

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

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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

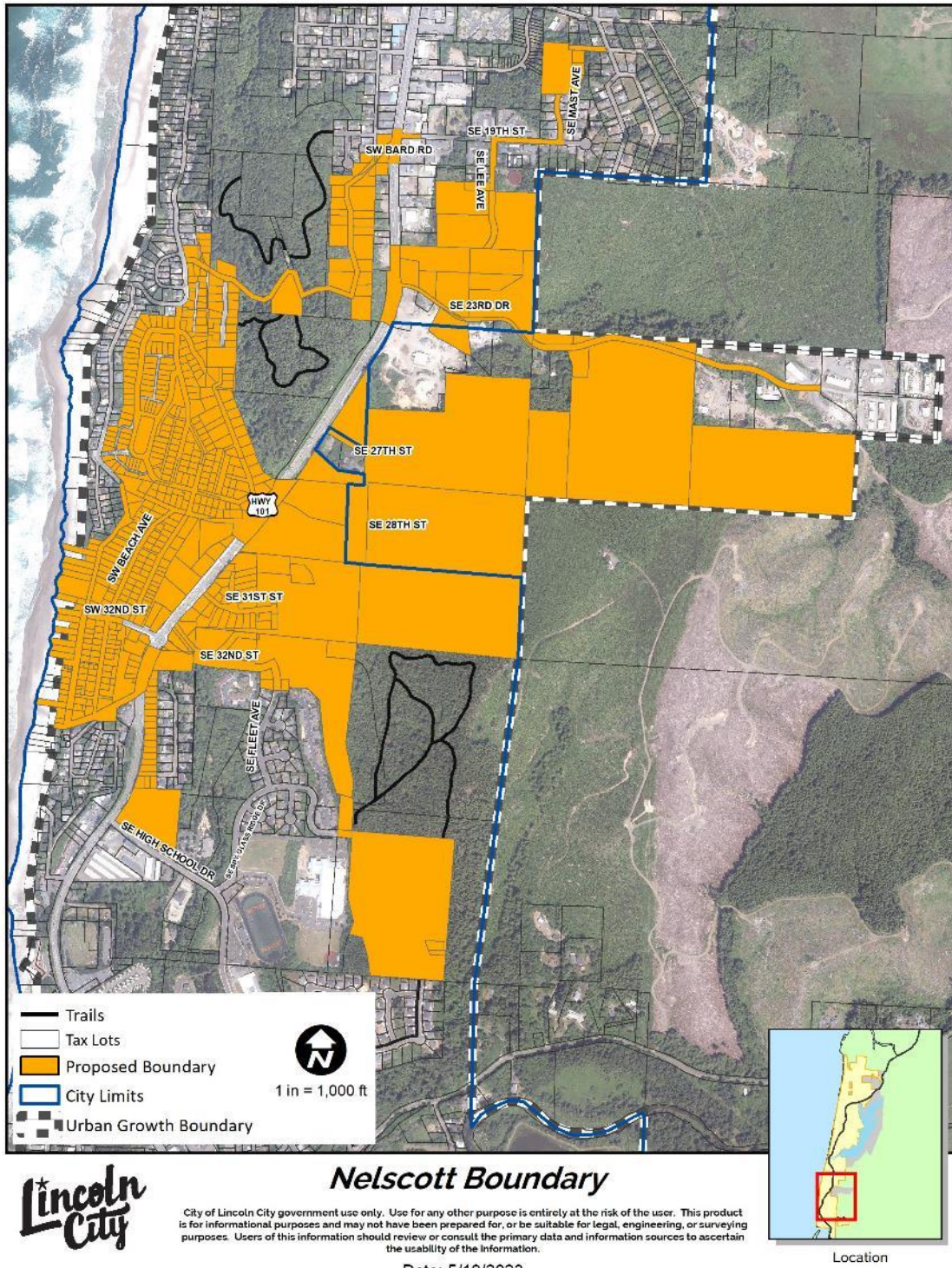
To accomplish its mission the Agency will develop and implement an urban renewal (tax increment finance) program known as the Plan, the goals and objectives of which are:

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:
 - New road connection between SE Lee Avenue and SE 23rd Drive
 - New road connection between SE 23rd Drive and SE 32nd Street / Fleet Avenue intersection
 - New road connection between SE 14th Street and SE 19th Street via an extension of Mast Avenue to connect with Oar Avenue
 - Other new road connections where feasible
- Pedestrian Safety. Improvements including but not limited to:
 - Pedestrian striping
 - Infill of sidewalk gaps
 - 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.
 - Improvements to SW 32nd Street Parking Lot
 - 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.
 - SE 23rd Drive and Highway 101 intersection improvements
 - SW Bard Road / SE 19th Street and Highway 101 intersection improvements
 - 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.
 - 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.
 - Bard Road street Improvements to include sidewalks/pathways, paving, stormwater management.
 - 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:
 - New park in the vicinity of SE Lee Avenue and SE 27th Street
 - New park south of SE 23rd Drive near the planned employment area
 - 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.
 - Beach Access at SW 33rd Street
 - Beach Access at SW 35th Street
 - 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.

- 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:
 - Long-range water security and conservation
 - Construct a 5 million gallon water reservoir to increase the City's water storage capacity and improve fire flows
 - Upgrades and extensions of existing lines and pump stations
 - Increase capacity and re-build the wetwell for the Nelscott Sanitary Sewer Pump Station
 - 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.

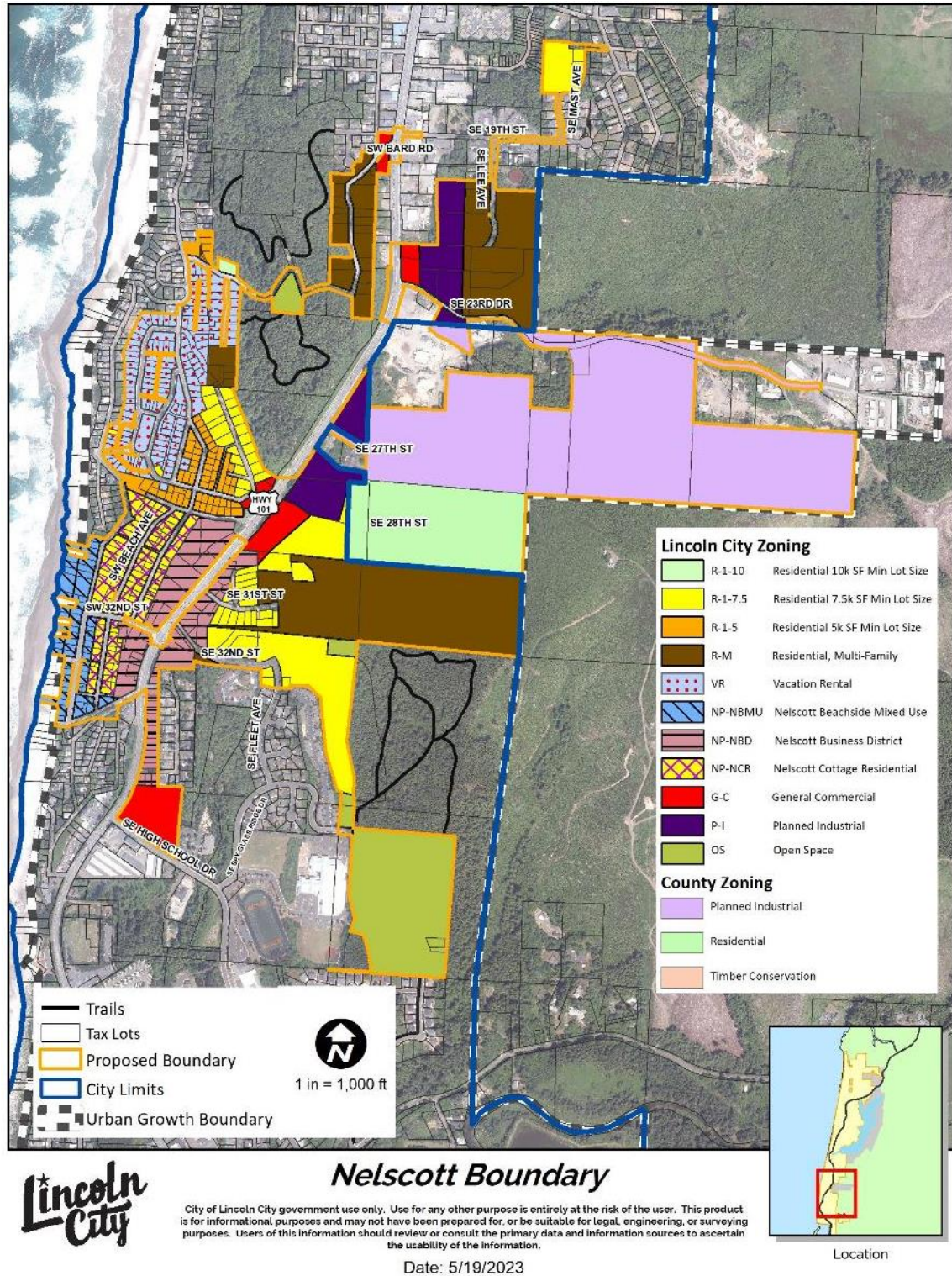
XIII. RELATIONSHIP TO LOCAL OBJECTIVES

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



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OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

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 1,312 feet, more or less, to the center north one-sixteenth corner of said Section 27, also being on the northerly extension of the most 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 northerly extension and the most easterly line of said Tract "A", Southerly 1,266 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, Northwesterly 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 southwesterly right-of-way line of SE Oar Avenue (Assessor's Map 07.11.23BB);
177. Thence along said southwesterly 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 of 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).

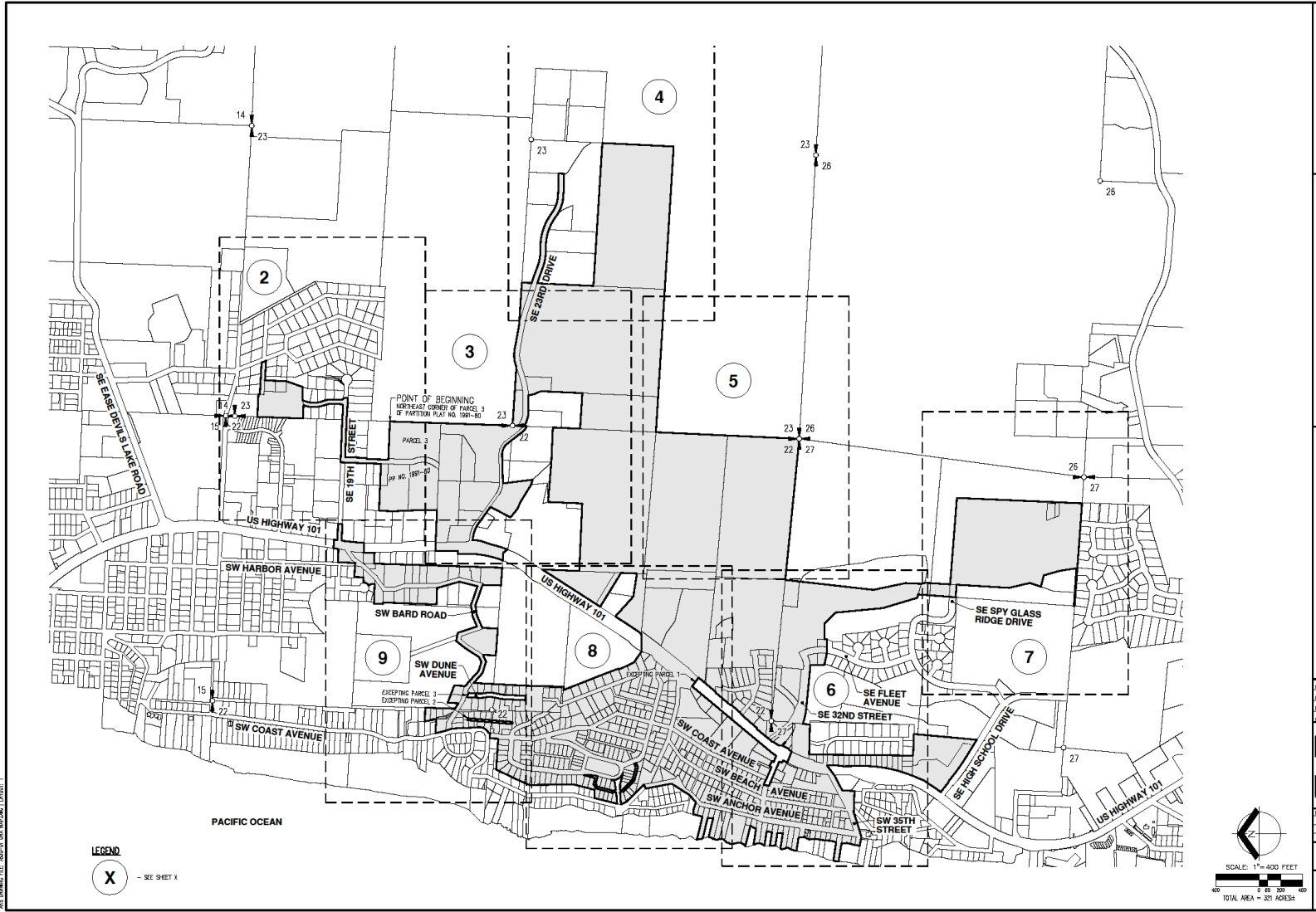
Excepting Parcel 3;

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 321 acres, more or less.

9/6/2023

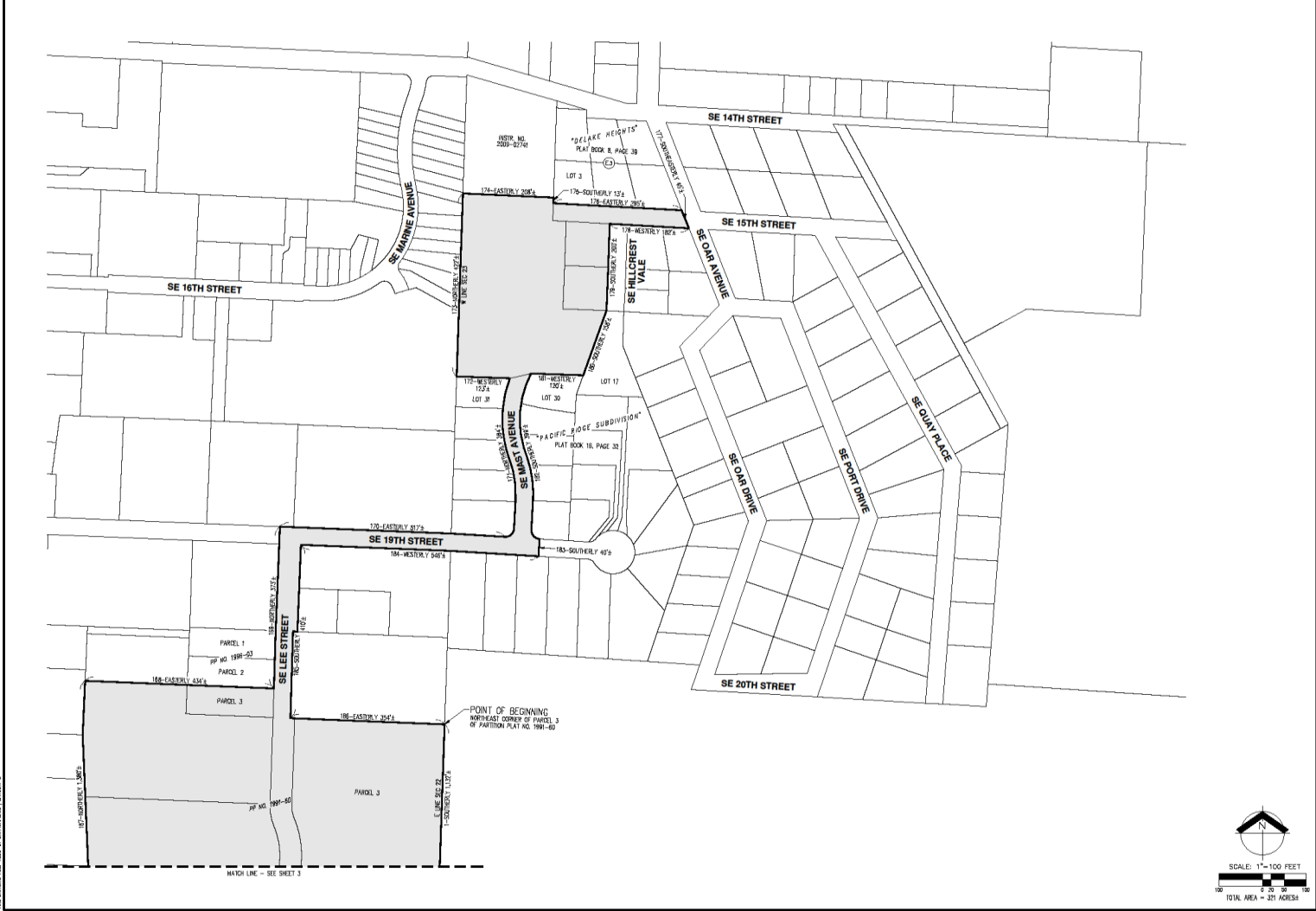


**CITY OF LINCOLN CITY
NELSCOTT
URBAN RENEWAL AREA
LINCOLN CITY**

**MAP OF NELSCOTT
URBAN RENEWAL
AREA COVER SHEET**

DESIGNED BY: WKS
 DRAWN BY: WKS
 CHECKED BY: WKS
 DATE: 5/5/2013
 PROJECT: NELS
 PROJECT NO: 7830-01
 DATE: JANUARY 12, 2014
 DRAWN BY: WKS
 CHECKED BY: WKS
 DATE: 5/20/13

JOB NUMBER
7830-01
 SHEET
1



SEE SHEET 1 FOR PARCELS 1 THROUGH 3

AKS ENGINEERING & SURVEYING, LLC
 1000 NE 10TH AVENUE, SUITE 100
 WASHOUGA, OREGON 97142
 PHONE: 503.261.1111
 WWW.AKS-USA.COM

CITY OF LINCOLN CITY

NELSCOTT

URBAN RENEWAL AREA

LINCOLN CITY

OREGON

MAP OF NELSCOTT

URBAN RENEWAL

AREA

PROJECT NO.:

7830-01

DATE:

9/9/2023

APPROVED BY:

MICHAEL E. KILPATRICK

DATE:

JANUARY 12, 2016

SCALE:

1" = 100 FEET

JOB NUMBER:

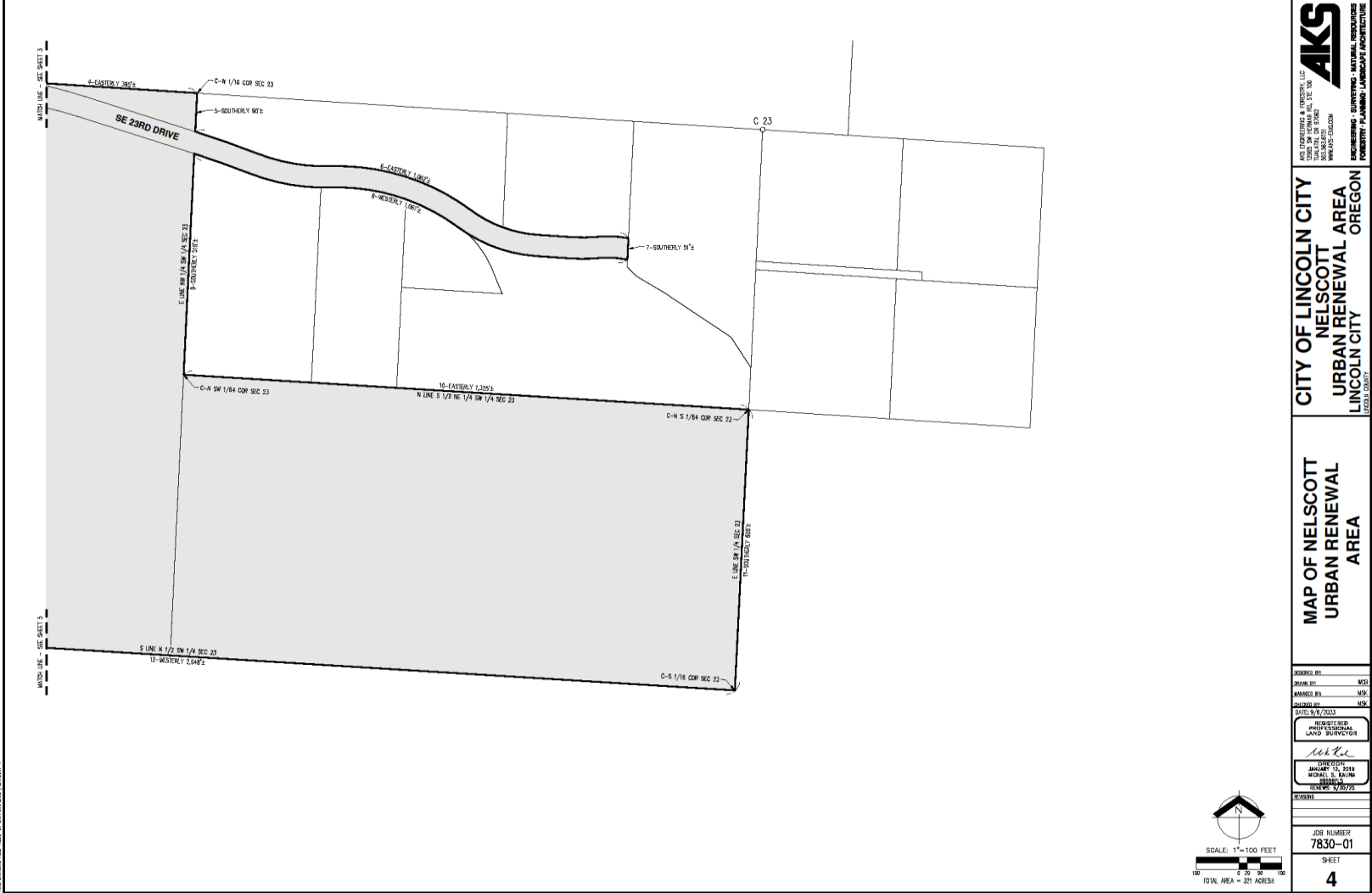
7830-01

SHEET:

2

TOTAL AREA:

311 ACRES



AKS ENGINEERING & SURVEYING, LLC
 1000 SW 10TH AVENUE, SUITE 100
 WILSONVILLE, OREGON 97148
 PHONE: 503.535.1100
 FAX: 503.535.1101
 WWW.AKS-USA.COM

AKS
 AKS ENGINEERING & SURVEYING, LLC
 1000 SW 10TH AVENUE, SUITE 100
 WILSONVILLE, OREGON 97148
 PHONE: 503.535.1100
 FAX: 503.535.1101
 WWW.AKS-USA.COM

**CITY OF LINCOLN CITY
 NELSCOTT
 URBAN RENEWAL AREA
 LINCOLN CITY
 OREGON**

**MAP OF NELSCOTT
 URBAN RENEWAL
 AREA**

PROJECT NO.: 7830
 DRAWING NO.: 7830-01
 SHEET NO.: 4

DATE: 9/9/2013
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 MICHAEL E. KILPATRICK
 LICENSE NO. 145725

SCALE: 1" = 100 FEET
 TOTAL AREA = 311 ACRES

JOB NUMBER:
7830-01
 SHEET
4



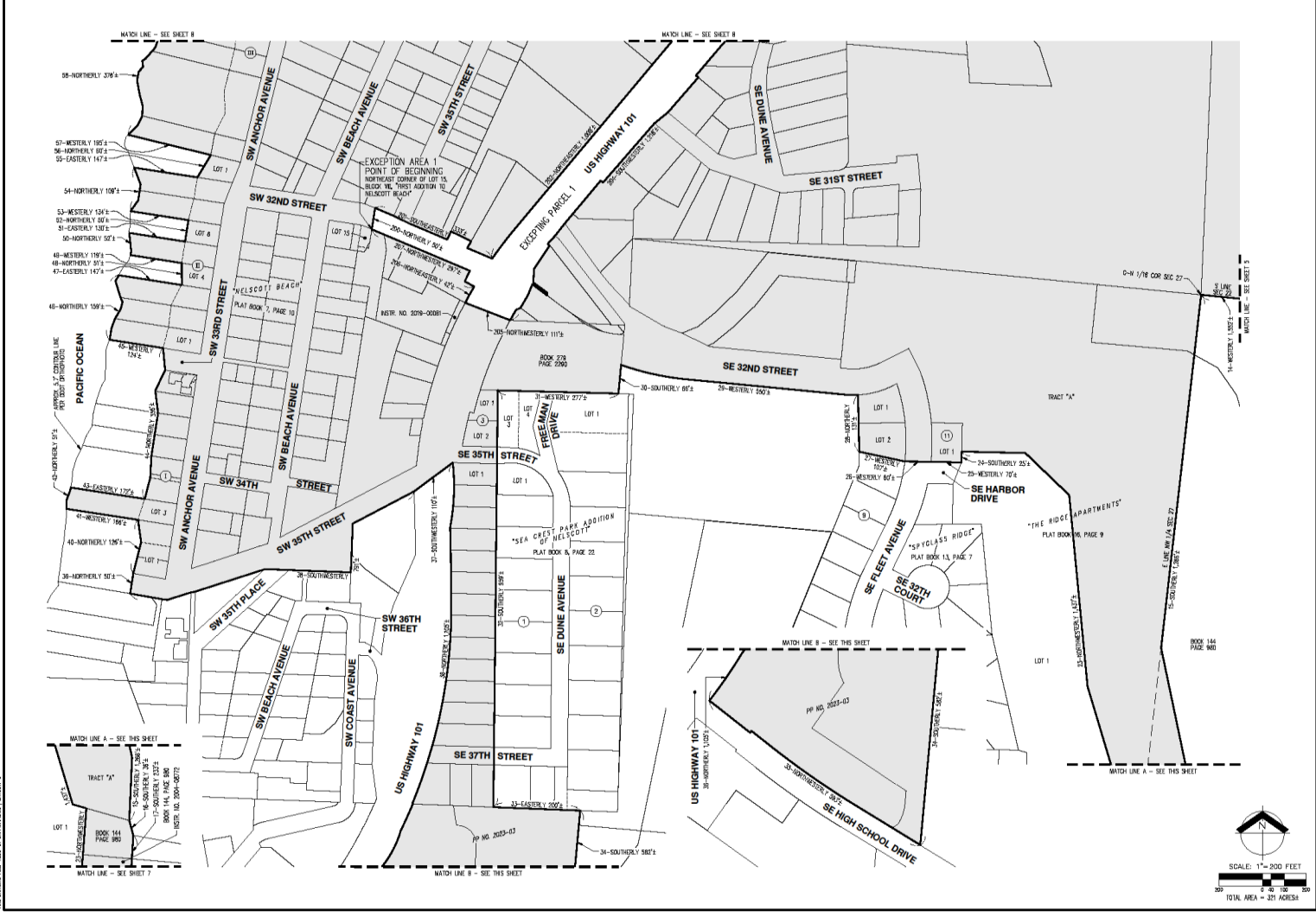
AKS ENGINEERING & SURVEYING, LLC
 1000 S. WASHINGTON ST., SUITE 100
 WILKES-BARRA, PA 18201
 TEL: 717-853-1111
 FAX: 717-853-1112
 WWW.AKS-USA.COM


AKS
 AKS ENGINEERING & SURVEYING, LLC
 1000 S. WASHINGTON ST., SUITE 100
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 TEL: 717-853-1111
 FAX: 717-853-1112
 WWW.AKS-USA.COM

**CITY OF LINCOLN CITY
 NELSCOTT
 URBAN RENEWAL AREA
 LINCOLN CITY
 OREGON**

**MAP OF NELSCOTT
 URBAN RENEWAL
 AREA**

PROJECT NO.	7830
ISSUE NO.	01
DATE: 9/9/2013	
REGISTERED PROFESSIONAL LAND SURVEYOR	
<i>AKS</i>	
EXPIRES:	
JANUARY 12, 2016	
MICHAEL E. KILBING	
NO. 145725	
STATUS:	
JOB NUMBER:	7830-01
SHEET:	5






AKS ENGINEERING & SURVEYING, LLC
 1000 NE 10TH AVENUE, SUITE 100
 WILSONVILLE, OREGON 97148
 PHONE: 503.535.1100
 FAX: 503.535.1101
 WWW.AKS-USA.COM

**CITY OF LINCOLN CITY
 NELSCOTT
 URBAN RENEWAL AREA
 LINCOLN CITY OREGON**

**MAP OF NELSCOTT
 URBAN RENEWAL
 AREA**

PROJECT NO.: 7830 PREPARED BY: AKS CHECKED BY: AKS DATE: 9/9/2013	
JOB NUMBER: 7830-01	
SHEET: 6	

SCALE: 1" = 300 FEET
 TOTAL AREA = 311 ACRES



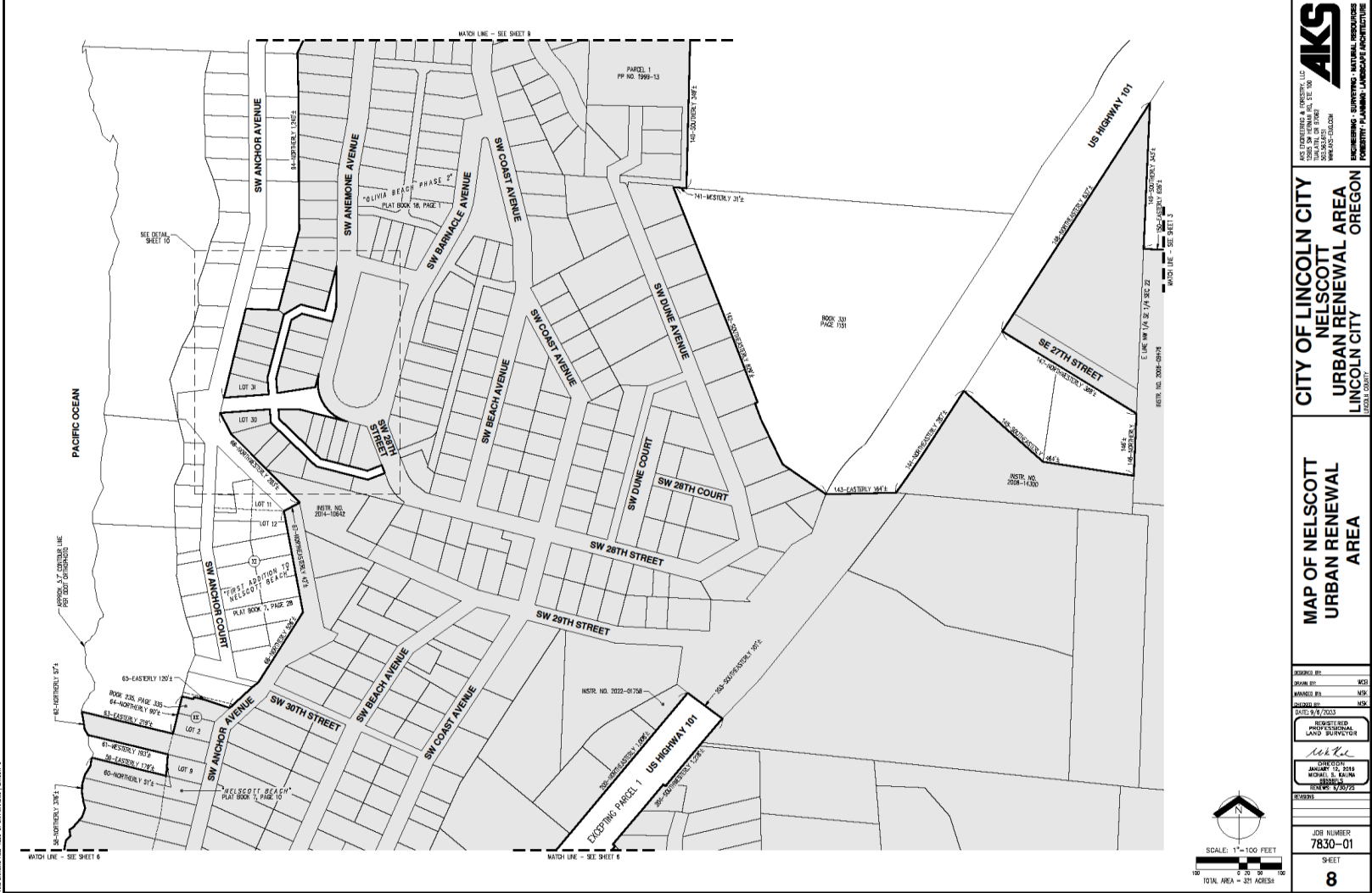
ALL DIMENSIONS SHOWN ON THIS MAP ARE APPROXIMATE. SEE SURVEY FOR EXACT DIMENSIONS.



CITY OF LINCOLN CITY
NELSCOTT
URBAN RENEWAL AREA
LINCOLN CITY
 OREGON

MAP OF NELSCOTT
URBAN RENEWAL
AREA

PROJECT NO.:	7830
ISSUE NO.:	01
DATE:	01/12/2016
PROJECT NAME:	NELSCOTT URBAN RENEWAL AREA
PROJECT LOCATION:	SE 41ST STREET TO SE LEE AVENUE, LINCOLN CITY, OREGON
PROJECT OWNER:	CITY OF LINCOLN CITY
PROJECT MANAGER:	MICHAEL E. KILPATRICK
PROJECT ENGINEER:	MICHAEL E. KILPATRICK
PROJECT ARCHITECT:	AKS ARCHITECTURAL & ENGINEERING, LLC
PROJECT SURVEYOR:	AKS ARCHITECTURAL & ENGINEERING, LLC
PROJECT DRAFTER:	AKS ARCHITECTURAL & ENGINEERING, LLC
PROJECT CHECKER:	AKS ARCHITECTURAL & ENGINEERING, LLC
PROJECT APPROVER:	AKS ARCHITECTURAL & ENGINEERING, LLC
PROJECT REVIEWER:	AKS ARCHITECTURAL & ENGINEERING, LLC
PROJECT DATE:	01/12/2016
PROJECT SCALE:	1" = 300 FEET
PROJECT TOTAL AREA:	311 ACRES
PROJECT SHEET:	7

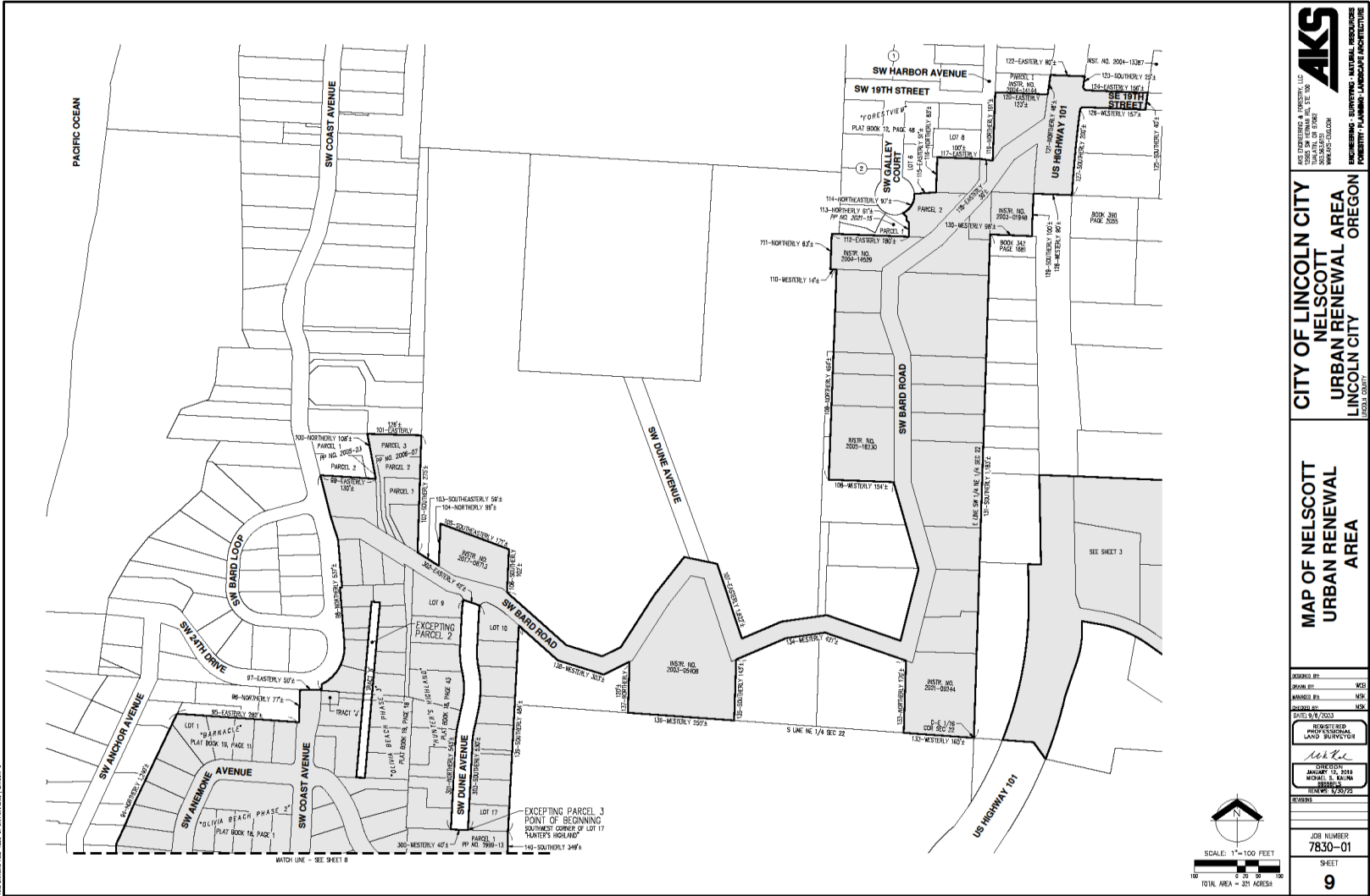


AKS
 ARCHITECTURAL KENNEDY & ASSOCIATES, LLC
 1000 NE 10TH AVENUE, SUITE 100
 WILSONVILLE, OREGON 97148
 PHONE: 503.535.1100
 WWW.AKSARCHITECTS.COM

**CITY OF LINCOLN CITY
 NELSOTT
 URBAN RENEWAL AREA
 LINCOLN CITY
 OREGON**

**MAP OF NELSOTT
 URBAN RENEWAL
 AREA**

DESIGNED BY:	AKS
DRAWN BY:	AKS
CHECKED BY:	AKS
DATE:	9/9/2023
PROJECT:	REDEVELOPMENT OF NELSOTT BEACH
DATE:	JANUARY 12, 2016
BY:	NICHOLAS K. KILM
SCALE:	AS SHOWN
SHEET:	8
JOB NUMBER:	7830-01
TOTAL AREA:	311 ACRES



**CITY OF LINCOLN CITY
 NELSCOTT
 URBAN RENEWAL AREA
 LINCOLN CITY
 OREGON**

**MAP OF NELSCOTT
 URBAN RENEWAL
 AREA**

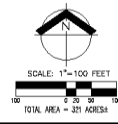
PROJECT NO.: 7830
 SHEET NO.: 9
 PREPARED BY: WSK
 CHECKED BY: WSK
 DATE: 9/27/2023

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

AKS
 MICHAEL A. KAUFMAN
 JANUARY 12, 2015
 LICENSE NO. 453725

JOB NUMBER:
7830-01

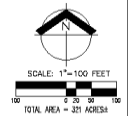
SHEET
9



SEE SHEET 8
 MATCH LINE - SEE SHEET 8



ALL DIMENSIONS SHOWN ON THIS MAP ARE APPROXIMATE



AKS
 ARCHITECTURAL & ENGINEERING, LLC
 1000 N. W. 10TH AVE. SUITE 100
 WILMINGTON, DE 19801
 PHONE: 302.438.1100
 FAX: 302.438.1101
 WWW.AKS-LLC.COM

CITY OF LINCOLN CITY
NELSCOTT
URBAN RENEWAL AREA
LINCOLN CITY
 LINCOLN COUNTY

MAP OF NELSCOTT
URBAN RENEWAL
AREA

PROJECT NO.: 7830
 SHEET NO.: 10
 DRAWN BY: WSK
 CHECKED BY: WSK
 DATE: 9/9/2013

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 MICHAEL E. KELLUM
 LICENSE NO. 145572

JOB NUMBER:
7830-01
 SHEET:
10