

July 1, 2013

Dear Neighbor:

We would like to take this opportunity to welcome you and your family to Lincoln City! We look forward to offering you the same high quality of municipal services that we provide to other neighborhoods within the City limits.

We are sure you will have questions regarding the new services you will receive, and what you can expect from your City government over the coming years. We have enclosed a comprehensive list of frequently asked questions that we hope will answer many of your concerns.

If you have a supplemental or additional concern, please do not hesitate to contact City Hall for advice. Lots of information is available on our website, [www.lincolncity.org](http://www.lincolncity.org). You can also call our main office at (541) 996-2152.

Once again, please let us extend the warmest welcome to you. We look forward to receiving your participation in civic matters.

Sincerely,



David A. Hawker  
City Manager



Dick Anderson  
Mayor

## ROADS END ANNEXATION IMPACTS- FREQUENTLY ASKED QUESTIONS

### 1. What services will Lincoln City provide for me after July 1, 2013?

The City of Lincoln City will begin providing police service to the Roads End area effective July 1, 2013. The City's Police Department is looking forward to making the security and safety of Roads End a priority. Police Officers have been patrolling Roads End for several months in order to become familiar with the streets and geography of the area. Maintenance of public gravel streets will begin when the annexation is no longer being challenged. Water service will be permanent, and will be provided at 100% of in-City rates, not the 212% now being charged. Sewer service will also be provided at 100% of in-City rates, not the 200% now being charged.

### 2. Will the services being provided by other government entities change?

No. Roads End will continue to be served by the North Lincoln Fire Protection District, the Lincoln County School District, and will continue receiving Lincoln County services that are not provided by the City.

### 3. The streets in Roads End could use some repair. Does the City have plans to work on the roads at any time in the near future?

The City has earmarked up to \$75,000 in its 2013-14 budget to bring the public gravel streets up to reasonable condition. Once annexation is no longer being challenged work can begin. Logan Road will still be maintained by Lincoln County until it is accepted by the City.

### 4. Will the City pave streets in Roads End? Who maintains street signs? Will extra street lighting be added?

The City does not pave gravel streets. Property owners do have the option to form a local improvement district (LID) to provide for such improvements. That requires a majority of owners in an area to agree to the LID. Once the LID is legally formed, the city funds the construction, and property owners are given the option to pay their share over a number of years. Depending on the street, drainage and other improvements may also be required. The City will maintain street signs that are not on Logan Road. The City does not install street lighting unless there are traffic safety issues. No additional street lighting is currently planned.

### 5. I understand my water / sewer charges will go down. What will happen to my other utility bills?

The City of Lincoln City imposes a franchise fee of 5% on electric, gas, telephone, cable, and trash. As such, Roads End residents can expect those utility bills to increase by up to 5%.

### 6. When I call 911 from my residence, my call goes to a dispatch office in Salem, who then contacts the Lincoln County Sheriff in Newport. Will the Salem dispatch office transfer my call to you after July 1?

The City of Lincoln City has been working with Century Link to ensure that 911 calls made from Roads End residences after July 1, 2013 go straight to Lincoln City Police Dispatch. Our dispatch office is located within the Lincoln City Police Department.

### 7. Will I be able to qualify for the discount rates at the Lincoln City Community Center?

Yes, if you live in Lincoln City. To qualify for reduced rates, a customer must live within the city limits of Lincoln City and have a driver's license with a Lincoln City address. Discount rates can provide substantial savings. For example, a Premier Annual Rate membership currently costs \$363.00 if you live outside the City limits. City residents get to pay \$264.00 for the same benefit. A list of Community Center rates is available on our website ([www.lincolncity.org](http://www.lincolncity.org)).

### 8. What will the financial impact of annexation be for Roads End property owners?

As mentioned earlier, Roads End residents will pay up to 5% more for franchised utility bills (electric, gas, telephone, cable and trash). Roads End property owners will also see changes in their water and sewer billing and property taxes.

- **CHANGES IN WATER AND SEWER BILLING**-On average, a Roads End property owner will **save** \$476 a year on their water/sewer bill.
- **CHANGES IN PROPERTY TAXES**-On average, a Roads End property owner will pay \$1,167 **more** in property taxes. For the tax year beginning July 1, 2013, the City of Lincoln City will be levying property taxes in the amount of \$4.95 per \$1,000 of assessed value. Please note that the Roads End property tax increase is being "ramped in" over a three year period- the answer to question 9 provides more information on how that will work. Unlike utility bills, paying more in property taxes **may** lead to some residents paying less in Federal and State income taxes. *For more information on how the increase in property taxes will impact your financial situation, please consult with your accountant or tax advisor.*

### 9. I heard something about a "ramp in" plan for the increase in property taxes. Can you please provide more information?

The City is "phasing in" the increase in property taxes for residents of Roads End. For the tax year beginning July 1, 2013, Roads End residents will pay 70% of the ad valorem property taxes levied by the City. This means that for the first tax year of annexation, Roads End residents will pay \$3.465 per \$1,000 of assessed value in City property taxes, rather than the \$4.95 for \$1,000 of assessed value being

"PRIDE IN SERVICE"

charged to other Lincoln City property owners. For the tax year that begins on July 1, 2014, Roads End residents will pay 85% of the ad valorem property taxes levied. Roads End residents will begin paying 100% of the ad valorem property taxes levied for the tax year beginning July 1, 2015. We cannot provide dollar figures for the 2014 and 2015 tax years because the bond options of all taxing entities are subject to change.

**10. Will Roads End residents now get a say in City affairs? Will we get to vote for City Councilors and Mayor? Can I serve on the Council or on the Planning Commission?**

Roads End residents will join Ward 1 within the City of Lincoln City. Residents of Roads End who are registered to vote will get to vote for Ward 1 City Councilors and for Lincoln City Mayor candidates. Residents of Roads End will also be able to run for Mayor, Ward 1 Council positions, and are also eligible to serve as Lincoln City residents on the Planning Commission, Budget Committee, Visitor and Convention Committee, Parks Board, and other committees. Ward 1 is currently represented by City Councilors Henry Quandt and Wes Ryan. The current Mayor of Lincoln City is Dick Anderson. Contact information for City Council members and the Mayor is available on our website, [www.lincolncity.org](http://www.lincolncity.org).

**11. I own a vacation rental in Roads End. How will annexation impact me?**

Jurisdiction over land use matters in Roads End will be transferred from Lincoln County to Lincoln City. However, the land use regulations will still be those of the county. This means that from a land use perspective VRDs will be unregulated, just as they are now.

The city has other rules that apply to VRDs besides those of land use and the city's ordinance annexing Roads End addresses these as follows:

- The city's VRD licensing rules, which are different from the land use rules, will apply December 1, 2013.
- VRD owners in Roads End will have to apply for a City license by January 31, 2014.
- VRDs in Roads End will not be subject to the city's transient room tax (TRT) until January 1, 2014. Beginning January 1, 2014 owners of Roads End VRD's also will have to collect the city TRT, which is currently 9.5% of the amount that is charged to guests.

*Please note: The City Council is currently considering revisions to Lincoln City's VRD rules.*

**12. I run a business from my Roads End home. Do I have to register that business with the City?**

All businesses, including those that are home-based, are required to register with the City. To register, please complete the "Application for Occupation Tax Permit" form, which is available on our website ([www.lincolncity.org](http://www.lincolncity.org)). There is a \$50.00 non-refundable application fee and a \$100.00 annual fee to run a business within the City limits. Home-based businesses in Roads End will still be subject to the county's home occupation rules because the city's zoning ordinance does not apply to Roads End at this time. The county does require a conditional use permit for some home occupations. If you are considering starting a new home-based business in Roads End, please discuss your plans with staff at the Lincoln City Department of Planning and Community Development in City Hall.

**13. I own a home in Roads End. It is not a vacation rental but it is rented to another person, who lives there permanently. Do I have to register the rental property with the City?**

The City of Lincoln City does require that rental properties be registered with the City. To register, please complete the "Application for Occupation Tax Permit for Rental Properties" form, which is available on our website ([www.lincolncity.org](http://www.lincolncity.org)). There is a \$50.00 non-refundable application fee and a \$100.00 annual fee for registering your rental home with us.

**14. Does annexation change the zoning of my property?**

No. Annexation will not change the zoning of your property. The county zoning for all of Roads End (except for the state park) is R-1-A, Residential. The city will apply the regulations of the county's R-1-A zone to Roads End properties. Zoning regulates allowed land uses, building setbacks, height limitations, landscaping requirements, keeping of animals, use of wind energy, signs, and addresses protection from natural hazards. In the future, city staff will meet with Roads End residents to discuss what zoning changes might be advantageous or desirable for the neighborhood.

**15. Does annexation affect what I can do with my property?**

Generally speaking, no, but following is more specific information. For details, compare the Lincoln County code at <http://www.co.lincoln.or.us/counsel/page4.html> and the Lincoln City code at <http://www.codepublishing.com/OR/LincolnCity/> or call the city's planning department at 541-996-1232.

**16. Will city regulations apply to land division after annexation?**

Yes, the Lincoln City regulations on subdivisions, partitions, lot line adjustments, and restrictive covenants will apply. They are found in the Lincoln City Municipal Code under Title 16, Subdivisions.

**17. Who can answer my questions about zoning in Roads End?**

Come to the Planning Department on the third floor at City Hall, or call us at (541) 996-1232.

**18. Where do I go for building permits and inspections after annexation?**

After July 1, apply to Lincoln City Department of Planning and Community Development (3rd floor city hall) for new building permits. If the County took in your building permit application before July 1, you should deal with the Lincoln County Planning Department in Newport.

**19. Lincoln County issued me a building permit but the work isn't done yet. Who is going to handle the inspections and issue the certificate of occupancy?**

Annexation will not change the process for building permits already issued, for which Lincoln County will conduct inspections and issue certificates of occupancy.

**20. I applied for a building permit before July, but the County hasn't issued it yet. How is that going to be handled?**

Keep dealing with the County. They will review and issue any building permits applied for before July 1. They also will conduct all necessary inspections and issue certificates of occupancy.

**21. Who can answer my questions about building permits in Roads End?**

Come to the Planning Department on the third floor at City Hall, or call us at (541) 996-1231.

**22. Will regulations change after annexation for properties in flood hazard zones?**

The Federal Emergency Management Administration (FEMA) establishes the flood hazard zones. Annexation will not change the designated flood hazard zone for your property. The City's regulations (Municipal Code Chapter 15.16), which are somewhat different from the County's, will apply after annexation. Any work in the flood hazard zone requires a floodplain development permit, which in most cases is easy to apply for and free. The exceptions are for substantial construction that requires inspections.

**23. Does the City need to know if I wish to hold a garage sale?**

The City of Lincoln City does require that its residents apply for a garage sale permit. There is no charge for the application or permit. Garage sales are allowed twice each calendar year for a maximum of fourteen days including Saturday, Sunday and Holidays. Applications and permits for garage sales are available at City Hall.

**24. I signed a consent to annex and water service agreement which was recorded against my property. That agreement provides that the City can terminate water service. Will that change?**

Yes. Once Roads End becomes part of the City of Lincoln City, water service will be permanent, and once annexation is no longer being challenged the city will record a release to the agreement.

**25. I just received my first water bill after annexation. It was not as low as I expected. Also, I note that you are still collecting \$3.00 on behalf of the Roads End Sanitary District. Please explain.**

Our water billing runs on two separate cycles. Your July water bill will feature a reduced base charge for approximately half of the billing cycle. In August, your water and sewer bill will be at in-City rates. The Roads End Sanitary District (RESD) is a separate district. The district's status is not impacted by annexation. RESD is funded by a \$3.00 surcharge on Roads End water and sewer billings. At this time, the City has not received instructions to stop collecting the \$3.00 fee. Therefore, the City will continue to honor its obligation to the RESD. If you have further questions, you may contact the RESD directly by calling (541) 994-9636. Please note that if annexation is overturned, Roads End residents will have to pay out-of-City rates for all water and sewer used during the time Roads End was part of the City.

**26. What is the best source for City information?**

Our website, [www.lincolncity.org](http://www.lincolncity.org), has a wealth of information. You can find City laws and ordinances, forms, documents, and meeting information, including streamed video of Council and Planning Commission meetings. Our Visitor and Convention Bureau's website, [www.oregoncoast.org](http://www.oregoncoast.org), has a great deal of information about the area, events, attractions and much more. The News Guard is Lincoln City's local newspaper and is available by mail or online.