

**LINCOLN CITY PLANNING COMMISSION  
MINUTES  
July 5, 2022**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Mellissa Sumner	Commissioner	Present	
Marci Baker	Commissioner	Present	
Robert Vincent	Commissioner	Present	
Kim Blackerby	Chair	Excused	
Miles Schlesinger	Commissioner	Present	

**2. AGENDA CHANGES OR REVISIONS**

Director Anne Marie Skinner announced that the two public hearings would be conducted in reverse order. Item 5.1 for the SE Lee Pump Station (CUP 2022-04) would go after Item 5.2, the public hearing for EXT 2022-01 The Cove.

**3. MINUTES**

**3.1. Planning Commission - Regular Meeting - May 17, 2022 6:00 PM**

<b>MOTION:</b>	The minutes of the May 17 Planning Commission meeting were unanimously approved as written.
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**4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**

None.

**5. PUBLIC HEARINGS/DELIBERATIONS**

**5.1. EXT 2022-01 The Cove - time extension**

Planning Commission Vice Chair Robert Vincent opened the public hearing at 6:05 PM, introduced the application, read the required statements, and explained the order of proceedings for the hearing. No one was excused for conflicts of interest and no challenges were offered. Director Skinner cited the applicable substantive criteria.

Director Skinner presented a summary of the staff report. The applicants, Nandina & Co LLC, have requested to extend the preliminary and final master plan and preliminary plat approval for The Cove, which is set to expire by October 12, 2022. Following the required public notice, no comments were received.

Per the staff report, staff feels the criteria for granting approval have been met and recommends approval of the request.

Following a question from Commissioner Baker, Director Skinner stated that the time extension sought by EXT 2022-01 would apply to the entirety of the project, and thus addresses item #44 of the original conditions of approval relating to the timeline for completion of the final plat.

Following a question from Commissioner Schlesinger, Director Skinner noted that the issue of the applicant's contribution to the City for street improvements (Item #45 of the original conditions of approval) was not relevant to the applicable criteria for approval of the extension. The timing of the payment is linked to the final plat.

Jacki Herb from AKS Engineering & Forestry spoke on behalf of the applicants, Nandina & Co., LLC. Ms. Herb concurred with the staff report and the recommendation in favor of approving the extension, and offered to answer any questions. There were no questions from the Planning Commission.

No members of the public were present to comment on the application.

Commissioner Vincent closed the public hearing at 6:21 PM.

Commissioner Baker moved to approve EXT 2022-01 The Cove. The motion was seconded by Commissioner Vincent and approved unanimously by the Commission.

This was a tentative decision. Staff will prepare a Final Order for adoption at the next available Planning Commission meeting.

<b>MOTION:</b>	<b>Approve EXT 2022-01 The Cove time extension</b>
<b>MOVER:</b>	<b>Baker</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Schlesinger
<b>EXCUSED:</b>	Blackerby
<b>RESULT:</b>	<b>Passed</b>

## 5.2. CUP 2022-04 SE Lee Pump Station

Commissioner Vincent opened the public hearing for CUP 2022-04 at 6:24 PM, introduced the application, read the required statements and explained the order of proceedings. No one was excused for conflicts of interest, and no challenges were offered. Director Skinner listed the applicable substantive criteria.

Director Skinner provided a summary of the staff report. CUP 2022-04 is a conditional use permit for the SE Lee water service pump station, part of the Lincoln City water infrastructure system. Comments were received from the North Lincoln Fire and Rescue District #1 and neighbor Don Kaizen. Mr. Kaizen expressed concern about the impacts of noise and dust during construction, and requested these impacts be mitigated.

Director Skinner stated that Planning staff recommend approval of the Conditional Use Permit.

Public Works Director Stephanie Reid provided additional information about the project, describing the type and size of the building, the purpose of the pump station, and noted that trees would need to be removed. There were no questions for Director Reid.

Commissioner Vincent closed the public hearing at 6:40 PM.

Commissioner Baker moved to approve CUP 2022-04 SE Lee Pump Station, seconded by Commissioner Vincent. The motion passed unanimously.

This is a tentative decision by the Planning Commission. Staff will prepare a Final Order for adoption at the next available Planning Commission meeting.

<b>MOTION:</b>	<b>Approve CUP 2022-04 SE Lee Pump Station with staff's recommended conditions</b>
<b>MOVER:</b>	<b>Baker</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Schlesinger
<b>EXCUSED:</b>	Blackerby
<b>RESULT:</b>	<b>Passed</b>

**6. OLD BUSINESS**

There was no old business to discuss.

**7. NEW BUSINESS**

There was no new business to discuss.

**8. PLANNING COMMISSION TRAINING**

None.

**9. REPORTS AND COMMENTS**

Commissioner Schlesinger asked for the rationale why a City-owned public utility needed to prepare a Conditional Use Permit. Director Skinner replied that the zoning of this property was Multiple-Unit Residential (R-M) and that the pump station was considered a use allowed with conditional use approval.

**10. FUTURE AGENDA ITEMS & NEXT MEETINGS**

Commissioner Baker asked when the Planning Commission might get an update on the results of the Comprehensive Plan public outreach. Director Skinner responded that the schedule for the July 19 Planning Commission meeting would include this summary. In addition there will be a zoning ordinance amendment to discuss, the Housing Needs Analysis, and the public feedback from the input sessions and the survey. Planning Commission will be asked to provide direction on how to reflect these findings in the Comprehensive Plan Update.

Commissioner Sumner stated that she will be unable to attend the July 19th meeting due to a conflict with the Depoe Bay City Council meeting.

Responding to a question from Commissioner Vincent, Director Skinner shared that the City Council is looking to revise their recruitment process and re-interviewing applicants at their next meeting.

**11. ADJOURN**

Commissioner Vincent closed the meeting at 6:48 PM.

Respectfully submitted,

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Anne Marie Skinner  
Planning Director

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Robert Vincent  
Vice Chair