

**LINCOLN CITY PLANNING COMMISSION
MINUTES
January 19, 2021**

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

Attendee Name	Title	Status	Arrived
Marci Baker	Commissioner	Present	
Kim Blackerby	Commissioner	Present	
Joshua Brainerd	Commissioner	Present	
Patti Kroen	Chair	Present	
Lenny Nelson	Commissioner	Present	
Miles Schlesinger	Commissioner	Present	
MacNeale Smith	Commissioner	Present	

2. AGENDA CHANGES OR REVISIONS

None

3. MINUTES

3.1. Planning Commission - Regular Meeting - Jan 5, 2021 6:00 PM

MOTION:	
MOVER:	Joshua Brainerd, Commissioner
SECONDER:	MacNeale Smith, Commissioner
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS

None

5. PUBLIC HEARINGS/DELIBERATIONS

1. PUD 2020-02 Lincoln Palisades Phase 5

Planning Commission chair Marci Baker read the required statements. No ex parte contacts or biases were declared by the commissioners, and there were no challenges from the audience.

Senior Planner David Mattison read the substantive criteria. Mr Mattison then read the staff report, including a description of the request and the subject property, and an assessment of the applications compliance with the requirements of the municipal code.

Commissioner Blackerby asked about conflicting numbers in the staff report for peak hour car trips. The correct number of peak hour car trips should be 23.

Commissioner Kroen asked about the number of lots shown on the tree removal plan.

Commissioner Blackerby had several questions about property that was dedicated to the city for open space during a previous phase of the development. It was noted that there is no new dedication of property to the city in the current phase. Commissioner Blackerby said that there does not seem to be consideration for open space in the area - just streets and houses - and that there is no public recreation area around there whatsoever.

Commissioner Kroen noted that the hearing was a continuation of the hearing from a previously scheduled date. At that time the applicant had requested that the hearing be continued so that several small modifications could be made to the application. She asked what those modifications were. The length of Swell Dr was reduced and the lots at the end of Swell Dr were reduced from four to two.

Commissioner Blackerby asked about a claim that traffic will increase on Port Lane and north of 50th St but will not increase south of 50th St. He said that this was not possible.

Applicant Testimony

Hayden Wooten and Dave Reece testified for the applicant. They thanked Mr Mattison for the staff report, and stated that they agreed with most of it, and that they agreed with all the conditions of approval. Answering Commissioner Kroen's previous question, they said that the incorrect number of lots shown on the tree removal plan was an error and a remnant of revisions. The approximately 14 acres of open space that was discussed earlier, and which was dedicated to the city as open space during a previous phase of the development is immediately adjacent to the property. They said that they are open to rerouting construction traffic and would like to cooperate as much as possible. Stormwater will be taken care of within the development.

Mr Reece said that there were concerns about the steepness. The design is going down the ridgeline with a cut on the ridge line itself to provide a space to build the houses. They proposed stormwater drains that will collect stormwater from roofs and driveways.

Commissioners Blackerby and Baker both brought up traffic as a concern. Back in 2007 or 2008, a traffic study was conducted for all of the phases of the development. There is a newer traffic study from 2013, which is what is cited in the staff report. Commissioner Kroen asked about the date of the original traffic study. Mr Reece did not know the exact date. Commissioner Blackerby asked whether traffic analysis takes into consideration summer and deliveries. In the context of the PUD process permitting creative approaches to design, Commissioner Kroen asked about the possibility of modifications that would allow for more duplexes in a nod to workforce housing. Chair Baker made a similar comment.

Chair Baker asked about the wetlands adjacent to the construction area, and whether arrangements would be made to prevent the wetland from being impacted by construction. The applicants replied that there would be, and that Lincoln City has a very good sediment and runoff control ordinance.

Commissioner Nelson noted that the tree plan looks like all the interior trees are being removed and small street trees planted to replace them. The plan shows all the trees can be removed. She advocated for no trees to be removed outside of the right of way. Commissioner Nelson asked if a condition could be put in preventing trees from being removed by the individual lot owners. The

applicant offered to revise the tree protection plan for the next revisions. They said that had ideas for a number of extra trees that could be protected.

Commissioner Blackerby asked about the configuration of the end of NW 55th street. The street is a dead end that terminates in a temporary fire truck turnaround. City staff asked for the option to be left open to reconnection eventually.

Testimony in Support of the Application
None

Neutral Testimony
A letter from the Fire Marshal was read to the Planning Commission.

Testimony in Opposition
Comments from Liz Borden were read to the Planning Commission. Ms Borden expressed concern about additional development - especially because of an elk migration site, and other wildlife which has been displaced by crowded development and fires.

No agency testimony was offered

The applicant did not offer any rebuttal.

There was no request for a continuance or for the record to be left open.

A motion was made and passed to close the public hearing and the record.

The applicant waived their right to submit final written argument.

Deliberation

Mr Appicello noted that the commissioners should acknowledge in their findings that the applicant acknowledges that they are still under the north county fee. Commissioner Blackerby proposed an additional condition that the applicant would not have any construction traffic on Port Lane and that the applicant will use urban roads and not rural roads like Port Lane. He also brought up the traffic issues again. Chair Baker suggested that the issue of traffic on the new roads has come up several times, and rather than asking the developer how they are going to solve the problem, the Planning Commission should make a recommendation to City Council encouraging them to look at planning and roadways as the city continues to grow.

5.1.1.

MOTION:	Motion to close the public hearing and the record for PUD 2020-02 Lincoln Palisades Phase V
MOVER:	Kim Blackerby, Commissioner
SECONDER:	Joshua Brainerd, Commissioner
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

5.1.2.

MOTION:	Motion to approve PUD 2020-02 Lincoln Palisades Phase V with added conditions as noted
MOVER:	Kim Blackerby, Commissioner
SECONDER:	Patti Kroen, Chair
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. PLANNING COMMISSION TRAINING

A joint meeting with City Council will be held via Zoom during the time of the next, February 2nd, Planning Commission meeting. Commissioner Blackerby asked whether road considerations and traffic could be considered at that meeting. Chair Baker asked whether the powers and duties of the Planning Commission would be a part of that training. Commissioner Kroen suggested that a topic of conversation could be Planning Commission goals for the year.

9. REPORTS & COMMENTS

Commissioner Nelson said that she looked for the ordinance about the Planning Commissioners not being on the Budget Committee. Mr Appicello said that he thinks it is in 2.06, but will send the citation to Commissioner Nelson.

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

11. ADJOURN

Adjourned at 8:07

Respectfully submitted,

James White
Assistant Planner

Marci Baker
Chair