| ☐ Recorded Music | ☐ Coin-operated Games |
| ☐ DJ Music | ☒ Video Lottery Machines |
| ☐ Dancing ☐ Nude Dancing | ☐ Social Gaming |
| ☐ Live Entertainment | ☐ Pool Tables |
| ☐ Minor Entertainers | ☐ Other: _____ |

*Minor Entertainers in an area prohibited to minors need prior approval from the OLCC

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday _____ to _____
Monday _____ to _____
Tuesday 7 pm to 9 pm
Wednesday 7 pm to 9 pm
Thursday 7 pm to 9 pm
Friday _____ to _____
Saturday _____ to _____

SEATING COUNT

Restaurant: 260 Outdoor: _____ Lounge: _____
Banquet: _____ Other (explain): _____ Total Seating: 260

OLCC USE ONLY

Investigator Verified Seating: _____(Y) _____(N)

Investigator Initials: _____

Date: _____

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: Micheal Radtke

Digitally signed by Micheal Radtke
Date: 2023.08.09 08:36:51 -0700

Date: 8/9/2023

www.oregon.gov/olcc

Rev: 2.1.23

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Oregon Liquor & Cannabis Commission
CORPORATE QUESTIONNAIRE

PRINT FORM

RESET FORM

Corporation or Foreign Corporation Name Gilgamesh The Coast, Inc

Trade Name of Business (Name Customers Will See) Gilgamesh Brewing The Coast

LIST OFFICERS (Please follow directions on page 1. You may include information on a separate sheet.)

Title	Name (please print)
President (if required)	Micheal Radtke
Secretary (if required)	Matthew Radtke
Treasurer (list only if have one)	
Vice president with responsibility over the operation of the business (list only if have one)	

LIST BOARD OF DIRECTORS (Please follow directions on page 1. You may include information on a separate sheet.)

Name (please print)	Name (please print)
Micheal Radtke	Nicholas Radtke
Lee Radtke	Matthew Radtke

LIST SHAREHOLDERS (Please follow directions on page 1. You may include information on a separate sheet.)

Name (please print)	Percentage of issued shares held
Nicholas Radtke	25
Matthew Radtke	25
Lee Radtke	25
Micheal Radtke	25

SERVER EDUCATION DESIGNEE (Please follow directions on page 1)

Name (please print)	Date of Birth
Luz Dimas Rodriguez	

OFFICER'S SIGNATURE (Please follow directions on page 1)

NAME of Signing Officer (please type or print) Micheal Radtke

[REDACTED] DATE 8/6/2023

SIGNATURE of signing officer (may electronically sign)

This box OLCC use ONLY

Does the entity hold, or has it ever held, an OLCC-issued liquor license? _____



FLOOR PLAN FORM

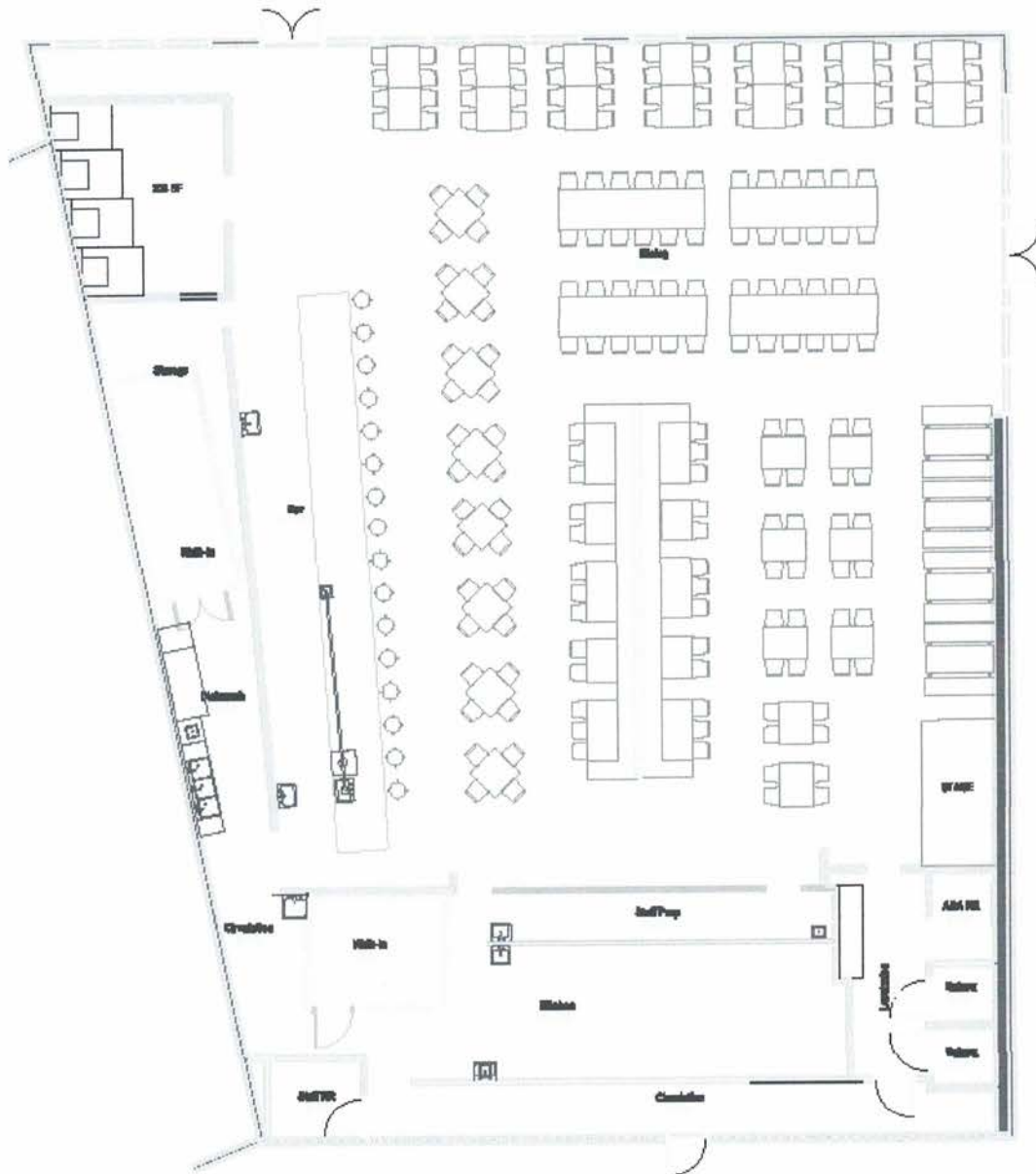
Your floor plan must be submitted on this form

Gilgamesh The Coast, Inc

Applicant Name

Gilgamesh Brewing The Coast

Trade Name (dba)



.....OLCC USE ONLY.....
MINOR POSTING ASSIGNMENT(S)

Date: _____ Initials: _____

Council Communication

OLCC - Request for Limited On-Premises Sales License_ Lincoln City BBQ

Meeting Date:	August 28, 2023	Primary Staff Contact:	Jamie Young
Department:	City Council	E-Mail:	JYoung@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	15 minutes

Questions:

Should the City Council provide a recommendation to the Oregon Liquor Control Commission (OLCC) for a new outlet, limited on-premises sales liquor license for Lincoln City BBQ?

Staff Recommendations:

A review was conducted by Chief Broderick, and staff recommends that City Council provide a favorable recommendation to grant the license to the applicant.

Legal Background and Framework:

LCMC 5.20 (Liquor License Review) sets forth the City's procedures for OLCC license recommendation under Oregon Revised Statute (ORS) 471.166.

Council Options:

1. Approve a favorable recommendation to new outlet, limited on-premises sales liquor license.
2. To not approve the license application.

Potential Motions:

Motion to approve the Oregon Liquor Control Commission (OLCC) new outlet limited on-premises sales liquor license for Lincoln City BBQ.

Attachments:

Lincoln City BBQ_Redacted (PDF)

LIQUOR LICENSE APPLICATION

Page 1 of 4

Check the appropriate license request option:

☒ New Outlet | ☐ Change of Ownership | ☐ Greater Privilege | ☐ Additional Privilege

Select the license type you are applying for.

More information about all license types is available [online](#).

Full On-Premises

- ☐ Commercial
☐ Caterer
☐ Public Passenger Carrier
☐ Other Public Location
☐ For Profit Private Club
☐ Nonprofit Private Club

Winery

- ☐ Primary location
 Additional locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th

Brewery

- ☐ Primary location
 Additional locations: ☐ 2nd ☐ 3rd

Brewery-Public House

- ☐ Primary location
 Additional locations: ☐ 2nd ☐ 3rd

Grower Sales Privilege

- ☐ Primary location
 Additional locations: ☐ 2nd ☐ 3rd

Distillery

- ☐ Primary location
 Additional tasting locations: ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th ☐ 6th

☒ Limited On-Premises

- ☐ Off Premises
☐ Warehouse
☐ Wholesale Malt Beverage and Wine

LOCAL GOVERNMENT USE ONLY

LOCAL GOVERNMENT:

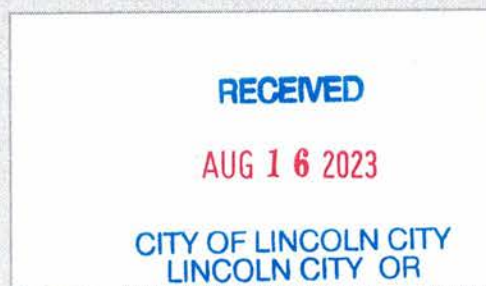
After providing your recommendation, return this
 application to the applicant WITH the
 recommendation marked below

City/County name:

City of Lincoln City
 (Please specify city or county)

Date application received:

Optional: Date Stamp Received Below



- ☒ Recommend this license be granted
☐ Recommend this license be denied

David Broderick 8/17/23
 Printed Name Date

Trade Name Lincoln City BBQ

LIQUOR LICENSE APPLICATION

Page 2 of 4

APPLICANT INFORMATION

Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.

Name of entity or individual applicant #1: Riley Gardiner	Name of entity or individual applicant #2:
Name of entity or individual applicant #3:	Name of entity or individual applicant #4:

BUSINESS INFORMATION

Trade Name of the Business (name customers will see):

Lincoln city BBQ

Premises street address (The physical location of the business and where the liquor license will be posted):

1343 nw hwy 101

City: Lincoln city	Zip Code: 97367	County: Lincoln county
-----------------------	--------------------	---------------------------

Business phone number: 541-614-0076	Business email:
--	-----------------

Business mailing address (where we will send any items by mail as described in OAR 845-004-0065[1]):

1343 nw hwy 101

City: Lincoln city	State: Or	Zip Code: 97367
-----------------------	--------------	--------------------

Does the business address currently have an OLCC liquor license? Yes ☒ No	Does the business address currently have an OLCC marijuana license? Yes ☒ No
---	--

AUTHORIZED REPRESENTATIVE – A liquor applicant or licensee may give a representative authorization to make changes to the license or application on behalf of the licensee or to receive information about a license or application.

I give permission for the below named representative to:

- ☒ Make changes regarding this license/application on my behalf.
- ☒ Sign application forms regarding this license/application on my behalf.
- ☒ Receive information about the status of this application, including information about pending compliance action or communications between OLCC and the licensee/applicant.

Representative Name:

Savannah Gardiner

Phone number: [REDACTED]	Email: [REDACTED]
-----------------------------	----------------------

Mailing address:

1343 nw hwy 101

City: Lincoln city	State: Or	Zip Code: 97367
-----------------------	--------------	--------------------

Please note: liquor license applications are public records.

OLCC Liquor License Application Form (Rev. 12/2019)

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LIQUOR LICENSE APPLICATION

Page 3 of 4

APPLICATION CONTACT INFORMATION — Provide the point of contact for this application. If this individual is not an applicant or licensee, the Authorized Representative section must be filled in and the appropriate permission(s) must be selected.

Application Contact Name:

Savannah gardiner

Phone number:

Email:

TERMS

- “Real property” means the real estate (land) and generally whatever is erected or affixed to the land (for example, the building) at the business address.
- “Common area” is a privately owned area where two or more parties (property tenants) have permission to use the area in common. Examples include the walking areas between stores at a shopping center, lobbies, hallways, patios, parking lots, etc. An area’s designation as a “common area” is typically identified in the lease or rental agreement.

ATTESTATION – OWNERSHIP AND CONTROL OF THE BUSINESS AND PREMISES

- Each applicant listed in the “Application Information” section of this form has read and understands OAR 845-005-0311 and attests that:
 1. At least one applicant listed in the “Application Information” section of this form has the legal right to occupy and control the real property proposed to be licensed as shown by a property deed, lease, rental agreement, or similar document.
 2. No person not listed as an applicant in the “Application Information” section of this form has an ownership interest in the business proposed to be licensed, unless the person qualifies to have that ownership interest waived under OAR 845-005-0311.
 3. The licensed premises at the premises street address proposed to be licensed either:
 - a. Does not include any common areas; or
 - b. Does include one or more common areas; however, only the applicant(s) have the exclusive right to engage in alcohol sales and service in the area to be included as part of the licensed premises.
 - In this circumstance, the applicant(s) acknowledges responsibility for ensuring compliance with liquor laws within and in the immediate vicinity of the licensed premises, including in portions of the premises that are situated in “common areas” and that this requirement applies at all times, even when the business is closed.
 4. The licensed premises at the premises street address either:
 - a. Has no area on property controlled by a public entity (like a city, county, or state); or
 - b. Has one or more areas on property controlled by a public entity (like a city, county, or state) and the public entity has given at least one of the applicant(s) permission to exercise the privileges of the license in the area.

LIQUOR LICENSE APPLICATION

Page 4 of 4

- Each applicant listed in the "Application Information" section of this form has read and understands OAR 845-006-0362 and attests that:

1. Upon licensure, each licensee is responsible for the conduct of others on the licensed premises, including in outdoor areas.
2. The licensed premises will be controlled to promote public safety and prevent problems and violations, with particular emphasis on preventing minors from obtaining or consuming alcoholic beverages, preventing over-service of alcoholic beverages, preventing open containers of alcoholic beverages from leaving the licensed premises unless allowed by OLCC rules, and preventing noisy, disorderly, and unlawful activity on the licensed premises.

I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application, are true and complete.

Riley Gardiner

Print name

[Redacted Signature]

Signature

08-16-2023

Date

Atty. Bar Info (if applicable)

Savannah Gardiner

Print name

[Redacted Signature]

Signature

08-16-2023

Date

Atty. Bar Info (if applicable)

Print name

Signature

Date

Atty. Bar Info (if applicable)

Print name

Signature

Date

Atty. Bar Info (if applicable)



OREGON LIQUOR & CANNABIS COMMISSION
INDIVIDUAL HISTORY FORM

PRINT FORM

RESET FORM

1. Name (Print):	Gardiner	Riley	Robert
	Last	First	Middle
2. Other names used (maiden, other):			
3. Do you have a Social Security Number (SSN) issued by the United States Social Security Administration? Yes ☒ No ☐			
If yes, you must list your SSN: [REDACTED]			
SOCIAL SECURITY NUMBER DISCLOSURE: As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). If you are an applicant or licensee and fail to provide your SSN, the OLCC may refuse to process your application. Your SSN will be used only for child support enforcement purposes unless you indicate below. Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your <u>voluntary consent</u> to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC § 552(a)).			
4. Do you consent to the OLCC's use of my SSN as described above? Check this box: ☒			
5. Date of Birth (DOB):	[REDACTED]	[REDACTED]	[REDACTED]
	(mm)	(dd)	(yyyy)
6. Driver License or State ID #	[REDACTED]	7. State/It	
8. Contact Phone:	[REDACTED]		
9. E-mail Address:	[REDACTED]		
10. Mailing Address:	1343 nw hwy 101	Lincoln city	Or 97367
	(Number and Street)	(City)	(State) (Zip Code)
11. In the past 10 years, have you been convicted of a felony or a misdemeanor in a U.S. state outside of Oregon?			
No ☒ Yes ☐ (If yes, explain in the space provided, below) Unsure ☐ Choose this option and provide an explanation if, for example: you were arrested or went to court, but are unsure of whether there was a conviction; you paid a fine or served probation or parole, but are unsure of whether there was a conviction; or if you know you had a conviction, but you are unsure of whether the conviction has been removed from your record, etc.			



OREGON LIQUOR & CANNABIS COMMISSION INDIVIDUAL HISTORY FORM

12. Do you, or any entity that you are a part of, **currently hold** or **have you previously held** a recreational marijuana license in Oregon? (Note: marijuana worker permits are not marijuana licenses.)

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

13. Do you, or any entity that you are a part of, hold an alcohol license in a U.S. state outside of Oregon?

No ☒ Yes ☐ Please list licenses (and year(s) licensed) below Unsure ☐ Please include an explanation:

14. Do you or any entity that you are a part of, have any other liquor license applications pending with the OLCC?

No ☒ Yes ☐ Please list applications below Unsure ☐ Please include an explanation:

You must sign your own form (electronic signature acceptable). Another individual, such as your attorney or an individual with power of attorney, **may not** sign your form.

Affirmation

Even if I receive assistance in completing this form, I affirm by my signature below, that my answers on this form are true and complete. I understand the OLCC will use the above information to check my records, including but not limited to my criminal history. I understand that if my answers are not true and complete, the OLCC may deny my license application.

Name (Print):	Gardiner Last	Riley First	Robert Middle
Signature:			Date: Aug 16 2023

This box for OLCC use ONLY

Does the individual currently hold, or has the individual previously held, an OLCC- issued liquor license?

Council Communication

Lincoln County Public Health Presentation

Meeting Date:	August 28, 2023	Primary Staff Contact:	Daphnee Legarza
Department:	City Council	E-Mail:	DLegarza@lincolncity.org
Secondary Dept:		Secondary Contacts:	Daphnee Legarza
Approval:	Daphnee Legarza	Estimated Time:	5 minutes

Lincoln County Public Health, Health Education Specialist – Sara Herd will be providing an update of the Tobacco Prevention and Education Program

Attachments:

2023 Lincoln City Packet_TPEP (PDF)

Tobacco Prevention and Education Program update

Lincoln City

Monday, August 28, 2023

Sara Herd
Tobacco Prevention & Education Program Coordinator
Lincoln County Public Health
sherd@co.Lincoln.or.us
541-265-0595



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Public Health
Prevent. Promote. Protect.

Lincoln County



Local & State Tobacco Update



Tobacco prevention takes a layered approach to help Oregonians and our community members here in the Lincoln City and across Lincoln County to reduce and work towards eliminating the negative effects of nicotine and tobacco use. This includes preventing initiation of use, promoting quitting or cessation, eliminating exposure to secondhand exposure, and eliminating disparities. Here are some recent and current policy related efforts:

Tobacco Retail Licensing (TRL) - Statewide

As of January 1, 2022, all tobacco and inhalant delivery system (aka vape) retailers in Oregon are required to be licensed through the Oregon Department of Revenue.

www.oregon.gov/oha/PH/PREVENTIONWELLNESS/TOBACCOPREVENTION/Pages/retailers.aspx

Tobacco Density Efforts

Lincoln County's previous Tobacco Retail License efforts, prior to the statewide licensing requirement, had included components to restrict tobacco retail density to help protect our youth. The current TRL does not include that provision and local authorities across Oregon, including Lincoln County, are working toward enacting an ordinance to establish tobacco retailer density limits within the County. Please see supplemental pages for greater detail.

BM 108 - Commercial Tobacco Funding

The increase in tobacco tax in Oregon that went in effect January 1, 2021 has provided an opportunity to increase direct investments in communities most disproportionately impacted by commercial tobacco use. Particularly populations that have been marginalized by long-standing social and health inequities, prioritizing Black, Indigenous, Latino/a/x, Pacific Islander and/or Asian Communities. Local Community Based Organizations across Oregon, like that of Olalla Center in Lincoln County, were awarded monies to work towards those tobacco prevention goals.

Tobacco Flavor Ban

In 2023, the bill to end the sale of flavored tobacco had bipartisan, bicameral support, and had successfully passed through the House Healthcare Committee. The Senate walk-out doomed that bill. In order to demonstrate continued community support and a sense of urgency from a public health perspective, the Flavors Hook Oregon Kids coalition is asking cities, counties, and school boards across Oregon to approve Resolutions calling on the State Legislature to finish the work they began and end the sale of flavored tobacco products statewide.

www.flavorshookoregonkids.org



Public Health
Prevent. Promote. Protect.
Lincoln County

Tobacco Retail Density

Place-Based Strategy to Advance Health and Equity

Tobacco use is the number-one cause of preventable death and disease in Oregon.

Lincoln County continues to have one of the highest rates of tobacco use in the state. In our county,



Nearly 1 in 4 adults smoke cigarettes.

18% of 11th graders vaped tobacco within the past 30 days.



14% of pregnant mothers smoked.



x20

202 died from tobacco related causes

90% of current smokers started before age 18.

Policy change works. Since Oregon passed Tobacco 21, rates of tobacco initiation dropped from 34% to 25% for youth ages 13-17.

Outcomes for Reducing Density

- Protects youth and reduces tobacco initiation
- Helps former smokers stay quit
- Reduces inequity

Sources:

- Oregon Health Authority. 2022. Student Health Survey (SHS): Lincoln County.
- Oregon Health Authority. 2019. Oregon's Tobacco 21 Law: Impact Evaluation
- Oregon Health Authority. 2022.. Lincoln County Oregon Tobacco Facts
- Regional Health Assessment. 2022. Linn, Benton, and Lincoln County
- Change Labs Solutions. 2023. Tobacco Retail Density Place-based strategies...
- Oregon tobacco retailers licensed with the Oregon Department of Revenue, 2022.

Limiting Tobacco Retail Density

- Fewer tobacco related products and tobacco advertisements within a geographical area
- Reduces exposure to youth



Tobacco Retailer



1,000 feet



Tobacco Retailer



Tobacco Retailer



1,000 feet



School

Licensed Tobacco Retailers in Lincoln County

Total: 66

- **Lincoln City: 22**
- Depoe Bay: 3
- Siletz: 1
- Toledo: 4
- Newport: 21
- Waldport: 5
- Yachats: 2
- County: 8



**Lincoln County
Tobacco Prevention and Education Program
Tobacco Retail Density Q&A**

Q: Are retailers required to have a license to sell tobacco products?

A: Yes. A retailer may apply for a tobacco retail license by visiting the Department of Revenue's Statewide Tobacco Retail License web page.

www.oregon.gov/dor/programs/businesses/Pages/Statewide-Tobacco-Retail-License.aspx

Q: Will a currently licensed retailer who are within 1000 feet of a school or other tobacco retailers lose their license, or be denied renewing their license if a Tobacco Retail Density Ordinance goes into effect?

A: No. All licensed tobacco retailers will be "grandfathered" in to maintain their tobacco retail license so long as they have a current license at the time of the effective date of a Tobacco Retail Density Ordinance and do not let their license lapse.

Q: Will this cost a Tobacco Retailer money if a Tobacco Retail Density Ordinance goes into effect?

A: No. The only cost is the current annual Tobacco Retail License fee, administered by the Oregon Department of Revenue.

Q: Who will enforce a Tobacco Retail Density Ordinance?

A: The Oregon Department of Revenue (DOR) will be provided the local ordinance(s) and review the location distance between existing licensed tobacco retailers and public schools of new Tobacco Retail License applications. If a new application is found to violate the ordinance, the application will be denied.

Q: How is Oregon's Tobacco Retail License enforced?

A: DOR will began enforcing the license requirement starting January 1, 2022. Starting July 1, 2022, OHA began making compliance checks. There should be two per year: one to make sure retailers are not selling to people under 21, and another to make sure retailers are in compliance with all tobacco retail sales laws.

Q: What are the penalties of failing a compliance check?

A: Oregon Health Authority supports retailers and conducts compliance visits. There are real consequences for retailers that don't follow the law, such as civil penalties, up to suspending or revoking a retailer's ability to sell tobacco or vaping products for repeated violations.

Q: Is there an appeal process for penalties?

A: Yes. Visit the Department of Revenue's Statewide Tobacco Retail License website to learn more. The appeal process may vary depending on whether the penalty is from DOR or OHA.
www.oregon.gov/dor/programs/businesses/Pages/Statewide-Tobacco-Retail-License.aspx

Q: What is considered a tobacco product? (ORS 431A.175*)

A: Tobacco products are:

1. Bidis, cigars, cheroots, stogies, periques, granulated, plug cut, crimp cut, ready rubbed and other smoking tobacco, snuff, snuff flour, cavendish, plug and twist tobacco, fine-cut and other chewing tobaccos, shorts, refuse scraps, clippings, cuttings and sweepings of tobacco and other forms of tobacco, prepared in a manner that makes the tobacco suitable for chewing or smoking in a pipe or otherwise, or for both chewing and smoking;
2. Cigarettes;
3. Devices that can be used to deliver tobacco to the person using the device.

Q: What is an inhalant delivery system? (ORS 431A.175)

A: "Inhalant delivery system" means:

1. A device that can be used to deliver nicotine or cannabinoids in the form of a vapor or aerosol to a person inhaling from the device; or
2. A component of a device...or a substance in any form sold for the purpose of being vaporized or aerosolized by a device,...whether the component or substance is sold separately or is not sold separately.

www.healthoregon.org/tobaccoretailsales Updated October 2017 Page 2 of 3

Q: What about possession of tobacco products and inhalant delivery systems? (ORS 167.400)

A: There currently is no violation for people ages 18, 19 and 20 to possess tobacco products or inhalant delivery systems. It is unlawful for a person under 18 years of age to possess tobacco products or inhalant delivery systems.

.

Q: Are clerks under the age of 21 permitted to sell tobacco products and inhalant delivery systems?

A: Yes. The law does not specify an age requirement for retail clerks.

Q: Retailers that sell glass pipes and other smoking paraphernalia - may retailers sell these items to people under the age of 21? (ORS 431A.175*)

A: No. Senate Bill 754 amended the definition of tobacco products to include "a device that can be used to deliver tobacco products to a person using the device." It is illegal to knowingly distribute, sell or allow to be sold to a person under 21, devices that can be used to deliver tobacco to the person using the device.

How to reduce tobacco retailer density and why

These policy solutions can be implemented in most communities through local regulation, such as tobacco retailer licensing or changes to zoning restrictions.

Local Tobacco Retailers



Cap the number of retailers in a geographic area

Example: There can be no more than 15 stores* per district.



Cap the number of retailers relative to population size

Example: There can be no more than 1 store* per 1,000 residents.



Require a minimum distance between retailers

Example: Stores cannot locate within 1,000 ft of an existing store.



HEALTH: When more tobacco retailers are located in a given area, residents' health suffers. Youth are more likely to start smoking. People who smoke consume more cigarettes per day and have a harder time quitting.



Prohibit retailers from locating near schools and other youth-sensitive areas

Example: Stores cannot locate within 1,000 ft of a school or playground.



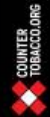
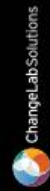
Prohibit sales of tobacco products at pharmacies or other types of retailers

Example: Pharmacies cannot be licensed to sell tobacco products.



EQUITY: Tobacco retailers cluster in neighborhoods with a high percentage of low-income residents or residents of color. These communities are targeted by tobacco companies, and they disproportionately suffer the health harms caused by tobacco use.

* Numbers will vary by community.



www.changelabsolutions.org/tobacco-retailer-licensing
www.countertobacco.org/policy/licensing-and-zoning

This publication was supported by the Grant or Cooperative Agreement Number 5U38OT000046-03 awarded to Changelab Solutions and funded by the Centers for Disease Control and Prevention. Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Centers for Disease Control and Prevention or the Department of Health and Human Services. Changelab Solutions is a nonprofit organization that provides legal information on matters related to public health. The legal information in this document does not constitute legal advice or legal representation. For legal advice, readers should consult a lawyer in their state. © 2016 Changelab Solutions.

Council Communication

Public Comment North Lincoln Sanitary Rate Increase

Meeting Date:	August 28, 2023	Primary Staff Contact:	Debbie Bridges
Department:	Finance	E-Mail:	dbridges@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	5 Minutes

Question:

After receiving public comment, should the City Council adopt the proposed 4.5% rate increase for North Lincoln Sanitary Service (NLSS)?

Authority:

Ordinance 2006-11 grants a solid waste franchise to Dunn-LeBlanc, Inc., DBA North Lincoln Sanitary Service (NLSS). This ordinance establishes standards and a methodology for calculating and adjusting rates for collection services.

See also:

ORS 294.160 Opportunity for public comment on new fee or fee increase. (1) The governing body of a city, county or other unit of local government shall provide an opportunity for interested persons to comment on the enactment of any ordinance or resolution prescribing a new fee or a fee increase or an increase in the rate or other manner in which the amount of a fee is determined or calculated.

Background:

Ordinance 2006-11 Section 13, subsection E, provides for regular proceedings to consider rate adjustments. It states, "If the franchisee's annual report of operations submitted under subsection C of this section projects that the franchisee's operating ratio for the current fiscal year will be less than 0.85 or greater than 0.91, then there shall be a rate review proceeding in accord with this subsection E. ...

1. The city shall review the franchisee's annual report of operations and such other information as the city deems appropriate and, if the city finds that the franchisee's operating ratio for the current fiscal year is likely to be less than 0.85 or more than 0.91 then the city, on or before June 30th following receipt of the

report, shall adopt a resolution setting revised rates, either as proposed by the franchisee in the report or as modified by the city."

The franchisee's submitted rate review report projects that its operating ratio for FY2023 will be 93% without a rate increase. With a 4.5% rate increase, the projected operating ratio is 89%.

In July 2022, City Council adopted Resolution 2022-25 that increased NLSS rates by 17%. This set the standard residential rate to \$32.93. This resolution will change the rate for standard residential service to \$34.41.

Potential Motions:

Motion to approve Resolution 2023-25

Attachments:

NLSS 2022 Financial Report (PDF)

July 7, 2023

City of Lincoln City
PO Box 50
Lincoln City, OR 97367

Re: 2022 Rate Review Report

Dear Councilors,

Enclosed are several schedules and the 2022 Reviewed Financial Statement prepared by our independent Certified Public Accountants. These items make up the "Rate Review Report" as outlined in the Solid Waste Franchise agreements.

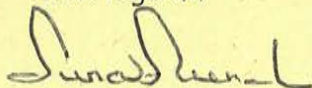
As required under the agreement the enclosed "Rate Review Report" contains:

1. All the Actual Allowable Expenses incurred by the Franchisee in the preceding calendar year.
2. All the Additional Allowable Expenses that we reasonably anticipate will be incurred or imposed on the current year.
3. The allocation formulas to determine expenses.
4. The actual Operating Ratio for the preceding calendar year.
5. The expected Operating Ratio for the current year.
6. In addition, we have presented a schedule of revenues and allocated costs for Lincoln City as compared to overall company results of operations.

Based off of this data, we are outside of the target Operating Ratio of 88%. Therefore, we will be requesting a rate increase of 4.5% effective September 1, 2023.

It is our pleasure and privilege to serve the customers of Lincoln City. I will be available to present at your request. Please feel free to contact me anytime if you have any questions or wish to discuss any of the items presented.

Best regards,

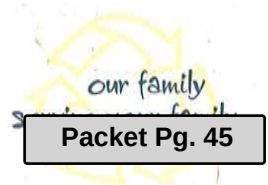


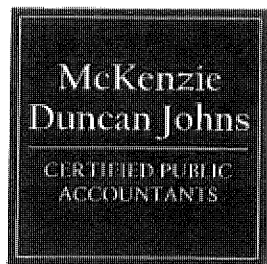
Tina French
President



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ACCOUNTANTS' REPORT

To Board of Directors
Dunn-LeBlanc, Inc.
Dba North Lincoln Sanitary Service

Management is responsible for the accompanying Annual Rate Review Report and accompanying statements of Dunn-LeBlanc, Inc. dba North Lincoln Sanitary Service as of December 31, 2022. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the accompanying statements and, accordingly, do not express an opinion or any form of assurance on them.

Other Matter

The accompanying statements were prepared for the purpose of complying with Ordinance No. 2006-11 and are not intended to be a complete presentation of Dunn-LeBlanc, Inc. dba North Lincoln Sanitary Service's assets, liabilities, revenues and expenses in conformity with generally accepted accounting principles.

This report is intended solely for the information and use of the board of directors and management of Dunn-LeBlanc, Inc. and the County of Lincoln County, and should not be used for any other purpose.

McKenzie Duncan Johns, CPAs, LLC

McKenzie Duncan Johns CPAs, LLC
July 21, 2023

North Lincoln Sanitary
Rate Review Report for Lincoln City
December 31, 2022

Allocation Method		Total Company 2022	Actual Lincoln City 2022	Projected Adjustments	Projected Lincoln City 2023
INCOME AND EXPENSE DATA:					
REVENUE					
Collection Services	Actual	\$ 8,018,703	\$ 4,796,734	\$ 310,935	\$ 5,107,669
Rate adjustment proposed	4.5%	-	-	229,845	229,845
Other Revenue	Actual	2,318	1,387	(1,304)	83
<i>Total Revenue</i>		\$ 8,021,021	\$ 4,798,120	\$ 539,476	\$ 5,337,597
 LABOR EXPENSES – Including all benefits, payroll taxes, Worker's Comp, Health and Welfare Insurance, and Pension Costs					
Supervisor/Manager	Labor Hours	\$ 160,004	\$ 90,562	\$ 167	\$ 90,729
Office / Administration	Labor Hours	135,959	76,953	332	77,285
Operational Personnel	Labor Hours	1,576,056	892,048	53,861	945,909
Other Benefits	Labor Hours	580,036	328,300	17,395	345,696
<i>Total Labor</i>		\$ 2,452,055	\$ 1,387,863	\$ 71,756	\$ 1,459,619
 OPERATIONAL EXPENSES					
Bad Debt Expense	Labor Hours	\$ 864	\$ 489	\$ 2,142	\$ 2,631
Business Taxes and PUC	Labor Hours	81,982	46,402	2,653	49,055
Agate Beach Closure	Actual	7,114	-	-	-
Depreciation and Amortization	Labor Hours	534,442	302,494	6,050	308,544
Disposal Charges	Vessel Weights	2,141,363	1,355,483	296,851	1,652,334
Sludge Disposal	Actual	112,544	83,769	47,190	130,959
Franchise Fees	Actual	213,353	145,724	5,894	151,618
Fuel	Labor Hours	358,372	202,839	(83,568)	119,271
Insurance Expense	Labor Hours	105,811	59,889	20,571	80,460
Interest	Labor Hours	41,622	23,558	15,983	39,541
Medical Waste Expenses	Labor Hours	31,824	18,012	-	18,012
Operational Lease and Rent	Labor Hours	112,729	63,805	1,914	65,718
Recycling Costs	Labor Hours	150,329	85,086	23,216	108,302
Closed Landfill Expense	Labor Hours	23,229	13,148	(10,035)	3,113
Repairs and Maintenance	Labor Hours	336,621	190,527	9,526	200,054
Solid Waste District Surcharge	Vessel Weights	92,248	58,393	1,168	59,561
Hazardous Waste Expense	Labor Hours	7,750	4,030	487	4,517
Route Expense	Labor Hours	7,481	4,234	1,819	6,053
Tools and Supplies	Labor Hours	65,936	37,320	-	37,320
<i>Total Operational</i>		\$ 4,425,614	\$ 2,695,202	\$ 341,860	\$ 3,037,062
GROSS PROFIT		\$ 1,143,352	\$ 715,055	\$ 125,860	\$ 840,916
 ADMINISTRATIVE EXPENSES					
Advertising	Customer Counts	\$ 623	\$ 324	\$ 196	\$ 520
Business Meals & Entertainment	Customer Counts	8,958	4,658	140	4,798
Conferences & Seminars	Customer Counts	10,873	5,654	283	5,937
Contributions	Customer Counts	4,489	2,334	266	2,600
Dues and Subscriptions	Customer Counts	20,080	10,442	2,016	12,458
Travel	Customer Counts	4,484	2,332	382	2,713
Licenses and fees	Customer Counts	24,273	12,622	1,207	13,829
Miscellaneous	Customer Counts	97,139	50,512	14,299	64,812
Office Supplies	Customer Counts	121,887	63,381	(9,507)	53,874
Postage	Customer Counts	1,932	1,005	50	1,055
Printing	Customer Counts	1,368	711	152	864
Professional fees	Customer Counts	58,237	30,283	3,887	34,170
Administrative Fees	Customer Counts	144,000	74,880	-	74,880
Telephone & Utilities	Customer Counts	24,358	12,666	380	13,046
<i>Total Administrative</i>		\$ 522,701	\$ 271,805	\$ 13,751	\$ 285,555
 NET INCOME BEFORE TAX		\$ 620,651	\$ 443,251	\$ 112,110	\$ 555,360

North Lincoln Sanitary
Calculation of Operating Ratio for Lincoln City

	Actual 2022	Projected Lincoln City 2023
Total Expenses:		
Total Labor	\$ 1,387,863	\$ 1,459,619
Total Operational	2,695,202	3,037,062
Total Administrative	271,805	285,555
Total	<u>\$ 4,354,869</u>	<u>\$ 4,782,236</u>
Less Non Allowable Expenses:		
Related Party Interest	\$ (3,313)	\$ (3,313)
Charitable Contributions	\$ (2,334)	\$ (2,600)
Less "Pass Through Expenses"		
Franchise Fees	<u>\$ (145,724)</u>	<u>\$ (151,618)</u>
Allowable Expenses	<u>\$ 4,203,499</u>	<u>\$ 4,624,706</u>
Revenue		
Revenue	\$ 4,798,120	\$ 5,337,597
Less "Pass Through Expenses"		
Franchise Fees	<u>\$ (145,724)</u>	<u>\$ (151,618)</u>
Revenue (net of Pass Through)	<u>\$ 4,652,396</u>	<u>\$ 5,185,979</u>
Operating Ratio:		
Allowable Expenses	\$ 4,203,499	\$ 4,624,706
divided by		
Revenue (net of Pass Through)	<u>\$ 4,652,396</u>	<u>\$ 5,185,979</u>
Calculated Operating Ratio	<u>90%</u>	<u>89%</u>

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Residential		
32 RC Roadside		
32RC 1/W	\$ 32.93	\$ 34.41
32RC 2/M	\$ 26.74	\$ 27.94
32RC 1/M	\$ 23.57	\$ 24.63
32 RC Carry Out		
32RCC 1/W	\$ 41.21	\$ 43.07
32RCC 2/M	\$ 32.71	\$ 34.19
32RCC 1/M	\$ 28.33	\$ 29.60
64 RC Roadside		
64RC 1/W	\$ 48.66	\$ 50.85
64RC 2/M	\$ 32.87	\$ 34.35
64RC 1/M	\$ 27.09	\$ 28.31
64 RC Carry Out		
64RCC 1/W	\$ 56.85	\$ 59.41
64RCC 2/M	\$ 38.82	\$ 40.57
64RCC 1/M	\$ 31.80	\$ 33.24
96 RC Roadside		
96RC 1/W	\$ 61.93	\$ 64.71
96RC 2/M	\$ 38.93	\$ 40.68
96RC 1/M	\$ 31.14	\$ 32.54
96 RC Carry Out		
96RCC 1/W	\$ 72.37	\$ 75.63
96RCC 2/M	\$ 45.00	\$ 47.02
96RCC 1/M	\$ 35.84	\$ 37.45
96RCC 2/W	\$ 140.80	\$ 147.13
96RCC 3/W	\$ 198.85	\$ 207.79
1.0 yd Res Container		
1.0R 1/W	\$ 128.93	\$ 134.73
1.0R 2/M	\$ 81.60	\$ 85.28
1.0R 1/M	\$ 54.52	\$ 56.97
1.5 yd Res Container		
1.5R 1/W	\$ 173.73	\$ 181.55
1.5R 2/W	\$ 341.47	\$ 356.83
1.5R 2/M	\$ 110.13	\$ 115.08
1.5R 1/M	\$ 65.00	\$ 67.92

Lincoln City

9/1/2023

Service	Current Rate	Proposed Rate
Commercial		
32 Com RC Roadside		
32CRC 1/W	\$ 24.92	\$ 26.04
32CRC 2/M	\$ 18.73	\$ 19.57
32CRC 1/M	\$ 15.56	\$ 16.26
32CRC 2/W	\$ 44.60	\$ 46.60
32CRC 3/W	\$ 65.72	\$ 68.68
32 Com RC Carry Out		
32CRCC 1/W	\$ 32.41	\$ 33.87
32CRCC 2/M	\$ 23.17	\$ 24.21
32CRCC 1/M	\$ 18.01	\$ 18.82
64 Com RC Roadside		
64CRC 1/W	\$ 40.65	\$ 42.48
64CRC 2/M	\$ 24.86	\$ 25.98
64CRC 1/M	\$ 19.08	\$ 19.94
64 Com RC Carry Out		
64CRCC 1/W	\$ 47.49	\$ 49.63
64CRCC 2/M	\$ 29.15	\$ 30.46
64CRCC 1/M	\$ 21.24	\$ 22.20
96 Com RC Roadside		
96CRC 1/W	\$ 53.92	\$ 56.34
96CRC 2/M	\$ 30.92	\$ 32.31
96CRC 1/M	\$ 23.13	\$ 24.17
96 Com RC Carry Out		
96CRCC 1/W	\$ 64.36	\$ 67.26
96CRCC 2/M	\$ 35.97	\$ 37.58
96CRCC 1/M	\$ 25.20	\$ 26.34
96CRCC 2/W	\$ 115.64	\$ 120.84
96CRCC 3/W	\$ 169.96	\$ 177.61

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
1.0 yd Com		
1.0 1/W	\$ 119.14	\$ 124.50
1.0 2/W	\$ 241.19	\$ 252.04
1.0 3/W	\$ 362.79	\$ 379.12
1.0 4/W	\$ 486.96	\$ 508.87
1.0 5/W	\$ 609.79	\$ 637.23
1.0 6/W	\$ 732.73	\$ 765.70
1.0 2/M	\$ 71.82	\$ 75.05
1.0 1/M	\$ 44.73	\$ 46.74
1.5 yd Com Container		
1.5 1/W	\$ 163.95	\$ 171.32
1.5 2/W	\$ 329.90	\$ 344.75
1.5 3/W	\$ 496.81	\$ 519.16
1.5 4/W	\$ 663.77	\$ 693.64
1.5 5/W	\$ 830.61	\$ 867.99
1.5 6/W	\$ 997.52	\$ 1,042.41
1.5 2/M	\$ 100.34	\$ 104.86
1.5 1/M	\$ 55.21	\$ 57.69
4.0 yd Com Container		
4.0 1/W	\$ 429.74	\$ 449.08
4.0 2/W	\$ 863.23	\$ 902.07
4.0 3/W	\$ 1,299.39	\$ 1,357.86
4.0 4/W	\$ 1,735.50	\$ 1,813.60
4.0 5/W	\$ 2,171.66	\$ 2,269.39
4.0 6/W	\$ 2,607.83	\$ 2,725.18
4.0 2/M	\$ 246.92	\$ 258.03
4.0 1/M	\$ 138.94	\$ 145.19
5.0 yd Com Container		
5.0 1/W	\$ 533.04	\$ 557.02
5.0 2/W	\$ 1,070.15	\$ 1,118.30
5.0 3/W	\$ 1,610.50	\$ 1,682.97
5.0 4/W	\$ 2,150.85	\$ 2,247.64
5.0 5/W	\$ 2,691.20	\$ 2,812.30
5.0 6/W	\$ 3,231.55	\$ 3,376.97
5.0 2/M	\$ 292.44	\$ 305.60
5.0 1/M	\$ 171.78	\$ 179.51
6.0 yd Com Container		
6.0 1/W	\$ 635.97	\$ 664.59
6.0 2/W	\$ 1,276.29	\$ 1,333.73
6.0 3/W	\$ 1,920.41	\$ 2,006.83
6.0 4/W	\$ 2,564.53	\$ 2,679.94
6.0 5/W	\$ 3,208.60	\$ 3,352.99
6.0 6/W	\$ 3,852.83	\$ 4,026.21
6.0 2/M	\$ 344.08	\$ 359.57
6.0 1/M	\$ 204.26	\$ 213.46

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
10yd Compactor	\$ 584.26	\$ 610.55
15yd Compactor	\$ 722.46	\$ 754.97
20yd Compactor	\$ 862.91	\$ 901.74
25yd Compactor	\$ 1,182.17	\$ 1,115.37
30yd Compactor	\$ 1,237.66	\$ 1,293.36
10yd Drop Box, with 2 ton deposit	\$ 534.54	\$ 558.59
20yd Drop Box, with 3 ton deposit	\$ 648.54	\$ 677.72
30yd Drop Box, with 4 ton deposit	\$ 762.54	\$ 796.85
40yd Drop Box, with 5 ton deposit	\$ 876.54	\$ 915.98
Drop Box Deliv & P/U + Tonnage (\$114 per ton or \$0.057 per pound.)		
Drop Box Deliv & P/U Only		\$ (0.00)
Coffin Butte ACM 1 box hauled direct. Based on 5 tons per box. Disposal will be the landf		
10yd ACM 1 Box	\$ 1,232.86	\$ 1,277.99
20yd ACM 1 Box	\$ 1,347.86	\$ 1,392.99
30yd ACM 1 Box	\$ 1,462.86	\$ 1,507.99
40yd ACM 1 Box	\$ 1,577.86	\$ 1,622.99
Coffin Butte ACM per box hauling 2 boxes to landfill. Based on 5 Tons per box. Disposal wil		
10yd ACM 2 Boxes	\$ 1,224.84	\$ 1,259.26
20yd ACM 2 Boxes	\$ 1,454.84	\$ 1,489.26
30yd ACM 2 Boxes	\$ 1,684.84	\$ 1,719.26
40yd ACM 2 Boxes	\$ 1,914.84	\$ 1,949.26

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
Extra 32 G, R, MC RS	\$ 5.40	\$ 5.64
Extra 32 G, R, MC CO	\$ 6.35	\$ 6.64
Extra Yd of Refuse	\$ 33.92	\$ 35.45
Extra 1.5 yd of Refuse	\$ 50.89	\$ 53.18
1.0yd Temp Cont	\$ 38.61	\$ 40.34
1.5yd Temp Cont	\$ 51.25	\$ 53.55
Extra Dist & Drive In note: Increases are based on truck rates changing in the Expenses Tab via Times tab. NOTE:		
COC Extra Dist/25' 1/WCO	\$ 4.18	\$ 4.18
COC Extra Dist/25' 2/MCO	\$ 3.10	\$ 3.10
COC Extra Dist/25' 1/MCO	\$ 2.56	\$ 2.56
Drive in Time 15 sec 1/W	\$ 8.36	\$ 8.36
Drive in Time 15 sec 1/M	\$ 5.11	\$ 5.11
KT Monthly Fee	\$ 25.00	\$ 25.00
On Call Monthly Fee	\$ 5.00	\$ 5.00
Lock Bar	\$ 5.00	\$ 5.00
Inerts. Deposit required like it's all garbage until box has been inspected, the		
10yd Drop Box	\$ 346.54	\$ 360.33
20yd Drop Box	\$ 306.54	\$ 360.33
Recycle Center Fees		
Mixed Recycling per 32 gal	\$ 5.00	\$ 5.00
Dry Cell Batteries	\$ 1.00	\$ 1.00
Fluorescent Tubes	\$ 0.25	\$ 0.25
CFL Bulbs	\$ 0.75	\$ 0.75
Shredding	\$ 0.30	\$ 0.30
Garbage per 32 gal	\$ 7.00	\$ 7.00

Council Communication

Ordinance 2023-18: Adoption of New Nelscott Urban Renewal District

Meeting Date:	August 28, 2023	Primary Staff Contact:	Alison Robertson
Department:	Economic Development	E-Mail:	alisonr@lincolncity.org
Secondary Dept:	Urban Renewal	Secondary Contacts:	Alison Robertson
Approval:	Daphnee Legarza	Estimated Time:	15 minutes

Question(s):

Should the City Council conduct and approve Second Reading and adopt Ordinance 2023-18 as amended entitled:

ORDINANCE NO. 2023-18

AN ORDINANCE OF THE CITY OF LINCOLN CITY, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE NELSCOTT URBAN RENEWAL (TAX INCREMENT FINANCE) PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

Staff Recommendation:

Council conducted first reading of Ordinance No. 2023-18 on August 14, 2023. Staff recommends Council Conduct and approve Second Reading and adopt the Ordinance as amended. Any changes must be read.

Authority:

City of Lincoln City Charter, Chapter IX. Section 9.2(1) provides that an ordinance may be enacted at a single meeting of the Council by unanimous vote of all Council members voting when a quorum is present upon being read by title only. Adoption of an ordinance after second reading requires the express concurrence of a majority of the members present. Ordinances may be read by title only, after compliance with Charter procedures. A non-emergency ordinance takes effect on the thirtieth (30th) day after its adoption or on a later day the ordinance prescribes. An ordinance adopted to meet an emergency may take effect as soon as it is adopted or on some other date specified in the ordinance.

Background:

A Public Hearing was conducted on August 14, 2023, as was first reading of the attached Ordinance, Plan and Report. The County Board of Commissioners moved to approve the proposed Nelscott Plan via County resolution (Resolution number pending) on August 16, 2023.

The formation of the proposed Nelscott Plan began in 2017, when City Council directed staff to conduct a feasibility study for new Urban Renewal Area(s) in Lincoln City. Since then, many steps have been taken to develop the Plan, including:

- July 24, 2017, the City Council and Urban Renewal Agency held a joint work session to broadly hear from staff and discuss Economic Development topics. At that meeting the Council requested to have staff bring back more in-depth information on the process and timeline to create a new Urban Renewal District, or Area as it is sometimes referred to.
- September 11, 2017, after further discussion Council requested to hear about possible new Urban Renewal Districts (Areas).
- March 26, 2018, possible new Areas were presented to Council and a mobile meeting or tour of the possible new Areas was requested.
- August 14, 2018, the Council held a Special Meeting for a mobile tour and directed staff to proceed with two feasibility studies for possible new Areas.
- December 26, 2018, staff received official approval to remove tax exempt properties from the existing Area to free up acreage in the case a new Area is formed.
- March 25, 2019, Council reviewed two Feasibility Studies and requested staff to return with additional information.
- April 25, 2019, Council approved the creation of a plan for review of the Roads End/Villages Urban Renewal Area Plan A and B and directed staff to begin preparation and planning for Urban Growth swap and annexation for the new Urban Renewal Area in Nelscott B.
- August 10, 2020, Council approved the Roads End/Villages at Cascade Head Urban Renewal (Tax Increment Finance) Area Plan
- July 2022, Council directed staff to move forward with the creation of a Nelscott Urban Renewal Area.
- December 2022, An Ad-hoc Advisory Committee (AC) was fully seated to advise on the development of the Nelscott Urban Renewal (Tax Increment Finance) Plan.
- June 12, 2023, Urban Renewal Agency reviewed the draft Plan and Report and directed staff to move forward with the formal adoption process.
- July 18, 2023, Planning Commission reviewed the draft Plan and Report for compliance with Comprehensive Plan.
- July 19, August 2, and August 16 2023, Presentations to the Lincoln County Board of Commissioners.
- August 14, 2023, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Lincoln City Planning Commission and the public testimony received on or before that date and received additional public testimony

- August 16, 2023, The Lincoln County Board of Commissioners adopted the Plan through a resolution.

On August 28th, the City Council will consider adopting the Plan, which represents a 30-year capital improvement plan with key investments in jobs, housing and infrastructure.

Council Options:

1. Conduct and approve Second Reading and adopt the ordinance as amended. Read changes, if any. [or]
2. Continue Second Reading to September 11, 2023 [or]
3. Do not proceed with proposed ordinance.

Potential Motions:

City Attorney: [Conduct Second Reading of Ordinance by Title only]

ORDINANCE NO. 2023-18

AN ORDINANCE OF THE CITY OF LINCOLN CITY, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE NELSCOTT URBAN RENEWAL (TAX INCREMENT FINANCE) PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

Council:

1. Motion to approve Second Reading and adopt Ordinance 2023-18 as amended.

[or]

2. Motion to postpone to September 11, 2023.

Attachments:

2023-18 Nelscott URA 8-21-23_TrackedChanges (PDF)
 Exhibit-A_Nelscott Plan 08 18 2023_withLegalDescription (PDF)
 Exhibit-B_Nelscott Report 08 18 2023 (PDF)
 Exhibit-C_PC_MemoOn_Meeting_2023_0718 (PDF)
 Exhibit-D_County Sample Res 08 16 2023 (PDF)
 Ordinance 2023-18 FINAL (PDF)

ORDINANCE NO. 2023-18

**AN ORDINANCE OF THE CITY OF LINCOLN CITY, MAKING CERTAIN DETERMINATIONS
AND FINDINGS RELATING TO AND APPROVING THE NELSCOTT URBAN RENEWAL (TAX
INCREMENT FINANCE) PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE
PUBLISHED**

*Annotated to show deletions and additions to the code sections being modified. Deletions are
~~bold lined through~~ and additions are **bold underlined**.*

WHEREAS, the Lincoln City Urban Renewal Agency ("Agency"), as the duly authorized and acting Urban Renewal Agency of the City of Lincoln City, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Nelscott Urban Renewal (Tax Increment Finance) Plan attached hereto as Exhibit A (the "Plan"). The Plan authorizes certain urban renewal activities within the Nelscott Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated attached hereto as Exhibit B (the "Report") to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, the Plan and the Report were forwarded on June 12, 2023 to the governing body of each taxing district affected by the Plan, and Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on July 17, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to property owners within City's incorporated limits through a utility bill mailer and a direct mailer to properties outside of City Limits but within the proposed boundary; and

WHEREAS, the Agency forwarded the Plan and Report to the Lincoln City Planning Commission (the "Commission") for review and recommendation. The Commission considered the Plan and Report on July 18, 2023 and adopted a finding that the Plan conformed with the Lincoln City Comprehensive Plan attached hereto as Exhibit C (the "Planning Commission Recommendation"); and

~~WHEREAS, the Plan and the Report were forwarded on June 12, 2023 to the governing body of each taxing district affected by the Plan, and Agency has thereafter consulted and conferred with each taxing district; and~~

WHEREAS, on July 19, **August 2, and August 16**, 2023 the City met with representatives of Lincoln County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has received written recommendations from the North Lincoln Fire and Rescue District #1 and rejects those recommendations.

WHEREAS, on August 14, 2023 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Lincoln City Planning Commission and the public testimony received on or before that date and received additional public testimony; and

WHEREAS, as there are unincorporated properties within the Plan area, the Lincoln County Board of Commissioners ~~will consider adoption of~~ the Plan through a resolution on August 16, 2023, attached hereto **(Final Resolution Number pending)** as Exhibit D (the "County Approval").

~~WHEREAS, the City Council has received a written recommendation from the North Lincoln Fire and Rescue #1 and; and accepts/rejects/modifies that recommendation.~~

~~WHEREAS, on July 17, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to property owners within City's incorporated limits through a utility bill mailer and a direct mailer to properties outside fo City Limits but within the proposed boundary; and~~

~~WHEREAS, on August 14, 2023 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Lincoln City Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and~~

WHEREAS, The City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Lincoln City Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the Nelscott Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g);
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;
4. The Plan conforms to the Lincoln City Comprehensive Plan, the Lincoln City Economic Opportunity Analysis, the Lincoln County Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in **Section IV XIII** of the Plan, the City Council staff report for the August 14, 2023 meeting and in the Lincoln City Planning Commission Recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections of the Report;
7. Acquisition of property is necessary in the future to complete projects within the Plan;
8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council. The North Lincoln Fire & Rescue District #1 sent a written recommendations to the City to make the Plan a 15-year plan and to tie the Plan to a Performance Plan. The City Council (~~accepts, rejects or modifies~~) the recommendations from the North Lincoln Fire & Rescue District #1 to make a 15-year urban renewal plan **and for a Performance Plan**. ~~The City Council~~

~~accepts/rejects/modifies the recommendation from the North Lincoln Fire & Rescue District #1 for a Performance Plan.~~

SECTION 2. The Nelscott Urban Renewal (Tax Increment Finance) Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Lincoln City Planning Commission Recommendations, the Lincoln County Commission approval of the Plan, each of which is hereby accepted, and the public testimony in the record.

SECTION 3. The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

SECTION 4. The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Lincoln County, Oregon.

SECTION 5. The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Lincoln City News Guard no later than four days following adoption of this Ordinance.

SECTION 6. Findings Adopted.

The findings contained in the Whereas Clauses of this Ordinance, and in the ordinance exhibits, as well as the competent substantial evidence in the whole record of this legislative proceeding are incorporated into this section by reference as if fully set forth herein, and are adopted in support of this legislative action.

SECTION 7. Severability.

The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 8. Ordinance Effective Date.

Pursuant to Chapter IX, Section 9.3, this ordinance takes effect 30 days after the date of its adoption.

SECTION 9. Codification.

Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided that any Whereas clauses and boilerplate provisions (i.e. Sections 6-9) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

1 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
2 9.2 of the City of Lincoln City Charter on the 14th day of August 2023 (First Reading) and on the
3 14²⁸th day of August 2023 (Second Reading).

4
5 PASSED AND ADOPTED by the City Council of the City of Lincoln City this 14²⁸th day of August
6 2023.

7
8
9
10 _____
11 SUSAN WAHLKE, MAYOR

12 ATTEST:

13
14
15 _____
16 JAMIE YOUNG, CITY RECORDER

17
18
19 APPROVED AS TO FORM:

20
21
22 _____
23 RICHARD APPICELLO, CITY ATTORNEY

1
2
3
4

Ordinance 2023-18 Exhibit A

Nelscott Urban Renewal (Tax Increment Finance) Plan

Nelscott Urban Renewal (Tax Increment Finance) Plan

Adopted by the City of Lincoln City

August 28, 2023

Ordinance No. 2023-18



If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

Date	Res or Ordinance No.	Purpose of Change

LIST OF PARTICIPANTS

Mayor

Susan Wahlke

City Council

Mitch Parsons, Ward 1
Dennis "Riley" Hoagland, Ward 2
Sydney Kasner, Ward 2
Judy R. Casper, Ward 3
Rick Mark, Ward 3

Planning Commission

Kim Blackerby
Robert Vincent, Chair
Marcella Baker
Melissa Sumner
Charlsy Affuso
Brian Bunnett

Urban Renewal Agency

Rick Mark, Chair
Mitch Parsons, Vice Chair
Susan Wahlke
Sydney Kasner
Judy R. Casper
Dennis "Riley" Hoagland

City Manager

Daphnee Legarza

Economic Development and Urban Renewal Director

Alison Robertson

Economic Development Project Manager

Seth Lenaerts

Executive Administrative Assistant

Liz Frances

Finance Director

Debbie Bridges

Public Works Director & City Engineer

Stephanie Reid

Parks And Recreation Director

Jeanne Sprague

Planning and Community Development Director

Anne Marie Skinner

Urban Renewal Advisory Committee

Susan Wahlke – Mayor, City of Lincoln City
Pamela Barlow-Lind – Tribal Planner,
Confederated Tribes of Siletz Indians
Debbie Bridges – Finance Director, City of
Lincoln City
Daphnee Legarza – City Manager, City of
Lincoln City
Chief Rob Dahlman – Fire Chief, North Lincoln
Fire & Rescue District #1
Rick Mark – UR Agency Chair, City of Lincoln
City
Tim Johnson, County Administrator, Lincoln
County
Robert Vincent – Chair, Lincoln City Planning
Commission
Lisa Spence-Bunnett – Community Member
Barbe Jenkins-Gibson – Community Member
Shawnn Kehr – Community Member

Tax Increment Plan Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk
Ali Danko
Rob Wyman

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I. DEFINITIONS

“Agency” means the Lincoln City Urban Renewal Agency, also called Agency. The Agency is responsible for administration of this Nelscott Urban Renewal (Tax Increment Finance) Plan and other urban renewal/TIF plans previously adopted in the City of Lincoln City.

“Annual report” is the ORS 457.460 requirement for the production of an urban renewal annual report that is distributed to the taxing districts.

“Area” or “urban renewal area” or “TIF Area” means the tax increment finance area established for this Plan pursuant to ORS 457, including the properties and rights-of-way located therein.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting an urban renewal plan.

“Board of Commissioners” means the Lincoln County Board of Commissioners.

“City” means the City of Lincoln City, Oregon.

“City Council” or “Council” means the Lincoln City City Council.

“Comprehensive Plan” means the City of Lincoln City Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Lincoln County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$129,000,000.

“Municipality” means any county or any city in the state of Oregon.

“Nelscott Urban Renewal (TIF) Area” means the urban renewal area/tax increment finance area established under authority in ORS 457 as shown in Exhibit A and defined in the attached legal description.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Lincoln City Planning Commission.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the TIF Plan.

“Report Accompanying TIF Plan” or “Report” means the official report that accompanies the Nelscott TIF Plan pursuant to ORS 457.085(3).

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment finance area” or “urban renewal area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “urban renewal plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “urban renewal project(s)” or “TIF area project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “urban renewal report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.085(3).

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

II. INTRODUCTION

A. Background

The Lincoln City City Council (City Council) has used urban renewal as an economic development tool since the adoption of the Year 2000 Development (Urban Renewal) Plan (Year 2000 Plan) in 1988. The Year 2000 Plan terminated taking division of taxes in fiscal year 2020/2021. As part of planning for the tools to be used to help facilitate development and provide infrastructure to the city, the City Council directed staff to complete tax increment feasibility studies for both the Roads Ends/Villages at Cascade Head Area and the Nelscott Area. Those studies were completed in 2019 and were presented to the City Council. After review of the findings of the feasibility studies, the City Council directed staff to prepare a tax increment plan for the Roads Ends/Villages at Cascade Head Area and to begin planning for a potential future tax increment area in Nelscott.

The Nelscott Urban Renewal (Tax Increment Finance) Plan (Plan) for the Nelscott Urban Renewal (Tax Increment Finance) Area (Area) was developed for the City Council with cooperative input from the community-based Advisory Committee (AC) that was formed for this purpose. The AC consisted of eleven members including representatives from City Council, Agency and Lincoln City Planning Commission (Planning Commission), representatives from major taxing districts, and community members. The AC met formally five times to review and discuss the project boundary, list of projects to be pursued in the Area, project financials, and to review the Draft Plan.

The Plan also included input from community engagement at two public forums, an online survey, public meetings, and in hearings before the Lincoln City Urban Renewal Agency, Planning Commission, City Council, and a public briefing with the Lincoln County Board of Commissioners. This Plan contains properties that are in unincorporated Lincoln County and therefore the County Commission will also need to approve the Plan. The Plan also included communication with the overlapping taxing districts through a briefing with representatives from impacted taxing districts, individual meetings with taxing districts as requested, and consult and confer letters to update impacted districts on project progress and financial implications to each taxing district.

A significant project to be completed in the Area that involves future community outreach is Community Visioning. Through the Community Visioning process projects will be further defined and prioritized as funds are accrued.

A full list of community outreach events and presentations is shown in Table 1.

The Area, shown in Figure 1, is approximately 323 acres.

Table 1 – Community Outreach and Events

Meeting	Topic	Date
City Staff - Department Head Meeting	Identify initial list of projects to be completed in Area	08/09/2022
City Council	Update on Process	01/23/2023
Park and Recreation Board	Update on Process	01/18/2023
Advisory Committee Meeting #1	Boundary discussion	2/01/2023
Email sent out to general contact list	Invitation for Community Open House #1	2/08/2023
Urban Renewal Agency	Update on Process	02/13/2023
Advisory Committee Meeting #2	Review and discuss project list	2/15/2023
Community Open House #1	Urban Renewal overview, and collect input on list of proposed projects	2/15/2023
Online Survey	Collect input on list of proposed projects. Survey link sent to general contact list, Chamber of Commerce membership, Bay Area Merchants Association membership members, and posted on City website	3/8/2023 – 3/28/2023
Chamber of Commerce – Friday Flyer	Project update and Online Survey opportunity	03/18 + 03/25/2023
Public Notice sent out for Community Open House #2	Marketing for March 15 Community Open House #2	3/01/2023
Email sent out to general contact list	Marketing for Community Open House # 2	3/08/2023
Advisory Committee Meeting #3	Review and discuss project list & financials	3/15/2023
Community Open House #2	Present community input summary and discuss project list and financials	3/15/2023
City Council	Present community input summary and discuss project list and financials	04/10/2023
Advisory Committee Meeting #4	Review public input and boundary changes	04/05/2023
Advisory Committee Meeting #5	Review and discuss draft Plan and Report	4/26/2023
Lincoln County	Briefing on boundary	04/19/2023
Lincoln County	Vote on boundary	5/17/2023

Urban Renewal Agency review	Review and discuss draft Plan and Report	6/12/2023
Consult and Confer letters	Provide overlapping taxing districts with draft Plan and Report to review	6/13/2023
Planning Commission meeting	Review and discuss draft Plan's conformance to comprehensive plan	7/18/2023
Lincoln County briefing	Review and discuss draft Plan and Report including maximum indebtedness	7/19/2023
Lincoln County discussion on vote	Vote needed on Plan due to unincorporated properties	8/2/2023
City Council hearing	Review and discuss draft Plan and Report, first reading of ordinance for Plan adoption	8/14/2023
Lincoln County vote	Vote on Plan due to unincorporated properties	8/16/2023
City Council vote	Second reading of ordinance for Plan adoption and vote	8/28/2023

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF synonymous with "urban renewal". The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and underrepresented populations were displaced to clear the way for redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

B. Plan Overview

The Goals and Objectives of this Plan are intended to guide investment by the Agency in the Area over the life of the Plan. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the Oregon Revised Statute (ORS) 457.085(2) requirements is shown in Table 2. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 2 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIV
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XIII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

C. Tax Increment Financing Overview

ORS 457 allows for the use of tax increment revenues, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area, in this Plan called the Nelscott TIF Area or Area, from the time the Area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for projects within the Area and cannot exceed the maximum indebtedness amount set by the Tax Increment Plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have property that is undeveloped or underdeveloped, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for development, rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces.

The Area meets the definition of blight due to its infrastructure deficiencies including deficiencies in the Transportation System, Parks System, Sewer System, Stormwater System and Water System. In addition, there are many undeveloped properties within the Area. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report Accompanying Nelscott Urban Renewal (TIF) Area (Report).

The Report contains the information required by ORS 457.085(3), including:

- A description of the physical, social, and economic conditions in the area;
- The expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source(s) of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the Urban Renewal Area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is a legal term for the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$129,000,000 (One Hundred Twenty Nine Million Dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness, or interest earned on bond proceeds.

IV. GOALS AND OBJECTIVES

The Agency adopted both a Mission, and Goals and Objectives when the Year 2000 Plan was prepared (1988). Goals and Objectives of this Plan represent its basic intents and purposes. The projects identified in Sections V and VI of the Plan are the specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of Agency. They are not listed in any order of importance or priority.

A. Agency Mission

The mission of the Agency is to eliminate blight and depreciating property values in areas within the Agency's jurisdiction and in the process, attract job producing private investments that will improve property values, improve the Area's visual quality and establish a positive linkage between the Area and the Pacific Ocean – all in a manner which will be compatible with the City's natural and built setting.

B. Plan Goals

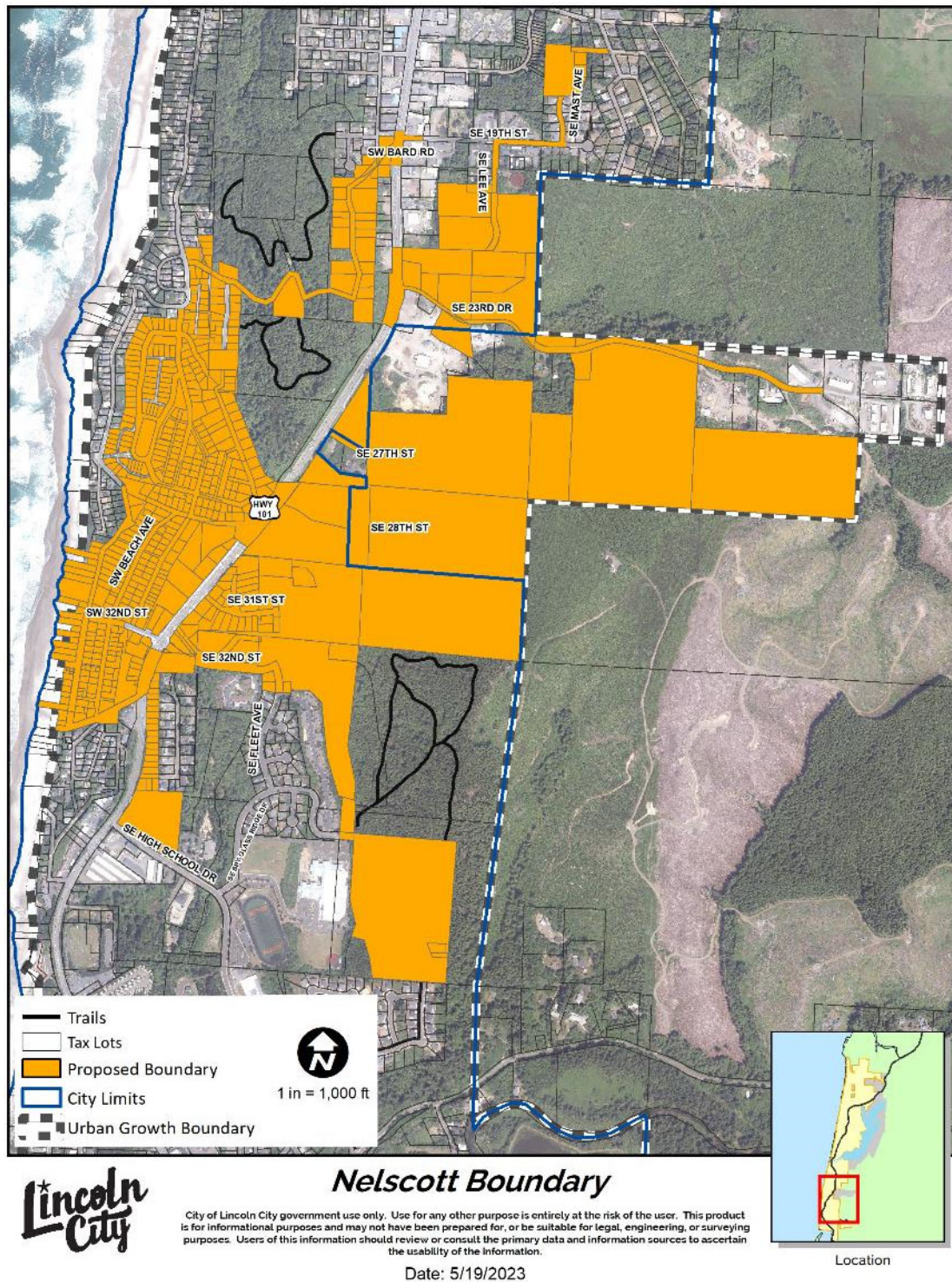
To accomplish its mission the Agency will develop and implement an urban renewal (tax increment finance) program known as the Plan, the goals and objectives of which are:

1. To resolve the problems created by existing blighted conditions so that unused and underused properties can be placed in productive condition and utilized at their highest and best use.
2. To involve community members and stakeholders and increase engagement in planning to support projects in the Area.
3. To establish and improve road connections to increase accessibility within as well as into and out of Area.
4. To improve the City's economic vitality and its ability to provide municipal services.
5. To support City economic development and housing goals.
6. To install and enhance pedestrian pathways in areas of maximum concentration to improve the pedestrian environment.
7. To enhance and increase accessibility of Area parks and open spaces and to increase connectivity to greater trail systems.
8. To establish and improve water, sewer, and utility systems to support existing and future development, and to place underground, existing overhead utility

systems in areas that will improve view corridors as well as safety in the event of inclement weather or natural disasters.

9. To be sensitive to, and to minimize to the greatest extent possible, the effects of tax increment financing upon the overlapping taxing districts through revenue sharing.
10. To enhance opportunities for business and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:
 - a. Ensure that traffic flow, off-street parking, and other public facilities within the Area are adequate to accommodate current and future development
 - b. Improve the Area's visual quality consistent with that of the Oregon Coast's natural environment
 - c. Encourage the expansion and development of businesses that will produce living wage jobs for the people of the City
 - d. Increase property values so that the Area will contribute its fair share to the costs of providing public services
 - e. Leverage the Agency's financial resources to maximum extent possible with other public and private investment and other funding sources

Figure 1. Nelscott Urban Renewal (TIF) Plan Boundary



Source: City of Lincoln City GIS

V. URBAN RENEWAL PROJECT CATEGORIES

In relationship to the goals described in the previous section, the projects within the Area fall into the following categories:

- A. Transportation**
- B. Economic Development/Land Acquisition**
- C. Emergency Preparedness, Resiliency and Mitigation**
- D. Parks, Trails, Open Spaces**
- E. Public Works/Utilities**
- F. Community Connections/Appearance**
- G. Administration**

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. No project currently includes a public building. If any project considered in the future proposes a public building, the public building criteria in ORS 457.010 and ORS 457.035 to 457.320 will need to be addressed at the time the project is considered. If a public building is proposed, and concurrence is provided by the taxing districts as described in ORS 457.089, then the project and the statutory requirements must be identified and added to the Plan through a Minor Amendment, as described in Section VII.

A. Transportation

- Roads. Improve road connections for increased transportation route choice and to help alleviate traffic on Highway 101, to include:
 - o New road connection between SE Lee Avenue and SE 23rd Drive
 - o New road connection between SE 23rd Drive and SE 32nd Street / Fleet Avenue intersection
 - o New road connection between SE 14th Street and SE 19th Street via an extension of Mast Avenue to connect with Oar Avenue
 - o Other new road connections where feasible
- Pedestrian Safety. Improvements including but not limited to:
 - o Pedestrian striping
 - o Infill of sidewalk gaps
 - o Construct new facilities to correct sidewalk/pathway deficiencies

- Public Parking. Improve existing and build new public parking on and off-street, including other associated facilities such as public restrooms, pedestrian amenities, showers/foot wash, surf racks, and Electric Vehicle (EV) charging stations.
 - o Improvements to SW 32nd Street Parking Lot
 - o Other locations as needed and where feasible
- Intersection Improvements. Improve intersections to include pedestrian crossings, realignments and/or re-design, roundabout, all-way stop control or traffic signals as feasible.
 - o SE 23rd Drive and Highway 101 intersection improvements
 - o SW Bard Road / SE 19th Street and Highway 101 intersection improvements
 - o Other intersection improvements within the Area
- Traffic Signals. Modify existing traffic signals and install new traffic signals to improve pedestrian safety. Implement coordinated signal timing plans, upgrade traffic signal controllers, and install communication and other improvements as needed, and as designated by Public Works.
- Street Improvements. Local streets and Highway 101 improvements which may include but are not limited to curbs, gutters and sidewalks/pathways, sidewalk gaps, and installation of pedestrian amenities, lighting, and traffic calming measures where appropriate.
 - o SE 23rd Drive street improvements, including but not limited to construction of new street, re-alignment with existing rights-of-way, intersection realignment and/or re-design, roundabout, or all-way stop control.
 - o Bard Road street Improvements to include sidewalks/pathways, paving, stormwater management.
 - o Other street improvements as needed.
- Public Transportation. Capital Improvement Projects to support, enhance, and expand public transportation. Projects may include improved access of public recreation areas; incorporate regional transit service and other transit amenities; link into greater transit system and improve timing for connecting routes; create Park & Ride opportunities in the Area which could support multiple programs such as solar projects and EV charging stations. Add new or relocate transit stops for improved usability, improve connections between facilities and pedestrian infrastructure.

B. Economic Development/Land Acquisition

Economic development opportunities for public private partnership within commercial, residential, and mixed-use areas; could include but are not limited to Economic Development Toolbox of incentives for workforce housing, childcare, land acquisition, construction of visitor and educational facilities, business preservation and expansion to increase non-tourism, living-wage jobs.

C. Emergency Preparedness, Resiliency and Mitigation

Emergency preparedness and assessment for resiliency, and mitigation capital projects related but not limited to undergrounding pole mounted utilities, water resources, erosion protection, seismic retrofit, stormwater drainage, caches, tsunami evacuation, communication infrastructure, alternate transportation routes, and other projects as identified in Emergency Preparedness planning.

D. Parks, Trails, Open Spaces

- Parks. Provide additional parks including but not limited to trailheads, parking, picnic shelters, trash cans, benches, restrooms, and associated capital improvements to support City programming objectives. Park locations and quantity may change based on development patterns, and could include new parks:
 - o New park in the vicinity of SE Lee Avenue and SE 27th Street
 - o New park south of SE 23rd Drive near the planned employment area
 - o New park near Agnes Creek Open Space
- Beach Access. Improvements to include ADA, walkway, and parking upgrades. Features could include facilities such as public restrooms, pedestrian amenities, showers/foot wash, surf racks, and EV charging stations. Increase connectivity to sidewalks, trails, parks, ocean beaches, and natural areas.
 - o Beach Access at SW 33rd Street
 - o Beach Access at SW 35th Street
 - o Beach Access at other locations within the Area, as feasible
- Trails. Complete segments of the Head to Bay Trail within the Area, to provide a multi-modal (non-vehicular) interconnected system from Villages at Cascade Head to the Siletz Bay that allows travel from one end of the city to the other without using Highway 101 wherever possible; could include connections to Oregon Coast Trail system and greater trail connections.
- Open Spaces. Improve access to trails, trail heads and parking for recreation to include wayfinding map and interpretive signage, gateway features, open space forest management, nature play elements, public art and associated capital improvements to support City programming objectives.

- o Spyglass Open Space and other improvements as feasible

E. Public Works/Utilities

- Prepare a properly engineered comprehensive storm drainage systems master plan; within the funding limitations of the Agency, construct needed improvements to adequately drain the Area to eliminate flooding during periods of storm activity; Clean out, improve and protect the natural drainage courses so that they may function properly in coordination with the built drainage systems; Control earth moving, grading and development of lands which affect the natural and built systems so as to protect the integrity of the drainage system.
- Provide Baldy Creek improvements to address flooding, erosion, invasive species, water quality, wildlife habitat, and overall condition of the Baldy Creek Watershed to restore the floodplain and creek health as feasible. Provide improved public access at City-owned parcels adjacent to Baldy Creek in the Nelscott Business Strip and other practical locations in the Area.
- Public utility improvements to include power, electric, gas, cable and communications within Area. Undergrounding existing pole-mounted utility systems to improve reliability for emergency preparedness, severe weather events, or greater safety in tsunami evacuations zones.
- Improved infrastructure for water and sewer systems in the Area, including:
 - o Long-range water security and conservation
 - o Construct a 5 million gallon water reservoir to increase the City's water storage capacity and improve fire flows
 - o Upgrades and extensions of existing lines and pump stations
 - o Increase capacity and re-build the wetwell for the Nelscott Sanitary Sewer Pump Station
 - o Other water and sewer projects as feasible.

F. Community Connections/Appearance

- Install wayfinding signage to assist pedestrians and bicyclist in choosing comfortable routes and to help visitors navigate through the city; may include but is not limited to acquiring property and constructing cohesive, branded signage for all transportation modes.
- Underground existing pole mounted utilities in areas of maximum visual impact to improve view corridor and increase square footage available for other improvements such as pedestrian improvement/pathway or redevelopment.

G. Administration

Provide funds to retain the services of City personnel or other independent professionals or organizations for activities such as:

- Community Visioning
- Auditing, annual reports, insurance, bond counsel, and other required administrative costs
- Preparation of financial plans and/or financial analyses of projects and proposals
- Personnel, materials, and other associated administrative costs
- Professional consulting services to refine urban design concepts
- Environmental analyses
- Assisting in the preparation of the annual financial report required by this Plan and ORS 457
- Any other powers granted by ORS 457 in connection with the implementation of this Plan

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Lincoln City, as required by ORS 457.120.

Substantial Amendments shall be processed in accordance with ORS 457.095 and 457.115.

Substantial Amendments¹ are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Lincoln City Comprehensive Plan and/or Lincoln City Municipal Code

Amendments to the Lincoln City Comprehensive Plan and/or Lincoln City Municipal Code, Title 17 Zoning that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law, with increases beyond that amount requiring concurrence as stated in ORS 457. .

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(2)(g).

A. Property acquisition for public improvements

The Agency may acquire property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Urban Renewal Agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

IX. RELOCATION METHODS

If the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified in the Plan.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Lincoln City in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XII. ANNUAL REPORT

The Agency shall file an Annual Report in compliance with ORS 457.460.

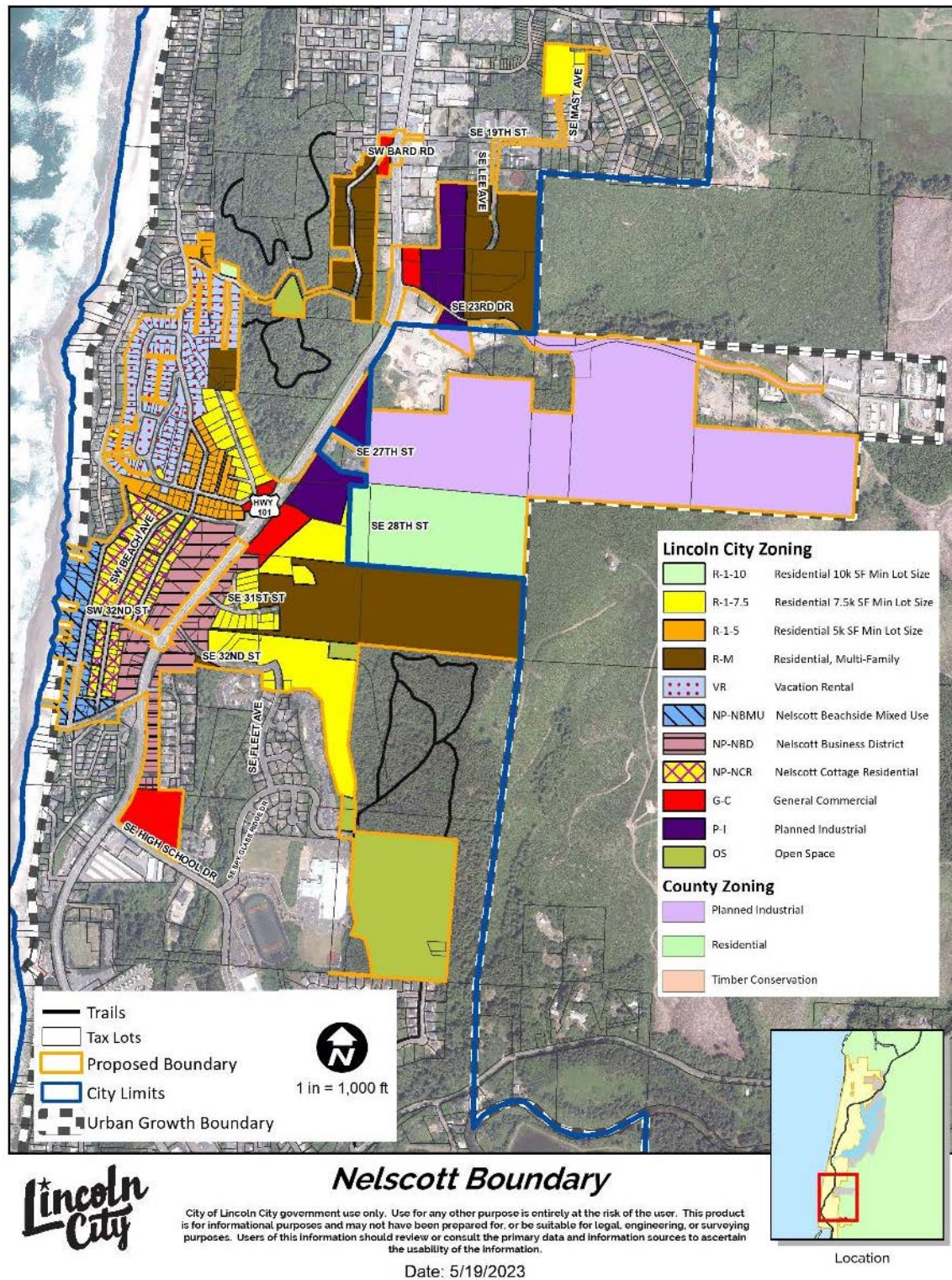
XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the *City of Lincoln City Comprehensive Plan*, *City of Lincoln City Economic Opportunities Analysis and Housing Needs Analysis*, the *Nelscott Gap Neighborhood Plan*, the *2016 Parks & Recreation System Plan*, and the *Lincoln City Municipal Code, Title 17 Zoning and the Lincoln County Comprehensive Plan*. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan conforms to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. The language from the original document is in *italics*. Comprehensive Plan designations for all land in the Area are shown in Figure 2, Nelscott Urban Renewal (Tax Increment Finance) Plan Comprehensive Plan Designations.

All proposed land uses will conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Lincoln City Municipal Code described in Subsection H of this Section XIII. The comprehensive plan and zoning designations are shown in Figure 2. In Lincoln City, these are the same designations. Some of the properties are outside the Lincoln City city limits. The county zoning designations are shown for those properties.

Figure 2. Comprehensive Plan and Zoning Designations



Source: City of Lincoln City GIS

A. Lincoln City Comprehensive Plan

The analysis of how the Plan conforms to the *Lincoln City Comprehensive Plan* (Comprehensive Plan) covers the most relevant sections, but may not cover every section, of the Comprehensive Plan that relates to the Plan.

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a substantial amendment is completed in the future, this section of the Plan should be updated at that point.

Below are applicable Comprehensive Plan policies and statements of the Plan's conformance to Comprehensive Plan policies.

Citizens Involvement Goal

Develop a Citizen Involvement Program (CIP) which ensures the continued participation of citizens in the land use planning process.

Finding: The Plan conforms to the Citizens Involvement Goal as there has been citizen involvement in the preparation of the Plan. The City created a project Advisory Committee (AC) for the preparation and review of the Plan. In addition to the AC, the City met with representatives of the taxing districts to review the Plan. There were two public Community Open House Events to present information about the Plan and to provide opportunity for input., sent an e-mail to the general contact list, provided an on-line survey, and sent out public notices and Chamber of Commerce Friday Flyers. A full list of outreach is shown in Table 1. In addition, the Agency will complete a future Community Vision for the Area to establish project priorities.

Public Services and Utilities Goal

To plan and develop a timely, orderly, and efficient arrangement of public facility and services which complement the area and serve as a framework for urban and rural development.

Overall Public Facility Policies

3. *Lincoln City shall work with utility companies to develop and directly implement programs for placing all utilities underground. This program may be accomplished in conjunction with scheduled street repairs.*

Individual Public Facilities Policies

II. Drainage Policies:

1. *Adequate storm drainage facilities, including culverts, catch basins, natural or surface channel systems (approved by the city engineer) shall be a part of all subdivision design, planned development, City- or locally-initiated street construction or improvement, or other development and shall conform to the City's Master Drainage Plan.*

III. Parks and Recreation Policies

1. *The City shall provide recreational facilities and activities for all citizens of the city.*
3. *The City shall provide areas for high intensity recreation such as ball parks, swimming pools, tennis courts, neighborhood and community play fields.*

7. *The City's recreation committee shall encourage a bikeway plan within the city and shall cooperate with the Oregon Department of Transportation in establishment of the Oregon Coast Bikeway through Lincoln City.*
8. *The City shall work with the State Parks Department to improve the use of existing State Parks within the city.*

Finding: The Plan conforms to the Public Services and Utilities Goal as there are projects for undergrounding utilities, improving the storm drainage, and for providing new recreational facilities, bikeways and connections in the Area.

Housing Goal

To provide for the housing needs of all citizens.

Housing Policies

1. *The City shall encourage a wide range of housing types.*
3. *The City shall encourage multi-family buildings subject to design and landscape control.*
4. *The City shall work to stabilize and protect existing residential areas from deterioration and incompatible development.*

Finding: The Plan conforms to the Housing Goal as there are projects that will improve the transportation system including pedestrian and bicycle systems, improve recreational opportunities, and help encourage new residential, commercial and industrial development in the Area.

Economy Goal

To support the tourism industry and achieve a degree of diversity in the community which will allow a balanced economy that will, in turn, support an adequate level of services for all members of the area.

Economic Development Policies

4. *Lincoln City shall explore incentives for economic development in order to expand and increase the productivity of commerce and industry.*

Finding: The Plan conforms to the Economy Goal as there is a specific project category to help incentivize economic development in the Area. In addition, there are projects that will improve the transportation system including pedestrian and bicycle systems, improve recreational opportunities, help incentivize development and encourage new residential, commercial and industrial development in the Area.

Aesthetic Goal

To develop a livable and pleasing city which enhances people's activities while protecting the exceptional aesthetic quality of the area.

Aesthetic Policies

4. *The City shall establish a special study group to review the feasibility of placing utilities underground.*

Finding: The Plan conforms to the Aesthetic Goal as there is a project for undergrounding overhead utilities in the Area.

Transportation Goal

To provide a safe, convenient and rapid transportation network to facilitate the movement of goods and people.

Transportation Policies

Roadway Development

2. *Identify and develop bicycle routes through and around town that are safe, attractive and user-friendly.*
4. *Develop improved east west street connections with neighborhood needs and the direction of commercial in mind.*

Pedestrian Facilities

1. *Develop a plan for improved pedestrian crossings of 101 including signal treatments, with some crosswalk relocation and development.*
3. *Develop an off street pedestrian trail system perhaps integrated with a bike trail system to supplement on street facilities*

Bicycle Facilities

1. *Identify and develop a system of off Highway 101 bicycle routes through and around town that are safe, attractive and user friendly.*

Off Street Parking Development

1. *Refine the public off street parking development plan along Hwy 101 through the City.*
2. *Develop improved beach access parking facilities in the City.*

Transportation Financing

1. *Identify financial strategies and resources that will allow long term financing of transportation improvements in the City.*

Finding: The Plan conforms to the Transportation Goal as there are projects to improve the transportation system for all users in the Area. There is also a project for community wayfinding to help facilitate pedestrians and bicyclists to use these systems.

Energy Goal

To conserve energy.

Energy Policies

5. *The City shall encourage the use of cluster development in multi-family and planned development in order to lower energy expense in site and building development.*
8. *The City shall locate high density development within walking distance of services and shopping areas.*

Finding: The Plan conforms to the Energy Goal as there are projects in the Plan that improve the transportation system, parks system and provide incentives for housing development and economic development that will help support new development in the Area.

Overall Environmental Goal

To achieve a balance between the need to provide housing and services and the need to protect and enhance the natural environments of the City.

Finding: The Plan conforms to the Overall Environmental Goal as the projects that improve the transportation system, parks system and provide incentives for economic development will aid in balancing the need for new development and protecting the natural environments of the City.

B. Lincoln City Economic Opportunities Analysis and Housing Needs Analysis²

Economic Development Objectives

- *Encourage local businesses that provide family-wage jobs to locate in Lincoln City.*
- *Support the growth of existing businesses and entrepreneurs.*
- *Foster Lincoln City's recreation and tourism based economy, particularly during off-peak times (e.g. pursue a regional sports complex).*
- *Support the success of businesses that provide for the day-to-day needs of Lincoln City residents, including but not limited to the growing population of retirees.*
- *Encourage development of a local workforce with the skills that Lincoln City businesses need.*
- *Encourage the development of housing affordable to Lincoln City's workforce.*
- *Develop telecommunications and other infrastructure necessary to support home-based businesses and workers.*
- *Improve the transportation system to support economic development. Explore the use of Devils Lake for transportation purposes.*
- *Coordinate economic development efforts with local and regional partners.*

Housing Objectives

Encourage the development of affordable and workforce housing:

- *Investigate ways to reduce fees on new construction of affordable and workforce housing, while ensuring new infrastructure is not underfunded.*
- *Facilitate development of affordable housing on city-owned properties.*

² City of Lincoln City Economic Opportunities Analysis and Housing Needs Analysis, Cogan Owens Greene, FCS Group, Fregonese Associates, April 2017.

- *Periodically review the development code's regulations and zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, tiny houses, big houses and senior housing.*
- *Involve employers in efforts to provide and support workforce housing.*
- *Enact strategies to ensure that sufficient appropriately zoned land is available within the city and outside the tsunami inundation zone, such as increasing densities and annexing new lands.*
- *Design attractive neighborhoods that offer housing within walking distance to schools, jobs, shopping, and services.*
- *Streamline the permitting process for affordable and workforce housing.*

Finding: The Plan conforms to the *Lincoln City Economic Opportunities Analysis and Housing Needs Analysis* as there is a specific Economic Development program to encourage and incentivize development in the Area. There are projects to improve the transportation system for all users and to improve the park system in the Area. These activities will also be key in providing Affordable Housing in the city.

C. *Imagine Lincoln City Community Vision, December 10, 2018*

Lincoln City is the premier coastal community where the ocean, beach, rivers, lake, and forest come together to provide the Oregon coast's most extraordinarily beautiful and unexpected setting for work and recreation. Lincoln City is welcoming and inclusive, where people care for one another and their community. Through careful planning and collaboration, we have a pleasant, safe, healthy, and prosperous town where everyone enjoys a high quality of life.

GOAL STATEMENTS:

Lincoln City is a welcoming and attractive place to visit and call home. Residents take pride in their community and its unique sense of place. We have “pearl” districts, distinct neighborhoods, where people from all walks of life come to gather and connect. We preserve our neighborly beach vibe and are connected physically through our improved neighborhood gathering spaces, connected and improved pathways, and displays of public art. We are socially connected through our expanded community events, through knowing our neighbors, and through our commitment to engaging the whole community.

Lincoln City provides high-quality, reliable public infrastructure and services that residents and visitors easily access and navigate. City government is transparent, collaborative, and efficient. Lincoln City is a vibrant, regional destination for outdoor and indoor recreation opportunities, arts, culture, cuisine, and entertainment. Easy access enables residents and visitors of all ages to attend year-round community events and activities. We provide targeted activities and gathering spaces for youth, adults, and seniors. We offer some of the region's best outdoor recreation opportunities including hiking trails, beaches, and water sports.

Lincoln City supports a comprehensive education system offering improved K-12 schools, advanced career and workforce development programs, outdoor educational opportunities, and improved higher education opportunities on the coast. Our schools encourage and facilitate family involvement and provide a supportive learning environment for all children.

In Lincoln City, people understand the value of a diverse and thriving economic base. While tourism supports a large part of our economy, our community works together to attract and retain jobs from other types of employers. Our infrastructure systems are well maintained to support and accommodate the city's growth. Lincoln City supports small business and provides services and support for new business start-ups.

Community partnerships and progressive planning ensure Lincoln City residents have affordable housing. Lincoln City is a community that cares about those in need and works together to provide housing options for all income levels and ages, especially for our most vulnerable populations.

Lincoln City is a place that celebrates the arts. Access to a diverse spectrum of artists, arts, and cultural experiences enriches the community. We foster a community that supports local artists and recognizes, honors, and celebrates community history and culture.

Lincoln City has an integrated transportation system with improved connectivity for all modes of transportation. Residents and visitors safely and easily navigate their way around Lincoln City using any mode of transportation. As a regional tourist destination, we work together to maintain community mobility in peak traffic seasons.

Lincoln City is a responsible steward of our ocean, beaches, lake, open space, and other natural resources. Our community fosters a healthy environment to create a sustainable and resilient city for future generations to enjoy.

Lincoln City is safe and healthy for all. Everyone has a place to stay, access to healthcare, safe pedestrian networks, and freedom from crime and drug and alcohol abuse. The community and individuals are prepared to handle and recover from natural hazards.

Finding: The Plan conforms to the Imagine Lincoln City Community Vision, as there are projects in the Plan that improve the transportation system make it more multi-use and more reliable. The parks system will be expanded with improved access points to the beach and improvements to the open spaces. The Plan provides incentives for economic development and will support housing development in the Area. A key intent of the Plan is to help diversify the employment base within Lincoln City, utilizing the industrial lands for employment purposes.

D. Nelscott Neighborhood Gap Plan, August 28, 2017

In 2045, Nelscott is developing both east and west of the highway in a neighborhood that is well connected, economically vibrant and attractive. It is a welcoming tourist environment and a pleasant home for year-round residents. Development honors the natural assets of the area, and builds off them to create value for property owners and tenants. Residents enjoy opportunities for lifelong learning at the Oregon Coast Community College and Lincoln County public schools. Students are able to walk, bike and take transit or drive safely to the campuses.

Nelscott Neighborhood Plan Goals

Livability and Housing

Families and people of all ages are able to find attractive, affordable housing in Nelscott. Proximate to both the forest and the sea, Nelscott communities are walkable, interesting, well-planned and maintained.

Recreation and Health

Residents of the Nelscott area live within walking distance to parks, trails and recreations that enhance quality of life for all ages, and contribute to a healthy community lifestyle. Art, theater, community gardens and recreational programs provide a range of options for visitors and residents.

Heritage and Inclusion

Native American Siletz Tribal history is a valued part of the Nelscott community fabric. Residents from all backgrounds make Nelscott an inviting and vibrant community.

Economy

Employment opportunities in Nelscott represent a diversified economy and provide jobs for area residents. Nelscott residents enjoy a range of opportunities – from working from home to engaging in entrepreneurship and employment opportunities nearby. The tourism economy continues to sustain the local economic vitality, for which the natural environment is the prime asset.

Transportation Choice

Residents and visitors walk, bike, drive and ride transit through Nelscott, connected to Taft, Delake, and other Lincoln City districts. Safe transportation routes connect the neighborhoods

physically, economically, and socially. As walking is a distinct priority, all streets are safe, convenient and attractive as ways for residents and visitors to walk to their daily destinations. Parking options are appropriate and well designed.

Lifelong Learning

Mid-coast residents travel to Nelscott to take advantage of the educational opportunities at the Oregon Coast Community College (OCCC) campus. OCCC, elementary and high school students and activities are central to the Nelscott identity and community life.

Ecology and Natural Resources

Development optimizes property and community values by mitigating natural hazards, protecting streams, wetlands, view corridors and forest canopies, while providing connections to the Pacific Ocean visually and physically.

Finding: The Plan conforms to the Imagine Nelscott Gap Master Plan, as there are projects in the Plan that improve livability including improving the transportation system and providing transportation choices, and providing better access to parks system with expanded access points to the beach and open space. The Plan provides incentives for economic development and will support housing development in the Area. A key intent of the Plan is to help diversify the employment base within Lincoln City, utilizing the industrial lands for employment purposes.

E. Lincoln City Parks & Recreation Plan System Plan 2016

Vision & Goals

The city of Lincoln City and its community members will strive to create a park and recreation system that:

- *Is well-connected and accessible, featuring a geographically dispersed set of facilities and an interconnected, easily navigable system of trails, pathways and other opportunities to travel to facilities by walking, bicycling, driving and transit.*
- *Is inclusive and culturally sensitive, providing opportunities for people of all ages and backgrounds, including young people, families, older adults, and people with limited means.*
- *Celebrates and preserves nature and enhances the ecological integrity of Lincoln City's natural areas.*
- *Continues to provide access to Lincoln City's expansive beaches and waterways.*
- *Is enticing and safe and provides a diverse range of indoor and outdoor recreational activities, including opportunities for education, active recreation, and enjoyment of nature.*
- *Responds to current and future needs and includes existing, new and enhanced facilities that are modern, inviting, well-maintained, designed and operated sustainably, and include adequate parking and other amenities and attractions for both residents and visitors.*
- *Supports and grows our economic base of tourism.*
- *Is ambitious, but realistic, and can be implemented by the city, in partnership with other community members and organizations.*

Finding: Plan conforms to the Lincoln City Parks & Recreation Plan as there are projects in the Plan that improve the parks system and provide improved access to open space in the Area. The improved parks and access with support and grow the economic base of tourism. The design of these improvements will be reviewed by the city to make sure they conform with the Lincoln City Parks & Recreation Plan.

F. Lincoln City Walking and Biking Plan 2012

The Lincoln City Walking and Biking Plan 2012 is both a guiding vision and a strategic action plan for improving walking and biking conditions within Lincoln City and its urban growth boundary.

The vision for the Lincoln City bicycle and pedestrian system is to provide a safe, convenient, and accessible network of routes that encourage bicycling and walking in Lincoln City and provide viable alternatives to motor vehicle use.

Finding: The Plan conforms to the Lincoln City Walking and Biking Plan as there are projects in the Plan that improve the transportation system and trails within the parks in the Area.

G. Lincoln City Draft ADA Transition Plan 2016

The highest priority beach access points in the Lincoln City Draft ADA Transition Plan 2016 within the Nelscott Area are as follows:

1. SW 33rd / 34th St. Beach Access
2. SW 35th St. Beach Access

Finding: The Plan conforms to the Lincoln City Draft ADA Transition Plan as there are projects to improve the transportation system for all users in the Area. This includes sidewalks and beach access within the Area.

H. Lincoln City Municipal Code

The land uses in the Area will conform to the zoning designations in the *Lincoln City Municipal Code, Title 17 Zoning*, including maximum densities and building requirements, and those provisions of the *Lincoln City Municipal Code*, are incorporated by reference herein. The following zoning districts are present in the Area:

Single Family Residential (R1)

Purpose: To promote and encourage a suitable environment for family living and to protect and stabilize the residential characteristics of the zone. The R-1 zone is intended to provide primarily for single-family dwellings.

Subset:

R-1-7-5 (Single family residential 7,500 square foot minimum lot size)

R 1-5 (Single family residential 5,000 square foot minimum lot size)

Multiple-Family Residential (R-M)

Purpose: This zoning district is designed to provide an environment suitable for higher density urban residential uses, and community services.

Vacation Rental (VR)

Nelscott Plan District

17.34.010 Purpose.

The Nelscott plan district (NPD) is established to provide for the integration of residential, commercial, and recreational uses in a well-planned, pedestrian-oriented, mixed use environment. The purpose of the district is to provide maximum flexibility in land use while protecting the unique character of Nelscott.

Nelscott Business District (NBD) *The intent of this zoning subdistrict is to encourage and enhance the traditional character of the Nelscott commercial core along Highway 101 and to concentrate the businesses in a pedestrian-friendly manner. The emphasis in this subdistrict is on providing retail, commercial, and personal services for the neighboring residents and visitors.*

Nelscott Cottage Residential (NCR) *The intent of this zoning subdistrict is to encourage and enhance the traditional character of the Nelscott residential areas located west of Highway 101. The emphasis in this subdistrict is on preserving and protecting the traditional cottage heritage in a family-friendly, pedestrian-oriented environment.*

Nelscott Beachside Mixed Use (NBMU) *The intent of this zoning subdistrict is to provide for a variety of small-scale beach-oriented commercial and residential uses in a family-friendly environment.*

General Commercial (GC)

Purpose: The general commercial zone (GC) is provided to accommodate a wide range of retail commercial uses including those which attract shoppers from a community or

larger market area, as well as convenience service/retail uses and single-family residential dwelling units. Retail commercial uses are those that sell services and/or products to the ultimate consumer. Also permitted as conditional uses are low intensity fabrication uses and other limited service facilities as listed.

Planned Industrial (PI)

Purpose: The planned industrial (PI) zone is provided to accommodate light industrial manufacturing, wholesale and warehousing commercial uses.

Open Space (OS)

Purpose: The primary purposes of the open space zone are to preserve open space for future generations, maintain water quality in lakes and streams, provide educational opportunities, protect significant and sensitive natural resource areas and enhance the city's scenic beauty. The open space zone is intended to ensure that designated lands remain in their natural state, including reclaimed areas, by protecting such areas from development and preserving open space. The secondary purpose includes uses such as passive recreational activities such as nature walks and educational activities.

Areas designated within the open space zone include lands having valuable wildlife habitat, exceptional aesthetic or flood control value, wetlands, riparian areas and areas with significant environmental constraints. Protecting sensitive natural areas is important for maintaining water quality and aquatic habitat, preserving wildlife habitat and sensitive plant communities, and providing flood control.

As the *Lincoln City Municipal Code Title 17 Zoning* is updated, this document will be updated by reference. If a substantial amendment to this Plan is completed in the future, this section will be updated to match the current zoning designations.

Lincoln County Zoning

Planned Industrial Zone I-P

(1) Uses Permitted Outright:

The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

- (a) Farm use.
- (b) Forestry, including the management, production, and harvesting of forest products and of related natural resources in forest areas and including rock extraction and processing for use in forest access roads.
- (c) Residence for caretaker or night watchman.
- (d) Beachfront protective structures.

Residential

1) Uses Permitted Outright:

The following uses and their accessory uses are permitted subject to the applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599 and 1.1901 to 1.1999:

- (a) A one-family dwelling unit excluding single wide mobile homes;

(b) Duplex on a corner lot each unit fronting on a separate street;

(c) A recreational vehicle or other approved temporary housing to be used for dwelling purposes during the construction of a single-family residential dwelling unit for which a building permit has been issued. The use shall not exceed a period of one year;

(d) Farm and forest use: Livestock and primary processing or forest products are prohibited;

(e) Beach front protective structures.

Timber Conservation

The following uses and their accessory uses are permitted outright, subject to applicable siting criteria, other applicable provisions of this section, and applicable provisions of LCC 1.1401 to 1.1499, 1.1501 to 1.1599, and 1.1901 to 1.1999:

(a) Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash.

(b) Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation.

(c) Physical alterations to the land auxiliary to forest practices, including but not limited to, those made for purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities.

(d) Uses to conserve soil, air and water quality and to provide for wildlife and fisheries resources.

(f) Local distribution lines, such as electric, telephone and natural gas, and accessory equipment, such as electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals, or equipment which provides service hookups, including water service hookups.

(g) Temporary portable facility for the primary processing of forest products. The facility shall not be placed on a permanent foundation and shall be removed at the conclusion of the forest operation requiring its use.

(h) Temporary forest labor camps limited to the duration of the forest operation requiring the use.

(i) Exploration for, and production of, geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head as defined in ORS chapters 517 and 520.

(j) Caretaker residences for public parks and fish hatcheries.

(k) Private hunting and fishing operations without any accommodations.

(l) Exploration for mineral and aggregate resources as defined in ORS chapter 517.

(m) Towers and fire stations for forest fire protection.

(n) Widening of roads within existing rights-of-way in conformance with the transportation element of acknowledged comprehensive plans, including public road and

highway projects as described in ORS 215.213(1)(l) through (o) and ORS 215.283(1)(k) through (n).

(o) Water intake facilities, canals and distribution lines for farm irrigation and ponds.

(p) Uninhabitable structures accessory to fish and wildlife enhancement.

(q) Alteration, restoration or replacement of a lawfully established dwelling that:

(A) Has intact interior walls and roof structure;

(B) Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system;

(C) Has interior wiring or interior lights;

(D) Has a heating system; and

(E) In the case of replacement, is removed, demolished or converted to a permitted nonresidential use within 90 days of completion of the replacement dwelling.

(e) Farm use as defined in ORS 215.203

Finding: The Plan conforms to the *Lincoln City Municipal Code Title 17 and Chapter 1 Land Use Planning of the Lincoln County Code* as projects, programs, and expenditures proposed in the Plan conform to the requirements in the code and support the types of uses allowed in the zoning districts present in the Area. All projects will undergo the established City of Lincoln City protocols and review as directed in the *Lincoln City Municipal Code Title 17*.

I. Lincoln County Comprehensive Plan

The following goals and policies of the Lincoln County Comprehensive Plan pertain to the anticipated actions under this Plan.

1.0020 Intergovernmental Coordination Policies

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

(1) Pursuant to the federal consistency requirements of the Coastal Zone Management Act

(Section 307), all state and federal permits for activities affecting land use within Lincoln County

shall be reviewed by the County for compliance with the comprehensive plan before the permit is granted.

(2) The County shall maintain communication with local, state and federal agencies which

may include the exchange of maps, data and other appropriate information.

Finding: The County Administrator has been a part of the Advisory Committee that has reviewed the development of the Plan. The Lincoln County Commission has received

formal briefings on May 3, May 17, July 19 and July 26. The Plan conforms to the Intergovernmental Coordination Policies of the Lincoln County Comprehensive Plan.

1.0030 Urbanization Policies

(4) Developments within urban growth boundaries, but outside of city limits shall be allowed only when the property owner has agreed to accept and pay for (now or at some future date at the discretion of the service provider) service extension, installation, and hook up fees at levels equal to those required within the city. Public facilities (water, sewer and streets) design shall be approved by the city, special district or other private service provider prior to final approval.

(6) Within city urban growth boundaries, subdivisions and partitions shall be to the city's urban densities as set out in the city's plan designation for the affected property or be at interim densities of five acres or greater so long as lots do not interfere with efficient urbanization.

(7) Within urban growth boundaries and outside of city limits, the Lincoln County land use designations shall apply prior to annexations. After annexations, the city land use designations shall apply.

(8) Lincoln County shall comment on proposed annexations when cities have provided a description of the proposed area annexation to the County ten days prior to applicable public hearings.

(9) Lincoln County shall coordinate with cities and special districts on plans, public facility extensions and urban services delivery. Where necessary this will be done through intergovernmental agreement.

Finding: There are properties within the boundary of the Plan that are in unincorporated Lincoln County but within the urban growth boundary. The city will work with the county on the future development within this Area, as required by both the County Comprehensive Plan and the City Comprehensive Plan. The Plan conforms to the Urbanization Policies of the Lincoln County Comprehensive Plan.

1.0130 Economic Goals

(1) To establish an economic planning process in the county.

(2) To support and encourage the expansion of existing industrial and commercial activities in appropriate locations.

(3) To support and encourage the creation of new industrial and commercial activities in appropriate locations.

(4) To recognize the environmental and developmental constraints in expansion of industrial, commercial, and residential activities.

(5) To improve the average wage in the county.

(6) To improve the quality of employment opportunities in Lincoln County.

Finding: There are properties within the boundary of the Plan that are in unincorporated Lincoln County but within the urban growth boundary. These properties have the capacity to provide for economic activity for the Area. The planning process will be followed on any new development within the Area. The Plan conforms to the Economic Goals of the Lincoln County Comprehensive Plan.

1.0140 Transportation Goals

Transportation goals:

(1) To plan for a safe, convenient and economic transportation system.

- (2) *To provide an efficient and aesthetically pleasing system of public roads.*
- (3) *To develop a transportation system which enhances the County's economy.*
- (4) *To encourage energy conserving transportation modes.*
- (5) *To conserve energy in transportation.*

Finding: There are properties within the boundary of the Plan that are in unincorporated Lincoln County but within the urban growth boundary. There are transportation networks that are envisioned for the Area. The planning process will be followed on the development of any new transportation networks within the Area. The Plan conforms to the Transportation Goals of the Lincoln County Comprehensive Plan.

1.0160 Housing Goals

Housing goals:

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

Finding: There are properties within the boundary of the Plan that are in unincorporated Lincoln County but within the urban growth boundary. There are opportunities for the development of Housing within the Area. The planning process will be followed on the development of any new housing within the Area. The Plan conforms to the Housing Goals of the Lincoln County Comprehensive Plan.

1.0170 Recreation Goals

Recreational goals:

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

Finding: There are properties within the boundary of the Plan that are in unincorporated Lincoln County but within the urban growth boundary. There are opportunities for the development of recreation opportunities within the Area. The planning process will be followed on the development of any new recreational opportunities within the Area. The Plan conforms to the Recreation Goals of the Lincoln County Comprehensive Plan.

1.0180 Public Facilities Goals

Public facilities goals:

- (3) *To achieve intergovernmental harmony and improved public service through closer cooperation with other units of government operating in the County.*
- (4) *To encourage the public, quasi-public and private county services and related facilities which maintain and insure the safety, health and welfare.*

Finding: There are properties within the boundary of the Plan that are in unincorporated Lincoln County but within the urban growth boundary. There are transportation networks that are envisioned for the Area. The planning process will be followed on the development of any new transportation networks within the Area. The Plan conforms to the Public Facilities Goals of the Lincoln County Comprehensive Plan.

XIV. LEGAL DESCRIPTION



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

City of Lincoln City

Nelscott Urban Renewal Area



AKS ENGINEERING & FORESTRY, LLC
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AKS Job #7830-01

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

City of Lincoln City - Nelscott Urban Renewal Area Description

A tract of land and road rights-of-way, located in the Northeast, Northwest, Southwest, and Southeast One-Quarters of Section 22, in the Southwest and Northwest One-Quarters of Section 23, in the Northwest and Northeast One-Quarters of Section 27, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Parcel 3 of Partition Plat No. 1991-60, Lincoln County Plat Records, also being on the east line of said Section 22 (Assessor's Map 07.11.22AD);

1. Thence along said east line, Southerly 1,132 feet, more or less, to the one-quarter corner common to said Sections 22 and 23 (Assessor's Map 07.11.23CB);
2. Thence along the north line of the Southwest One-Quarter of said Section 23, Easterly 542 feet, more or less, to the northerly right-of-way line of SE 23rd Drive (Assessor's Map 07.11.23CB);
3. Thence along said northerly right-of-way line, Easterly 395 feet, more or less, to the north line of said Southwest One-Quarter (Assessor's Map 07.11.23CB);
4. Thence along said north line, Easterly 395 feet, more or less, to the center west one-sixteenth corner of said Section 23 (Assessor's Map 07.11.23CA);
5. Thence along the east line of the Northwest One-Quarter of the Southwest One-Quarter of said Section 23, Southerly 90 feet, more or less, to said northerly right-of-way line (Assessor's Map 07.11.23CA);
6. Thence along said northerly right-of-way line, Easterly 1,062 feet, more or less, to the east right-of-way line of SE 23rd Drive (Assessor's Map 07.11.23CA);
7. Thence along said east right-of-way line, Southerly 51 feet, more or less, to the southerly right-of-way line of SE 23rd Drive (Assessor's Map 07.11.23CA);
8. Thence along said southerly right-of-way line, Westerly 1,061 feet, more or less, to said east line of the Northwest One-Quarter of the Southwest One-Quarter (Assessor's Map 07.11.23CA);
9. Thence along said east line, Southerly 519 feet, more or less, to the center north southwest one-sixty fourth corner of said Section 23 (Assessor's Map 07.11.23CA);
10. Thence along the north line of the south one-half of the Northeast One-Quarter of the Southwest One-Quarter of said Section 23, Easterly 1,325 feet, more or less, to the east line of the Southwest One-Quarter of said Section 23 (Assessor's Map 07.11.22CA);
11. Thence along the east line of the southwest one-quarter of said Section 23, Southerly 659 feet, more or less, to the center south one-sixteenth corner of said Section 23 (Assessor's Map 07.11.23CA);
12. Thence along the south line of the north one-half of the southwest one-quarter of said Section 23, Westerly 2,648 feet, more or less, to the east line of said Section 22 (Assessor's Map 07.11.22DD);

13. Thence along said east line, Southerly 1,324 feet, more or less, to the southeast corner of said Section 22 (Assessor's Map 07.11.22DD);
14. Thence along the south line of said Section 22, Westerly 1,552 feet, more or less, to the easterly line of Tract "A" of the plat "The Ridge Apartments", Plat Book 16, Page 9, Lincoln County Plat Records (Assessor's Map 07.11.27AB);
15. Thence along said easterly line, Southerly 679 feet, more or less, to the southeasterly corner of said Tract "A" (Assessor's Map 07.11.27AB);
16. Thence leaving said easterly line, Southerly 36 feet, more or less, to the easterly line of Book 144, Page 980, Lincoln County Deed Records (Assessor's Map 07.11.27A);
17. Thence along said easterly line and the easterly line of Instrument Number 2004-08772, Lincoln County Deed Records, Southerly 233 feet, more or less, to the northerly right-of-way line of SE Spy Glass Ridge Drive (Assessor's Map 07.11.27A);
18. Thence along the easterly extension of said northerly right-of-way line, Easterly 802 feet, more or less, to the northerly extension of the east line of Instrument Number 2006-09105, Lincoln County Deed Records (Assessor's Map 07.11.27A);
19. Thence along said northerly extension and the east line of said Deed and the southerly extension thereof, Southerly 1,156 feet, more or less, to the northerly line of the plat "Resort at Bayview P.U.D.", Plat Book 18, Page 20, Lincoln County Plat Records (Assessor's Map 07.11.27DA);
20. Thence along said northerly line, Westerly 953 feet, more or less, to the westerly line of Instrument Number 2003-17650, Lincoln County Deed Records (Assessor's Map 07.11.27A);
21. Thence along said westerly line, Northerly 1,564 feet, more or less, to the southerly right-of-way line of SE Spy Glass Ridge Drive (Assessor's Map 07.11.27A);
22. Thence along said southerly right-of-way line, Westerly 116 feet, more or less, to the southerly extension of the easterly line of Lot 1 of said plat "The Ridge Apartments" (Assessor's Map 07.11.27AB);
23. Thence along said southerly extension and the easterly line of said Lot 1, Northwesterly 1,437 feet, more or less, to the easterly line of Lot 1, Block 11 of the plat "Spyglass Ridge", Plat Book 13, Page 7, Lincoln County Plat Records (Assessor's Map 07.11.27AB);
24. Thence along said easterly line, Southerly 25 feet, more or less, to the northerly right-of-way line of SE Harbor Drive (Assessor's Map 07.11.27AB);
25. Thence along said northerly right-of-way line, Westerly 70 feet, more or less, to the easterly right-of-way line of SE Fleet Avenue (Assessor's Map 07.11.27AB);
26. Thence leaving said easterly right-of-way line, Westerly 60 feet, more or less, to the intersection of the westerly right-of-way line of SE Fleet Avenue and the southerly line of Lot 2, Block 9 of said plat "Spyglass Ridge" (Assessor's Map 07.11.27AB);
27. Thence along said southerly line, Westerly 107 feet, more or less, to the westerly line of said Block 9 (Assessor's Map 07.11.27AB);
28. Thence along said westerly line, Northerly 131 feet, more or less, to the southerly right-of-way line of SE 32nd Street (Assessor's Map 07.11.27AB);
29. Thence along said southerly right-of-way line, Westerly 550 feet, more or less, to the westerly line of said plat (Assessor's Map 07.11.27AB);

30. Thence along said westerly line, Southerly 66 feet, more or less, to the northerly line of the plat "Sea Crest Park Addition of Nelscott", Plat Book 8, Page 22, Lincoln County Plat Records (Assessor's Map 07.11.27BA);
31. Thence along said northerly line, Westerly 277 feet, more or less, to the easterly line of Lot 1, Block 3 of said plat (Assessor's Map 07.11.27BA);
32. Thence along said easterly line and the southerly extension thereof, Southerly 959 feet, more or less, to the northerly line of Partition Plat No. 2023-03, Lincoln County Plat Records (Assessor's Map 07.11.27BD);
33. Thence along said northerly line, Easterly 200 feet, more or less, to the easterly line of said plat (Assessor's Map 07.11.27BD);
34. Thence along said easterly line, Southerly 582 feet, more or less, to the northeasterly right-of-way line of SE High School Drive (Assessor's Map 07.11.27BD);
35. Thence along said northeasterly right-of-way line, Northwesterly 593 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 07.11.27BD);
36. Thence along said easterly right-of-way line, Northerly 1,105 feet, more or less, to the southerly right-of-way line of SE 35th Street (Assessor's Map 07.11.27BA);
37. Thence leaving said easterly right-of-way line, Southwesterly 110 feet, more or less, to the intersection of the westerly right-of-way line of US Highway 101 and the southeasterly right-of-way line of SW 35th Street (Assessor's Map 07.11.27BA);
38. Thence along said southeasterly right-of-way line, Southwesterly 791 feet, more or less, to the westerly right-of-way line of SW 35th Street (Assessor's Map 07.11.27BA);
39. Thence along said westerly right-of-way line, Northerly 40 feet, more or less, to the westerly line of Block I of the plat "Nelscott Beach", Plat Book 7, Page 10, Lincoln County Plat Records (Assessor's Map 07.11.27BA);
40. Thence along said westerly line, Northerly 126 feet, more or less, to the southerly line of Lot 3 of said Block I (Assessor's Map 07.11.27BA);
41. Thence along the westerly extension of said southerly line, Westerly 166 feet, more or less to the approximate 5.7 foot contour line per ODOT orthophoto (Assessor's Map 07.11.27BA);
42. Thence along said contour line, Northerly 51 feet, more or less, to the westerly extension of the northerly line of said Lot 3 (Assessor's Map 07.11.27BA);
43. Thence along said westerly extension, Easterly 172 feet, more or less, to the westerly line of said Block I (Assessor's Map 07.11.27BA);
44. Thence along said westerly line, Northerly 356 feet, more or less, to the southerly line of Lot 1, Block II of said plat (Assessor's Map 07.11.27BA);
45. Thence along the westerly extension of said southerly line, Westerly 124 feet, more or less, to said contour line (Assessor's Map 07.11.27BA);
46. Thence along said contour line, Northerly 159 feet, more or less, to the westerly extension of the southerly line of Lot 4 of said Block II (Assessor's Map 07.11.27BA);
47. Thence along said westerly extension, Easterly 147 feet, more or less, to the westerly line of said Block II (Assessor's Map 07.11.27BA);
48. Thence along said westerly line, Northerly 51 feet, more or less, to the northerly line of said Lot 4 (Assessor's Map 07.11.27BA);
49. Thence along the westerly extension of said northerly line, Westerly 119 feet, more or less, to said contour line (Assessor's Map 07.11.27BA);

50. Thence along said contour line, Northerly 52 feet, more or less, to the westerly extension of the southerly line of Lot 6 of said Block II (Assessor's Map 07.11.27BA);
51. Thence along said westerly extension, Easterly 130 feet, more or less, to the westerly line of said Block II (Assessor's Map 07.11.27BA);
52. Thence along said westerly line, Northerly 50 feet, more or less, to the northerly line of said Lot 6 (Assessor's Map 07.11.27BA);
53. Thence along the westerly extension of said northerly line, Westerly 134 feet, more or less, to said contour line (Assessor's Map 07.11.22CD);
54. Thence along said contour line, Northerly 109 feet, more or less, to the westerly extension of the southerly line of Lot 1, Block III of said plat (Assessor's Map 07.11.22CD);
55. Thence along said westerly extension, Easterly 147 feet, more or less, to the westerly line of said Block III (Assessor's Map 07.11.22CD);
56. Thence along said westerly line, Northerly 60 feet, more or less, to the northerly line of said Lot 1 (Assessor's Map 07.11.22CD);
57. Thence along the westerly extension of said northerly line, Westerly 195 feet, more or less, to said contour line (Assessor's Map 07.11.22CD);
58. Thence along said contour line, Northerly 376 feet, more or less, to the westerly extension of the southerly line of Lot 9 of said Block III (Assessor's Map 07.11.22CD);
59. Thence along said westerly extension, Easterly 179 feet, more or less, to said westerly line of Block III (Assessor's Map 07.11.22CD);
60. Thence along said westerly line, Northerly 51 feet, more or less, to the northerly line of said Lot 9 (Assessor's Map 07.11.22CD);
61. Thence along the westerly extension of said northerly line, Westerly 193 feet, more or less, to said contour line (Assessor's Map 07.11.22CD);
62. Thence along said contour line, Northerly 57 feet, more or less, to the westerly extension of the southerly line of Lot 2, Block IX of the plat "First Addition to Nelscott Beach", Plat Book 7, Page 28, Lincoln County Plat Records (Assessor's Map 07.11.22CD);
63. Thence along said westerly extension, Easterly 219 feet, more or less, to the westerly line of said Block IX (Assessor's Map 07.11.22CD);
64. Thence along said westerly line, Northerly 90 feet, more or less, to the northerly line of Book 235, Page 335, Lincoln County Deed Records (Assessor's Map 07.11.22CD);
65. Thence along said northerly line, Easterly 120 feet, more or less, to the westerly right-of-way line of SW Anchor Avenue (Assessor's Map 07.11.22CD);
66. Thence along said westerly right-of-way, Northerly 526 feet, more or less, to the southerly line of Lot 11, Block XI of said plat (Assessor's Map 07.11.22CD);
67. Thence leaving said westerly right-of-way line, Northeasterly 42 feet, more or less, to an angle point on the westerly line of Instrument Number 2014-10642, Lincoln County Deed Records, also being on the easterly right-of-way line of SW Anchor Avenue (Assessor's Map 07.11.22CD);
68. Thence along said easterly right-of-way line, Northwesternly 283 feet, more or less, to the northerly line of Lot 30 of the plat "Olivia Beach Phase 2", Plat Book 18, Page 1, Lincoln County Plat Records (Assessor's Map 07.11.22CA);
69. Thence along said northerly line, Easterly 116 feet, more or less, to the easterly line of said Lot 30 (Assessor's Map 07.11.22CA);

70. Thence along said easterly line, Southerly 32 feet, more or less, to the northeasterly line of Lot 29 of said plat (Assessor's Map 07.11.22CA);
71. Thence along said northeasterly line and the southeasterly extension thereof, Southeasterly 147 feet, more or less, to an angle point on the northerly line of Tract 'C' of said plat (Assessor's Map 07.11.22CA);
72. Thence along said northerly line, Easterly 125 feet, more or less, to an angle point on the northerly line of Lot 20 of said plat (Assessor's Map 07.11.22CA);
73. Thence along said northerly line, Easterly 43 feet, more or less, to the westerly right-of-way line of SW 28th Street (Assessor's Map 07.11.22CA);
74. Thence along said westerly right-of-way line, Northerly 20 feet, more or less, to the southerly line of Lot 21 of said plat (Assessor's Map 07.11.22CA);
75. Thence along said southerly line, Westerly 36 feet, more or less, to an angle point on said southerly line (Assessor's Map 07.11.22CA);
76. Thence continuing along said southerly line and the westerly extension thereof, Westerly 113 feet, more or less, to an angle point on the southerly line of Lot 24 of said plat (Assessor's Map 07.11.22CA);
77. Thence along said southerly line and the northwesterly extension thereof, Northwesterly 134 feet, more or less, to an angle point on the westerly line of Lot 26 of said plat (Assessor's Map 07.11.22CA);
78. Thence along said westerly line, Northerly 23 feet, more or less, to the northerly line of said Lot 26 (Assessor's Map 07.11.22CA);
79. Thence along said northerly line, Easterly 51 feet, more or less, to an angle point on said northerly line (Assessor's Map 07.11.22CA);
80. Thence continuing along said northerly line and the easterly extension thereof, Easterly 114 feet, more or less, to the westerly right-of-way line of SW Anemone Avenue (Assessor's Map 07.11.22CA);
81. Thence along said westerly right-of-way line, Northwesterly 146 feet, more or less, to the easterly line of Lot 37 of said plat (Assessor's Map 07.11.22CA);
82. Thence along said easterly line and the southerly extension thereof, Southerly 34 feet, more or less, to the southerly line of Lot 36 of said plat (Assessor's Map 07.11.22CA);
83. Thence along said southerly line, Westerly 90 feet, more or less, to the westerly line of said Lot 36 (Assessor's Map 07.11.22CA);
84. Thence along said westerly line, Northerly 35 feet, more or less, to an angle point on said westerly line (Assessor's Map 07.11.22CA);
85. Thence continuing along said westerly line and the northerly extension thereof, Northerly 142 feet, more or less, to an angle point on the westerly line of Lot 39 of said plat (Assessor's Map 07.11.22CA);
86. Thence along said westerly line, Northeasterly 29 feet, more or less, to the northerly line of said Lot 39 (Assessor's Map 07.11.22CA);
87. Thence along said northerly line, Easterly 74 feet, more or less, to the westerly right-of-way line of SW Anemone Avenue (Assessor's Map 07.11.22CA);
88. Thence along said westerly right-of-way line, Northerly 131 feet, more or less, to the easterly line of Lot 42 of said plat (Assessor's Map 07.11.22CA);
89. Thence along said easterly line and the southerly extension thereof, Southerly 108 feet, more or less, to the southerly line of Lot 40 of said plat (Assessor's Map 07.11.22CA);

90. Thence along said southerly line, Westerly 104 feet, more or less, to the easterly line of Lot 35 of said plat (Assessor's Map 07.11.22CA);
91. Thence along said easterly line and the southerly extension thereof, Southerly 153 feet, more or less, to an angle point on the easterly line of Lot 32 of said plat (Assessor's Map 07.11.22CA);
92. Thence along said easterly line, Southerly 40 feet, more or less, to the southerly line of Lot 31 of said plat (Assessor's Map 07.11.22CA);
93. Thence along said southerly line, Westerly 106 feet, more or less, to the easterly right-of-way line of SW Anchor Avenue, also being the westerly line of said plat (Assessor's Map 07.11.22CA);
94. Thence along said westerly line and the northerly extension thereof, Northerly 1,240 feet, more or less, to the northerly line of Lot 1 of the plat "Barnacle Subdivision", Plat Book 19, Page 11, Lincoln County Plat Records (Assessor's Map 07.11.22CA);
95. Thence along said northerly line and the easterly extension thereof, Easterly 282 feet, more or less, to the westerly right-of-way line of SW Coast Avenue (Assessor's Map 07.11.22CA);
96. Thence along said westerly right-of-way line, Northerly 77 feet, more or less, to the southerly right-of-way line of SW 24th Drive (Assessor's Map 07.11.22CA);
97. Thence leaving said southerly right-of-way line, Easterly 50 feet, more or less, to the northwesterly corner of Tract 'J' of the plat "Olivia Beach Phase 3", Plat Book 19, Page 18, Lincoln County Plat Records, also being on the easterly right-of-way line of SW Coast Avenue (Assessor's Map 07.11.22CA);
98. Thence along said easterly right-of-way line, Northerly 537 feet, more or less, to the southerly line of Partition Plat No. 2005-23, Lincoln County Plat Records (Assessor's Map 07.11.22BD);
99. Thence along said southerly line, Easterly 130 feet, more or less, to the westerly line of Parcel 3 of Partition Plat 2006-07, Lincoln County Plat Records (Assessor's Map 07.11.22BD);
100. Thence along said westerly line, Northerly 108 feet, more or less, to the northerly line of said Parcel 3 (Assessor's Map 07.11.22BD);
101. Thence along said northerly line, Easterly 126 feet, more or less, to the easterly line of said Parcel 3 (Assessor's Map 07.11.22BD);
102. Thence along said easterly line and the southerly extension thereof, Southerly 275 feet, more or less, to the northerly right-of-way line of SW Bard Road (Assessor's Map 07.11.22BD);
103. Thence along said northerly right-of-way line, Southeasterly 59 feet, more or less, to the westerly line of Instrument Number 2017-08713, Lincoln County Deed Records (Assessor's Map 07.11.22AC);
104. Thence along said westerly line, Northerly 99 feet, more or less, to the northerly line of said Deed (Assessor's Map 07.11.22AC);
105. Thence along said northerly line, Southeasterly 171 feet, more or less, to the easterly line of said Deed (Assessor's Map 07.11.22AC);
106. Thence along said easterly line, Southerly 102 feet, more or less, to the northerly right-of-way line of SW Bard Road (Assessor's Map 07.11.22AC);

107. Thence along said northerly right-of-way line and the westerly right-of-way line of SW Bard Road, Easterly 1,622 feet, more or less, to the southerly line of Instrument Number 2005-16230, Lincoln County Deed Records (Assessor's Map 07.11.22AC);
108. Thence along said southerly line, Westerly 154 feet, more or less, to the westerly line of said Deed (Assessor's Map 07.11.22AC);
109. Thence along said westerly line and the northerly extension thereof, Northerly 494 feet, more or less, to the southerly line of Instrument Number 2004-14529, Lincoln County Deed Records (Assessor's Map 07.11.22AC);
110. Thence along said southerly line, Westerly 14 feet, more or less, to the westerly line of said Deed (Assessor's Map 07.11.22AC);
111. Thence along said westerly line, Northerly 83 feet, more or less, to the northerly line of said Deed (Assessor's Map 07.11.22AC);
112. Thence along said northerly line, Easterly 180 feet, more or less, to the westerly line of Parcel 2 of Partition Plat No. 2021-15, Lincoln County Plat Records (Assessor's Map 07.11.22AB);
113. Thence along said westerly line, Northerly 61 feet, more or less, to the southeasterly right-of-way line of SW Galley Court (Assessor's Map 07.11.22AB);
114. Thence along said southeasterly right-of-way line, Northeasterly 97 feet, more or less, to the northerly line of said Parcel 2 (Assessor's Map 07.11.22AB);
115. Thence along said northerly line, Easterly 51 feet, more or less, to the easterly line of Lot 6, Block 2 of the plat "Forestview", Plat Book 12, Page 48, Lincoln County Plat Records (Assessor's Map 07.11.22AB);
116. Thence along said easterly line, Northerly 83 feet, more or less, to the southerly line of Lot 8 of said Block 2 (Assessor's Map 07.11.22AB);
117. Thence along said southerly line, Easterly 100 feet, more or less, to the westerly right-of-way line of SW Harbor Avenue (Assessor's Map 07.11.22AB);
118. Thence leaving said westerly right-of-way line, Easterly 30 feet, more or less, to the intersection of the northwesterly right-of-way line of SW Bard Road and the easterly right-of-way line of SW Harbor Avenue (Assessor's Map 07.11.22AA);
119. Thence along said easterly right-of-way line, Northerly 161 feet, more or less, to the southerly line of Parcel I of Instrument Number 2004-14144, Lincoln County Deed Records (Assessor's Map 07.11.22AA);
120. Thence along said southerly line, Easterly 123 feet, more or less, to the westerly right-of-way line of US Highway 101 (Assessor's Map 07.11.22AA);
121. Thence along said westerly right-of-way line, Northerly 46 feet, more or less, to the northerly line of said Parcel I (Assessor's Map 07.11.22AA);
122. Thence along the easterly extension of said northerly line, Easterly 80 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22AA);
123. Thence along said easterly right-of-way line, Southerly 25 feet, more or less, to the northerly right-of-way line of SE 19th Street (Assessor's Map 07.11.22AA);
124. Thence along said northerly right-of-way line, Easterly 156 feet, more or less, to the westerly line of Instrument Number 2004-13387, Lincoln County Deed Records (Assessor's Map 07.11.22AA);
125. Thence along the southerly extension of said westerly line, Southerly 40 feet, more or less, to the southerly right-of-way line of SE 19th Street (Assessor's Map 07.11.22AA);

126. Thence along said southerly right-of-way line, Westerly 157 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22AA);
127. Thence along said easterly right-of-way line, Southerly 200 feet, more or less, to the northerly line of Book 390, Page 2055, Lincoln County Deed Records (Assessor's Map 07.11.22AD);
128. Thence leaving said easterly right-of-way line, Westerly 90 feet, more or less, to the intersection of the northerly line of Instrument Number 2003-01948, Lincoln County Deed Records, and the westerly right-of-way line of US Highway 101 (Assessor's Map 07.11.22AD);
129. Thence along said westerly right-of-way line, Southerly 100 feet, more or less, to the northerly line of Book 342, Page 1681, Lincoln County Deed Records (Assessor's Map 07.11.22AD);
130. Thence along said northerly line, Westerly 98 feet, more or less, to the east line of the southwest one-quarter of the northeast one-quarter of said Section 22 (Assessor's Map 07.11.22AD);
131. Thence along said east line, Southerly 1,183 feet, more or less, to the center east one-sixteenth corner of said Section 22 (Assessor's Map 07.11.22AC);
132. Thence along the south line of the northeast one-quarter of said Section 22, Westerly 165 to the westerly line of Instrument Number 2021-09244, Lincoln County Deed Records (Assessor's Map 07.11.22AC);
133. Thence along said westerly line, Northerly 170 feet, more or less, to the southerly right-of-way line of SW Bard Road (Assessor's Map 07.11.22AC);
134. Thence along said southerly right-of-way line, Westerly 421 feet, more or less, to the easterly line of Instrument Number 2003-05408, Lincoln County Deed Records (Assessor's Map 07.11.22AC);
135. Thence along said easterly line, Southerly 143 feet, more or less, to said south line of the northeast one-quarter of said Section 22 (Assessor's Map 07.11.22AC);
136. Thence along said south line, Westerly 250 feet, more or less, to the westerly line of said Deed (Assessor's Map 07.11.22AC);
137. Thence along said westerly line, Northerly 120 feet, more or less, to the southerly right-of-way line of SW Bard Road (Assessor's Map 07.11.22AC);
138. Thence along said southerly right-of-way line, Westerly 303 feet, more or less, to the easterly line of the plat "Hunter's Highland", Plat Book 18, Page 43, Lincoln County Plat Records (Assessor's Map 07.11.22AC);
139. Thence along said easterly line, Southerly 484 feet, more or less, to the northeasterly corner of Parcel 1 of Partition Plat No. 1999-13, Lincoln County Plat Records (Assessor's Map 07.11.22DB);
140. Thence along the easterly line of said Parcel 1, Southerly 349 feet, more or less, to the southerly line of said Parcel 1 (Assessor's Map 07.11.22DB);
141. Thence along said southerly line, Westerly 31 feet, more or less, to the southwesterly line of Book 331, Page 1151, Lincoln County Deed Records (Assessor's Map 07.11.22DB);
142. Thence along said southwesterly line, Southeasterly 829 feet, more or less, to the northwesterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22DB);
143. Thence leaving said westerly right-of-way line, Easterly 164 feet, more or less, to the intersection of the southerly line of Instrument Number 2008-14300, Lincoln County

- Deed Records, and the easterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22DB);
144. Thence along said easterly right-of-way line, Northeasterly 287 feet, more or less, to the northerly line of said Deed (Assessor's Map 07.11.22DB);
 145. Thence along said northerly line, Southeasterly 464 feet, more or less, to the east line of the northwest one-quarter of the southeast one-quarter of said Section 22 (Assessor's Map 07.11.22DB);
 146. Thence along said east line, Northerly 146 feet, more or less, to the southwesterly right-of-way line of SE 27th Street (Assessor's Map 07.11.22DB);
 147. Thence along said southwesterly right-of-way line, Northwesterly 368 feet, more or less, to the southeasterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22DB);
 148. Thence along said southeasterly right-of-way line, Northeasterly 637 feet, more or less, to said east line of the northwest one-quarter of the southeast one-quarter of said Section 22 (Assessor's Map 07.11.22DB);
 149. Thence along said east line, Southerly 343 feet, more or less, to the northerly line of Instrument Number 2006-09476, Lincoln County Deed Records (Assessor's Map 07.11.22DA);
 150. Thence along said northerly line, Easterly 626 feet, more or less (Assessor's Map 07.11.22DA);
 151. Thence continuing along said northerly line, Northerly 315 feet, more or less (Assessor's Map 07.11.22DA);
 152. Thence continuing along said northerly line, Easterly 691 feet, more or less, to the east line of said Section 22 (Assessor's Map 07.11.22DA);
 153. Thence along said east line, Southerly 252 feet, more or less, to the southerly line of Book 68, Page 847, Lincoln County Deed Records (Assessor's Map 07.11.23CB);
 154. Thence along said southerly line, Easterly 330 feet, more or less, to the easterly line of said Deed (Assessor's Map 07.11.23CB);
 155. Thence along said easterly line, Northerly 505 feet, more or less, to the southerly right-of-way line of SE 23rd Drive (Assessor's Map 07.11.23CB);
 156. Thence along said southerly right-of-way line, Westerly 944 feet, more or less, to the easterly line of Book 312, Page 271, Lincoln County Deed Records (Assessor's Map 07.11.22DA);
 157. Thence along said easterly line, Southerly 278 feet, more or less, to the southwesterly line of said Deed (Assessor's Map 07.11.22DA);
 158. Thence along said southwesterly line, Northwesterly 407 feet, more or less, to the northwesterly line of said Deed (Assessor's Map 07.11.22DA);
 159. Thence along said northwesterly line, Northeasterly 209 feet, more or less, to the southerly right-of-way line of SE 23rd Drive (Assessor's Map 07.11.22AD);
 160. Thence along said southerly right-of-way line, Northwesterly 356 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22AD);
 161. Thence along said easterly right-of-way line, Southerly 337 feet, more or less, to the southerly line of Parcel I of Instrument Number 2012-08516, Lincoln County Deed Records (Assessor's Map 07.11.22AD);

162. Thence leaving said easterly right-of-way line, Northwesterly 48 feet, more or less, to the intersection of the centerline of US Highway 101 and the south line of the northeast one-quarter of said Section 22 (Assessor's Map 07.11.22AD);
163. Thence along said south line, Westerly 73 feet, more or less, to the westerly right-of-way line of US Highway 101 (Assessor's Map 07.11.22AD);
164. Thence along said westerly right-of-way line, Northerly 661 feet, more or less, to the southerly line of Instrument Number 2010-07764, Lincoln County Deed Records (Assessor's Map 07.11.22AD);
165. Thence leaving said westerly right-of-way line, Easterly 80 feet, more or less to the intersection of the easterly right-of-way line of US Highway 101 and the northerly line of Instrument Number 2021-03905, Lincoln County Deed Records (Assessor's Map 07.11.22AD);
166. Thence along said northerly line, Easterly 300 feet, more or less, to the westerly line of Partition Plat 1991-60, Lincoln County Plat Records (Assessor's Map 07.11.22AD);
167. Thence along said westerly line, Northerly 1,380 feet, more or less, to the westerly extension of the northerly line of Parcel 3 of Partition Plat No. 1996-03, Lincoln County Plat Records (Assessor's Map 07.11.22AD);
168. Thence along said westerly extension and the northerly line of said Parcel 3, Easterly 434 feet, more or less, to the westerly right-of-way line of SE Lee Street (Assessor's Map 07.11.22AD);
169. Thence along said westerly right-of-way line and the northerly extension thereof, Northerly 373 feet, more or less, to the northerly right-of-way line of SE 19th Street (Assessor's Map 07.11.22AA);
170. Thence along said northerly right-of-way line, Easterly 517 feet, more or less, to the westerly right-of-way line of SE Mast Avenue (Assessor's Map 07.11.23BB);
171. Thence along said westerly right-of-way line, Northerly 384 feet, more or less, to the north line of Lot 31 of the plat "Pacific Ridge Subdivision", Plat Book 16, Page 32, Lincoln County Plat Records (Assessor's Map 07.11.23BB);
172. Thence along said north line, Westerly 123 feet, more or less, to the west line of said Section 23 (Assessor's Map 07.11.23BB);
173. Thence along said east line, Northerly 422 feet, more or less, to the southerly line of Instrument Number 2009-02741, Lincoln County Deed Records (Assessor's Map 07.11.23BB);
174. Thence along said southerly line, Easterly 208 feet, more or less, to the westerly line of Block E3 of the plat "Delake Heights", Plat Book 8, Page 39, Lincoln County Plat Records (Assessor's Map 07.11.23BB);
175. Thence along said westerly line, Southerly 13 feet, more or less, to the northerly right-of-way line of SE 15th Street (Assessor's Map 07.11.23BB);
176. Thence along said northerly right-of-way line, Easterly 295 feet, more or less, to the southwestly right-of-way line of SE Oar Avenue (Assessor's Map 07.11.23BB);
177. Thence along said southwestly right-of-way line, Southeasterly 45 feet, more or less, to the southerly right-of-way line of SE 15th Street (Assessor's Map 07.11.23BB);
178. Thence along said southerly right-of-way line, Westerly 182 feet, more or less, to the westerly right-of-way line of SE Hillcrest Vale (Assessor's Map 07.11.23BB);

179. Thence along said westerly right-of-way line, Southerly 200 feet, more or less, to the northwesterly corner of Lot 17 of said plat "Pacific Ridge Subdivision" (Assessor's Map 07.11.23BB);
180. Thence along the westerly line of said Lot 17, Southerly 158 feet, more or less, to the northerly line of Lot 30 of said plat (Assessor's Map 07.11.23BB);
181. Thence along said northerly line, Westerly 120 feet, more or less, to the easterly right-of-way line of SE Mast Avenue (Assessor's Map 07.11.23BB);
182. Thence along said easterly right-of-way line, Southerly 399 feet, more or less, to the northerly right-of-way line of SE 19th Street (Assessor's Map 07.11.23BB);
183. Thence leaving said northerly right-of-way line, Southerly 40 feet, more or less, to the southerly right-of-way line of SE 19th Street (Assessor's Map 07.11.23BB);
184. Thence along said southerly right-of-way line, Westerly 546 feet, more or less, to the easterly right-of-way line of SE Lee Street (Assessor's Map 07.11.22AA);
185. Thence along said easterly right-of-way line, Southerly 410 feet, more or less, to the westerly extension of the northerly line of Parcel 3 of said Partition Plat No. 1991-60 (Assessor's Map 07.11.22AD);
186. Thence along said westerly extension and the northerly line of said Parcel 3, Easterly 354 feet, more or less, to the Point of Beginning.

Excepting therefrom;

Excepting Parcel 1;

Beginning at the northeast corner of Lot 15, Block VII of the plat "First Addition to Nelscott Beach", Plat Book 7, Page 28, Lincoln County Plat Records, also being on the southerly right-of-way line of SW 32nd Street (Assessor's Map 07.11.27BA);

200. Thence along the northerly extension of the easterly line of said Lot 15, northerly 50 feet, more or less, to the northerly right-of-way line of SW 32nd Street (Assessor's Map 07.11.22CD);
201. Thence along said northerly right-of-way line, Southeasterly 333 feet, more or less, to the northwesterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22CD);
202. Thence along said northwesterly right-of-way line, Northeasterly 1,008 feet, more or less, to the northeasterly line of Instrument Number 2022-01758, Lincoln County Deed Records (Assessor's Map 07.11.22DC);
203. Thence along the southeasterly extension of said northeasterly line, Southeasterly 101 feet, more or less, to the southeasterly right-of-way line of US Highway 101 (Assessor's Map 07.11.22DC);
204. Thence along said southeasterly right-of-way line, Southwesterly 1,218 feet, more or less, to the northerly line of Book 279, Page 2290, Lincoln County Deed Records (Assessor's Map 07.11.27BA);
205. Thence leaving said easterly right-of-way line, Northwesterly 111 feet, more or less, to the northerly line of Instrument Number 2019-00081, Lincoln County Deed Records, also being on the northwesterly right-of-way line of US Highway 101 (Assessor's Map 07.11.27BA);

206. Thence along said northwesterly right-of-way line, Northeasterly 42 feet, more or less, to the southwesterly right-of-way line of SW 32nd Street (Assessor's Map 07.11.27BA);
207. Thence along said southwesterly right-of-way line, Northwesterly 297 feet, more or less, to the Point of Beginning.

Excepting Parcel 2;

Tract 'N' of the plat "Olivia Beach Phase 3", Book 19, Page 18, Lincoln County Plat Records (Assessor Maps 07.11.22BD & 07.11.22CA).

Excepting Parcel 3;

Beginning at the southwest corner of Lot 17 of the plat "Hunter's Highland", Book 18, Page 43, Lincoln County Plat Records, also being on the south right-of-way line of SW Dune Avenue (Assessor's Map 07.11.22DB);

300. Thence along said south right-of-way line, Westerly 40 feet, more or less, to the westerly right-of-way line of SW Dune Avenue (Assessor's Map 07.11.22DB);
301. Thence along said westerly right-of-way line, Northerly 543 feet, more or less, to the southerly northeasterly corner of Lot 9 of said plat (Assessor's Map 07.11.22AC);
302. Thence leaving said westerly right-of-way line, Easterly 42 feet, more or less, to the southerly northwesterly corner of Lot 10 of said plat, also being on the easterly right-of-way line of SW Dune Avenue (Assessor's Map 07.11.22AC);
303. Thence along said easterly right-of-way line, Southerly 530 feet, more or less, to the Point of Beginning.

The above described tracts of land contain 320 acres, more or less.

6/21/2023

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

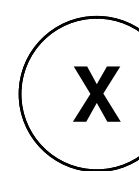
Michael S. Kalina

**OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25**

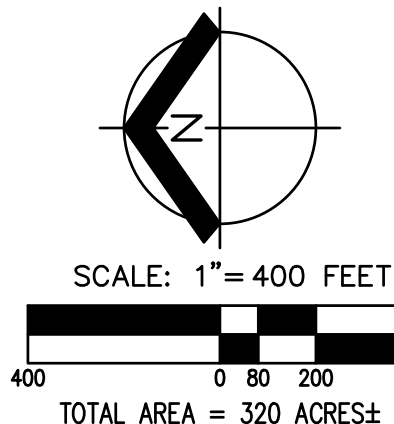
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LEGEND



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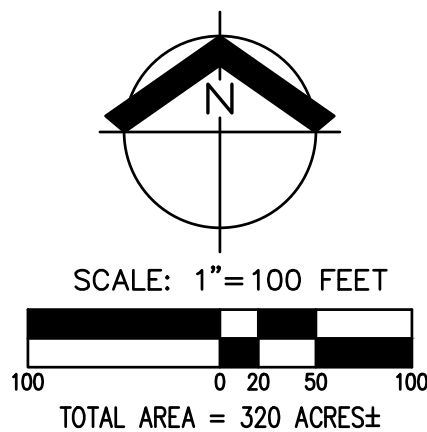


CITY OF LINCOLN CITY
NELSCOTT
URBAN RENEWAL AREA
LINCOLN CITY
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MAP OF NELSCOTT
URBAN RENEWAL
AREA COVER SHEET

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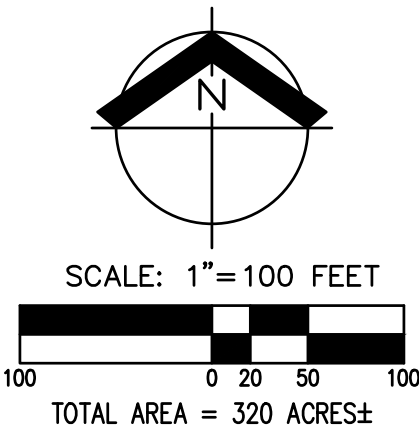
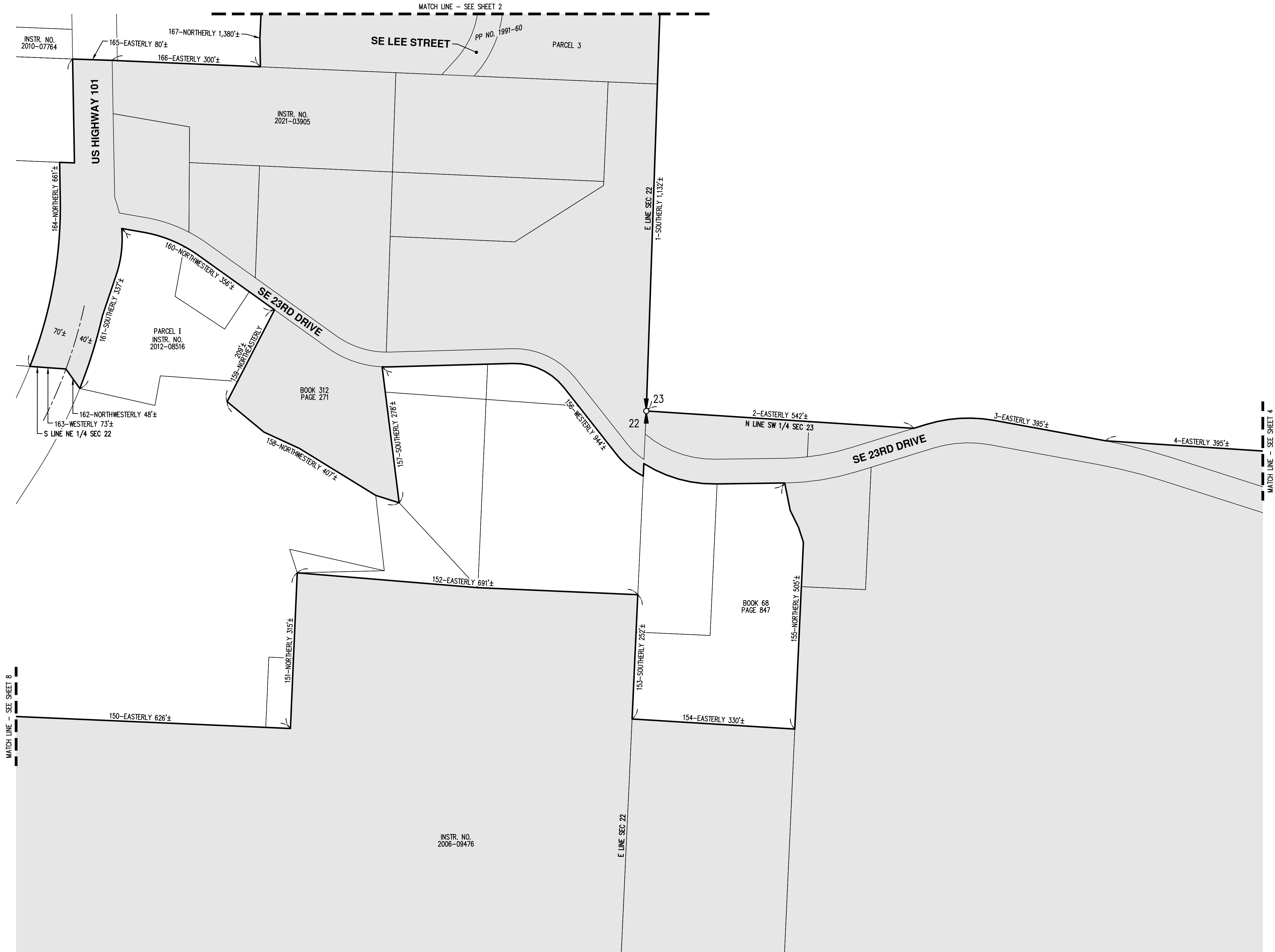
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MAP OF NELSCOTT
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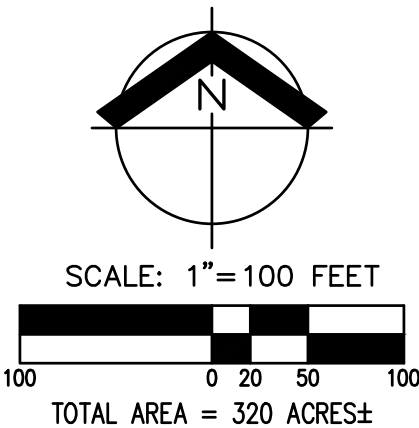
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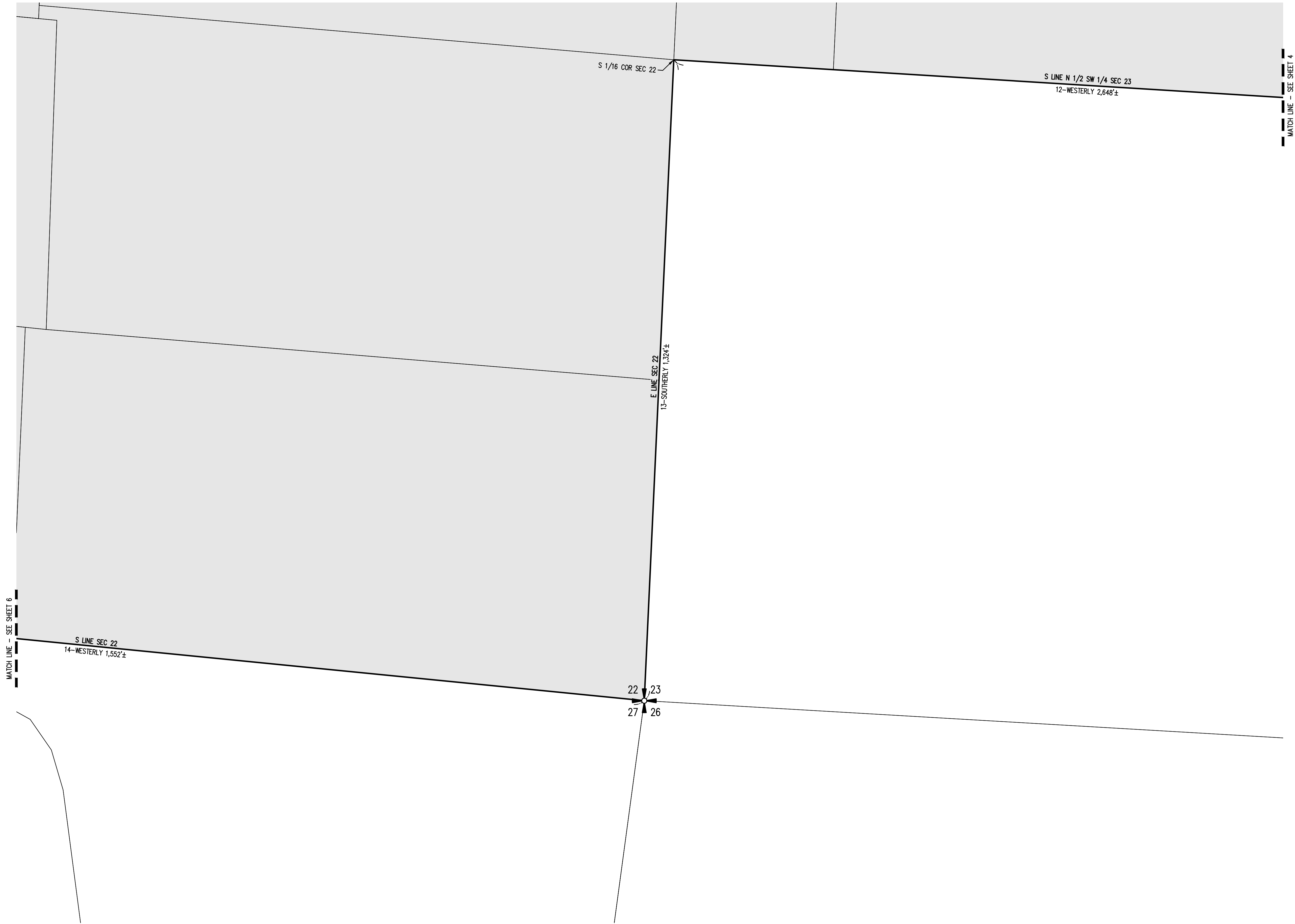
MAP OF NELSCOTT
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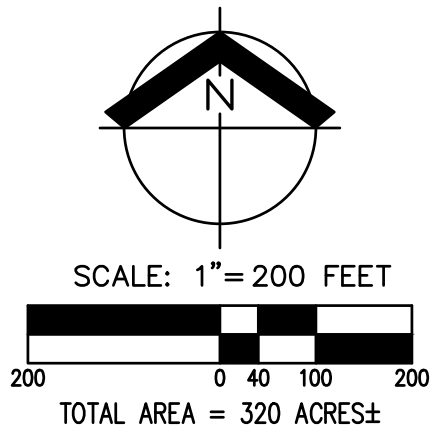


CITY OF LINCOLN CITY
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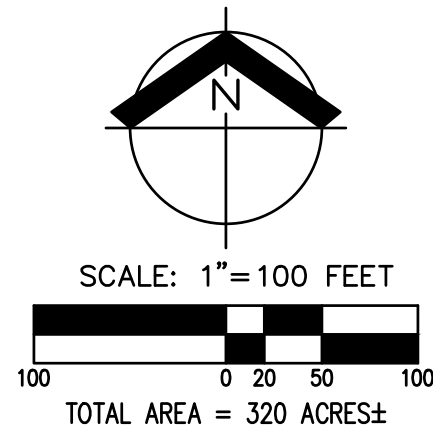
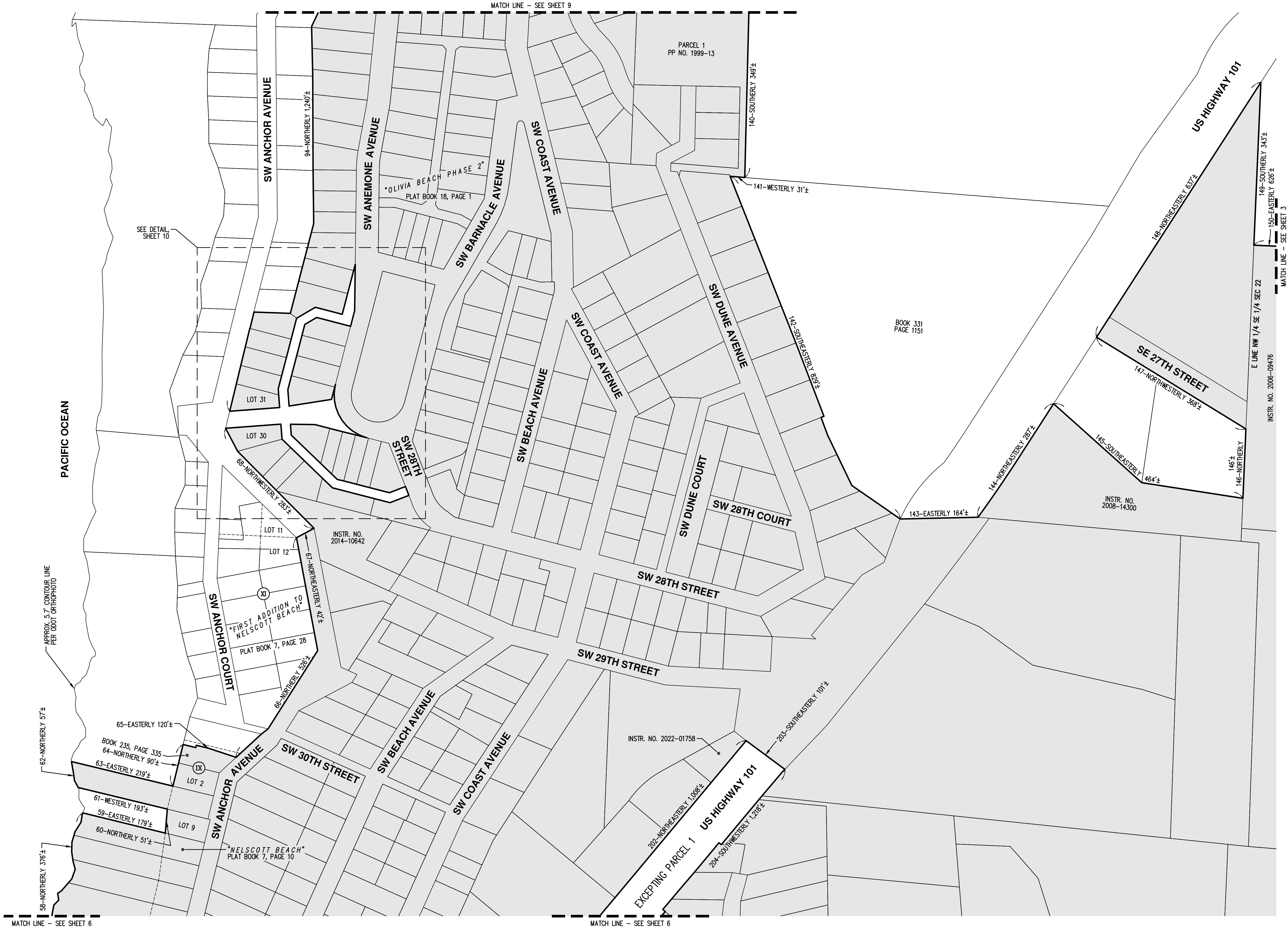
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CITY OF LINCOLN CITY
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MAP OF NELSCOTT
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<i>Michael S. Kalina</i>	
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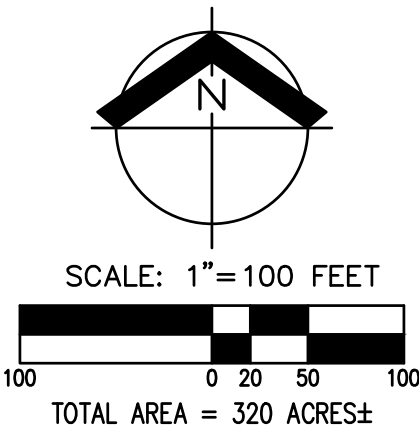
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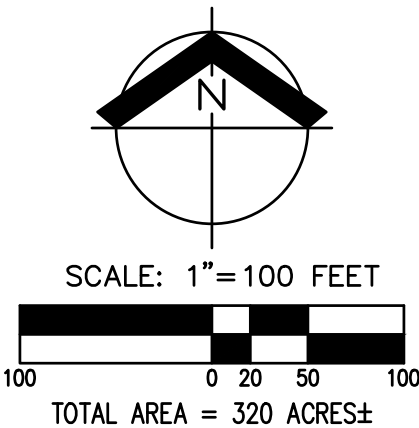
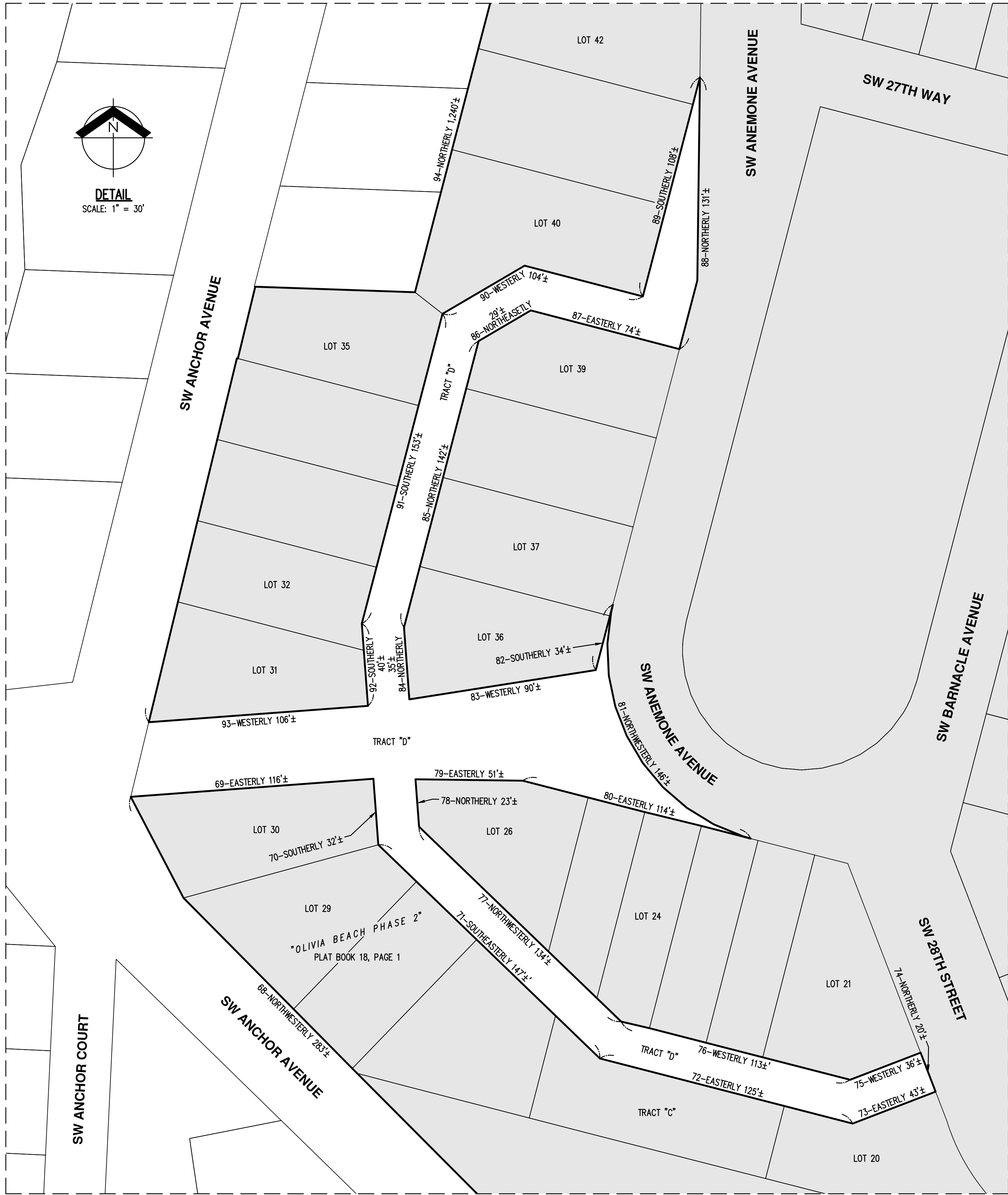
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MAP OF NELSCOTT
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AREA

1 Ordinance 2023-18 Exhibit B
2
3 Report on the Nelscott Urban Renewal (Tax Increment Finance) Plan

Report Accompanying the Nelscott Urban Renewal (Tax Increment Finance) Plan

Nelscott Urban Renewal Tax Increment Finance Plan

Adopted by the City of Lincoln City

August 28, 2023

Ordinance No. 2023-18



LIST OF PARTICIPANTS

Mayor

Susan Wahlke

City Council

Mitch Parsons, Ward 1
Dennis "Riley" Hoagland, Ward 2
Sydney Kasner, Ward 2
Judy Casper, Ward 3
Rick Mark, Ward 3

Planning Commission

Kim Blackerby
Robert Vincent, Chair
Marcella Baker
Melissa Sumner
Charlsy Affuso
Brian Bunnett

Urban Renewal Agency

Rick Mark, Chair
Mitch Parsons, Vice Chair
Susan Wahlke
Sydney Kasner
Judy R. Casper
Dennis "Riley" Hoagland

City Manager

Daphnee Legarza

Economic Development and Urban Renewal Director

Alison Robertson

Economic Development Project Manager

Seth Lenaerts

Executive Administrative Assistant

Liz Frances

Finance Director

Debbie Bridges

Public Works Director & City Engineer

Stephanie Reid

Parks And Recreation Director

Jeanne Sprague

Planning and Community Development Director

Anne Marie Skinner

Urban Renewal Advisory Committee

Susan Wahlke – Mayor, City of Lincoln
CityPamela Barlow-Lind – Tribal Planner,
Confederated Tribes of Siletz Indians
Debbie Bridges – Finance Director, City of
Lincoln City
Daphnee Legarza – City Manager, City of
Lincoln City
Chief Rob Dahlman – Fire Chief, North
Lincoln Fire & Rescue District #1
Rick Mark – UR Agency Chair, City of
Lincoln City
Tim Johnson, County Administrator, Lincoln
County
Robert Vincent – Chair, Lincoln City
Planning Commission
Lisa Spence-Bunnett – Community Member
Barbe Jenkins-Gibson – Community
Member
Shawnn Kehr – Community Member

Tax Increment Plan Consulting Team Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk
Ali Danko
Rob Wyman

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I. DEFINITIONS

“Agency” means the Lincoln City Urban Renewal Agency, also called Agency. The Agency is responsible for administration of this Nelscott Urban Renewal (Tax Increment Finance) Plan and other urban renewal/TIF plans previously adopted in the City of Lincoln City.

“Annual report” is the ORS 457.460 requirement for the production of an urban renewal annual report that is distributed to the taxing districts.

“Area” or “urban renewal area” or “TIF Area” means the tax increment finance area established for this Plan pursuant to ORS 457, including the properties and rights-of-way located therein.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting an urban renewal plan.

“Board of Commissioners” means the Lincoln County Board of Commissioners.

“City” means the City of Lincoln City, Oregon.

“City Council” or “Council” means the Lincoln City City Council.

“Comprehensive Plan” means the City of Lincoln City Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Lincoln County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$129,000,000.

“Municipality” means any county or any city in the state of Oregon.

“Nelscott Urban Renewal (TIF) Area” means the urban renewal area/tax increment finance area established under authority in ORS 457 as shown in Exhibit A and defined in the attached legal description.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Lincoln City Planning Commission.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the TIF Plan.

“Report Accompanying TIF Plan” or “Report” means the official report that accompanies the Nelscott Plan pursuant to ORS 457.085(3).

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment finance area” or “urban renewal area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “urban renewal plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “urban renewal project(s)” or “TIF area project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

II. INTRODUCTION

This Report on the Nelscott Urban Renewal (Tax Increment Finance) Plan (Report) contains background information and project details that pertain to the Nelscott Urban Renewal (Tax Increment Finance) Plan (Plan) for the Nelscott Urban Renewal (Tax Increment Finance) Area (Area). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Lincoln City City Council (City Council) as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;(ORS 457.085(3)(a))
- Expected impact of the Plan, including fiscal impact in light of increased services; (ORS 457.085(3)(a))
- Reasons for selection of the Area; (ORS 457.085(3)(b))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.085(3)(c))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.085(3)(d))
- The estimated completion date of each project; (ORS 457.085(3)(e))
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired; (ORS 457.085(3)(f))
- A financial analysis of the Plan; (ORS 457.085(3)(g))
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal or TIF Area; (ORS 457.085(3)(h)) and
- A relocation report. (ORS 457.085(3)(i))

The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statute. There may be other sections of the Report that also address the statute.

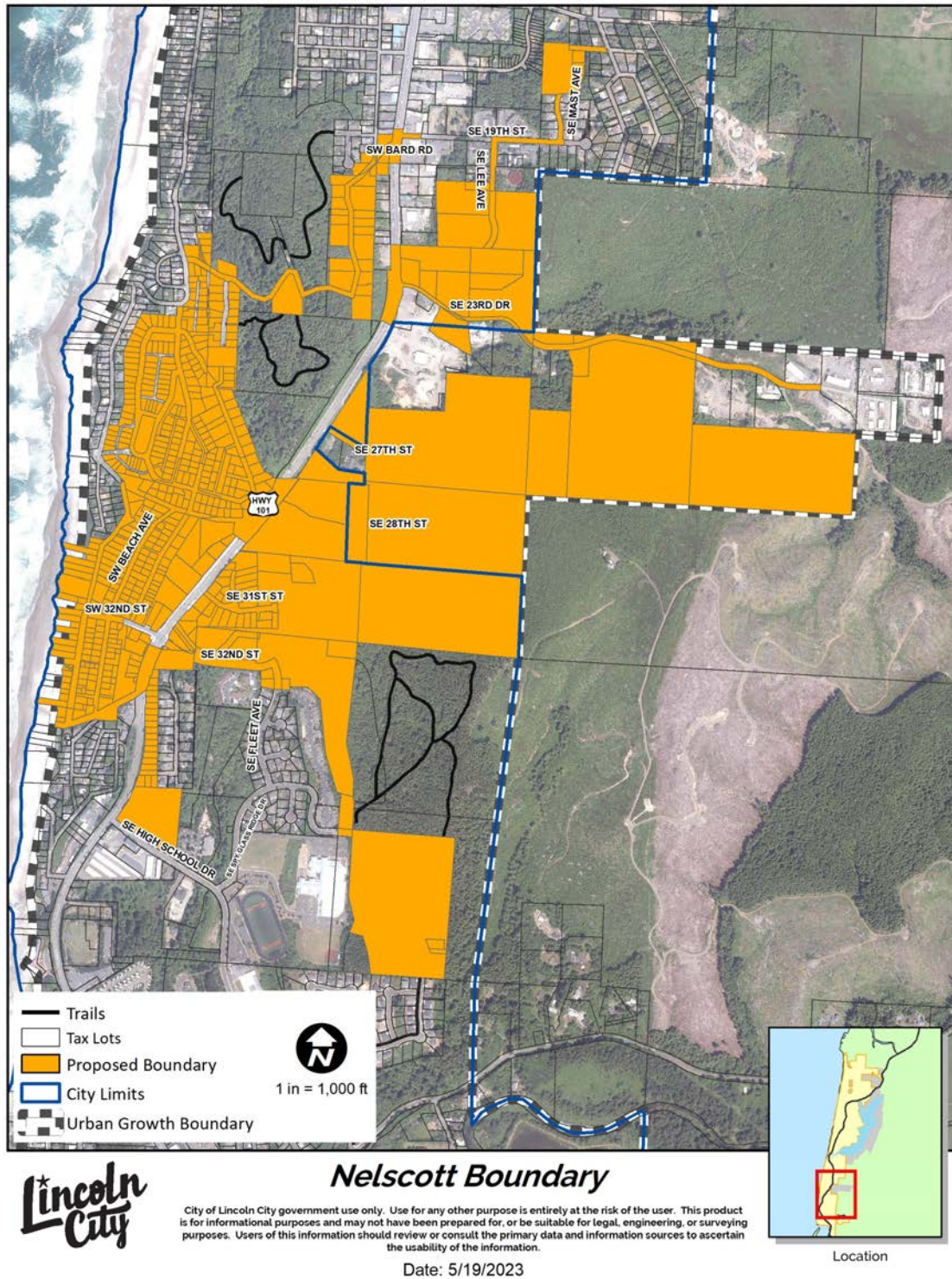
Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. The Lincoln City Urban Renewal Agency (Agency) has the authority to make adjustments to the implementation assumptions in this Report, as it reviews revenues and potential projects each year. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan and statutory limitations.

Note on language: This Report, wherever applicable and permissible, uses the term Tax Increment Financing or TIF rather than “urban renewal”. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Report.

Figure 1 – Nelscott Urban Renewal (TIF) Area Boundary



Source: City of Lincoln City GIS

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL (TIF) AREA PROJECTS AND THE EXISTING CONDITIONS IN THE AREA.

The Projects identified and authorized for the Area are described below, including how they relate to the existing conditions in the Area. The existing conditions were identified by City staff and through review of City documents.

A. Transportation

- Roads. Improve road connections for increased transportation route choice and to help alleviate traffic on Highway 101, to include:
 - o New road connection between SE Lee Avenue and SE 23rd Drive
 - o New road connection between SE 23rd Drive. and SE 32nd Street / Fleet Avenue intersection
 - o New road connection between SE 14th Street and SE 19th Street via an extension of Mast Avenue to connect with Oar Avenue
 - o Other new road connections where feasible

Existing Conditions:

There is extreme congestion on Highway 101 throughout all times of the year, but especially during high tourist visitation times. There are no other north/south “through” transportation routes to allow this traffic to be spread out or to improve the travel conditions. This impacts the safety of the transportation network as well as the overall function of the network. The TSP and other City adopted plans identify these projects as needed future projects.

- Pedestrian Safety. Improvements including but not limited to:
 - o Pedestrian striping
 - o Infill of sidewalk gaps
 - o Construct new facilities to correct sidewalk/pathway deficiencies

Existing Conditions:

Sidewalks along Highway 101 are discontinuous or absent. Off of Highway 101, continuous sidewalks are rare in much of the Area. The TSP and the Walking and Biking Plan identify pedestrian improvement projects as needed future projects.

- Public Parking. Improve existing and build new public parking on and off-street, including other associated facilities such as public restrooms, pedestrian amenities, showers/foot wash, surf racks, and Electric Vehicle (EV) charging stations.
 - o Improvements to SW 32nd Street parking lot
 - o Other locations as needed and where feasible

Existing Conditions:

Lincoln City staff identified there is insufficient public parking to access the beach and insufficient amenities included in that public parking.

- Intersection Improvements. Improve intersections to include pedestrian crossings, realignments and/or re-design, roundabout, all-way stop control or traffic signals as feasible.
 - o SE 23rd Drive and Highway 101 intersection improvements
 - o SW Bard Road / SE 19th Street and Highway 101 intersection improvements
 - o Other intersection improvements within the Area

Existing Conditions:

The 23rd Drive and Highway 101 intersection needs to be re-aligned and possibly re-designed, possible options include a signal or a roundabout to accommodate capacity.

Bard Road / SE 19th is currently un-signalized, and an un-aligned, or skewed intersection making vehicular turn movements and pedestrian crossing challenging. Sidewalk infill and ADA corner improvements are lacking. Traffic Signals. Modify existing traffic signals and install new traffic signals to improve pedestrian safety. Implement coordinated signal timing plans, upgrade traffic signal controllers, and install communication and other improvements as needed, and as designated by the City.

Existing Conditions:

As noted above, traffic conditions in the Area need to be addressed to improve pedestrian safety and improved traffic flow.

- Street Improvements. Local streets and Highway 101 improvements which may include but are not limited to curbs, gutters and sidewalks/pathways, sidewalk gaps, and installation of pedestrian amenities, lighting, and traffic calming measures where appropriate.
 - o SE 23rd Drive street improvements, including but not limited to construction of new street, re-alignment with existing rights-of-way, intersection realignment and/or re-design, roundabout, or all-way stop control
 - o Bard Road street Improvements to include sidewalks/pathways, paving, stormwater management
 - o Other street improvements as needed

Existing Conditions:

SE 23rd Drive is not constructed to Lincoln City standards.

Bard Road is a narrow gravel road, this project will re-construct the road with sidewalk, paving, stormwater treatment. May include intersection of Bard Road and Hwy 101 improvements as described above.

- Public Transportation. Capital Improvement Projects to support, enhance, and expand public transportation. Projects may include improved access of public recreation areas; incorporate regional transit service and other transit amenities; link into greater transit system and improve timing for connecting routes; create Park & Ride opportunities in the Area which could support multiple programs such as solar projects and EV charging stations. Add new or relocate transit stops for improved usability, improve connections between facilities and pedestrian

infrastructure.

Existing Conditions:

- o The City partners with Lincoln County Transit to provide bus route service in Lincoln City. The City's TSP calls for transit service and amenities that encourage a higher level of ridership. There is currently no regular City or County bus route service to the Employment Area on SE 23rd Drive.

B. Economic Development/Land Acquisition

Economic development opportunities for public private partnership within commercial, residential, and mixed-use areas; could include but are not limited to Economic Development Toolbox of incentives for workforce housing, childcare, land acquisition, construction of visitor and educational facilities, business preservation and expansion to increase non-tourism, living-wage jobs.

Existing Conditions:

There is significant undeveloped land in the Area. Much of this land is not contributing to the property tax rolls. Lincoln City's employment lands are located within the Area and development of these lands is essential to help diversify the employment base in Lincoln City and the region. There is also opportunity to provide additional housing options in the Area.

C. Emergency Preparedness, Resiliency and Mitigation

Emergency preparedness and assessment for resiliency, and mitigation capital projects related but not limited to undergrounding pole mounted utilities, water resources, erosion protection, seismic retrofit, stormwater drainage, caches, tsunami evacuation, communication infrastructure, alternate transportation routes, and other projects as identified in Emergency Preparedness planning.

Existing Conditions:

The *Lincoln City Emergency Operations Plan*¹ was adopted in March of 2012 and updated in 2018. As part of this planning, and future planning and updating, capital projects will be warranted to assist in emergency preparedness. Those specific projects are not presently identified, but it is anticipated over the life of this Plan that there will be capital project needs in the future.

D. Parks, Trails, Open Spaces

- Parks. Provide additional parks including but not limited to trailheads, parking, picnic shelters, trash cans, benches, restrooms, and associated capital improvements to support City programming objectives. Park locations and quantity may change based on development patterns, and could include new parks:

¹ *City of Lincoln City, Lincoln County, Oregon Emergency Operations Plan*, Ecology and Environment, Inc., March 2012, with modifications February 2018.

- o New park in the vicinity of SE Lee Ave. and SE 27th Street
- o New park south of SE 23rd Dr. near the planned employment area
- o New park near Agnes Creek Open Space

Existing Conditions:

- o These parks do not exist. The *Lincoln City Parks & Recreation System Plan* 2016 identifies the need for additional parks in the Area. (P 38)
- Beach Access. Improvements to include ADA, walkway, and parking upgrades. Features could include facilities such as public restrooms, pedestrian amenities, showers/foot wash, surf racks, and EV charging stations. Increase connectivity to sidewalks, trails, parks, ocean beaches, and natural areas.
 - o Beach access at SW 33rd Street
 - o Beach access at SW 35th Street
 - o Beach access at other locations within the Area, as feasible

Existing Conditions:

Improved access to pathways, sidewalks, trail connections neighborhood and community parks, ocean beaches and natural areas is a component of the *Lincoln City Parks and Recreation System Plan*. There are deficiencies in these connections throughout the Area. (P 60)

- Trails. Complete segments of the Head to Bay Trail within the Area, to provide a multi-modal (non-vehicular) interconnected system from Villages at Cascade Head to the Siletz Bay that allows travel from one end of the city to the other without using Highway 101 wherever possible; could include connections to Oregon Coast Trail system and greater trail connections.
- Open Spaces. Improve access to trails, trail heads and parking for recreation to include wayfinding map and interpretive signage, gateway features, open space forest management, nature play elements, public art and associated capital improvements to support City programming objectives.
 - o Spyglass Open Space and other improvements as feasible

Existing Conditions:

Improved access to pathways, sidewalks, trail connections neighborhood and community parks, ocean beaches and natural areas is a component of the *Lincoln City Parks and Recreation System Plan*. There are deficiencies in these connections throughout the Area. (P 60)

Wayfinding Signage is lacking in the Area and is identified in the Transportation System Plan to assist pedestrians and bicyclists in choosing comfortable routes and to help visitors navigate through the city.

E. Public Works/Utilities

- o Prepare a properly engineered comprehensive storm drainage systems master plan; within the funding limitations of the Agency, construct needed improvements to adequately drain the Area to

eliminate flooding during periods of storm activity; Clean out, improve and protect the natural drainage courses so that they may function properly in coordination with the built drainage systems; Control earth moving, grading and development of lands which affect the natural and built systems so as to protect the integrity of the drainage system.

Existing Conditions:

The City needs to complete a comprehensive storm drainage plan. Funding from the Urban Renewal Area could contribute to the costs of a City Wide Study.

- o Provide Baldy Creek improvements to address flooding, erosion, invasive species, water quality, wildlife habitat, and overall condition of the Baldy Creek Watershed to restore the floodplain and creek health as feasible. Provide improved public access at City-owned parcels adjacent to Baldy Creek in the Nelscott Business Strip and other practical locations in the Area.

Existing Conditions:

Baldy Creek currently experiences flooding, erosion and the presence of invasive species. The public access to the creek needs to be improved. The Nelscott Gap Neighborhood Plan identifies full existing conditions on page 54.

- o Public utility improvements to include power, electric, gas, cable and communications within Area. Undergrounding existing pole-mounted utility systems to improve reliability for emergency preparedness, severe weather events, or greater safety in tsunami evacuations zones.

Existing Conditions:

There are no undergrounded utility poles in the Area.

- o Improved infrastructure for water and sewer systems in the Area, including:
- o Long-range water security and conservation
- o Construct a 5 million gallon water reservoir to increase the City's water storage capacity and improve firefighting flows
- o Upgrades and extensions of existing lines and pump stations
- o Increase capacity and re-build the wetwell for the Nelscott Sanitary Sewer Pump Station
- o Other water and sewer projects as feasible

Existing Conditions:

An additional reservoir is needed to increase water storage capacity and improve firefighting flows. As the Area develops, existing lines and pump stations will need to be upgraded to accommodate this growth.

F. Community Connections/Appearance

- Install wayfinding signage to assist pedestrians and bicyclist in choosing

comfortable routes and to help visitors navigate through the city; may include but is not limited to acquiring property and constructing cohesive, branded signage for all transportation modes.

Existing Conditions:

Wayfinding signage is incomplete in the Area. Wayfinding Signage is identified in the Transportation System Plan in order to assist pedestrians and bicyclists in choosing comfortable routes and to help visitors navigate through the city.

- Underground existing pole mounted utilities in areas of maximum visual impact to improve view corridor and increase square footage available for other improvements such as pedestrian improvement/pathway or redevelopment.

Existing Conditions:

Most utility poles in the Area are above ground.

G. Administration

Provide funds to retain the services of City personnel or other independent professionals or organizations for activities such as:

- Community Visioning
- Auditing, annual reports, insurance, bond counsel, and other required administrative costs
- Preparation of financial plans and/or financial analyses of projects and proposals
- Personnel, materials, and other associated administrative costs
- Professional consulting services to refine urban design concepts
- Environmental analyses
- Assisting in the preparation of the annual financial report required by this Plan and ORS 457
- Any other powers granted by ORS 457 in connection with the implementation of this Plan

Existing Conditions:

There is no existing urban renewal area in the Nelscott Area, therefore no ability to collect tax increment revenues. Once this Plan is adopted, a tax increment revenue stream will be established, providing a revenue source to pay for administration in the Area.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The cost estimates for Projects are shown in Table 2 below. These are all estimates acknowledging that the Area portions of these project activities must fit within the maximum indebtedness. These costs are shown in year of expenditure (YOE) dollars, which assumes inflation of 3.0% annually.

The Plan assumes that the Agency will use other funds to assist in the completion of the projects within the Area. These sources include but are not limited to City of Lincoln City General Funds, SDCs, local, state and federal grants, and other sources as identified by the Agency. The Agency may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the projects.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared. It is anticipated that the Agency will conduct a Community Vision exercise for the Area that will establish priorities once sufficient funding is available.

Table 2 - Estimated Cost of Each Project

Project Title	Project Cost (YOE\$)	Percentage of Total Project Cost
Economic Development/Land Acquisition	(\$34,832,192)	27.13%
Emergency Preparedness	(\$1,229,900)	0.96%
Parks	(\$13,025,906)	10.14%
Transportation	(\$52,103,616)	40.58%
Utilities	(\$21,709,838)	16.91%
Planning & Community Involvement	(\$706,165)	0.55%
Administration	(\$4,221,831)	3.29%
Financing Fees	(\$582,000)	0.45%
TOTAL:	(\$128,411,448)	100%

Source: City of Lincoln City and Tiberius Solutions

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through Fiscal Year End (FYE) 2054 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate of 8.00% for assessed value in the Area. These projections of growth are the basis for the projections in Table 7 through Table 10.

If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 4 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss. The tax rate used in this table reflects a blended rate of the incorporated as they have different tax rates. As properties incorporate, their tax rates will change, and future projections will vary from these original projections.

The first year of tax increment collections is anticipated to be FYE 2025. Gross tax increment financing is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only and excludes general obligation bonds and local option levies as they will not be impacted by this Plan.

Figure 3 shows expected TIF revenues over time and the projected tax revenues after termination of the Area.

The tax rates by code area in the Area are shown in Table 3. Those properties that are in unincorporated Lincoln County have different tax rates than those within the city limits.

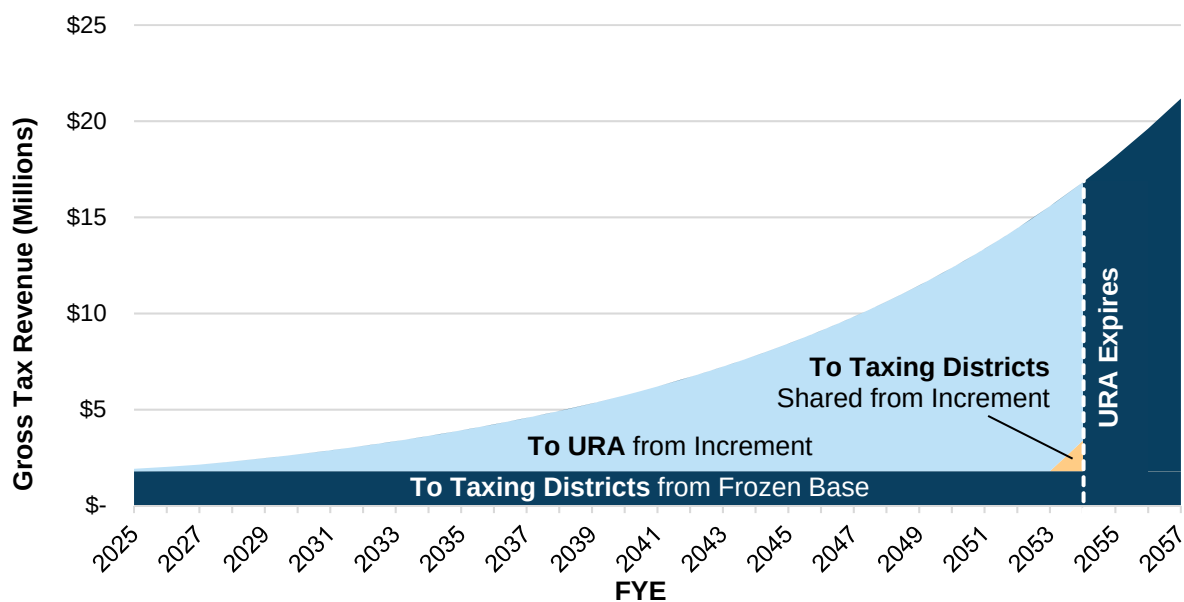
Table 3 – Taxing District Rates

Taxing District	Tax Code 402	Tax Code 414	Tax Code 461	Tax Code 493
Jurisdiction Name	Rate	Rate	Rate	Rate
Lincoln County General	2.8202	2.8202	2.8202	2.8202
Water - Dev Lake Out	0.1280	0.1280		
Lincoln County Extension	0.0451	0.0451	0.0451	0.0451
Lincoln County Animal Services	0.1100	0.1100	0.1100	0.1100
Lincoln County Transport	0.0974	0.0974	0.0974	0.0974
Lincoln Fire & Rescue #1	0.6783			0.6783
North Lincoln Health	0.5184	0.5184	0.5184	0.5184
City of Lincoln City	4.0996	4.0996	-	-
Lincoln County Library			0.2465	0.2465
Lincoln County School	4.9092	4.9092	4.9092	4.9092
ESD Linn-Benton	0.3049	0.3049	0.3049	0.3049
Oregon Coast Comm. College	0.1757	0.1757	0.1757	0.1757
TOTAL:	13.8868	13.2085	9.2274	9.9057

Source: Lincoln County Assessor and Tiberius Solutions

Table 4 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, and delinquencies, truncation loss, and receipt of delinquent taxes from prior years. The projections assume an annual growth rate of 3.0% for assessed value in the Area plus expected new growth in assessed value over the life of the Area. Figure 2 shows expected TIF revenues over time, the expected revenue sharing and the projected tax revenues after termination of the Area.

Figure 2 - TIF Projections over Time



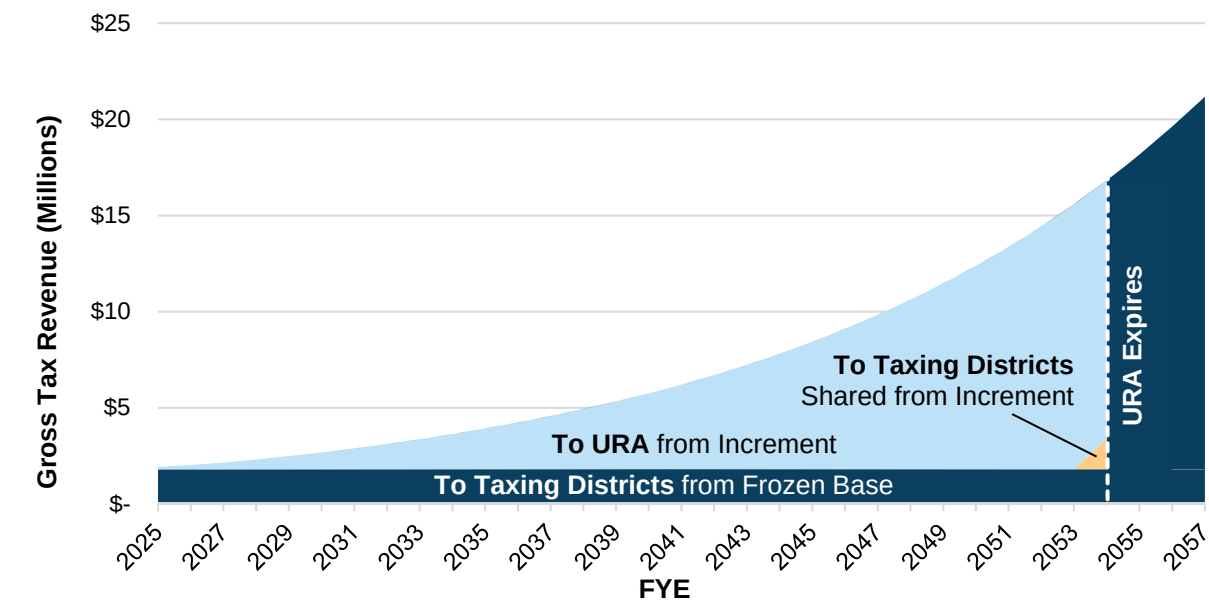
Source: Tiberius Solutions

Table 4 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	138,982,780	129,762,619	9,220,161	-	13.8681	127,866	(6,393)	121,473	-	121,473
2026	145,892,911	129,762,619	16,130,292	-	13.8705	223,735	(11,187)	212,548	1,822	214,371
2027	154,586,218	129,762,619	24,823,599	-	13.8725	344,364	(17,218)	327,146	3,188	330,334
2028	165,324,486	129,762,619	35,561,867	-	13.8741	493,389	(24,669)	468,719	4,907	473,627
2029	178,443,882	129,762,619	48,681,263	-	13.8755	675,477	(33,774)	641,703	7,031	648,734
2030	192,609,632	129,762,619	62,847,013	-	13.8764	872,092	(43,605)	828,488	9,626	838,113
2031	207,905,351	129,762,619	78,142,732	-	13.8771	1,084,396	(54,220)	1,030,176	12,427	1,042,604
2032	224,421,334	129,762,619	94,658,715	-	13.8777	1,313,643	(65,682)	1,247,960	15,453	1,263,413
2033	242,255,103	129,762,619	112,492,484	-	13.8781	1,561,185	(78,059)	1,483,126	18,719	1,501,846
2034	261,511,976	129,762,619	131,749,357	-	13.8785	1,828,488	(91,424)	1,737,063	22,247	1,759,310
2035	282,305,692	129,762,619	152,543,073	-	13.8789	2,117,128	(105,856)	2,011,272	26,056	2,037,328
2036	304,759,089	129,762,619	174,996,470	-	13.8792	2,428,813	(121,441)	2,307,372	30,169	2,337,541
2037	329,004,824	129,762,619	199,242,205	-	13.8795	2,765,383	(138,269)	2,627,114	34,611	2,661,725
2038	355,186,169	129,762,619	225,423,550	-	13.8798	3,128,830	(156,441)	2,972,388	39,407	3,011,795
2039	383,457,850	129,762,619	253,695,231	-	13.8800	3,521,300	(176,065)	3,345,235	44,586	3,389,821
2040	413,986,968	129,762,619	284,224,349	-	13.8803	3,945,116	(197,256)	3,747,860	50,179	3,798,038
2041	446,953,992	129,762,619	317,191,373	-	13.8805	4,402,782	(220,139)	4,182,642	56,218	4,238,860
2042	482,553,819	129,762,619	352,791,200	-	13.8807	4,897,004	(244,850)	4,652,154	62,740	4,714,894
2043	520,996,938	129,762,619	391,234,319	-	13.8810	5,430,707	(271,535)	5,159,172	69,782	5,228,954
2044	562,510,671	129,762,619	432,748,052	-	13.8812	6,007,046	(300,352)	5,706,694	77,388	5,784,082
2045	607,340,522	129,762,619	477,577,903	-	13.8814	6,629,431	(331,472)	6,297,960	85,600	6,383,560
2046	655,751,631	129,762,619	525,989,012	-	13.8816	7,301,544	(365,077)	6,936,467	94,469	7,030,936
2047	708,030,345	129,762,619	578,267,726	-	13.8817	8,027,360	(401,368)	7,625,992	104,047	7,730,039
2048	764,485,912	129,762,619	634,723,293	-	13.8819	8,811,174	(440,559)	8,370,615	114,390	8,485,005
2049	825,452,321	129,762,619	695,689,702	-	13.8821	9,657,624	(482,881)	9,174,743	125,559	9,300,302
2050	891,290,268	129,762,619	761,527,649	-	13.8823	10,571,719	(528,586)	10,043,133	137,621	10,180,755
2051	962,389,303	129,762,619	832,626,684	-	13.8824	11,558,868	(577,943)	10,980,925	150,647	11,131,572
2052	1,039,170,135	129,762,619	909,407,516	-	13.8826	12,624,914	(631,246)	11,993,668	164,714	12,158,382
2053	1,122,087,126	129,762,619	992,324,507	-	13.8827	13,776,165	(688,808)	13,087,357	179,905	13,267,262
2054	1,211,630,975	129,762,619	967,869,787	113,998,569	13.8829	13,436,809	(671,840)	12,764,969	196,310	12,961,279
TOTAL:						149,564,352	(7,478,215)	142,086,134	1,939,818	144,025,955

Source: Tiberius Solutions

Figure 3 - TIF Projections over Time



Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 5 shows a summary of the financial capacity of the Area, including how the total TIF revenue translates to the ability to fund projects in constant FYE 2023 dollars in five-year increments. The Plan is structured to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2054, a 30-year duration for the Plan. The time frame of the Plan is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$129,000,000 (One Hundred Twenty-Nine Million). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$129,000,000 is \$144,025,953 and is from permanent rate tax levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings (loans).

Table 7 through Table 10, show more detailed tables on the allocation of tax revenues over time.

Table 5 - TIF Capacity of the Area (rounded)

Net TIF	\$144,000,000
Maximum Indebtedness	\$129,000,000
Capacity (2023\$)	\$68,700,000
Years 1-5	\$1,500,000
Years 6-10	\$8,300,000
Years 11-15	\$11,200,000
Years 16-20	\$13,500,000
Years 21-25	\$13,100,000
Years 26-30	\$21,100,000

Source: Tiberius Solutions

The financial analysis projects when borrowings might occur as identified in Table 6. The Agency may decide to complete borrowings at different times or for different amounts, depending on their analysis at the time. The table below summarizes the principal amounts of the projected borrowings for the Area. The total amounts, including interest, are shown in the second column of Table 11. There may be opportunities for the City/Agency to accelerate the timing of financial capacity in the early years. For example, the City/Agency may find lenders willing to offer more attractive terms, such as lower interest rates, lower required minimum debt service coverage ratios, or a longer amortization period. Additionally, the City/Agency could explore short-term, interim financing strategies, such as a line of credit with interest only payments. Any line of credit would need to be repaid in full after an agreed upon term, most likely through a longer-term borrowing like the ones shown in this analysis. The success of these financial strategies will depend upon market conditions, and the specific terms and conditions that lenders are willing to offer to the City/Agency.

Table 6 - Estimated Borrowings and Amounts

	Loan A	Loan B	Loan C
Principal Amount	\$ 6,900,000	\$ 10,000,000	\$ 12,200,000
Interest Rate	5.00%	5.00%	5.00%
Loan Term	20	20	15
Loan Year	2030	2035	2040
Interest Payment Start	2030	2035	2040

Source: Tiberius Solution

Table 7 - Tax Increment Revenues and Allocations to Debt Service, Page 1

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	-	-	-	-	-	-
TIF: Current Year	142,086,135	121,473	212,548	327,146	468,719	641,703	828,488	1,030,176
TIF: Prior Years	1,939,818	-	1,822	3,188	4,907	7,031	9,626	12,427
Total Resources	144,025,953	121,473	214,371	330,334	473,627	648,734	838,113	1,042,604
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(11,073,477)	-	-	-	-	-	(553,674)	(553,674)
Loan B	(16,048,517)	-	-	-	-	-	-	-
Loan C	(17,630,639)	-	-	-	-	-	-	-
Total Debt Service, Scheduled Only	(44,752,633)	-	-	-	-	-	(553,674)	(553,674)
Total Debt Service	(44,752,633)	-	-	-	-	-	(553,674)	(553,674)
Debt Service Coverage Ratio		-	-	-	-	-	1.51	1.88
Transfer to URA Projects Fund	(99,273,320)	(121,473)	(214,371)	(330,334)	(473,627)	(648,734)	(284,439)	(488,930)
Total Expenditures	(144,025,953)	(121,473)	(214,371)	(330,334)	(473,627)	(648,734)	(838,113)	(1,042,604)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 8 - Tax Increment Revenues and Allocations to Debt Service, Page 2

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
TIF: Current Year	1,247,960	1,483,126	1,737,063	2,011,272	2,307,372	2,627,114	2,972,388	3,345,235
TIF: Prior Years	15,453	18,719	22,247	26,056	30,169	34,611	39,407	44,586
Total Resources	1,263,413	1,501,846	1,759,310	2,037,328	2,337,541	2,661,725	3,011,795	3,389,821
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)
Loan B	-	-	-	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)
Loan C	-	-	-	-	-	-	-	-
Total Debt Service, Scheduled Only	(553,674)	(553,674)	(553,674)	(1,356,100)	(1,356,100)	(1,356,100)	(1,356,100)	(1,356,100)
Total Debt Service	(553,674)	(553,674)	(553,674)	(1,356,100)	(1,356,100)	(1,356,100)	(1,356,100)	(1,356,100)
Debt Service Coverage Ratio	2.28	2.71	3.18	1.50	1.72	1.96	2.22	2.50
Transfer to URA Projects Fund	(709,739)	(948,172)	(1,205,636)	(681,228)	(981,441)	(1,305,625)	(1,655,695)	(2,033,721)
Total Expenditures	(1,263,413)	(1,501,846)	(1,759,310)	(2,037,328)	(2,337,541)	(2,661,725)	(3,011,795)	(3,389,821)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 9 - Tax Increment Revenues and Allocations to Debt Service, Page 3

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
TIF: Current Year	3,747,860	4,182,642	4,652,154	5,159,172	5,706,694	6,297,960	6,936,467	7,625,992
TIF: Prior Years	50,179	56,218	62,740	69,782	77,388	85,600	94,469	104,047
Total Resources	3,798,038	4,238,860	4,714,894	5,228,954	5,784,082	6,383,560	7,030,936	7,730,039
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)	(553,674)
Loan B	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)
Loan C	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)
Total Debt Service, Scheduled Only	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)
Total Debt Service	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)	(2,531,476)
Debt Service Coverage Ratio	1.50	1.67	1.86	2.07	2.28	2.52	2.78	3.05
Transfer to URA Projects Fund	(1,266,563)	(1,707,385)	(2,183,418)	(2,697,478)	(3,252,606)	(3,852,085)	(4,499,460)	(5,198,563)
Total Expenditures	(3,798,038)	(4,238,860)	(4,714,894)	(5,228,954)	(5,784,082)	(6,383,560)	(7,030,936)	(7,730,039)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 10 - Tax Increment Revenues and Allocations to Debt Service, Page 4

	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053	FYE 2054
Resources							
Beginning Balance	-	-	-	-	-	-	-
TIF: Current Year	8,370,615	9,174,743	10,043,133	10,980,925	11,993,668	13,087,357	12,764,969
TIF: Prior Years	114,390	125,559	137,621	150,647	164,714	179,905	196,310
Total Resources	8,485,005	9,300,302	10,180,755	11,131,572	12,158,382	13,267,262	12,961,279
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(553,674)	(553,674)	-	-	-	-	-
Loan B	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)	(802,426)
Loan C	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)	(1,175,376)
Total Debt Service, Scheduled Only	(2,531,476)	(2,531,476)	(1,977,802)	(1,977,802)	(1,977,802)	(1,977,802)	(1,977,802)
Total Debt Service	(2,531,476)	(2,531,476)	(1,977,802)	(1,977,802)	(1,977,802)	(1,977,802)	(1,977,802)
Debt Service Coverage Ratio	3.35	3.67	5.15	5.63	6.15	6.71	6.55
Transfer to URA Projects Fund	(5,953,530)	(6,768,827)	(8,202,953)	(9,153,770)	(10,180,580)	(11,289,460)	(10,983,477)
Total Expenditures	(8,485,005)	(9,300,302)	(10,180,755)	(11,131,572)	(12,158,382)	(13,267,262)	(12,961,279)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2054, a 30-year program.

The amount of money available for projects in 2023 constant dollars for the Area is approximately \$68,677,657. See Table 2 for the individual project analysis. This \$68,677,657 is calculated by disinflating the maximum indebtedness (MI) to constant 2023 dollars. Constant year dollars are useful to the Agency during the project funding allocation because estimates for the projects do not typically account for the impact of inflation regarding the year the project is pursued. Constant dollars allow for a simple and direct representation of project funding allocations.

Table 11 through Table 14 are in year-of-expenditure dollars, which are adjusted by 3.00% annually to account for inflation. The year of expenditure total cost is projected to be \$128,411,448.

The 3.00% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available. If the City can jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, or if other outside funding sources are secured, including but not limited to, developer contributions, the timing on projects can be moved up.

Table 11 - Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	10,078	27,811	43,144	76,451	122,546	50,527
Interest Earnings	38,128	-	50	139	216	382	613	253
Transfer from TIF Fund	99,273,320	121,473	214,371	330,334	473,627	648,734	284,439	488,930
Bond/Loan Proceeds	29,100,000	-	-	-	-	-	6,900,000	-
Total Resources	128,411,448	121,473	224,498	358,285	516,986	725,567	7,307,598	539,710
Expenditures (YOE \$)								
Economic Development/Land Acquisition	(34,832,192)	(106,090)	(191,223)	(309,513)	(434,738)	(477,640)	(245,980)	(506,720)
Emergency Preparedness	(1,229,900)	-	-	-	-	-	(1,229,900)	-
Parks	(13,025,906)	-	-	-	-	-	(845,556)	-
Transportation	(52,103,616)	-	-	-	-	-	(3,382,225)	-
Utilities	(21,709,838)	-	-	-	-	-	(1,409,260)	-
Planning & Community Involvement	(706,165)	-	-	-	-	(119,410)	-	-
Administration	(4,221,831)	(5,305)	(5,464)	(5,628)	(5,797)	(5,971)	(6,150)	(6,334)
Financing Fees	(582,000)	-	-	-	-	-	(138,000)	-
Total Expenditures	(128,411,448)	(111,395)	(196,687)	(315,141)	(440,535)	(603,021)	(7,257,071)	(513,054)
Ending Balance		10,078	27,811	43,144	76,451	122,546	50,527	26,656

Source: Tiberius Solutions

Table 12 - Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	26,656	77,604	213,104	236,315	6,965	99,998	339,740	275,544
Interest Earnings	133	388	1,066	1,182	35	500	1,699	1,378
Transfer from TIF Fund	709,739	948,172	1,205,636	681,228	981,441	1,305,625	1,655,695	2,033,721
Bond/Loan Proceeds	-	-	-	10,000,000	-	-	-	-
Total Resources	736,528	1,026,164	1,419,806	10,918,725	988,441	1,406,123	1,997,134	2,310,644
Expenditures (YOE \$)								
Economic Development/Land Acquisition	(652,400)	(806,340)	(692,100)	(106,928)	(734,250)	(907,560)	(1,558,000)	(1,444,230)
Emergency Preparedness	-	-	-	-	-	-	-	-
Parks	-	-	-	(1,568,270)	-	-	-	-
Transportation	-	-	-	(6,273,080)	-	-	-	-
Utilities	-	-	-	(2,613,783)	-	-	-	-
Planning & Community Involvement	-	-	(346,050)	-	-	-	-	(240,705)
Administration	(6,524)	(6,720)	(145,341)	(149,699)	(154,193)	(158,823)	(163,590)	(168,494)
Financing Fees	-	-	-	(200,000)	-	-	-	-
Total Expenditures	(658,924)	(813,060)	(1,183,491)	(10,911,760)	(888,443)	(1,066,383)	(1,721,590)	(1,853,429)
Ending Balance	77,604	213,104	236,315	6,965	99,998	339,740	275,544	457,215

Source: Tiberius Solutions

Table 13 - Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047
Resources								
Beginning Balance	457,215	93,292	260,471	507,573	670,019	754,163	1,151,457	1,304,887
Interest Earnings	2,286	466	1,302	2,538	3,350	3,771	5,757	6,524
Transfer from TIF Fund	1,266,563	1,707,385	2,183,418	2,697,478	3,252,606	3,852,085	4,499,460	5,198,563
Bond/Loan Proceeds	12,200,000	-	-	-	-	-	-	-
Total Resources	13,926,063	1,801,143	2,445,191	3,207,590	3,925,975	4,610,018	5,656,675	6,509,974
Expenditures (YOE \$)								
Economic Development/Land Acquisition	(1,156,960)	(1,361,920)	(1,753,500)	(2,347,930)	(2,976,480)	(3,257,370)	(4,144,560)	(4,472,160)
Emergency Preparedness	-	-	-	-	-	-	-	-
Parks	(1,838,740)	-	-	-	-	-	-	(254,100)
Transportation	(7,354,960)	-	-	-	-	-	-	(1,016,400)
Utilities	(3,064,567)	-	-	-	-	-	-	(423,499)
Planning & Community Involvement	-	-	-	-	-	-	-	-
Administration	(173,544)	(178,752)	(184,118)	(189,641)	(195,332)	(201,191)	(207,228)	(213,444)
Financing Fees	(244,000)	-	-	-	-	-	-	-
Total Expenditures	(13,832,771)	(1,540,672)	(1,937,618)	(2,537,571)	(3,171,812)	(3,458,561)	(4,351,788)	(6,379,603)
Ending Balance	93,292	260,471	507,573	670,019	754,163	1,151,457	1,304,887	130,371

Source: Tiberius Solutions

Table 14 - Programs and Costs in Year of Expenditure Dollars, Page 4

	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053	FYE 2054
Resources							
Beginning Balance	130,371	106,753	179,870	5,718	149,004	67,772	180,315
Interest Earnings	652	534	899	29	745	339	902
Transfer from TIF Fund	5,953,530	6,768,827	8,202,953	9,153,770	10,180,580	11,289,460	10,983,477
Bond/Loan Proceeds	-	-					
Total Resources	6,084,553	6,876,113	8,383,722	9,159,517	10,330,330	11,357,571	11,164,694
Expenditures (YOE \$)							
Economic Development/Land Acquisition	(4,187,600)	-	-	-	-	-	-
Emergency Preparedness	-	-	-	-	-	-	-
Parks	(235,553)	(970,470)	(1,221,715)	(1,315,543)	(1,502,269)	(1,638,360)	(1,635,330)
Transportation	(942,210)	(3,881,880)	(4,886,860)	(5,262,170)	(6,009,075)	(6,553,440)	(6,541,316)
Utilities	(392,588)	(1,617,450)	(2,036,192)	(2,192,570)	(2,503,781)	(2,730,600)	(2,725,548)
Planning & Community Involvement	-	-	-	-	-	-	-
Administration	(219,849)	(226,443)	(233,237)	(240,230)	(247,433)	(254,856)	(262,500)
Financing Fees	-	-	-	-	-	-	-
Total Expenditures	(5,977,800)	(6,696,243)	(8,378,004)	(9,010,513)	(10,262,558)	(11,177,256)	(11,164,694)
Ending Balance	106,753	179,870	5,718	149,004	67,772	180,315	-

Source: Tiberius Solutions

VIII. REVENUE SHARING

Mandatory revenue sharing is defined in ORS 457.470. The statute identifies certain thresholds where the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (10% of \$129,000,000 is \$12,900,000). In the year after reaching the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The threshold is not projected to be met in the Plan. If actual assessed value growth is higher than projected, revenue sharing could be realized.

The second threshold is when annual tax increment finance revenues exceed 12.5% of the maximum indebtedness (\$16,125,000). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts. This threshold is not projected to be met.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2054 and are shown in Table 15 and Table 16. Table 16 shows the general government levies, and Table 17 shows the education levies.

The Lincoln County School District and the Linn-Benton-Lincoln Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 15 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Lincoln County General	Water - Dev Lake Out	Lincoln County Extension	Lincoln Co. Animal Services	Lincoln County Transport	Lincoln Fire & Rescue #1	North Lincoln Health	City of Lincoln City	Lincoln County Library	Subtotal General Government
2025	(24,703)	(1,118)	(395)	(964)	(853)	(5,881)	(4,541)	(35,803)	(6)	(74,263)
2026	(43,587)	(1,973)	(697)	(1,700)	(1,505)	(10,390)	(8,012)	(63,196)	(10)	(131,070)
2027	(67,155)	(3,041)	(1,074)	(2,619)	(2,319)	(16,025)	(12,344)	(97,399)	(13)	(201,991)
2028	(96,275)	(4,361)	(1,540)	(3,755)	(3,325)	(22,995)	(17,697)	(139,668)	(17)	(289,632)
2029	(131,856)	(5,974)	(2,109)	(5,143)	(4,554)	(31,517)	(24,237)	(191,329)	(21)	(396,739)
2030	(170,335)	(7,718)	(2,724)	(6,644)	(5,883)	(40,736)	(31,311)	(247,202)	(24)	(512,578)
2031	(211,885)	(9,602)	(3,388)	(8,264)	(7,318)	(50,692)	(38,948)	(307,535)	(28)	(637,662)
2032	(256,749)	(11,636)	(4,106)	(10,014)	(8,867)	(61,444)	(47,195)	(372,685)	(32)	(772,729)
2033	(305,193)	(13,833)	(4,881)	(11,904)	(10,540)	(73,056)	(56,100)	(443,036)	(37)	(918,579)
2034	(357,502)	(16,205)	(5,717)	(13,944)	(12,347)	(85,597)	(65,715)	(519,005)	(41)	(1,076,073)
2035	(413,987)	(18,766)	(6,620)	(16,147)	(14,298)	(99,140)	(76,098)	(601,040)	(45)	(1,246,141)
2036	(474,979)	(21,532)	(7,596)	(18,526)	(16,404)	(113,766)	(87,309)	(689,626)	(50)	(1,429,789)
2037	(540,840)	(24,519)	(8,649)	(21,095)	(18,679)	(129,562)	(99,416)	(785,288)	(55)	(1,628,102)
2038	(611,960)	(27,744)	(9,786)	(23,869)	(21,135)	(146,622)	(112,488)	(888,590)	(59)	(1,842,254)
2039	(688,757)	(31,227)	(11,014)	(26,865)	(23,787)	(165,045)	(126,605)	(1,000,144)	(64)	(2,073,509)
2040	(771,687)	(34,988)	(12,341)	(30,099)	(26,651)	(184,943)	(141,849)	(1,120,610)	(70)	(2,323,237)
2041	(861,238)	(39,050)	(13,773)	(33,592)	(29,744)	(206,431)	(158,310)	(1,250,699)	(75)	(2,592,912)
2042	(957,942)	(43,436)	(15,319)	(37,364)	(33,084)	(229,638)	(176,086)	(1,391,182)	(80)	(2,884,132)
2043	(1,062,369)	(48,173)	(16,989)	(41,437)	(36,691)	(254,701)	(195,281)	(1,542,890)	(86)	(3,198,617)
2044	(1,175,137)	(53,288)	(18,793)	(45,835)	(40,585)	(281,769)	(216,010)	(1,706,720)	(92)	(3,538,229)
2045	(1,296,913)	(58,812)	(20,740)	(50,585)	(44,791)	(311,001)	(238,394)	(1,883,642)	(98)	(3,904,976)
2046	(1,428,417)	(64,777)	(22,843)	(55,714)	(49,333)	(342,572)	(262,567)	(2,074,701)	(104)	(4,301,029)
2047	(1,570,427)	(71,220)	(25,114)	(61,253)	(54,237)	(376,668)	(288,671)	(2,281,030)	(110)	(4,728,730)
2048	(1,723,784)	(78,177)	(27,566)	(67,235)	(59,534)	(413,490)	(316,860)	(2,503,849)	(117)	(5,190,612)
2049	(1,889,393)	(85,690)	(30,215)	(73,695)	(65,253)	(453,258)	(347,302)	(2,744,477)	(123)	(5,689,406)
2050	(2,068,236)	(93,803)	(33,075)	(80,670)	(71,430)	(496,207)	(380,176)	(3,004,338)	(130)	(6,228,065)
2051	(2,261,369)	(102,565)	(36,163)	(88,203)	(78,100)	(542,591)	(415,678)	(3,284,969)	(137)	(6,809,776)
2052	(2,469,937)	(112,028)	(39,499)	(96,338)	(85,303)	(592,686)	(454,016)	(3,588,033)	(145)	(7,437,984)
2053	(2,695,173)	(122,246)	(43,101)	(105,123)	(93,082)	(646,787)	(495,418)	(3,915,324)	(152)	(8,116,406)
2054	(2,632,986)	(119,429)	(42,106)	(102,698)	(90,934)	(631,914)	(483,987)	(3,825,073)	(143)	(7,929,271)
TOTAL:	(29,260,771)	(1,326,931)	(467,933)	(1,141,294)	(1,010,566)	(7,017,123)	(5,378,621)	(42,499,083)	(2164)	(88,104,493)

Source: Tiberius Solutions

Table 16 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Lincoln County School	ESD Linn-Benton	Oregon Coast Comm. College	Subtotal Education	TOTAL:
2025	(43,000)	(2,671)	(1,539)	(47,210)	(121,473)
2026	(75,873)	(4,712)	(2,715)	(83,300)	(214,371)
2027	(116,899)	(7,260)	(4,184)	(128,343)	(330,335)
2028	(167,588)	(10,409)	(5,998)	(183,994)	(473,627)
2029	(229,525)	(14,255)	(8,215)	(251,994)	(648,734)
2030	(296,508)	(18,415)	(10,612)	(325,535)	(838,113)
2031	(368,834)	(22,908)	(13,201)	(404,942)	(1,042,604)
2032	(446,930)	(27,758)	(15,996)	(490,684)	(1,263,413)
2033	(531,258)	(32,995)	(19,014)	(583,267)	(1,501,846)
2034	(622,314)	(38,651)	(22,273)	(683,237)	(1,759,310)
2035	(720,638)	(44,757)	(25,792)	(791,187)	(2,037,328)
2036	(826,809)	(51,351)	(29,591)	(907,752)	(2,337,541)
2037	(941,456)	(58,472)	(33,695)	(1,033,622)	(2,661,725)
2038	(1,065,255)	(66,161)	(38,125)	(1,169,541)	(3,011,795)
2039	(1,198,938)	(74,464)	(42,910)	(1,316,312)	(3,389,821)
2040	(1,343,296)	(83,429)	(48,077)	(1,474,802)	(3,798,038)
2041	(1,499,181)	(93,111)	(53,656)	(1,645,948)	(4,238,860)
2042	(1,667,516)	(103,566)	(59,680)	(1,830,762)	(4,714,894)
2043	(1,849,295)	(114,856)	(66,186)	(2,030,337)	(5,228,954)
2044	(2,045,594)	(127,047)	(73,212)	(2,245,853)	(5,784,082)
2045	(2,257,573)	(140,213)	(80,798)	(2,478,584)	(6,383,560)
2046	(2,486,485)	(154,430)	(88,991)	(2,729,907)	(7,030,936)
2047	(2,733,686)	(169,783)	(97,838)	(3,001,308)	(7,730,039)
2048	(3,000,638)	(186,363)	(107,393)	(3,294,394)	(8,485,005)
2049	(3,288,919)	(204,268)	(117,710)	(3,610,897)	(9,300,302)
2050	(3,600,235)	(223,603)	(128,852)	(3,952,690)	(10,180,755)
2051	(3,936,428)	(244,483)	(140,885)	(4,321,796)	(11,131,572)
2052	(4,299,488)	(267,032)	(153,878)	(4,720,398)	(12,158,382)
2053	(4,691,562)	(291,383)	(167,911)	(5,150,856)	(13,267,262)
2054	(4,583,312)	(284,660)	(164,037)	(5,032,008)	(12,961,279)
TOTAL:	(50,935,033)	(3,163,466)	(1,822,964)	(55,921,460)	(144,025,956)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section

Table 17 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2055.

The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base. The Frozen Base indicated in the table below is the consultant's estimate. It is expected the number may vary slightly as the assessor determines the Frozen Base after the Area is established.

Table 17 - Additional Revenues Obtained after Termination of Tax Increment Financing, FYE 2055.

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Lincoln County General	Permanent	2.8202	365,956	3,323,800	3,689,756
Water - Dev Lake Out	Permanent	0.1280	16,552	150,766	167,318
Lincoln County Extension	Permanent	0.0451	5,852	53,154	59,006
Lincoln County Animal Services	Permanent	0.1100	14,274	129,643	143,917
Lincoln County Transport	Permanent	0.0974	12,638	114,793	127,431
Lincoln Fire & Rescue #1	Permanent	0.6783	86,969	797,771	884,740
North Lincoln Health	Permanent	0.5184	67,269	610,971	678,240
City of Lincoln City	Permanent	4.0996	530,135	4,828,763	5,358,898
Lincoln County Library	Permanent	0.2465	111	174	285
Subtotal General Government		8.7435	1,099,756	10,009,835	11,109,591
Education					
Lincoln County School	Permanent	4.9092	637,030	5,785,830	6,422,860
ESD Linn-Benton	Permanent	0.3049	39,565	359,345	398,910
Oregon Coast Comm. College	Permanent	0.1757	22,798	207,075	229,873
Subtotal Education		5.3898	699,393	6,352,250	7,051,643
TOTAL:		14.1333	1,799,149	16,362,085	18,161,234

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AND TIF AREAS

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in a TIF area at the time of its establishment to 25% for municipalities under 50,000 in population. As of the adoption of this Plan, there is an existing urban renewal area in Lincoln City, the Roads End/Villages at Cascade Head Area.

The total assessed value of the City of Lincoln City as of FYE 2022 is \$2,104,578,530. The "excess value" used in the Roads End/Villages at Cascade Area is \$25,550,059. The amount on which the 25% is applied is \$2,079,028,471. (total assessed value minus excess value)

As noted below, the Frozen Base (assumed to be FYE 2022 values), including all real, personal, manufactured, and utility properties in the Nelscott Area, is projected to be \$129,762,619. The Lincoln County Assessor will set the Frozen Base once the Plan is adopted. The percentage of assessed value of TIF areas in Lincoln City is 18.28%, below the 25% threshold.

The Nelscott Area contains 323 acres, including public rights-of-way. The Roads End/Villages at Cascade Area has 500 acres. This puts 21.5% of the City's acreage in a TIF area, which is below the 25% statutory threshold. The information on acreage and assessed value percentages is shown below in Table 18.

Table 18 – Lincoln City Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
City of Lincoln City	3,830	\$2,104,578,530
Roads End/Villages at Cascade Head Area value used	500	(\$25,550,059)
AV to calculate 25%		\$2,079,028,471
25%		\$519,757,117
Roads End/Villages at Cascade Head Frozen Base		\$250,383,800
Nelscott URA Frozen Base	323	\$129,762,619
% in Urban Renewal/TIF Area	21.50%	18.28%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Lincoln City and Lincoln County Department of Assessment and Taxation (FYE 2022)

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures approximately 323 total acres in size, which is composed of 578 individual parcels encompassing 289 acres, and an additional 34 acres in public rights-of-way. An analysis of FYE 2022 property classification data from the Lincoln County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Forest (43%) accounts for the most prevalent land use within the area. This was followed by Residential (24%). Detailed land use designations in the area can be seen in Table 19.

Table 19 - Land Use in the Area

Land Use	Parcels	Acres	Percent of Acres
Forest	9	123.78	42.81%
Residential	424	69.70	24.10%
Exempt	42	52.43	18.13%
Commercial	62	31.47	10.88%
Miscellaneous	23	6.59	2.28%
Multi-Family	16	2.96	1.02%
Industrial	2	2.23	0.77%
TOTAL:	578	289.16	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Lincoln County Department of Assessment and Taxation (FYE 2022)

2. ***Comprehensive Plan and Zoning Designations***

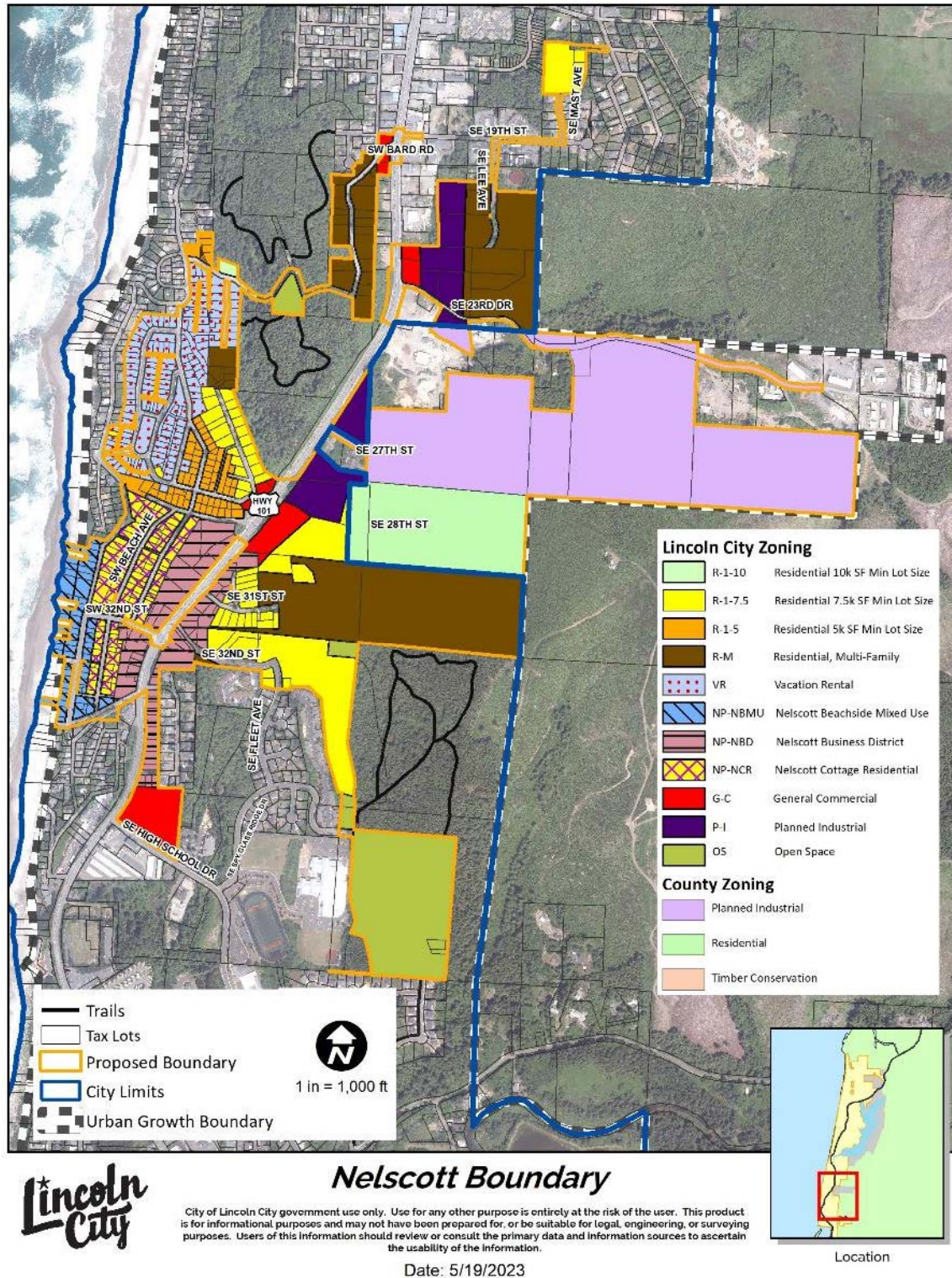
The Lincoln City Zoning and Comprehensive Plan designations are the same. The most prevalent zoning designation by acreage in the Area is R-1-7.5 (28%). The second most prevalent zoning designation in the Area is Planned Industrial (33%). Detailed zoning and comprehensive plan designations in the Area can be seen in Table 20.

Table 20 - Comprehensive Plan and Zoning Designations in the Area

Zoning Designations	Tax Lots	Acres	Percent of Acres
Residential R-1-7.5	57	79.92	27.64%
Planned Industrial PI	14	96.69	33.44%
Open Space OS	5	22.89	7.92%
Multi-Family Residential R-M	32	20.59	7.12%
Vacation Rental VR	157	18.11	6.26%
NP-Nelscott Business District	62	15.05	5.20%
NP-Nelscott Cottage Residential	120	11.95	4.13%
NP-Nelscott Business Mixed Use	55	7.29	2.52%
Residential R-1-5	66	9.63	3.33%
General Commercial GC	9	6.65	2.30%
Residential R-1-10	1	0.38	0.13%
TOTAL:	578	289.16	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Lincoln City (FYE 2022)

Figure 4 – NelscottUrban Renewal (TIF) Area Comprehensive Plan and Zoning Designations



Source: City of Lincoln City GIS

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the Plan.** There are projects listed in several City of Lincoln City infrastructure master plans that relate to these existing conditions.

There are also deficiencies in the transportation system that have been identified by City staff for inclusion. **This does not mean that all of these projects are included in the Plan.** The specific projects that are included in the Plan are listed in Section III of this Report.

1. Transportation

The information on deficiencies in the transportation network comes from the Lincoln City Transportation Systems Plan (TSP), the Walking and Biking Plan and identification from staff.

- o Improved public transportation: Capital project improvements to support, enhance, and expand public transportation. Projects may include, improved access of public recreation areas; incorporate regional transit service and other transit amenities; link into greater transit system and improve timing for connections; create Park & Ride opportunities in the Area which could support multiple programs such as solar projects and EV charging stations. Add new transit stops or move transit stops for improved usability, improve connections between facilities and pedestrian infrastructure– TSP T1-T5, P 27.
- o Community Way-finding and entry monumentation signage: Install wayfinding signage to assist pedestrians and bicyclists in choosing comfortable routes and to help visitors navigate through the city; may include acquiring property and constructing cohesive, branded signage for varied transportation modes (drivers, cyclists, pedestrians) Transportation System Plan / Walking & Biking Plan, P 7,28. Demand and System Management Projects: M9
- o SE Lee Street Phase 1 (North Portion) and Phase 2 (South Portion): Phase 1 (North Portion) is to construct a connection between SE Lee Ave. and 23rd Dr. Phase 2 (South Portion) will construct a connection between SE Lee Ave. and SE 32 Street/SE Fleet Ave. TSP Volume 1, D14, D15 P 29.
- o SE 23rd Street Reconstruction: SE 23rd Street is not aligned with the County/City rights of way, it is in terrible condition, will need to re-build.TSP
- o SE 23rd Street and Hwy 101 Intersection Improvements: The intersection will need to be re-aligned and possibly re-designed, either at signal or a round-a-bout to accommodate capacity. Staff identified.
- o Bard Road Improvements: Bard Road is a narrow gravel road, this project will re-construct the road with sidewalk, paving, stormwater

treatment. May include intersection of Bard Road and Hwy 101 improvements. TSP

- o NE Mast to NE 15th/Oar Ave (14th - 19th connection): A new road across Tribal property and in existing public right-of-way would allow for connection between NE 19th and NE 14th, via NE Mast to NE 15th/Oar Avenue. Staff identified.
- o SE 19th Street and Hwy 101 Pedestrian Crossing: Improve the SE 19th Street and Hwy 101 intersection for pedestrian crossing and intersection improvements on SE Bard Rd and Hwy 101. TSP
- o Sidewalk Improvements within URA boundary: Construct the sidewalk improvements as identified in the City's 2015 Transportation System Plan and Walking and Biking Plan. TSP
- o Transportation System Refinement Plan: Refine the alignments for SE Lee Ave. and associated infrastructure to serve future development. Staff identified.
- o Undergrounding existing pole mounted utility systems: Following more thorough engineering analysis of the public infrastructure than was possible in the preparation of this Plan, the Agency, after making a finding of need and with funds available to it, may fund such improvements; to improve view corridor and safety in tsunami evacuation zones and in severe weather events. TSP/ Walking & Biking Plan. Goal 7, P 10.
- o Improved Public Parking: Improved public parking on and off street and associated facilities, such as restrooms, pedestrian amenities, showers/foot wash, surf racks, and EV charging stations. Staff identified.

2. Storm Drain

- o Storm Drain Plan and Improvements: Prepare a properly engineered comprehensive storm drainage systems master plan; within the funding limitations of the Agency, construct needed improvements to adequately drain the Area to eliminate flooding during periods of storm activity; Clean out, improve and protect the natural drainage courses so that they may function properly in coordination with the built drainage systems; Control earth moving, grading and development of lands which affect the natural and built systems so as to protect the integrity of the drainage system. Staff identified.

3. Water

- o Water Reservoir and Distribution System: Construct a 5 million gallon reservoir to increase the City's water storage capacity and improve fire flows. Staff identified.

4. Sewer

- o Nelscott Sewer Pump Station: Re-build the wetwell and increase capacity at the Nelscott Sanitary Sewer Pump Station. Staff identified.

5. **General Public Works**

- o With the addition of new development, City utilities will need to be extended or upgraded. Staff identified.
- o Infrastructure projects including upgrading water, sanitary sewer and storm lines that are approaching their expected lifespan or are lacking altogether; long range water security. Staff identified.

5. **Parks and Open Space**

The deficiencies in the Parks and Open Space come from the Lincoln City Parks & Recreation Master Plan.

- o Improve parks, open spaces and trail heads: Wayfinding maps & signage, trail signage and gateway improvements, forest restoration and improvements, nature play element/or discovery areas, geocaching, interpretive trails and "timber art". Parking, access and trail improvements. Spyglass Open Space is one area identified for such improvements. Parks & Recreation Master Plan Opportunity #1.
- o Head to Bay Trail: Complete sections within the Area of the Head to Bay Trail to provide a multi-modal interconnected system from Villages at Cascade Head to the Siletz Bay that allows travel from one end of the city to the other without using Hwy 101 wherever possible; could include connections to Oregon Coast trail system and greater trail connections. TSP, P 38. Shared-Use Path Projects: S3
- o Improve beach access: Improving pathway, sidewalk, trail connections and facility access to neighborhood and community parks, ocean beaches and natural areas. Parks & Recreation System Plan, 2016 ADA Transition Plan
- o SW 35 Street Beach Access: ADA, parking, and beach access and walkway improvements. Paving, striping, park amenity improvements that may include restroom, showers, foot wash stations, surfboard racks, seating areas. Parks & Recreation Master Plan, p 60.
- o SW 33 Street Beach Access: ADA, parking, beach access and walkway improvements. Paving, striping, park amenity improvements that may include restroom, showers, foot wash stations, surfboard racks, seating areas. Parks & Recreation Master Plan/2016 ADA Transition Plan, p 60.
- o Construction of neighborhood parks: Possible locations include (1) in the vicinity of SE Lee Ave. (Foothills BLVD) and SE 27 St., (2) South of 23 Drive near the planned employment area, and (3) near Agnes Creek Open Space. Park locations and quantity may change based on development patterns. Nelscott Gap Neighborhood Plan (2017), Parks & Recreation Master Plan (2016), p 60.
- o Public Parking/Restroom next to Nelscott Strip SW 32 Street:

Paving, striping, ADA access, EV charging and new restroom or restroom improvements including roof. Staff identified.

- o Baldy Creek Restoration: To address flooding, erosion, invasive species, and overall condition of the Baldy Creek Watershed, this project would restore the floodplain and creek health and provide public access to the City owned parcels adjacent to Baldy Creek (Baldy Creek Walk project). Nelscott Gap Neighborhood Plan 2017/2006 Nelscott Community Vision Plan, P 39.

6. Utility Providers

The following utility providers have services within the City of Lincoln City:

City of Lincoln City

Pacific Power

NW Natural

Charter/Spectrum

CenturyLink

CoastCom/Wave

Sprint

North Lincoln Sanitary Service (Contracted by City of Lincoln City)

C. Social Conditions

Within the Area, there are 440 tax lots representing 25% of the acreage shown as residential use in the land use table, Table 19 of this report. According to the US Census Bureau, American Community Survey 2017-2021 Five Year Estimates, the block groups have 2,465 residents, 81% of whom identify as white alone. These block groups represent more residents than exist in the Area but are the closest block groups to represent the Area.

Table 21 - Race in the Area

Race	Number	Percent
White alone	1,999	81.10%
Black or African American alone	6	0.24%
American Indian and Alaska Native alone	75	3.04%
Asian alone	200	8.11%
Native Hawaiian and Other Pacific Islander alone	0	0.00%
Some other race alone	14	0.57%
Two or more races	171	6.94%
TOTAL:	2,465	100%

Source: American Community Survey 2017-2021 Five Year Estimates

The largest percentage of residents are between 65 to 74 years of age (22%) with 53% of the residents over 55.

Table 22 - Age in the Area

Age	Number	Percent
Under 5 years	100	4.06%
5 to 9 years	99	4.02%
10 to 14 years	54	2.19%
15 to 17 years	34	1.38%
18 to 24 years	167	6.77%
25 to 34 years	310	12.58%
35 to 44 years	128	5.19%
45 to 54 years	270	10.95%
55 to 64 years	527	21.38%
65 to 74 years	541	21.95%
75 to 84 years	210	8.52%
85 years and over	25	1.01%
TOTAL:	2,465	100%

Source: American Community Survey 2017-2021 Five Year Estimates

In the block groups, 20% of adult residents have earned a bachelor's degree or higher. Another 34% have some college education without a degree, 12% have an associate's degree and another 30% have graduated from high school with no college experience.

Table 23 - Educational Attainment in the Area

Education	Number	Percent
Less than high school	86	4.28%
High school graduate (includes equivalency)	600	29.84%
Some college	687	34.16%
Associate's degree	239	11.88%
Bachelor's degree	212	10.54%
Master's degree	119	5.92%
Professional school degree	26	1.29%
Doctorate degree	42	2.09%
TOTAL:	2,011	100%

Source: American Community Survey 2017-2021 Five Year Estimates

The most common travel time class was 10 to 19 minutes, with 46% of journeys being in this class. This was followed by the Less than 10 minutes travel time class, which represented 41% of journeys.

Table 24 - Travel Time to Work in the Area

Travel Time	Number	Percent
Less than 10 minutes	433	41.44%
10 to 19 minutes	478	45.74%
20 to 29 minutes	63	6.03%
30 to 39 minutes	0	0.00%
40 to 59 minutes	36	3.44%
60 to 89 minutes	19	1.82%
90 or more minutes	16	1.53%
TOTAL:	1,045	100%

Source: American Community Survey 2017-2021 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 75%, drove alone. The second most common means of transportation used to travel to work was carpooling, at 14.18%

Table 25 - Means of Transportation to Work in the Area

Means of Transportation	Number	Percent
Drove alone	851	75.44%
Carpooled	160	14.18%
Public transportation (includes taxicab)	0	0.00%
Motorcycle	0	0.00%
Bicycle	0	0.00%
Walked	34	3.01%
Other means	0	0.00%
Worked at home	83	7.36%
TOTAL:	1,128	100%

Source: American Community Survey 2017-2021 Five Year Estimate

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Lincoln County Department of Assessment and Taxation for FYE 2022, including all real, personal, manufactured, and utility properties, is estimated to be \$129,762,619.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In TIF Areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short and long-term development objectives.

Table 28 shows the improvement to land ratios (I:L) for properties within the Area. In the Area, 123 tax lots representing 50% of the acreage have no improvement value. Another 57 tax lots representing 11.5% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 210 of the 578 tax lots in the Area, totaling 10.35% of the acreage have I:L ratios of 2.0 or more in FYE 2022. In summary, the majority of the Area is underdeveloped and not contributing significantly to the tax base in Lincoln City.

Table 26 - Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	42	52.43	18.13%
No Improvement Value	123	145.40	50.28%
0.01-0.50	27	27.72	9.59%
0.51-1.00	30	5.70	1.97%
1.01-1.50	63	13.86	4.79%
1.51-2.00	83	14.11	4.88%
2.01-2.50	39	4.96	1.72%
2.51-3.00	27	3.83	1.33%
3.01-4.00	46	5.26	1.82%
> 4.00	98	15.87	5.49%
TOTAL:	578	289.16	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the Lincoln County Department of Assessment and Taxation (FYE 2022)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of tax increment funding are for transportation and utility infrastructure, park improvements, economic development and emergency preparedness. Tax increment financing is a method for funding projects that would otherwise be funded by the City general fund or SDCs, or delayed until resources are available.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require City services. The property is either within the City limits or within the urban growth boundary and the level of redevelopment has been planned for based on the Comprehensive Plan and zoning designations. The City has anticipated the need to provide services to the Area. As the development will be new construction, it will be constructed to current building codes, which will aid in the needs for fire protection and lessen the burden on fire response.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL (TIF) AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area.

In addition, there is a great need for alternative transportation routes north and south throughout the city. There is also a need to provide better transportation within this area of the city.

Much of this land is employment land that provides the opportunity for Lincoln City to diversify its employment base.

The Area also contains land that will be able to provide needed housing for the city's residents.

XIII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance as required under applicable state law. The Agency has adopted rules for relocation assistance. The Agency will comply with all applicable state laws in providing these potential benefits.

Ordinance 2023-18 Exhibit C

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Memorandum from Planning Director regarding Lincoln City Planning Commission Report and
Recommendation on the Nelscott Urban Renewal (Tax Increment Finance) Plan

TO: Lincoln City City Council

From: Anne Marie Skinner, Planning and Community Development Director

Re: Lincoln City Planning Commission Action on July 18, 2023

On July 18, 2023, the Lincoln City Planning Commission reviewed the proposed new Nelscott Urban Renewal (Tax Increment Finance) Plan, received a staff report on the proposed Plan, and passed the following motion by a unanimous vote of the commission.

Motion:

The Lincoln City Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Nelscott Urban Renewal Plan conforms with the Lincoln City Comprehensive Plan, and further recommend that the Lincoln City City Council adopt the proposed Nelscott Urban Renewal Plan.”

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Ordinance 2023-18 Exhibit D

Lincoln County Resolution regarding Lincoln City the
Nelscott Urban Renewal (Tax Increment Finance) Plan

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR LINCOLN COUNTY, OREGON

In the Matter of:)
)
 THE APPROVAL OF THE NELSCOTT) RESOLUTION # _____
 URBAN RENEWAL (TAX INCREMENT)
 FINANCE) PLAN)

WHEREAS the Lincoln City Urban Renewal Agency (Agency) has proposed to the City of Lincoln City the Nelscott Urban Renewal (Tax Increment Finance) Plan (Plan), prepared in accordance with ORS 457.085 and attached hereto as Exhibit A; and

WHEREAS the Agency has prepared a technical report as in accordance with ORS 457.087, attached hereto as Exhibit B; and

WHEREAS a portion of the proposed Plan area extends beyond the boundaries of the City of Lincoln City to include unincorporated properties which are in the urban growth boundary; and

WHEREAS the City of Lincoln City has therefore sought the Lincoln County Board of Commissioners approval of the Plan pursuant to ORS 457.105; and

NOW THEREFORE, the Board of Commissioners does resolve and order:

- 1) The Nelscott Urban Renewal (Tax Increment Finance) Plan presented to the Agency, Lincoln City Planning Commission and other taxing districts is hereby approved in accordance with ORS 457.105.
- 2) A copy of this Resolution shall be transmitted to the City of Lincoln City.

Dated this 16th day of August, 2023.

LINCOLN COUNTY BOARD OF COMMISSIONERS

 Kaety Jacobson, Chair

 Claire Hall, Commissioner

 Casey Miller, Commissioner

Attachments:

Exhibit A Nelscott Urban Renewal (Tax Increment Finance) Plan

Exhibit B Report Accompanying the Nelscott Urban Renewal (Tax Increment Finance) Plan

ORDINANCE NO. 2023-18

**AN ORDINANCE OF THE CITY OF LINCOLN CITY, MAKING CERTAIN DETERMINATIONS
AND FINDINGS RELATING TO AND APPROVING THE NELSCOTT URBAN RENEWAL (TAX
INCREMENT FINANCE) PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE
PUBLISHED**

*Annotated to show deletions and additions to the code sections being modified. Deletions are
~~bold lined through~~ and additions are **bold underlined**.*

WHEREAS, the Lincoln City Urban Renewal Agency ("Agency"), as the duly authorized and acting urban renewal agency of the City of Lincoln City, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Nelscott Urban Renewal (Tax Increment Finance) Plan attached hereto as Exhibit A (the "Plan"). The Plan authorizes certain urban renewal activities within the Nelscott Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated attached hereto as Exhibit B (the "Report") to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, the Plan and the Report were forwarded on June 12, 2023 to the governing body of each taxing district affected by the Plan, and Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on July 17, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to property owners within City's incorporated limits through a utility bill mailer and a direct mailer to properties outside of City Limits but within the proposed boundary; and

WHEREAS, the Agency forwarded the Plan and Report to the Lincoln City Planning Commission (the "Commission") for review and recommendation. The Commission considered the Plan and Report on July 18, 2023 and adopted a finding that the Plan conformed with the Lincoln City Comprehensive Plan attached hereto as Exhibit C (the "Planning Commission Recommendation"); and

WHEREAS, on July 19, 2023, August 2, 2023, and August 16, 2023 the City met with representatives of Lincoln County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has received written recommendations from the North Lincoln Fire and Rescue District #1 and rejects those recommendations; and

WHEREAS, on August 14, 2023 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Lincoln City Planning Commission and the public testimony received on or before that date and received additional public testimony; and

WHEREAS, as there are unincorporated properties within the Plan area, the Lincoln County Board of Commissioners adopted the Plan through a resolution on August 16, 2023, attached hereto (Final Resolution Number pending) as Exhibit D (the "County Approval").

WHEREAS, the City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Lincoln City Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the Nelscott Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces, and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g);
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;

4. The Plan conforms to the Lincoln City Comprehensive Plan, the Lincoln City Economic Opportunity Analysis, the Lincoln County Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in Section IV of the Plan, the City Council staff report for the August 14, 2023 meeting and in the Lincoln City Planning Commission Recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections of the Report;
7. Acquisition of property is necessary in the future to complete projects within the Plan;
8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council. The North Lincoln Fire & Rescue District #1 sent a written recommendation to the City to make the Plan a 15-year plan and to tie the Plan to a Performance Plan. The City Council rejects the recommendations from the North Lincoln Fire & Rescue District #1 to make a 15-year urban renewal plan and for a Performance Plan.

SECTION 2. The Nelscott Urban Renewal (Tax Increment Finance) Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Lincoln City Planning Commission Recommendation, the Lincoln County Commission approval of the Plan, each of which is hereby accepted along with the public testimony in the record.

SECTION 3. The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

SECTION 4. The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Lincoln County, Oregon.

SECTION 5. The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Lincoln City News Guard no later than four days following adoption of this Ordinance.

SECTION 6. Findings Adopted.

1
2 The findings contained in the Whereas Clauses of this Ordinance, and in the ordinance exhibits,
3 as well as the competent substantial evidence in the whole record of this legislative proceeding
4 are incorporated into this section by reference as if fully set forth herein, and are adopted in
5 support of this legislative action.

6
7 **SECTION 7. Severability.**

8
9 The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity
10 of one section, subsection, paragraph, or clause shall not affect the validity of the remaining
11 sections, subsections, paragraphs and clauses.

12
13 **SECTION 8. Ordinance Effective Date.**

14
15 Pursuant to Chapter IX, Section 9.3, this ordinance takes effect 30 days after the date of its
16 adoption.

17
18 **SECTION 9. Codification.**

19
20 Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and
21 the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word,
22 and the sections of this Ordinance may be renumbered, or re-lettered, provided that any
23 Whereas clauses and boilerplate provisions (i.e. Sections 6-9) need not be codified and the City
24 Recorder is authorized to correct any cross-references and any typographical errors.

25
26 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
27 9.2 of the City of Lincoln City Charter on the 14th day of August 2023 (First Reading) and on the
28 28th day of August 2023 (Second Reading).

29
30 PASSED AND ADOPTED by the City Council of the City of Lincoln City this 28th day of August
31 2023.

32
33
34 _____
35 SUSAN WAHLKE, MAYOR

36
37 ATTEST:

38
39
40 _____
41 JAMIE YOUNG, CITY RECORDER

42
43 APPROVED AS TO FORM:

1
2
3
4

RICHARD APPICELLO, CITY ATTORNEY

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Ordinance 2023-18 Exhibit A

Nelscott Urban Renewal (Tax Increment Finance) Plan

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Ordinance 2023-18 Exhibit B
Report on the Nelscott Urban Renewal (Tax Increment Finance) Plan

Ordinance 2023-18 Exhibit C

Memorandum from Planning Director regarding Lincoln City Planning Commission Report and
Recommendation on the Nelscott Urban Renewal (Tax Increment Finance) Plan

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Ordinance 2023-18 Exhibit D

Lincoln County Resolution regarding Lincoln City the
Nelscott Urban Renewal (Tax Increment Finance) Plan

Council Communication

Resolution 2023-25 North Lincoln Sanitary Rate Review

Meeting Date:	August 28, 2023	Primary Staff Contact:	Debbie Bridges
Department:	Finance	E-Mail:	dbridges@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	15 minutes

See Staff Memo under Public Hearing/Public Comment

Attachments:

Resolution 2023-25 - Adopting Fee Increase NLSS (DOC)
23 NLSS Rate Sheets (PDF)
North Lincoln Sanitary Presentation (PDF)

RESOLUTION NO. 2023-25**A RESOLUTION OF THE CITY OF LINCOLN CITY ADOPTING AN INCREASE IN RATES
FOR NORTH LINCOLN SANITARY SERVICE**RECITALS

A. In Ordinance No. 2006-11, the City of Lincoln City granted a solid waste franchise to Dunn-LeBlanc, Inc. DBA North Lincoln Sanitary Service (NLS).

B. Section 13 of Ordinance No. 2006-11 establishes a methodology and standards for calculating rates for collection service based on various factors, and establishes a process for adjusting rates responding to increases in cost of living (CPI) or requirements of legislation, along with regular rate proceedings.

C. Ordinance No. 2006-11 does not limit the City of Lincoln City in approving other types of rate increases as deemed appropriate.

D. The City provided an opportunity to comment on the proposed increase in fees established in this resolution as provided by ORS 294.160.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LINCOLN CITY, AS FOLLOWS:**

Section 1. Rate Amendment. After due consideration of the public comment, the requested rate increase from NLS of 4.5% is hereby approved, which is attached hereto, marked as Exhibit "A", and incorporated by this reference herein. This increase raises the charge for standard residential service from \$32.93 to \$34.41.

Section 2. Effective Date. This resolution shall take effect September 1, 2023.

PASSED AND ADOPTED by the City Council of the City of Lincoln City this 28th day of August 2023.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG, CITY RECORDER

45 APPROVED AS TO FORM:

46

47

48

49 _____
RICHARD APPICELLO, CITY ATTORNEY

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Residential		
32 RC Roadside		
32RC 1/W	\$ 32.93	\$ 34.41
32RC 2/M	\$ 26.74	\$ 27.94
32RC 1/M	\$ 23.57	\$ 24.63
32 RC Carry Out		
32RCC 1/W	\$ 41.21	\$ 43.07
32RCC 2/M	\$ 32.71	\$ 34.19
32RCC 1/M	\$ 28.33	\$ 29.60
64 RC Roadside		
64RC 1/W	\$ 48.66	\$ 50.85
64RC 2/M	\$ 32.87	\$ 34.35
64RC 1/M	\$ 27.09	\$ 28.31
64 RC Carry Out		
64RCC 1/W	\$ 56.85	\$ 59.41
64RCC 2/M	\$ 38.82	\$ 40.57
64RCC 1/M	\$ 31.80	\$ 33.24
96 RC Roadside		
96RC 1/W	\$ 61.93	\$ 64.71
96RC 2/M	\$ 38.93	\$ 40.68
96RC 1/M	\$ 31.14	\$ 32.54
96 RC Carry Out		
96RCC 1/W	\$ 72.37	\$ 75.63
96RCC 2/M	\$ 45.00	\$ 47.02
96RCC 1/M	\$ 35.84	\$ 37.45
96RCC 2/W	\$ 140.80	\$ 147.13
96RCC 3/W	\$ 198.85	\$ 207.79
1.0 yd Res Container		
1.0R 1/W	\$ 128.93	\$ 134.73
1.0R 2/M	\$ 81.60	\$ 85.28
1.0R 1/M	\$ 54.52	\$ 56.97
1.5 yd Res Container		
1.5R 1/W	\$ 173.73	\$ 181.55
1.5R 2/W	\$ 341.47	\$ 356.83
1.5R 2/M	\$ 110.13	\$ 115.08
1.5R 1/M	\$ 65.00	\$ 67.92

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
32 Com RC Roadside		
32CRC 1/W	\$ 24.92	\$ 26.04
32CRC 2/M	\$ 18.73	\$ 19.57
32CRC 1/M	\$ 15.56	\$ 16.26
32CRC 2/W	\$ 44.60	\$ 46.60
32CRC 3/W	\$ 65.72	\$ 68.68
32 Com RC Carry Out		
32CRCC 1/W	\$ 32.41	\$ 33.87
32CRCC 2/M	\$ 23.17	\$ 24.21
32CRCC 1/M	\$ 18.01	\$ 18.82
64 Com RC Roadside		
64CRC 1/W	\$ 40.65	\$ 42.48
64CRC 2/M	\$ 24.86	\$ 25.98
64CRC 1/M	\$ 19.08	\$ 19.94
64 Com RC Carry Out		
64CRCC 1/W	\$ 47.49	\$ 49.63
64CRCC 2/M	\$ 29.15	\$ 30.46
64CRCC 1/M	\$ 21.24	\$ 22.20
96 Com RC Roadside		
96CRC 1/W	\$ 53.92	\$ 56.34
96CRC 2/M	\$ 30.92	\$ 32.31
96CRC 1/M	\$ 23.13	\$ 24.17
96 Com RC Carry Out		
96CRCC 1/W	\$ 64.36	\$ 67.26
96CRCC 2/M	\$ 35.97	\$ 37.58
96CRCC 1/M	\$ 25.20	\$ 26.34
96CRCC 2/W	\$ 115.64	\$ 120.84
96CRCC 3/W	\$ 169.96	\$ 177.61

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
1.0 yd Com		
1.0 1/W	\$ 119.14	\$ 124.50
1.0 2/W	\$ 241.19	\$ 252.04
1.0 3/W	\$ 362.79	\$ 379.12
1.0 4/W	\$ 486.96	\$ 508.87
1.0 5/W	\$ 609.79	\$ 637.23
1.0 6/W	\$ 732.73	\$ 765.70
1.0 2/M	\$ 71.82	\$ 75.05
1.0 1/M	\$ 44.73	\$ 46.74
1.5 yd Com Container		
1.5 1/W	\$ 163.95	\$ 171.32
1.5 2/W	\$ 329.90	\$ 344.75
1.5 3/W	\$ 496.81	\$ 519.16
1.5 4/W	\$ 663.77	\$ 693.64
1.5 5/W	\$ 830.61	\$ 867.99
1.5 6/W	\$ 997.52	\$ 1,042.41
1.5 2/M	\$ 100.34	\$ 104.86
1.5 1/M	\$ 55.21	\$ 57.69
4.0 yd Com Container		
4.0 1/W	\$ 429.74	\$ 449.08
4.0 2/W	\$ 863.23	\$ 902.07
4.0 3/W	\$ 1,299.39	\$ 1,357.86
4.0 4/W	\$ 1,735.50	\$ 1,813.60
4.0 5/W	\$ 2,171.66	\$ 2,269.39
4.0 6/W	\$ 2,607.83	\$ 2,725.18
4.0 2/M	\$ 246.92	\$ 258.03
4.0 1/M	\$ 138.94	\$ 145.19
5.0 yd Com Container		
5.0 1/W	\$ 533.04	\$ 557.02
5.0 2/W	\$ 1,070.15	\$ 1,118.30
5.0 3/W	\$ 1,610.50	\$ 1,682.97
5.0 4/W	\$ 2,150.85	\$ 2,247.64
5.0 5/W	\$ 2,691.20	\$ 2,812.30
5.0 6/W	\$ 3,231.55	\$ 3,376.97
5.0 2/M	\$ 292.44	\$ 305.60
5.0 1/M	\$ 171.78	\$ 179.51
6.0 yd Com Container		
6.0 1/W	\$ 635.97	\$ 664.59
6.0 2/W	\$ 1,276.29	\$ 1,333.73
6.0 3/W	\$ 1,920.41	\$ 2,006.83
6.0 4/W	\$ 2,564.53	\$ 2,679.94
6.0 5/W	\$ 3,208.60	\$ 3,352.99
6.0 6/W	\$ 3,852.83	\$ 4,026.21
6.0 2/M	\$ 344.08	\$ 359.57
6.0 1/M	\$ 204.26	\$ 213.46

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
10yd Compactor	\$ 584.26	\$ 610.55
15yd Compactor	\$ 722.46	\$ 754.97
20yd Compactor	\$ 862.91	\$ 901.74
25yd Compactor	\$ 1,182.17	\$ 1,115.37
30yd Compactor	\$ 1,237.66	\$ 1,293.36
10yd Drop Box, with 2 ton deposit	\$ 534.54	\$ 558.59
20yd Drop Box, with 3 ton deposit	\$ 648.54	\$ 677.72
30yd Drop Box, with 4 ton deposit	\$ 762.54	\$ 796.85
40yd Drop Box, with 5 ton deposit	\$ 876.54	\$ 915.98
Drop Box Deliv & P/U + Tonnage (\$114 per ton or \$0.057 per pound.)		
Drop Box Deliv & P/U Only		\$ 320.33
Coffin Butte ACM 1 box hauled direct. Based on 5 tons per box. Disposal will be the landfill		
10yd ACM 1 Box	\$ 1,232.86	\$ 1,277.99
20yd ACM 1 Box	\$ 1,347.86	\$ 1,392.99
30yd ACM 1 Box	\$ 1,462.86	\$ 1,507.99
40yd ACM 1 Box	\$ 1,577.86	\$ 1,622.99
Coffin Butte ACM per box hauling 2 boxes to landfill. Based on 5 Tons per box. Disposal will be the landfill		
10yd ACM 2 Boxes	\$ 1,224.84	\$ 1,259.26
20yd ACM 2 Boxes	\$ 1,454.84	\$ 1,489.26
30yd ACM 2 Boxes	\$ 1,684.84	\$ 1,719.26
40yd ACM 2 Boxes	\$ 1,914.84	\$ 1,949.26

Lincoln City		
9/1/2023		
Service	Current Rate	Proposed Rate
Commercial		
Extra 32 G, R, MC RS	\$ 5.40	\$ 5.64
Extra 32 G, R, MC CO	\$ 6.35	\$ 6.64
Extra Yd of Refuse	\$ 33.92	\$ 35.45
Extra 1.5 yd of Refuse	\$ 50.89	\$ 53.18
1.0yd Temp Cont	\$ 38.61	\$ 40.34
1.5yd Temp Cont	\$ 51.25	\$ 53.55
Extra Dist & Drive In note: Increases are based on truck rates changing in the Expenses Tab via Times tab. NOTE: No		
COC Extra Dist/25' 1/WCO	\$ 4.18	\$ 4.18
COC Extra Dist/25' 2/MCO	\$ 3.10	\$ 3.10
COC Extra Dist/25' 1/MCO	\$ 2.56	\$ 2.56
Drive in Time 15 sec 1/W	\$ 8.36	\$ 8.36
Drive in Time 15 sec 1/M	\$ 5.11	\$ 5.11
KT Monthly Fee	\$ 25.00	\$ 25.00
On Call Monthly Fee	\$ 5.00	\$ 5.00
Lock Bar	\$ 5.00	\$ 5.00
Inerts. Deposit required like it's all garbage until box has been inspected, then r		
10yd Drop Box	\$ 346.54	\$ 360.33
20yd Drop Box	\$ 306.54	\$ 360.33
Recycle Center Fees		
Mixed Recycling per 32 gal	\$ 5.00	\$ 5.00
Dry Cell Batteries	\$ 1.00	\$ 1.00
Fluorescent Tubes	\$ 0.25	\$ 0.25
CFL Bulbs	\$ 0.75	\$ 0.75
Shredding	\$ 0.30	\$ 0.30
Garbage per 32 gal	\$ 7.00	\$ 7.00

City of Lincoln City

August 28th, 2023



Who We Are

- ★ Family owned & operated
- ★ 3rd generation family business celebrating 57 years serving North Lincoln County
- ★ 35 Full-Time Employees
- ★ 10 Part-Time Employees



4 Office Staff



26 CDL Drivers



4 Mechanics



8,155 Residential Customers



648 Commercial Customers

Expense Changes: 2021 – 2023



Wages



NLSS Employees CPI Increase

2021: 5% Increase

2022: 5% Increase

2023: 5% Increase (projected)

Actual CPI Increase

(BLS Oregon Western Region)

2021: 5.1% Increase

2022: 8.8% Increase

2023: 4.5% Increase (projected)

NLSS Solid Waste CDL Driver:

\$29.07 per hour

Coastal Median CDL Driver:

\$26.50 per hour

ORRA Pay & Benefit Survey 2023



Disposal Cost



2021: **\$95.00** per ton

2022: **\$97.25** per ton

2023: **\$114.00** per ton

20% increase from 2021 to 2023



Fuel Cost



2021 Average Price per Gallon: **\$2.54**

2022 Average Price per Gallon: **\$4.14**

2023 Average Price per Gallon: **\$3.27**

29% increase from 2021 to 2023

Lincoln City

★ 32 Gallon Roll Cart ★
Once a week pickup

Current	Proposed
\$32.93	\$34.41

4.5% Proposed Rate Increase



Rate Increases

★ 1.5 Yard Dumpster ★
Once a week pickup
(Commercial Rate)

Current	Proposed
\$163.95	\$171.32

4.5% Proposed Rate Increase



Customer Options

Curbside or Carry-Out

Curbside Roll Cart Pick-up

\$34.41 per month

Price based on a 32-gallon roll cart (RC) picked up weekly; includes Co-Mingled Recycling & Mixed Compostables



Carry-Out Roll Cart Pick-up

\$43.07 per month

\$8.66 per month extra for this service

Price based on a 32-gallon roll cart (RC) picked up weekly; includes Co-Mingled Recycling & Mixed Compostables



DEQ Recycling Law



Under ORS 459A.070; NLSS is prohibited from charging separately for Co-Mingled Recycling and Mixed Compostables. Both charges are included in a customer's garbage rate, which are dictated by the garbage roll cart size and frequency of pickups.

Current Recycling & Participation Levels

Includes all three franchises: Lincoln County, Lincoln City, & Depoe Bay

Recycling

All Recycling 2022

(Excluding Wood Waste)

5,175 tons

6% increase from 4,881 in 2021

Drop Boxes

Drop Boxes

1,771 tons

30% decrease from 2,523 in 2021

Garbage

All Garbage 2022

(Residential & Commercial)

25,261 tons

5.2% decrease from 26,642 in 2021

Mixed Compost

Mixed Compostables

2,116 tons

9.3% increase from 1,936 in 2021

Current **Residential Recycling** Participation Level: 82%

Current **Commercial Recycling** Participation Level: 78%

Current **Mixed Compostables** Participation Level: 73%

Commercial Compost Pilot Programs



Pelican Pub



Type of Service:

On call pick-up of 64-gallon roll carts

Composting
spent grains
from the
brewing process



Hospital



Type of Service:

Every other week pick-up of
(6) 64-gallon roll carts

Composting
food waste
from the
kitchen



City Cans

★ New Cans for Lincoln City ★



We purchased the
city cans & are
currently servicing
them regularly.

Diversion from Other Programs

★ Lithium-Ion Batteries

Now collecting them free of charge at our Recycling Center

Hauling to *garten* in Salem, OR

★ E-Waste

34.51 tons of electronic waste were collected and sent to  **ERI** in Portland, OR in 2022

★ Alkaline Batteries

Now recycling alkaline batteries for a fee of \$1.00 per cup at our Recycling Center

Shipping to **call2recycle** Atlanta, GA



Yard Waste/Organics

Holiday trees and greens, max of 6" diameter; no flocking/decorations. Check calendar or curbside tree pickup.



Easy food scrap recycling

- Keep kitchen container near the sink
- Add food scraps
- When full, empty into your yard waste container



Grass clippings, weeds, leaves, tree branches, twigs, roots, & garden debris



Houseplants (no pots)



Dairy products (cheese, yogurt, etc.)



Coffee filters and grounds, tea bags, and tea leaves



Meat, fish, poultry, and bones



Fruit and vegetable scraps, leftovers, pumpkins



Bread, pasta, and grains



Eggshells and nutshells

NO:



Remember: If you don't want it in your garden, don't put it in your container.

- Plastics of any kind
- Compostable service ware
- Animal waste
- Animal carcasses
- Grease/oil
- Tissues
- Liquid
- Treated wood
- Dirt

Container Size: 96 gallons

Be a Good Recycler

- No plastic bags
- Food scraps can be placed loose in container

Tips:

- Place woody material in the bottom of the container
- If you do not like the mess, food scraps can be frozen until collection day
- Set out every other week with your recycle roll cart



North Lincoln
SANITARY SERVICE

1726 SE Hwy 101 Lincoln City
541-994-5555 ③ www.northlincolnsanitary.com

NLSS Curbside Recycling

NLSS Recycling Center

K.3.c

Newspaper

Place in cart loose. Please do not tie or bag.

Corrugated Cardboard

Flatten all boxes and place in cart loose.

Scrap Paper

This includes magazines, catalogs, junk mail and cereal boxes, etc. Place in cart loose.

Tin Cans

Rinse well and place in cart loose.

Aluminum Cans

Rinse well and place in cart loose.

Plastics

#1 & #2 jugs & bottles only.

Remove lids, rinse well, place in cart loose.

No Glass, Plastic Film or Bags, or Styrofoam.

Motor Oil – Place Next to Cart in Jug With Screw On Lid.



Free drop off items

Glass Bottles and Jars

Paint

Scrap Metal

Motor Oil

Cardboard

Cooking Oil

Computers, Cell Phones, & Electronics

Rechargeable Batteries
Athletic/Tennis Shoes

Items accepted for a charge

Co-mingled Recycling:

*\$5.00 per 32 gallons

Dry Cell Batteries:

\$1.00 per cup

Fluorescent Tubes:

\$0.25 per foot

CFL Bulbs:

\$0.75 each

Automotive & Hazardous Fluids:

\$2.00 per gallon

Shredding:

\$0.30 per pound

Garbage (96 gallons maximum):

*\$7.00 per 32 gallons

* Minimum fee

North Lincoln
SANITARY SERVICE

North Lincoln Sanitary Service ♦ 1726 SE Hwy 101 Lincoln City
541-994-5555 ♦ www.northlincolnsanitary.com

Packet Pg. 204

Accepted at Recycling Center

Free of Charge



Accepted at Recycling Center

For a Fee



Other Programs

Bulky Item Pickup

We can pick up anything.
Just call ahead for a time that's convenient for you.



\$19



\$32



\$21



\$20

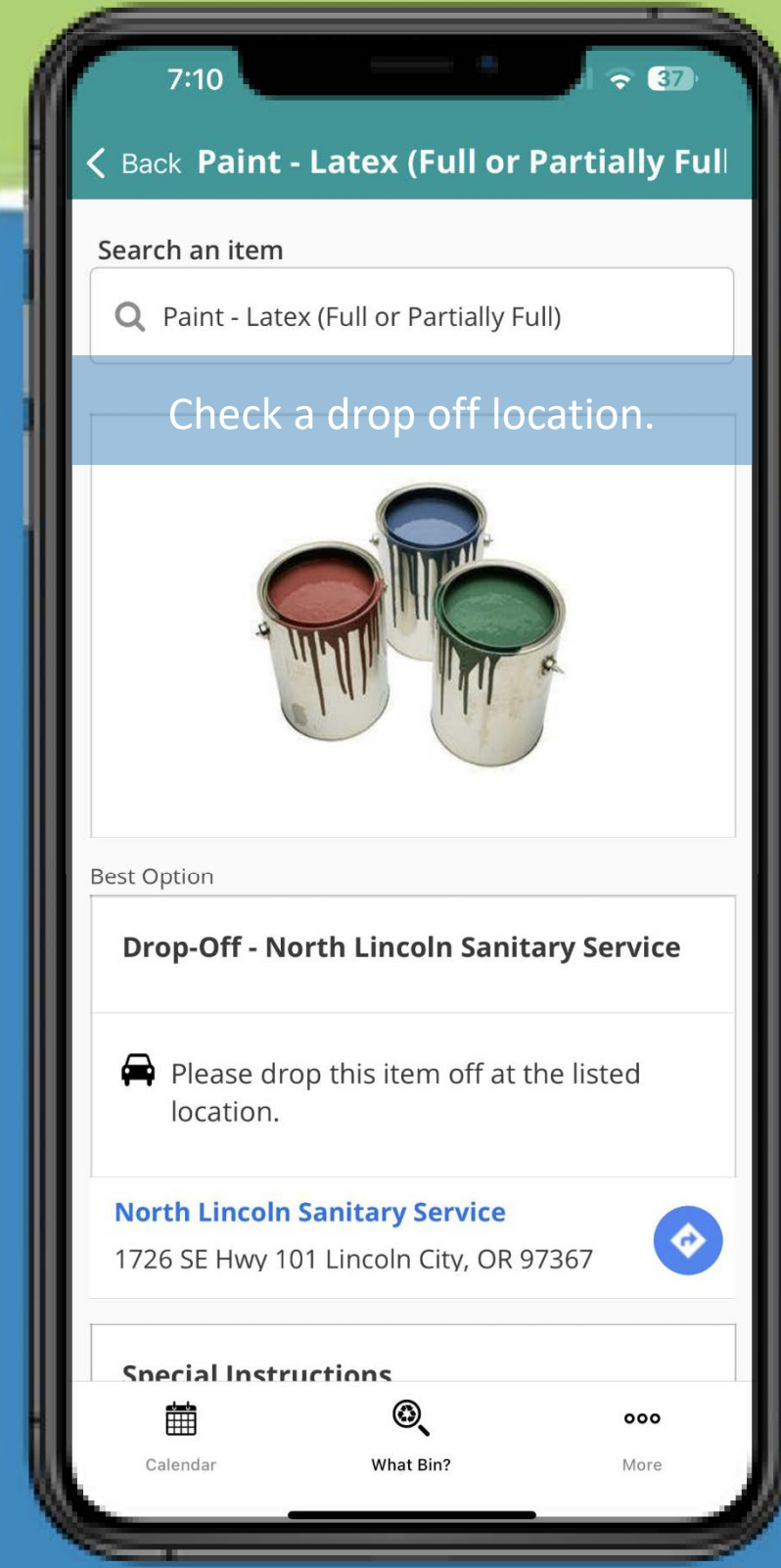
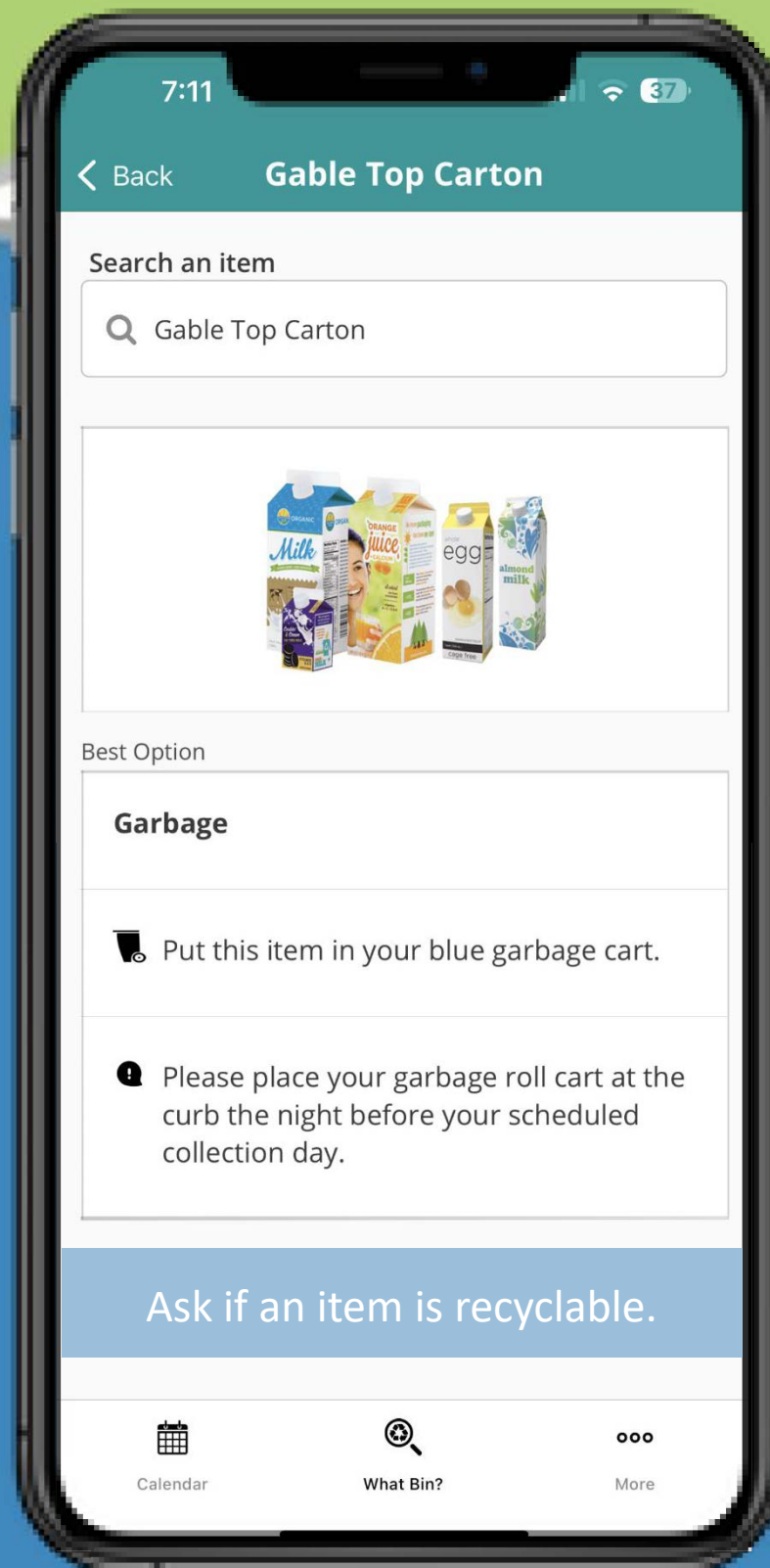


\$20

Contamination Education Plan

- ★ Drivers frequently **check recycle roll carts** before they are emptied (DEQ mandates 15%)
- ★ Full-time **Recycling Education position** for public instruction of sustainability practices
- ★ **Letters** alerting customers of contamination in their roll carts, along with **flyers** to educate them of current allowable recyclable items
- ★ Social media presence on **Facebook, Instagram, and our website** to allow for community presence outside of paper and in-person education
- ★ **Educational tours** for employees at our MRF (processor) where we haul our recycling
- ★ “Waste Wizard” **mobile App** to allow customers to search for what materials are recyclable

North Lincoln Sanitary App



- 01 Why can't compostable bags go in mixed compost?
- 02 What is yard debris?
- 03 What is food waste?
- 04 Where does it go once NLSS picks it up?



- ✿ Floral trimmings
- ✿ Brush
- ✿ Grass clippings, leaves, & weeds
- ✿ Tree branches, twigs, & roots
- ✿ Garden debris (no pots)



Newspaper
Corrugated Cardboard
Scrap Paper
Tin & Aluminum Cans
Plastic Jugs #1 & #2



3 DAYS AGO

- No commercial tires
- No monster tires
- No tractor tires
- No commercial loads of tires

DISMISS



Upcoming Education

- ★ Recycling Educator meeting with the **Lincoln County Solid Waste District** weekly on Community Education Outreach
- ★ Recycling Educator meeting with the **Lincoln City Sustainability Committee** monthly to discuss the future of recycling in Lincoln City
- ★ Recycling Educator providing seminars with **Rotary & Kiwanis**
- ★ Recycling Educator is a board member on **Association of Oregon Recyclers** (AOR) and will be involved in the AOR Conference at Salishan in September
- ★ Implemented several source separated recycling programs at **multi-family complexes**
- ★ Continuing to work together with our **local government and community leaders** on education with an emphasis on “Reduce & Reuse”
- ★ Providing the County with a full **education report** every January for the Opportunity to Recycle
- ★ In discussion with the **local school districts** on sustainable practice implementations now that Green Schools has been changed

What's Next?

New Transfer Station

New Transfer Station
Estimated Completion Date: January 2024



- ★ Moving the Public Transfer Station to the Private Transfer Station
- ★ Adding a second trailer bay
- ★ Installing weight scales for customers

Schooner Creek TRANSFER

Recycling Modernization Act

Recycling Modernization Act

"The Plastic Pollution and Recycling Modernization Act will update Oregon's outdated recycling system by building on local community programs and leveraging the resources of producers to create an innovative system that works for everyone...The new law became effective Jan. 1, 2022 and recycling program changes will start in July 2025." - DEQ

★ **Where are we at?** ★
You completed the Needs Assessment Survey
Next RAC Meeting is mid-September
Statewide Recycling List is being discussed

HOW IT WILL WORK

- Producers**
Will join a Producer Responsibility Organization and pay fees based on the products they sell in Oregon
- Producer Responsibility Organizations**
Will use the fees to fund and reimburse various local recycling service expenses
- Recycling Processing Facilities**
Will establish new permit and certification requirements
- Uniform Statewide Collection List**
Will establish a uniform list of materials that are recyclable across Oregon
- Local Governments**
Will receive financial support to expand recycling services and address contamination

Timeline:

- Early 2023**
Optional for ALL cities regardless of size
Fill out the local government needs assessment survey to indicate interest in expanding recycling services (ORS 459A.890 (b)). PROs will provide funding for expansion of these programs based on eligibility for funding.
- Late 2024**
Optional for ALL cities regardless of size
After PRO program plans are approved, enter into discussion about service expansion based on interest identified in needs assessment survey.

Juno: Georgia-Pacific

JUNO Georgia-Pacific | Toledo, OR

Our new transfer station will allow us to start hauling to Juno once completed. Juno only accepts waste without Construction & Demolition (C&D) debris, so with the addition of a 2nd trailer bay in the new transfer station, we'll be able to remove C&D from the loads.
Estimated completion date: January 2024



Waste Breakdown:

- 45% Organic Waste Producing Biogas
- 20% Papers/Fibers
- 20% Plastics
- 5% Metals
- 10% Other

"Juno is the breakthrough waste recovery technology that can process waste and recover and sanitize valuable raw materials. Juno is proven to recover up to 90% of materials it processes, diverting them from landfills and incinerators. These materials – things like paper fiber, food, plastics, and metals – are then circulated back into the economy for reuse as raw materials." – Juno's Website

Mattress Recycling EPR

Mattress Recycling Extended Producer Responsibility

"The Mattress Stewardship Act...establishes a statewide system for the financing, collection and environmentally sound management of discarded mattresses. It requires that this system provide free, convenient and accessible opportunities for collection of mattresses discarded in Oregon." – DEQ

★ We plan to participate at our new transfer station to help divert mattresses to be recycled.

We are currently recycling parts of mattresses by pulling out the metal springs for scrap metal and reusing them on our transfer station floor. ★

Timeline:

- March 2022**
Mattress Stewardship Act signed into law
- Dec. 8, 2022**
Rulemaking Advisory Committee Meeting #1
- Feb. 3, 2023**
Rulemaking Advisory Committee Meeting #2
- April 2023**
Public comment period on draft rules
- July 2023**
Present proposed rules to the Environmental Quality Commission for adoption
- Oct. 1, 2023**
Program plans are due from Stewardship Organization(s)
- 2023-2024**
Public comment and committee review of submitted plan(s)
- 2024**
Stewardship Organization implements an approved plan; consumers can dispose of mattresses at participating sites

Recycling Market

Recycling Market Update ★

Plastics: "The value of recyclables is down again. Today's price is 80% less than a few months ago. These prices are driven by economic downturns and producers using less expensive virgin resin." – Pioneer Recycling

Metals: "Metals were flat to slightly down. Consumer purchases of foods from tin cans are also down." – Pioneer Recycling

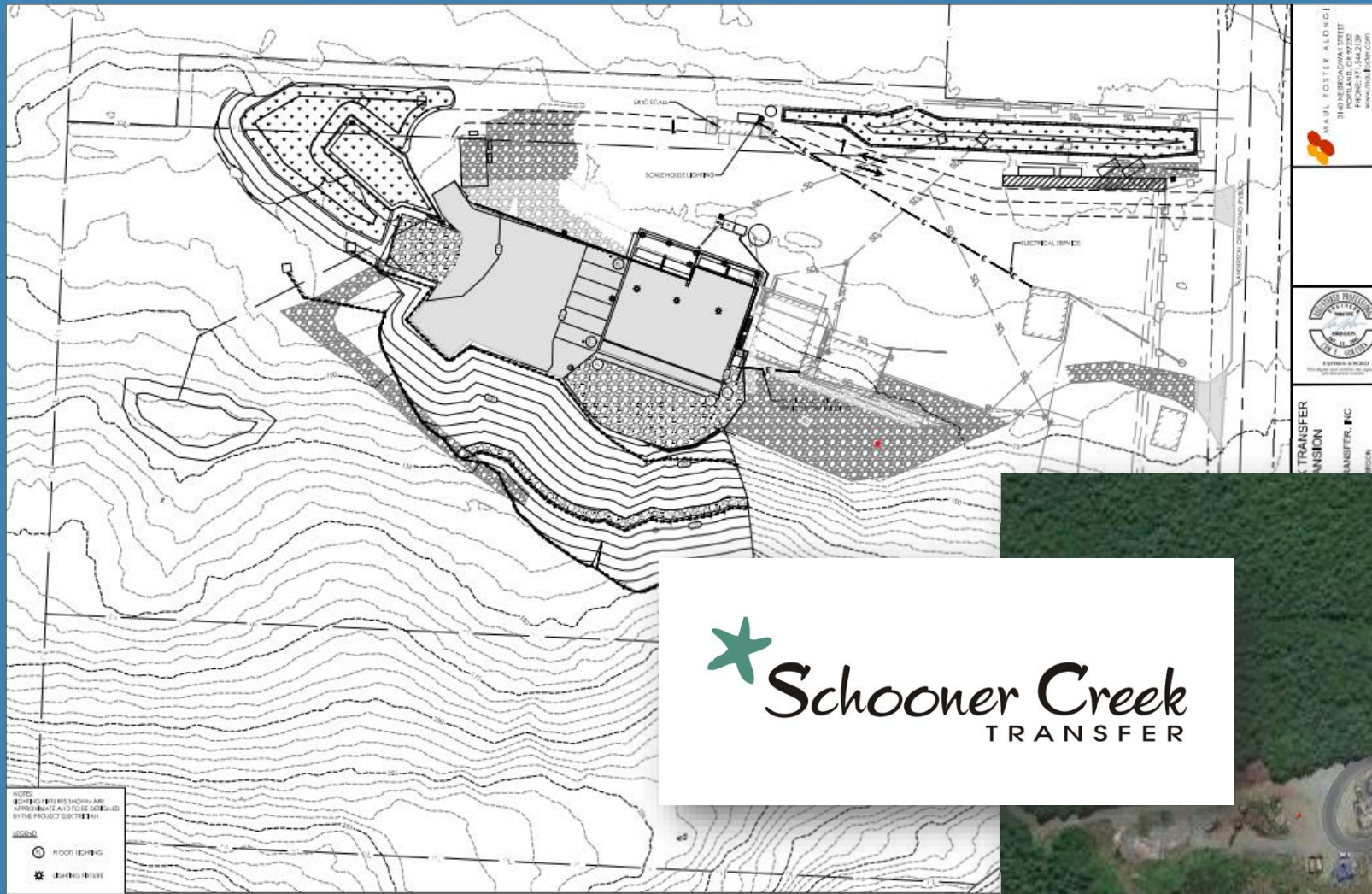
Paper: "In the Pacific Northwest (PNW), demand from domestic paper mills is down significantly. WestRock announced the closing of their Tacoma Mill, effective September 30, 2023...we expect this to create more softness in the paper market." – Pioneer Recycling

Domestic Consumption: "Domestic consumption of these materials is almost nonexistent. Consequently, we ship most of the plastic grades to export markets. Without access to export markets, some MRFs are unable to sell the product and continue to stockpile plastics." – Pioneer Recycling

Pioneer Recycling Services

New Transfer Station

Estimated Completion Date: January 2024



 **Schooner Creek**
TRANSFER

 Moving the Public Transfer Station to the Private Transfer Station



 Adding a second trailer bay

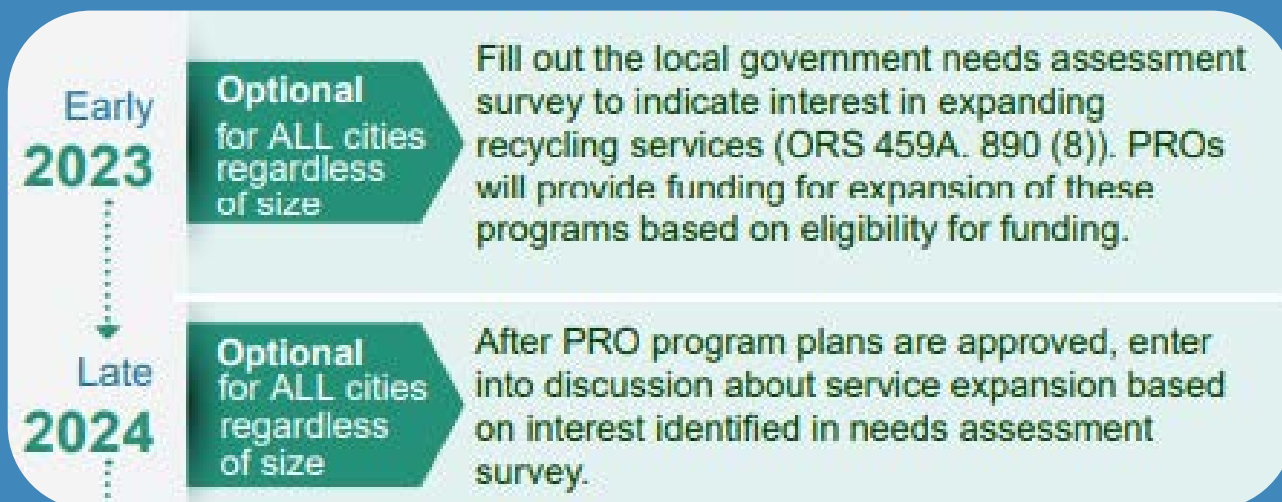
 Installing weight scales for customers

Recycling Modernization Act

*"The Plastic Pollution and Recycling Modernization Act will update Oregon's outdated recycling system by **building on local community programs and leveraging the resources of producers** to create an innovative system that works for everyone...The new law became effective Jan. 1, 2022 and recycling program changes will start in **July 2025**." - DEQ*

★ Where are we at? ★

You completed the Needs Assessment Survey
Next RAC Meeting is mid-September
Statewide Recycling List is being discussed



HOW IT WILL WORK



Producers

Will join a Producer Responsibility Organization and pay fees based on the products they sell in Oregon

Producer Responsibility Organizations

Will use the fees to fund and reimburse various local recycling service expenses

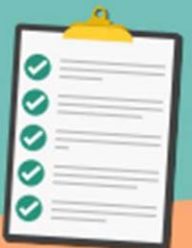


Recycling Processing Facilities

Will establish new permit and certification requirements

Uniform Statewide Collection List

Will establish a uniform list of materials that are recyclable across Oregon



Local Governments

Will receive financial support to expand recycling services and address contamination

Juno® Georgia-Pacific | Toledo, OR

Our new transfer station will allow us to start hauling to Juno once completed.

Juno only accepts waste without Construction & Demolition (C&D) debris, so with the addition of a 2nd trailer bay in the new transfer station, we'll be able to remove C&D from the loads.

Estimated completion date: January 2024

45% Organic Waste Producing Biogas

20% Papers/Fibers

20% Plastics

5% Metals

10% Other



*“Juno is the **breakthrough waste recovery technology** that can process waste and recover and sanitize valuable raw materials. Juno is proven to **recover up to 90%** of materials it processes, diverting them from landfills and incinerators. These materials – things like paper fiber, food, plastics, and metals – are then circulated back into the economy for **reuse as raw materials.**” – Juno’s Website*



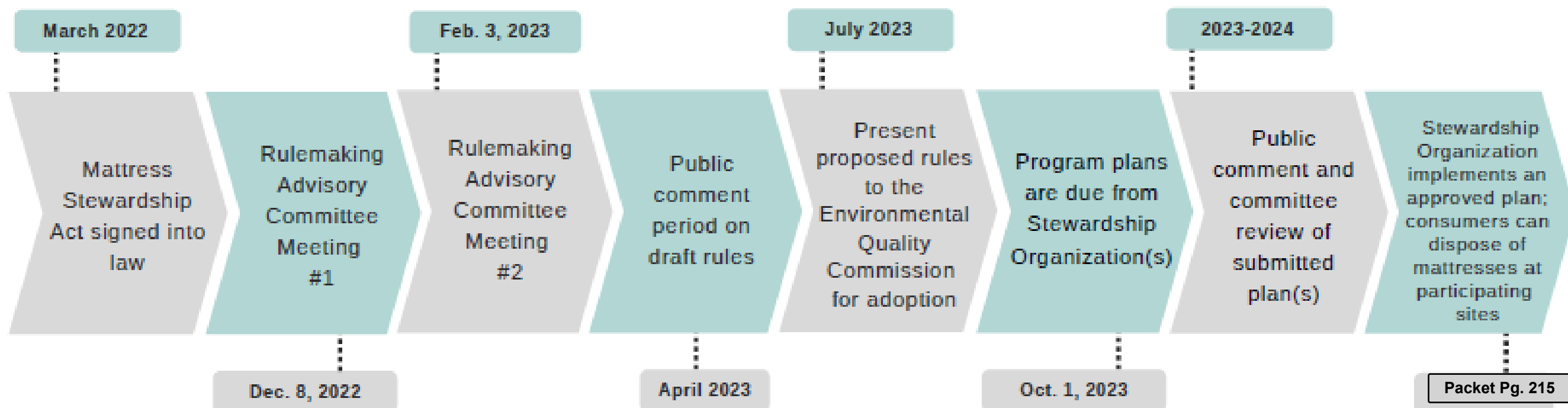
Mattress Recycling

Extended Producer Responsibility

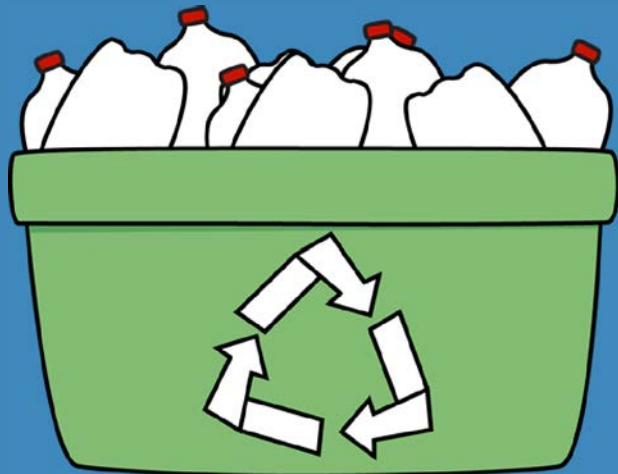
“The Mattress Stewardship Act...establishes a statewide system for the financing, collection and environmentally sound management of discarded mattresses. It requires that this system provide free, convenient and accessible opportunities for collection of mattresses discarded in Oregon.” – DEQ

★ We plan to participate at our new transfer station to help divert mattresses to be recycled.

We are currently recycling parts of mattresses by pulling out the metal springs for scrap metal and reusing them on our transfer station floor. ★



Recycling Market Update



*“The value of recyclables is down again. Today’s price is **80% less** than a few months ago. These prices are driven by **economic downturns** and **producers using less expensive virgin resin.**”*
— Pioneer Recycling



*“**Metals** were flat to slightly down. Consumer purchases of foods from tin cans are also down.”*
— Pioneer Recycling

*“In the Pacific Northwest (PNW), demand from **domestic paper mills** is **down significantly.** WestRock announced the closing of their Tacoma Mill, effective September 30, 2023...we expect this to create **more softness** in the paper market.”*
— Pioneer Recycling



*“Domestic consumption of these materials is **almost nonexistent.** Consequently, we ship most of the plastic grades to export markets. Without access to export markets, **some MRFs are unable to sell the product and continue to stockpile plastics.**”*
— Pioneer Recycling



Pioneer
RECYCLING SERVICES

Contamination Education Plan

- ★ Drivers frequently **check recycle roll carts** before they are emptied (DEQ mandates 15%)
- ★ Full-time **Recycling Education position** for public instruction of sustainability practices
- ★ **Letters** alerting customers of contamination in their roll carts, along with **flyers** to educate them of current allowable recyclable items
- ★ Social media presence on **Facebook, Instagram, and our website** to allow for community presence outside of paper and in-person education
- ★ **Educational tours** for employees at our MRF (processor) where we haul our recycling
- ★ “Waste Wizard” **mobile App** to allow customers to search for what materials are recyclable

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PRESIDENT

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home 541.994.8786

our family
serving your family
SINCE 1966

Council Communication

Boards and Committees Reappointment

Meeting Date:	August 28, 2023	Primary Staff Contact:	Jamie Young
Department:	City Council	E-Mail:	JYoung@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	

Background:

At the July 24, 2023 meeting Council made a motion to direct the City Recorder to use the abbreviated reappointment process pending a new background and schedule the Committee members for reappoint at the next Council meeting.

Question:

Should the City Council reappoint Beth Towers, Jane Mulholland, Victoria McOmie, and Diana Bates to the committees they are currently serving on?

Staff

Recommendation:

Staff recommends that Council reappoint Beth Towers, Jane Mulholland, Victoria McOmie, and Diana Bates to the committees they are currently serving on for a full term.

Authority:

Reappointment to the Lincoln City Budget Committee is authorized under LCMC Chapters 2.06.015 Recruitment and appointment process.

G. Reappointment. Requests for reappointment of appointive public officers (only for those who have previously completed the interview, reference and background check) may be processed using this abbreviated procedure. The council, by motion, may direct the city recorder to place appointive officers on the agenda for reappointment, subject only to an update of the background investigation (pursuant to a current release). Unless council by motion directs the use of the abbreviated procedure, all reappointments shall follow the procedure identified herein for original applicants. (Ord. 2021-20 § 1; Ord. 2017-05 § 1)

Council**Options:**

Review and discuss the recommendation for reappointment of Beth Towers, Jane Mulholland, Victoria McOmie, and Diana Bates to the committees they are currently serving on.

Potential Motions:

1. **I move to reappoint Beth Towers to the Park and Recreation Board for a “City Resident” position with a three-year term. The term begins 1/1/24 expires 12/31/2026.**
2. **I move to reappoint Jane Mulholland to the Park and Recreation Board for a “City Resident” position with a three-year term. The term begins 1/1/24 expires 12/31/2026.**
3. **I move to reappoint Victoria McOmie to the Sustainability Committee for a “City Resident” position with a three-year term. The term begins 1/1/24 expires 12/31/2026**
4. **I move to reappoint Diana Bates to the Budget Committee for a “City Resident” position with a three-year term. The term begins 1/1/24 expires 12/31/2026**

Attachments:

MEMORANDUM TO CC--APPOINTED BODIES BG CHECK PASS_FAIL DETERMINATION-Jane Mulholland (PDF)

MEMORANDUM TO CC--APPOINTED BODIES BG CHECK PASS_FAIL DETERMINATION-Beth Towers (PDF)

MEMORANDUM TO CC--APPOINTED BODIES BG CHECK PASS_FAIL DETERMINATION-Diana Bates (PDF)

MEMORANDUM TO CC--APPOINTED BODIES BG CHECK PASS_FAIL DETERMINATION-Victoria Mcomie (PDF)



MEMORANDUM

To: City of Lincoln City Mayor and Council
From: Abigail Edwards, Human Resources Director
Date: August 10, 2023
Re: Council Volunteer Appointment—Background Report

To the Honorable Mayor and City Council:

Human Resources has conducted a background investigation for a volunteer application for City Appointed Bodies as set forth in the Lincoln City Municipal Code, Section 2.06.015(D).

No adverse information was found for the following applicant, and they have *passed* the background check.

Name: Jane Mulholland

Position Applied For: Parks and Recreation Board

Thank you.

Respectfully,

Abigail Edwards
HR Director



MEMORANDUM

To: City of Lincoln City Mayor and Council
From: Abigail Edwards, Human Resources Director
Date: August 15, 2023
Re: Council Volunteer Appointment—Background Report

To the Honorable Mayor and City Council:

Human Resources has conducted a background investigation for a volunteer application for City Appointed Bodies as set forth in the Lincoln City Municipal Code, Section 2.06.015(D).

No adverse information was found for the following applicant, and they have *passed* the background check.

Name: Beth Towers

Position Applied For: Parks and Recreation Board

Thank you.

Respectfully,

Abigail Edwards
HR Director



MEMORANDUM

To: City of Lincoln City Mayor and Council
From: Abigail Edwards, Human Resources Director
Date: August 3, 2023
Re: Council Volunteer Appointment—Background Report

To the Honorable Mayor and City Council:

Human Resources has conducted a background investigation for a volunteer application for City Appointed Bodies as set forth in the Lincoln City Municipal Code, Section 2.06.015(D).

No adverse information was found for the following applicant, and they have *passed* the background check.

Name: Diana Bates

Position Applied For: Budget Committee

Thank you.

Respectfully,

Abigail Edwards
HR Director



MEMORANDUM

To: City of Lincoln City Mayor and Council
From: Abigail Edwards, Human Resources Director
Date: August 3, 2023
Re: Council Volunteer Appointment—Background Report

To the Honorable Mayor and City Council:

Human Resources has conducted a background investigation for a volunteer application for City Appointed Bodies as set forth in the Lincoln City Municipal Code, Section 2.06.015(D).

No adverse information was found for the following applicant, and they have *passed* the background check.

Name: Victoria McOmie
Position Applied For: Sustainability Committee

Thank you.

Respectfully,

Abigail Edwards
HR Director