



CITY OF WALDPORT
Planning & Zoning
355 NW Alder Street
Waldport, OR 97394

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October 2, 2026

NOTICE OF THE CITY OF WALDPORT'S PROPOSED PUBLIC LAND USE HEARINGS

THIS IS TO NOTIFY YOU THAT THE CITY OF WALDPORT HAS PROPOSED A LAND USE REGULATION(S) THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

Notice is hereby given that an initial public hearing will be held by the Waldport Planning Commission on **Monday, October 26, 2026, at 2:00 p.m.** at Waldport City Hall, 355 NW Alder Street, Waldport, OR 97394. The Planning Commission may take action at the hearing, or may continue the matter to a place, date and time announced at the hearing. The Planning Commission will make a recommendation to the **City Council**, who will hold a public hearing to consider adoption of the Proposed Amendments. It is anticipated that the public hearing before the City Council will take place on **November 12, 2026, at 4:15 p.m.** Any change to the hearing date will be published in the *Lincoln Chronicle* and on the City's website at www.waldportoregon.gov.

Measure 56(ORS 227.186) requires the City of Waldport to use wording similar to the following: *"The City of Waldport has determined that adoption of this ordinance may affect the permissible uses of your property and other properties in the affected zones and may change the value of your property."* The City of Waldport does not know how these text amendment changes may affect the uses or the value of your property, if at all.

Proposed Amendments to Waldport Municipal Code Title 16 (Development Code) - Including, but not limited to, the following:

- Replace Residential R-1 with Low-Density Residential;
- Replace Residential R-2, R-3, and R-4 with High-Density Residential;
- Allow two-family dwellings as a Conditional Use Permitted in the Low-Density Residential;
- Allow Cottage Clusters as a Conditional Use Permitted in all residential zones;
- Text changes throughout to reflect residential zone changes;
- Addition of 1) Residences for caretaker or night watchman; and 2) Owner/Management residence., as Conditional Uses Permitted to 16.28 Retail Commercial C-1, 16.32 Retail Commercial C-2, and 16.34 Commercial Tourism C-T;
- Chapter 16.36 Planned Industrial Zone I-P - Change the majority of Conditional Uses Permitted to Uses Permitted Outright to reduce the time and effort required to develop property in the Industrial Zone. *This change will also reduce staff application review times and efforts;*
- Section 16.84.070 Standards And Procedures Governing Conditional Uses - Insert Cottage Clusters.

The approval criteria used to evaluate this matter is below:

- City of Waldport Municipal Code Title 16
- City of Waldport Comprehensive Plan Goals and Policies
- Oregon Statewide Planning Goals

The staff report and recommendation to the Planning Commission and City Council will be available for review at no cost seven days before the scheduled hearing, copies of the documents can be provided on request at a reasonable cost. For additional information, please contact the City of Waldport City Planner, Jaime White at 541-563-3561, or email inquiries to planner@waldport.org.

The description of the proposed **Waldport Municipal Code Title 16 (Development Code)** text amendments and their effect on property may change prior to adoption as the Planning Commission and City Council consider testimony from the public. The full text of the proposed amendments will be available for inspection 20 days prior to the hearings at Waldport City Hall, 355 NW Alder Street, Waldport, OR. Copies will also be posted on the City's website at www.waldportoregon.gov. Written testimony may be submitted to the City of Waldport, P.O. Box 1120, Waldport, OR 97394 up to 12:00 p.m. on the date of the hearing. Please include your printed name, signature, and mailing address. Comments may also be submitted to the City of Waldport City Planner at planner@waldport.org. Oral testimony from the public will be taken during the public hearings. All written comments or evidence received prior to the closing of the evidentiary record will be included in the record. Failure to raise an issue in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal the State Land Use Board of Appeals (LUBA) based on that issue.