



# Myrtle Point Comprehensive Plan

Originally adopted March, 1979  
Revised June, 1997

# Myrtle Point Comprehensive Plan

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## ***GOAL 1 Citizen Involvement***

**Goal:** To provide opportunities for citizen involvement in all phases of the planning process.

### **Policies:**

1. There shall be a continued effort to involve citizens in all phases of the planning process.
2. The opportunity shall exist for the establishment of a committee, made up of residents and property owners of the City of Myrtle Point and its urbanizing area, to act in an advisory capacity to the Planning Commission and City Council on matters relating to land use planning.
3. Citizens, whether acting individually or as part of a larger committee, established in the manner set forth above (2) shall be encouraged to develop information useful to the overall planning process in the City and their own neighborhoods.
4. The opportunity shall exist for the establishment of a committee, made up of residents of property owners of the City of Myrtle Point and its urbanizing area, to act as a citizen involvement committee. The Planning Commission may serve in this capacity.
5. The Citizen Involvement Committee shall assist with promoting and enhancing citizen involvement in the planning process, as well as evaluating citizen involvement programs for the planning process.
6. The facts upon which planning decisions are made along with City planning policies and inventory materials shall be public information and available in the office of the City Recorder.
7. Recommendations or concerns from citizens, the Citizen Advisory Committee or the Citizen Involvement Committee to the Planning Commission and the City Council in matters concerning land use planning and the response of the Council and Planning Commission to these recommendations shall be a part of Planning Commission files.
8. The City shall post and publish public hearing notices in accordance with state law.

## ***GOAL 2 Land Use Planning***

### **Goals:**

1. To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.
2. To identify activities of land use which have an effect on public health, safety and welfare.
3. To prevent concentration of uses that would overload streets and other public facilities or destroy living quality and natural amenities.
4. To provide for land uses which are harmonious with each other and the natural environment as well as

compatible with existing uses.

**Policies:**

1. The Comprehensive Plan for the City of Myrtle Point will be filed in the office of the City Recorder, and available at the Myrtle Point Public Library and in the Coos County Planning Department.
2. New and existing inventory information shall be available at City Hall for inspection and review. Copies of the inventory information may be available at City Hall for a reasonable fee.
3. The Planning Commission shall review the entire Comprehensive Plan and implementing Ordinances at least upon notice from DLCD pursuant to OAR 660-19, Periodic Review. Other more limited reviews may occur at shorter intervals to address specific concerns.
4. The City of Myrtle Point shall maintain an ongoing planning process that will facilitate federal, state, and county agency, and special district plans which are to be consistent with this comprehensive plan.
5. Comprehensive plan map and text amendments may be initiated by the City Council, Planning Commission, a property owner or an authorized representative, or a resident of the city.
6. The adopted comprehensive plan text or map shall be revised by ordinance using the following procedures:
  - a. All plan revisions shall be reviewed by the Citizen Advisory Committee, should one exist. The committee shall be notified of the proposed plan revisions by the City and shall be given the opportunity to submit committee reports containing findings, recommendations and possible alternatives, and invited to attend public hearings.
  - b. Proposed plan revisions shall then be presented to the Planning Commission for a public hearing, after which a recommendation shall be made to the City Council.
  - c. The City Council may affirm, deny or refer matters back to the Planning Commission for further action.
7. Pursuant to the federal consistency requirements of the Coastal Zone Management Act, all state and federal permits for activities covered under said act affecting land use within the City shall be reviewed by the City for compliance with the Comprehensive Plan before final disposition of the permit by the issuing agency.

***GOAL 5 Open Spaces, Scenic and Historic Areas, and Natural Resources***

**Goal:** To conserve open space and protect natural, historic, and scenic resources.

**Policies:**

Where no conflicting uses for such resources have been identified, such resources shall be managed so as to preserve their original character. Where conflicting uses have been identified, the economic,

social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

2. The City may designate agricultural lands and forest lands within the City limits, Open Space, as appropriate, in order to maintain aesthetic values.
3. The City shall designate City parks as Open Space in order to maintain aesthetic values.
4. The City shall continue to maintain its existing parks, and only allow improvements which protect their value as public open space.
5. The historic sites of the City of Myrtle Point, as identified in the inventory, shall be protected from activities that would diminish their value as historical resources.
6. Sites recommended for the National Register of Historic Sites, the State Historical Site Inventory, or any other sites determined by the City Council as meriting protection as historic resources shall be added to the comprehensive plan inventory through a plan amendment.
7. The City may encourage and support the creation of recreation trails in and around the land surrounding Myrtle Point, including, but not limited to a multi-use recreation trail between Myrtle Point and Coquille.

## ***GOAL 6 Air, Water and Land Resources Quality***

**Goal:** To maintain and improve the quality of air, land and water resources in the city and surrounding areas.

### **Policies:**

1. The City shall comply with appropriate state and federal agencies to ensure that air, land and water quality is maintained.
2. The City shall identify sources of groundwater contamination and work to reduce or eliminate the source of pollution.
3. The City shall coordinate orderly collection of solid waste inside the city limits and urban growth boundary by requiring franchise refuse collection firms to use approved disposal sites, and encourage the private development of recycling organizations.
4. The City shall manage both the municipal water systems and wastewater treatment system in accordance with all applicable state and federal water quality regulations and standards. Wastewater treatment may include the development of a regional sewer treatment facility requiring cooperation between the City, Coos County and the City of Coquille.
5. The City shall work with Coos County and the City of Coquille in developing a plan for a regional sewer treatment facility in accordance with Goal 11.
6. The City shall continue to maintain air quality by cooperating with agencies regulating air quality

standards, and ensure future industrial or commercial development is designed to maintain air quality.

7. New heavy commercial or industrial uses that typically generate high noise levels, dust, or other air pollution shall be prohibited in existing residential neighborhoods.
8. The City shall strive to reduce the contamination of groundwater through identification and elimination of pollution sources and encourage development of municipal sewer where pollution is contaminating groundwater.
9. The City shall maintain, and where appropriate, enhance the quality of freshwater areas by reducing pollution and ensure that sources of pollution are reduced through proper domestic and agricultural waste treatment.
10. Discharge from the City's wastewater treatment plant shall be maintained in accordance with the Department of Environmental Quality (DEQ) wastewater discharge permit.
11. The City shall cooperate with the Coquille Watershed Association to ensure the protection and improvement of the Coquille Watershed.
12. The City shall encourage and support efforts to develop a county facility to improve access to water supplies for the entire county.

## ***GOAL 7 Areas Subject to Natural Disasters and Hazards***

**Goal:** The protection of life and property from natural disasters and hazards.

### **Policies:**

1. The City shall participate in the National Flood Insurance Program.
2. All new development shall conform to the minimum City Code and Flood Insurance Program requirements in flood-prone areas.
3. The City shall limit, or provide appropriate safeguards for development which may occur in known areas of natural hazards.
4. Areas designated as having extreme slopes or ill-suited for development shall be retained as open space to provide soil stabilization, wildlife habitat and general aesthetics.

## ***GOAL 8 Recreational Needs***

### **Goal:**

To provide for the recreational needs of the citizens of Myrtle Point and its visitors.

2. To encourage the development of new, and the upgrade of existing, recreational facilities to meet the needs of the citizens of Myrtle Point, Oregon.

**Policies:**

1. The City shall coordinate with private groups, public agencies and, other interested parties to maintain and develop the recreational resources of the area.
2. The City shall participate in the development and maintenance of recreational facilities, as the budget allows and as funds become available.
3. The City shall maintain publicly owned forested lands for public and community uses.
4. The City shall encourage the development of youth organizations.
5. The City shall encourage and support the development of the Coos County Fairgrounds in accordance with the Coos County Fairgrounds Master Plan.
6. The City shall encourage and support the development of a recreational vehicle park.
7. The City shall encourage and assist in development of natural resources as tourist destinations, e.g. wetland bird and wildlife sanctuary, river access, stream bank fishing and bicycle trails.
8. The City shall encourage and support the Community Activities Program.
9. Subdivisions and planned unit developments shall provide open space for neighborhood parks consistent existing public policy.
10. The City shall explore the possibility of developing a water-related recreation center.
11. The City shall encourage and support County wide efforts to develop tourism throughout the county.
12. The City shall encourage and support the development of a Coos County Visitor Information Center within the city limits.

## *GOAL 9 Economic Development*

**Goal:** Encourage economic development within the City while striving to retain the present social and environmental factors which make Myrtle Point an enjoyable place to live.

**Policies:**

1. The City of Myrtle Point shall provide continued support to the management of the Coquille Valley Enterprise Zone.
2. The City of Myrtle Point shall encourage development of industrial sites in appropriate areas within city limits and the urban growth boundary.

3. The City of Myrtle Point shall encourage the development of codes and ordinances which have the effect of encouraging appropriate economic growth as identified in the Myrtle Point Strengths Weakness, Opportunities and Threats Analysis (1993); the Myrtle Point Strategic Plan for Community and Economic Development (1994); and other similar documents.
4. The City of Myrtle Point shall strongly encourage the development of youth employment programs in the Myrtle Point area.
5. The City of Myrtle Point shall encourage the location of food processing and light manufacturing establishments in the Myrtle Point area.
6. The City of Myrtle Point shall encourage the development of sewer and water lines to aid in the siting of industry in the Myrtle Point area.
7. The City of Myrtle Point shall encourage the location of industry in a manner which will not detract from the small town environment of the City.
8. The City of Myrtle Point shall encourage the location and development of commercial and retail establishments within the City.

### ***GOAL 10 Housing***

**Goal:** To provide for the housing needs of the residents of the community.

#### ***Policies***

1. The City shall encourage the development of affordable housing within the city .
2. The City shall continue to develop and refine land use designations and zoning that will provide opportunities for the development of housing of all types and cost, including high density housing, mobile homes and housing units suitable for low-income households.
3. The City shall encourage the development of public facilities in those areas most desirable for development.
4. The City shall encourage energy-efficient housing design and construction in the City of Myrtle Point.
5. The City shall strongly encourage the rehabilitation of existing housing in need of repair.

### ***GOAL 11 Public Facilities and Services***

**Goal:** To plan for capital improvements for public services and facilities, as well as to promote the highest level of services the citizens are willing to support.



## Policies:

1. The City shall prepare, adopt or amend as necessary, a Public Facility Plan as required by State law.  
The City will permit the extension of municipal sewer (pretreatment) or water service to areas within the urban growth boundaries for the following purposes only:
  - a. Development of designated industrial sites;
  - b. Development of recreational planned unit developments (PUD's);
  - c. Curing documented health hazards;
  - d. Providing water service to existing rural-residential areas or to other areas committed to non-resource use upon a finding that Goal 14 (Urbanization) Standards have been met; or
  - e. Publicly owned parks.
3. The City will permit the extension of municipal water service to areas outside the urban growth boundary only under the following circumstances:
  - a. That such services and facilities are extended solely for the purposes expressed in Policy 1 above and not for the purpose (expressed or implied) of justifying further expansion into rural areas;
  - b. That the area where the service is proposed to be extended is capable of being fully served by the City; and
  - c. That hook-up of City water lines to resource lands are prohibited unless specifically allowed under Policy 1 above.
  - d. The cost of construction and extension of such facilities and services shall be borne by the property owner(s), not the City of Myrtle Point.
4. Future development will be permitted only if it will not create demands beyond the existing or planned capacity of public facilities and utilities, unless such development provides funding for the required increases in services.
5. The City shall require developers to provide for sewer and water facilities, standard streets, and proper drainage to avoid excessive costs to the city of providing services to new developments. This does not exclude the City from entering into cooperative or cost sharing agreements with a developer for providing services.
6. Whenever possible, water services shall be installed in looped systems instead of one-way, dead-end configurations, and shall be constructed to meet reasonable future capacity needs for the area.
7. The City shall work with their engineers to maintain or improve city water service through development of adequate storage capacity, treatment process and sources of supply.
8. Water lines in proposed developments shall be adequately sized and extended to meet future needs at

projected density, including fire-flow requirements.

9. The City shall work with their engineers to identify potential problems, monitor capacity and detail corrective measures and improvements for the sewage collection and treatment system.
10. Sewer lines in proposed developments shall be adequately sized and extended to meet future needs of the development and shall be designed so as to minimize excavation of the road surface if future connections are needed.
11. Adequate surface drainage shall be provided in all development projects, both public and private. The City or registered engineer shall specify the appropriate placement and sizing of all drainage facilities.
12. The City shall rely on the Myrtle Point School District for the provision of public education. The City supports efforts to enhance and improve educational facilities in Myrtle Point. The City supports the concept of developing additional school facilities within Myrtle Point.
13. The City and the Myrtle Point School District should cooperate in promoting the best use of the area's schools, including maximum use of the facilities when school is not in session.
14. To the highest extent possible, considering budget constraints and community support, the City shall continue to contract with the Myrtle Point Rural Fire District and the Myrtle Point Health District.
15. The City shall continue to provide police, fire and ambulance services to the community, as the budget allows.
16. The City shall encourage and cooperate with Coos County and the private sector to encourage improvements in public transportation to meet the needs of possible development and growth.
17. The City shall cooperate with County, State and Federal agencies in order to protect the basic water quality of the Coquille River and it's associated tributaries and forks.
18. The City shall encourage and support the development of a regional sewer treatment facility.
19. The City shall prepare and update water, sewer, and street plans on a periodic basis to ensure that public facilities needs are being met.
20. The City shall ensure that adequate facilities will be available in advance of, or concurrent with development.
21. The City shall encourage the continued support of public library facilities to meet the needs of possible development and growth.

## ***GOAL 12 Transportation***

### **Goals:**

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

2. To develop a transportation system which enhances the local economy.
3. To reduce the accident rate on roads within the city.

**Policies:**

1. The City shall comply with applicable requirements of statewide goal 12 and the state transportation planning rule.
2. The Myrtle Point Transportation Plan shall be consistent with state transportation and the Coos County Transportation Plan.
3. The City shall continue to support, as funds permit, the maintenance, improvement, and construction of local streets, roads, and sidewalks.
4. City street projects and streets in private developments shall be built in conformance with city standards.
5. The City shall accept privately constructed streets into the city system only after they have been improved to city standards.
6. Roads created through the partitioning of lands shall be designed to tie into existing grids, where practical.
7. The City shall require all private or public streets, roads, easements and right-of-ways owned by other entities be improved to meet City standards before acceptance by the City as city-owned streets, roads, easements or right-of-way.
8. All future development shall provide for adequate sidewalks, constructed to city standards.
9. Alternative uses of city right-of-ways should be considered where they are not needed for streets. These may include bike paths, walking trails, green belts or small parks.
10. The City shall designate and improve inter- and intra-city pedestrian and bicycle routes in accordance with the City's Pedestrian and Bicycle Plan.
11. The City shall consider bicycle circulation and the reduction of hazards to bicyclists and motorists when improving and constructing local streets and roads.
12. The City shall encourage the establishment of or improvement to public transportation facilities to improve general circulation and aid the elderly and handicapped.
13. The City shall cooperate in the improvement of regional transportation facilities, including Highway 42 and air transportation.
14. The City shall support the implementation of the Highway 42 Corridor Management Plan for improvements along Highway 42.
15. The City shall participate and actively coordinate road improvement actions with the Oregon Department

of Transportation's Six Year Highway Improvement Program.

16. Proposals to locate high voltage electrical transmission lines, high volume natural gas or oil pipelines, communication transmission lines, transmitting or receiving facilities within the city shall be reviewed by the planning commission or the city council. The review shall take into consideration land uses along and adjacent to these transmission corridors or facilities, weighing public benefit, environmental safety, fish and wildlife habitat and the economy of alternative proposals.
17. Transmission lines and pipelines serving and linking residential, commercial and industrial uses shall be located along common corridors where feasible. The location of these corridors and uses located within should be mapped as a matter of key public information.

### ***GOAL 13 Energy Conservation***

**Goal:** To promote and encourage energy conservation within the City of Myrtle Point.

**Policies:**

1. The City shall consider energy conservation when developing new codes and regulations (e.g. zoning and subdivision ordinances).
2. The City shall conserve transportation related energy demands by encouraging the development of local light industry which can provide employment to local people.
3. The City shall encourage the use of alternative energy sources such as wood waste, solar, water, and solid waste recovery.
4. The City shall promote cooperation, as may be appropriate, with State and Federal programs concerning energy conservation and alternative energy sources.
5. City shall encourage the use of planned unit developments and of other energy efficient housing designs.

### ***GOAL 14 Urbanization***

**Goals:**

1. To provide for an orderly and efficient transition from rural to urban land use,
2. To ensure orderly and efficient growth.

**Policies:**

1. Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:
  - a. Demonstrated need to accommodate long-range urban population growth requirements consistent

with LCDC goals;

- b. Need for housing, employment opportunities, and livability;
  - c. Orderly and economic provision for public facilities and services;
  - d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
  - e. Environmental, energy, economic and social consequences;
  - f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
  - g. Compatibility of the proposed urban uses with nearby agricultural activities.
2. The City shall encourage urban density development to take place first in the areas already being served by water and sewer facilities, then in areas where service can be provided simply by extending existing lines (no additional pumps or storage facilities required.)
  3. The City shall encourage development within established urban growth boundaries, and encourage development only on large acreage lots outside the urban growth boundary.
  4. The City shall maintain an intergovernmental agreement regarding urban growth boundary management with Coos County, which may be reviewed periodically.
- The City shall maintain and review agreements with special districts, state and federal agencies as necessary.

## ***GOAL 16 Estuarine Resources***

**Goal:** To recognize and protect the unique environmental, economic, and social values of the Coquille River Estuary and associated wetlands.

### **Policies:**

1. The City shall review, and if necessary amend, its estuarine policies, uses, and implementing measures to insure their consistency with the Coquille River Estuary Management Plan (CREMP) when changes are deemed necessary by county or city officials.
2. The following uses and activities shall be permitted in the Conservation Management Unit of the Coquille River estuary within the city limits of Myrtle Point.
  - a. undeveloped low-intensity, water dependent recreation, boat ramps or public use where no dredging or fill for navigational access is needed;
  - b. research and educational observations;

- c. navigation aids and communication facilities;
  - d. protection of habitat, nutrient, fish, wildlife and aesthetic resources, active restoration of fish and wildlife habitat or water quality and estuarine enhancement;
  - e. passive restoration measures;
  - f. rip rap for protection of uses existing as of October 7, 1977, unique natural resources, historical and archaeological values, and public facilities;
  - g. bridge crossings, their support structures and dredging necessary for their installation;
  - h. aquiculture which does not involve dredge or fill or other estuarine alteration other than incidental dredging for harvest of benthic species or removable in-water structures such as stakes or racks;
  - i. pipelines, cables and utility crossings, including incidental dredging necessary for their installation.
3. The following uses may be conditionally permitted within the Conservation Management Unit of the Coquille River estuary within the city limits of Myrtle Point:
- a. minor navigational improvements.
4. Development proposals which have the potential of altering the estuary's ecosystem shall be accompanied by an impact assessment containing information that will allow reviewers of the proposal to understand the impacts. Such assessment must show that a use or activity is consistent with the resource capabilities of the estuary area when either the impacts of the use on estuarine species, habitats, biological productivity, and water quality are not significant or that the resources of the area are able to assimilate the use or activity in a manner which conserves long-term renewable resources, biologic productivity, recreational and aesthetic values, and aquiculture potential.
5. The City of Myrtle Point recognizes the review and permitting role of the county, state, and federal agencies in the estuary; the City will coordinate and cooperate with these agencies.
6. The City of Myrtle Point concludes that all proposed actions which would alter or potentially alter the integrity of the estuarine ecosystem have been based upon a full consideration of the impacts of the proposed alteration and a demonstration of the public's need and gain which warrant such modification or loss, except for the minor navigational improvement requiring dredging or fill in the conservation management district of the Coquille Estuary.
7. The City of Myrtle Point shall defer, until the time of permit application, findings regarding consistency of the uses and activities allowed for the management district with the resource capabilities of the particular management segment. Conditional uses shall be coordinated through the appropriate state agency having jurisdiction over the activity within the estuary. Within twenty (20) days of receipt of the notification, the appropriate state agency shall submit in writing to the City a statement as to whether the proposed use/activity will be consistent with the resource capabilities of the management district. If no statement is received by the expiration of the twenty day period, the city shall presume consistency of the proposal with the resource capability.

8. The City of Myrtle Point recognizes that mitigation shall be required when estuarine dredge or fill activities are permitted in inter-tidal or tidal marsh areas as required by ORS 541.626. However, mitigation shall not be required for projects which the Division of State Lands has determined meet the criteria in ORS 541.626 (4).
9. The City prefers non-structural solutions over structural solutions to resolve problems of erosion and flooding in the Coquille Estuary.
10. The City shall act to restrict the proliferation of individual single-purpose docks and piers, when such area allowed within the respective management district.

## ***GOAL 17 Coastal Shorelands***

**Goal:** To recognize the value of coastal shorelands for the protection and maintenance of water quality, fish and wildlife habitat, water dependent uses, economic resources and recreation and aesthetics and to conserve, protect and where appropriate, develop and/or restore those resources.

### **Policies:**

1. The City shall recognize the coastal shoreland area as that area adopted June 15, 1981 as shown on page 12 of the Supplement to the 1979 Myrtle Point Comprehensive Plan.
2. The City shall review, and if necessary amend, its shoreland and estuarine policies, uses, and implementing measures to insure their consistency with the Coquille River Estuary Plan (CREMP) when the CREMP had completed periodic review, or at any other time that changes are deemed necessary by county or city officials.
3. Public access to publicly owned shorelands shall be maintained and improved whenever possible, consistent with authorized use. Vacation of public rights-of-way shall be permitted to allow redevelopment of shoreland areas if public access to the shoreland can be maintained, either on-site or off-site.
4. The City will cooperate with efforts of the State Parks and Recreation Division to develop and implement programs to increase public access to estuary and shoreland areas.
5. Riparian vegetation shall be maintained and where appropriate restored and enhanced, consistent with water-dependent uses.
6. Land use management practices and non-structural solutions to problems or erosion are preferred to structural solutions. Where shown to be necessary, erosion control structures such as rip-rap shall be designed to minimize adverse impacts on water currents, erosion and accretion patterns, and on adjacent property.
7. The City of Myrtle Point shall recognize the authority of the following agencies and their programs for managing land and water resources in the estuary:
  - e. The Oregon Forest Practices Act and Administrative Rules for forest lands, and the LCDC Forest

Land Goal;

- f. The non-point source discharge water quality program administered by the Department of Environmental Quality under Section 208 of the Federal Water Quality Act as amended in 1972;
- c. The Fill and Removal Permit Program administered by the Division of State Lands; and
- d. The programs of the state soil and Water Conservation Commission and local districts and the Soil Conservation Service for the LCDC Agricultural Lands Goal.