



# AGENDA

Lincoln City Planning Commission  
Tuesday, December 7, 2021, 6:00 PM  
Zoom, Streamed LIVE on Zoom  
801 SW Highway 101 - 3rd Floor, Streamed LIVE on Zoom, Lincoln City, OR 97367

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

**2. AGENDA CHANGES OR REVISIONS**

**3. MINUTES**

3.1. Planning Commission - Regular Meeting - Nov 16, 2021 6:00 PM

**4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**

**5. PUBLIC HEARINGS/DELIBERATIONS**

5.1. PUD 2021-02 SUB 2021-01 Lincoln Palisades VI - a 32-lot subdivision/planned unit development

**6. OLD BUSINESS**

**7. NEW BUSINESS**

7.1. 2022 meeting schedule

**8. PLANNING COMMISSION TRAINING**

**9. REPORTS AND COMMENTS**

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

**11. ADJOURN**

*All information for this meeting is available on the City of Lincoln City website at [www.lincolncity.org](http://www.lincolncity.org), and this meeting will be televised live on Charter Channel 4 Lincoln City and rebroadcast at various times. Planning Commission meetings are streamed live on the Internet through a link on the City of Lincoln City website, and can also be viewed following the meeting. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder, at 541-996-1203.*

**LINCOLN CITY PLANNING COMMISSION  
MINUTES  
November 16, 2021**

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

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

**2. AGENDA CHANGES OR REVISIONS**

The lighting ordinance is no longer being pursued, and has been removed from the agenda.

**3. MINUTES**

Chair Bake noted two errors in the draft minutes: Commissioner Nelson was listed as a Yea on a vote that occurred before she was present, and Commissioner Vincent was the appropriate second for the motion continuing the Lighting Ordinance to the November 16, 2021 meeting.

**3.1. Planning Commission - Regular Meeting - Nov 2, 2021 6:00 PM**

<b>MOTION:</b>	<b>Motion to adopt the November 2, 2021 Planning Commissioner minutes with corrections as noted.</b>
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Lenny Nelson, Commissioner</b>
<b>AYES:</b>	Vincent, Sumner, Baker, Blackerby, Nelson, Schlesinger, Smith
<b>RESULT:</b>	<b>Passed</b>

**4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**

None

**5. PUBLIC HEARINGS/DELIBERATIONS**

**5.1. PUD 2021-02 SUB 2021-01 Lincoln Palisades VI A 36-lot subdivision/planned unit development of 7.57 acres in the R-1-7.5 zone**

Chair Baker opened the public hearing at approximately 6:04. She made sure that everyone hoping to participate had been added to the meeting, and then introduced the application and read the required statements.

Commissioner Blackerby declared that he saw a posting on an Internet application by Mr Dunn regarding the application. Commissioner Blackerby said that the materials in the post were

identical to those included in the meeting packet. Commissioner Sumner said that she also saw the post. Both commissioners agreed that they could participate in the meeting based on information in the record.

There were no challenges from the audience to the jurisdiction of the Planning Commission or to the ability of any commissioners to hear the matter.

Planning and Community Development Director Anne Marie Skinner read the substantive applicable criteria, and Chair Baker read the remainder of the required statements and explained the order of proceedings for the hearing.

Commissioner Blackerby asked whether the documents that came in late in the afternoon, and that were forwarded to the commissioners, would affect the hearing. Ms Skinner recommended that the commissioners proceed with holding the hearing because there were multiple members of the public in attendance to give testimony, and then to leave the hearing open and continue it to the next meeting to give the public and staff time to go through the new materials that were provided.

#### Staff Report:

Ms Skinner presented the staff report. She described the site and the details of the application. The proposal is to divide the site into 36 lots for the future construction of detached single-unit dwellings.

Ms Skinner described comments that were received and included as full text in the staff report. Public Works Engineering Tech Daniel Wentz added a comment before the meeting:

“The applicant shall be responsible for construction inspection services for the approved, engineering design. This shall ensure appropriate construction of engineered plans and include, but not be limited to, weekly inspections reports, RFI consultation, submittal review, and as-built services with a proposed condition that the applicant shall provide construction inspection.”

Mr Wentz also added that the change to the cul-de-sac in the revised design is OK with Public Works, and essentially eliminates public works condition 19.

Additional comments were received from Patrick Dunn, which Ms Skinner read in full:

My objective is to encourage the Lincoln City Planning Commission to thoughtfully consider approve with conditions or deny PUD 2021-02 SUB 2021-01 Lincoln Palisades VI. I recommend option 2. Hold the public hearing. Continue the public hearing with an open record.

Justification (references to Agenda Packet page numbers):

1. This is a very complex request needing more time to consider the impact thoroughly. A motion to approve would be inappropriate. Staff shows problems on page 11. Why should approval be granted now that may well be denied for a building permit? Page 19, H.1.a Finding seems to indicate in complex verbiage a condition to be met in a "final master plan." The application should be modified appropriately prior to any approval. Item 11, page 30.

2. Planning item 5. States, " ... homeowners' association." Page 29. To my knowledge, no one has renewed an association over 20 years; it no longer exists. I have been a resident of this neighborhood for over 21 years. This needs further explanation. Also see pages 39-53 and 75-88 are unsigned documents.

3. Page 31, Storm Sewer concerns me as Phase V and this proposal terminate near a truck wash on West Devils Lake Blvd near and across from the intersection to the street to the golf course (possibly NE 5Qth St.). I have seen flooding of at least one foot in this area. Page 37

4. Pages 54-64 and "accompanying plan set" contain too much information and the Agenda Packet format requires zooming in and out to view details making it difficult to determine beginnings and endings. More time than from November 10 to November 16 is needed understand the information presented. Pages 65 - 74 purpose is unclear. Page 68 identifies Parcel 2 and Parcel 1. Work started on Parcel 2 in 2021 , for which I will be seeking details on that process as Parcel 1 herein presents similar problems. Page 69 does not show two houses built opposite Lot 81 and Lot 80 that have significant drop-off and water drainage to Parcels 1 and 2. Pages 89 - 100 are time consuming to understand as full zoom out is difficult to read requiring many levels of zoom to read details. Pages 101 - 135 likewise and planning staff needs to explain their purpose.

5. Page 90: Recommend NE 51 Loop be continued to West Devils Lake Blvd. Page 98: Does the circle allow fire truck turnaround if NE 51 Loop is not continued? Pages 91 & 95 show steep grades down to water runoff collection points headed toward the truck wash in paragraph 3 above. There is a spring east of lot 06-11-35CD. Proposed lots 31 and 32 should be confirmed viable considering wetlands and erosion possibilities.

6. Page 139 is my proposal for planning staff to explore additional Hwy 101 access from neighborhoods to the west. Pages 140- 143 appear to be another submission. The Lincoln City Master plan shows extension from Sal-La-Sea to Hwy 101 (Sal La Sea to 101.jpg, Sal La Sea Extension D7.jpg, and Sal La Sea D1 D4.jpg attached). I strongly urge the Planning Commission to require at minimum this road construction before allowing further housing construction. LP-V1 Needed Access.jpg (attached) for other possible connections to Hwy 101 that should be considered. Some say the fire evacuation problem was due to notification, not additional housing. Consider the number of single occupant vehicles leaving Roads End and Palisades, some pulling trailers that could have left a day earlier. Yes, notification was not the best but additional population without more and improved roads is not a solution.

Written testimony submitted as I have flight reservations November 16 to visit family scheduled prior to the October 27, 2021 Notice of Public Hearing.

An additional comment was received by e-mail from Liz Fordham. Ms Skinner read the comment letter in full:

Dear Ms. Skinner,

Thank you very much. Unfortunately, I have a scheduling conflict, but I would be opposed. I feel that not enough thought and consideration has been given as to how to develop that space in a responsible manner. The lots are not even all up to the minimum size requirements for the zone, (and the minimum hardly allows for replanting enough foliage as it is- for both wildlife displacement and erosion control).

There are going to be HOW many new cars added with all these homes? Do we have plans for all this added traffic to safely travel in and out in emergency situations? What about additional traffic signs, lights, and additional routes in and out of the neighborhood? Last year, when we were trying to evacuate our neighborhood, we sat in the car with our 3 children for over 2 HOURS with ashes falling all around us. I would say that adding 50+ homes to the neighborhood REQUIRES another way out (as with the current number, our evacuation route was already overwhelmed and inadequate).

I have other concerns, as well. I have been told the extension is only to the PERIMETER of the wetland area...really? Is that verified? Who has inspected that? I have many questions and concerns. I feel like if this land is going to be developed, it needs to be in an equitable process and not just squeezing in as many houses as possible without regard to the existing infrastructure, (ie: lack of evacuation routes) neighbors, or environmental protection.

Thank you for your time and consideration.  
Liz Fordham

A revised plan was submitted by the applicant at approximately 4:30 today. Ms Skinner stated that in the brief time she had to look at the new plan before the meeting, she could see that all of the proposed lots now appear to meet the dimensional requirements of the underlying zone. The several lots in the original plan that did not meet the dimensional requirements for the underlying zone, and the landscaping plan were the only items that did not meet the requirements for approval of a subdivision. Now with the revised plan with lots that meet the dimensional requirements, the proposed condition regarding that can be removed. The applicant submitted information that Lincoln Palisades Phase VI was part of the approval of the master plan for Lincoln Palisades Phase III, which Ms Skinner confirmed. Part of that approval was dedication for open space for the entirety of Phase III. In other words, the landscape requirement for Phase VI was met back with the dedication of the open space for Lincoln Palisades Phase III.

Commissioner Nelson said that, if the planning director has just received this information, there hasn't been time for the commissioners to see it, and that it must be a large change in the layout with the lots. Ms Skinner explained her earlier suggestion that the commissioners hold the hearing to gather the public testimony from the public present at tonight's meeting, but continue deliberations to the next meeting.

The site does not contain any designated aesthetic resources (trees). It does not contain any mapped significant wetlands. That will have to be confirmed with building permits that come in with each of the lots. Applicants will have to show that none of the construction (or clearing and grading) is occurring within wetlands. The site is not in any flood hazard area.

The tree ordinance does not require preservation of trees. It only requires that a tree plan be submitted, but it does require that the site not be cleared. The only clearing that can occur is to install infrastructure. The actual clearing of the lots cannot take place until the building permits have been issued for those lots.

The project does not trigger the requirement for a traffic impact analysis. The applicants do show circulation that meet city standards. They are providing public streets at widths that meet the transportation master plan. The city does not want NW 61st Lp to be extended.

Commissioner Blackerby said that on packet page 11, there is a reference to Tract A, and it is not clear where that is. Ms Skinner said that Tract A is the stormwater tract that will be owned and maintained by a homeowner's association. Commissioner Blackerby said that it goes to the

comment by Mr Dunn that there is not a homeowners association. Ms Skinner confirmed that the applicant has stated that there is a homeowner's association, so they will have to confirm that.

Commissioner Blackerby asked about the relationship of this project to Phase V of Lincoln Palisades, which is north of the current proposed area. There is no road connection between the two phases because the area between is open space and wetlands, and is owned by the City of Lincoln City.

Commissioner Blackerby asked about the condition related to landscape strips, and asked if there are landscape strips in other parts of Lincoln Palisades. Ms Skinner deferred the question to the applicant testimony.

Commissioner Vincent said that during the course of reading he did not see anything about green space or a playground for children. He asked if there was any proposal for green space. Ms Skinner explained that it is not required by the Lincoln City Municipal Code. There is a requirement for a portion of the project to be landscaped, which goes back to the explanation of the dedication of open space from Lincoln Palisades Phase III that Lincoln City now owns. Commissioner Blackerby said that from Phase I to this Phase VI, there is not any kind of recreation space, and an area that big should have something. Ms Skinner said that as a Planned Unit Development, that is within the commissioners' purview to add as a condition of approval.

**Applicant Testimony:**

Hayden Wooton presented for the applicant. He said that some of the shortcomings of the original application were addressed in the last few days, and were part of the updated plans that were submitted today. This includes a small open space - a 5,000 sf tract of landscaped area to have a usable open space, even though they have the 18 acres adjacent that may not always be accessible. Mr Wooton said that they agree with the proposed conditions of approval and are happy to work through any conditions the commissioners might have.

Commissioner Blackerby asked if there are any landscaping strips elsewhere in Lincoln Palisades and the plans to include them here. Mr Wooton said that there were not landscaping strips that divide the sidewalk from the street. This version of the plan does not include any traditional landscape strips, but will still meet the landscaping requirements. Ms Skinner said that while Mr Wooton was talking she looked at the revised plans, which do include the open space that Mr Wooton referred to. There was some discussion about the location of that open space in reference to the unrevised plans. Mr Wooton said that the intention was to locate it central to Phase Vi so that it is accessible from all of the lots.

Commissioner Blackerby said that when the Planning Commission approved Phase V, the developer agreed that there would not be any truck traffic on Port Lane around the round-about because it is a narrow street. He asked if that is something the developer could do if this application is approved as well. Mr Wooton agreed  
There were not additional questions for the applicant.

**Testimony in Support of the Application:**

There was no testimony in support of the application.

**Testimony Neutral to the Application:**

There was not testimony neutral to the application

**Testimony Opposed to the Application:**

Tim Stoelb said that now that he has seen that there are new plans that have been received, he would like to see those documents before making his comments.

Margaret Powell said she wants to formally request to leave the record open. She asked whether there would be anywhere that she can get a physical copy of the maps. Ms Skinner said that she can come by the Planning Department, which is open Monday through Friday, 8 am to 5 pm. Ms Powell also asked whether there would be any impacts on water and sewage. Not just these homes but they are being established on top of other recent developments. She commented on the lack of emergency access to the area and said that it feels like the proposal meets the requirements of the code, but asked whether anyone has thought about the reality of the impacts on those living around. It isn't just fires but is floods and other things. Ms Skinner confirmed that the city is working on an emergency evacuation plan together with other agencies, city departments, and the city council.

There was not additional testimony from the public.

There was no testimony from agencies.

Using his allowed time for rebuttal, Mr Wooton said that he understands that plans were submitted late in the day, and that people need time to look at them.

There were multiple requests to leave the record open. Mr Appicello explained that the options are to continue the hearing or to close the hearing and leave the record open for written submittal. Continuing the hearing will give people an opportunity to testify again. It is treated like the original hearing and goes through the whole process. It takes longer, but when materials are received at the last minute the expectation is that there will be a continuance.

<b>MOTION:</b>	<b>Motion to continue the public hearing for PUD 2021-02 SUB 2021-01 Lincoln Palisades VI to the December 7, 2021 Planning Commissioner meeting</b>
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Kim Blackerby, Commissioner</b>
<b>AYES:</b>	Vincent, Sumner, Baker, Blackerby, Nelson, Schlesinger, Smith
<b>RESULT:</b>	<b>Motion to Continue - Passed</b>

**6. OLD BUSINESS**

None

**7. NEW BUSINESS**

None

**8. PLANNING COMMISSION TRAINING**

Public Works Director and City Engineer Stephanie Reid talked to the commissioners about traffic impact analyses. She started with questions provided by the commissioners. When are traffic impact studies conducted? The trigger for a traffic impact study being needed: it has to be an amendment to the comprehensive plan, a new property approach road to Hwy 101, or the likely generation of 50 peak hour trips on Hwy 101 or 100 peak hour trips on the local network. The manual for generation of the trips estimates is updated every three or four years. There have not been a lot of developments

recently that have triggered a TIS. Olivia Beach did. There was a big traffic impact analysis in 1983. It has to be substantial.

ODOT publishes a best management practices manual on Traffic Impact Studies, what they are, and what they should contain. Our code says “take this manual, and if a development triggers a TIS the engineer takes all of the things that could be looked at and develops a scope of work for the TIS. They are very expensive. They do traffic counts at the intersections. Ms Reid said that her worry is that there is a belief that a TIS is a magic bullet where the results will show you what to do and then there won’t be congestion. Hwy 101 is failing at every intersection. When the Transportation Master Plan was done, the City and ODOT agreed that the standards would have to exceed the ODOT standards. We haven’t had a development that triggered a TIS since 2015. There are a couple of projects that did not continue through that would have required a TIS. There was a development that came close to triggering a TIS. Unless there is something major like adding a lane, a TIS doesn’t offer much. The criteria they have to hit is “what is the impact?” It’s already bad, and the added development is going to make it a little worse. A TIS is going to tell you what you already know, and the options are going to be limited to where the right-of-way already is. We definitely have issues with our streets.

Commissioner Blackerby thanked Ms Reid for taking the time to do the training. He asked how the cumulative effects of development are taken into account. The cumulative effect of a house here and a house there. The traffic passing through the round-about on the Port Lane intersection is steady throughout the day. He used this as an example of what is likely happening throughout the city with the results of cumulative increased volume. Ms Reid said that cumulative infill is accounted for in the Transportation Master Plan. There are plans for improvement, but in terms of widening streets or improving intersections, those infill lots are accounted for.

Commissioner Schlesinger said that there was a subdivision of six lots approved on Logan Rd at 50<sup>th</sup> St. He said that he is concerned because there is such traffic on Logan Rd and asked whether a turning lane could be added so that traffic can get around people waiting to get into the area. Ms Reid said that the subdivision did not trigger a TIS - adding a turn lane or widening a lane can be informed by a TIS. The number of lots that went in were not enough to trigger a TIS. Ms Skinner added that the conditions of approval have to be tied to one of the criteria of approval. For a subdivision that doesn’t meet the criteria for a TIS, there are no criteria that would be tied to creating such a condition of approval. There also has to be nexus and proportionality. Putting in a traffic signal or approach lane that isn’t adjacent to it - there isn’t a nexus or proportionality. Conditions of approval have to be tied to the criteria, and there has to be a nexus (rational relationship) and proportion.

Following up on Commissioner Schlesinger’s comment, Commissioner Blackerby asked Ms Reid whether Public Works looks at areas that could be assisted by additional cautionary measures (flashing light, etc). Ms Reid said that Public Works has looked at making improvements on Port Lane and Logan Rd. It is in the Transportation System Plan to improve that intersection. She said that she would look at signage that we can add. She said that it isn’t something that the developer could be required to do. Public Works has some new LED signs that get people’s attention. That intersection is a candidate for those already. A blinking light on 14<sup>th</sup> and Oar was replaced with these.

Ms Reid said that when development began on the north end in the 1980s, there was an impact report that was the reason that there is a traffic impact fee for lots. That money goes into a fund that goes to projects for improvements in the area. Ms Reid described several projects in the area that are in the works.

One question came up about traffic counters across the road. Ms Reid said that those counters are obsolete. They have been replaced with the traffic counters that are Hwy 101. For the TSP the consultant put people at intersections and counted (which is not obsolete). All of our traffic feedback signs (approximately six permanent and 8 rotating) also give traffic counts. We have a lot of speed data and a lot of traffic count data on our roads.

Regarding a question about the blinking crosswalk at S 23<sup>rd</sup> St that was installed and is now gone, Ms Reid said that there are no plans to do anything there right now. When ODOT did the Nelscott improvement project, they put a temporary crosswalk there, which was in place for almost two years. ODOT does not have plans to do anything there.

Commissioner Sumner asked how traffic studies impact those crosswalk lights. She asked whether traffic studies are needed to get those lights. Ms Reid said that in the TSP, we identified places where we want to put the rapid flashing beacon lights. ODOT and the City are looking for opportunities to add them. Pelican, which has parking across the street recognized the need for one. The city cannot require one, but they voluntarily offered to put one in. These have to be initiated by the City or by developers.

Chair Baker asked whether there is any kind of feedback mechanism for people to contact Public Works about problem or dangerous intersections. Ms Reid said that people can e-mail Public Works or Ms Reid.

Chair Baker thanked Ms Reid for her presentation.

## **9. REPORTS AND COMMENTS**

Ms Skinner reminded the commissioners to get their top-five statewide planning goals so that they can be a discussion at the next meeting.

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

Hearing continued from tonight will be on the agenda for the December 7, 2021 meeting. There will be some brief discussion about the focus of the comprehensive plan amendment. Ms Skinner will also have the calendar of meetings for next year for the Planning Commissioner to approve.

The Planning Commissioner clerk, James White, wishes to thank the commissioners for their help and support during the last several years, and wishes them luck in the upcoming comprehensive plan update.

## **11. ADJOURN**

Respectfully submitted,

---

James White  
Assistant Planner

---

Marci Baker  
Chair

# Planning Commission Communication

---

## PUD 2021-02 SUB 2021-01 Lincoln Palisades VI

Meeting Date: December 7, 2021      Primary Staff Contact: AnneMarie Skinner  
 Department: Planning Commission      E-Mail: ASkinner@lincolncity.org  
 Secondary Dept:      Secondary Contacts:  
 Approval:      Estimated Time:

---

### Question:

Should the Planning Commission approve, approve with conditions, or deny the requested PUD 2021-02 SUB 2021-01 Lincoln Palisades VI for a 32-lot subdivision/planned unit development?

### Staff Recommendation:

Staff recommends the Planning Commission approve with conditions PUD 2021-02 SUB 2021-01 Lincoln Palisades VI.

### Authority:

Lincoln City Municipal Code (LCMC) Title 16 Subdivisions  
 LCMC Chapter 17.76 Procedures  
 LCMC 17.77.120 Planned Developments

### Background:

See attached Staff Report

### Planning Commission Options:

1. Hold the continued public hearing. Close the public hearing and the record. Deliberate. Motion to approve, approve with conditions, or deny.
2. Hold the continued public hearing. Continue the continued public hearing with an open record.
3. Hold the continued public hearing. Close the continued public hearing, but keep the record open and set date to submit additional items, and meeting date to deliberate and move to approve, approve with conditions, or deny.

**Potential Motions:**

1. Motion to approve PUD 2021-02 SUB 2021-01 Lincoln Palisades VI with the conditions listed in the staff report;

**OR**

2. Motion to approve PUD 2021-02 SUB 2021-01 Lincoln Palisades VI with the following modifications to the conditions listed in the staff report...

**OR**

3. Motion to deny PUD 2021-02 SUB 2021-01 Lincoln Palisades VI because the application as submitted does not meet the following code requirements...

**Attachments:**

Revised 2021\_11\_19\_PrelimMstPlan (PDF)  
Revised 2021\_11\_19\_ApplicantNarrative (PDF)  
Applicant Applications (PDF)  
Applicant Tree Inventory (PDF)  
Lincoln Palisades Phase III Approved Plan (PDF)  
Final Order No. 07-22 (Page 14) (PDF)  
Staff Report Revised\_PUD 2021-02 SUB 2021-01 (PDF)









**TREE PRESERVATION PLAN BY BUENA VISTA ARBOR CARE**

THIS TREE PROTECTION PLAN IS WRITTEN TO PROVIDE THE DEVELOPERS WITH A PROACTIVE ATTEMPT AT PRESERVING THE TREES THAT MERIT PRESERVATION ON OR AROUND THEIR DEVELOPMENT. MOST TREES IN THIS REPORT ARE SITKA SPRUCE. WE USED SOME ABBREVIATIONS IN THIS REPORT YOU NEED TO BE FAMILIAR WITH, FOR EXAMPLE, TPF (TREE PROTECTION FENCE) AND TPZ (TREE PROTECTION ZONE). THE TREE PROTECTION FENCE IS THE FENCE THAT IS INSTALLED TO PROTECT EACH TREE OR GROVE OF TREES FOR PRESERVATION. THE TREE PROTECTION ZONE IS THE ENTIRE AREA OF PRESERVATION; NOT JUST ONE INDIVIDUAL TREE, BUT THE ENTIRE RESTRICTED AREA. RESTRICTIONS ENFORCED WITHIN BOTH AREAS. WE ALSO USE REFERENCE TO HAZARD TREE EVALUATION; THIS IS A GUIDE AND STANDARD SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND ADOPTED BY CONSULTING ARBORISTS.

**TREE PROTECTION ZONE**

MOST OF THE TREES ARE LOCATED AROUND THE PERIMETER OF THE DEVELOPMENT, WHICH IN MOST CASES WILL BE PROTECTED BY A SINGLE TREE PROTECTION FENCE. THE FENCE IS ESTABLISHED FIVE FEET BEYOND THE TREE'S DRIP LINE, UNLESS OTHERWISE DIRECTED ON-SITE BY THE CONSULTING ARBORIST (SEE DRIP LINE MEASUREMENTS IN THE TREE INVENTORY).

**TREE PROTECTION FENCE**

1. CHAIN LINK/METAL FENCE WITH T POSTS IS THE STANDARD TREE PROTECTION FENCING FOR BUENA VISTA ARBOR CARE CO., INC. PRESERVATION PROJECTS. THE TRADITIONAL ORANGE PLASTIC SAFETY FENCE WILL NOT SUFFICE.
2. ONCE THE TREE PROTECTION ZONE IS ESTABLISHED, NO MACHINERY, CONSTRUCTION, STORAGE, OR GRADE CHANGE IS ALLOWED.
3. THE FENCE IS NOT TO BE MOVED OR TAMPERED WITH, UNLESS APPROVED BY THE PROJECT'S CONSULTING ARBORIST.
4. IF THERE IS NO MEASUREMENT FOR THE TPF, IT IS TO BE 5' OUTSIDE THE TREE'S DRIP LINE.

**RESTRICTIONS**

1. NO DUMPING OF ANY MATERIALS WHERE IT COULD SATURATE THE SOIL WITH THE TREE PROTECTION ZONE(S).
2. NO ADMITTANCE OF ANY KIND INTO THE TREE PROTECTION ZONE(S).
3. NO REMOVING THE FENCE FOR ANY REASON WITHOUT THE CONSULTING ARBORIST PRIOR PERMISSION.
4. CONSULTING ARBORIST NEEDS TO BE NOTIFIED IMMEDIATELY IF THERE IS A VIOLATION, ACCIDENTAL OR OTHERWISE. HE CAN BE REACHED ON HIS CELL @541-990-1773 OR OFFICE 541-757-TREE, M-F 7:00AM-3:00PM. THE PHONE NUMBERS ARE ALSO AVAILABLE ON THE TREE PROTECTION SIGNS.

**PRUNING**

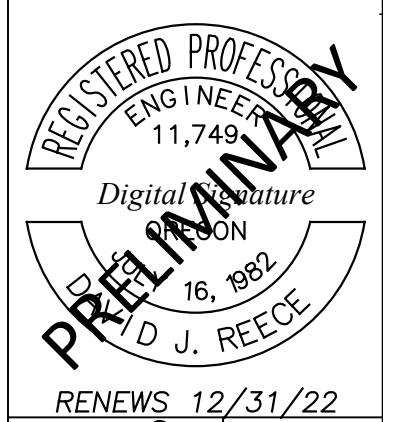
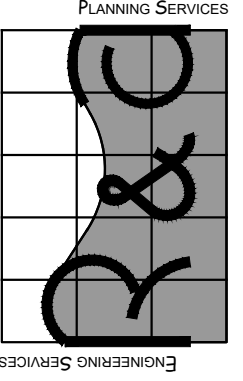
SOME TREES HAVE PRUNING REQUIREMENTS DUE TO EQUIPMENT ACCESS ISSUES. (THESE ARE IDENTIFIED ABOVE.) THESE CUTS NEED TO BE DONE BY A CERTIFIED ARBORIST AND APPROVED BY THE CONSULTING ARBORIST HANDLING THE PRESERVATION. MANY OF THESE TREES COULD USE TIP WEIGHT REDUCTION TO FURTHER IMPROVE PRESERVATION. THIS WOULD REDUCE THE LIKELIHOOD OF BREAKAGES; THINNING AND LARGE DEADWOOD WOULD ALSO HELP WITH PRESERVATION. NO ROOT PRUNING AT THIS POINT IS NECESSARY.

**ARBORIST MONITORING**

IF THE PROJECT'S CONSULTING ARBORIST IS NOT INSTALLING THE TREE PROTECTION FENCE, THE CONSULTING ARBORIST MUST INSPECT THE FENCE BEFORE ANY WORK BEGINS. THE CONSULTING ARBORIST WILL RANDOMLY INSPECT THE SITE FOR VIOLATIONS AND THE PROGRESS OF TREE PRESERVATION THROUGHOUT THE DURATION OF THE PROJECT. IF ANY VIOLATIONS ARE FOUND, DEPENDING ON THE SEVERITY, THE CONSULTING ARBORIST WILL WORK WITH THE CONTRACTOR TO FIND SOLUTIONS. IF THE CONTRACTOR IS FOUND GROSSLY NEGLIGENT OR UNCOOPERATIVE, THE CONSULTING ARBORIST WILL THEN TURN THE VIOLATIONS OVER TO THE CITY OF LINCOLN CITY.

ID	Tag	Species	Height (ft)	DBH (in)	Drip-Line (ft)	Common Name	Notes
1371	D71	Alnus rubra	2	10	10	Red Alder	
1372	D72	Alnus rubra	20	7	8	Red Alder	
1373	D73	Picea sitchensis	70	58	30	Sitka Spruce	splits at base into 2 trunks
1374	D74	Picea sitchensis	60	48	25	Sitka Spruce	
5158		Picea sitchensis		26	20	Sitka Spruce	
5159		Alnus rubra		9	20	Red Alder	

Reece & Associates, Inc.  
321 first avenue east, suite 3a  
albany oregon 97321  
phone: 541-926-2428  
fax: 541-926-2456



RENEWS 12/31/22

**LINCOLN PALISADES - PHASE VI**  
**PRELIMINARY LANDSCAPE PLAN & TREE INVENTORY NOTES**  
 ALPHA BUILDING VENTURES  
 LINCOLN CITY, OREGON

PLAN REVISIONS		
No.	DATE	BY

R&A PROJECT NO.  
**ABV2101**

DATE 11/19/2021  
 DESIGNED A.HERRMANN  
 ENGINEER D. REECE  
 CHECKED H. WOOTON  
 SCALE AS INDICATED

SHEET NUMBER \_\_\_\_\_

**3.2**

PRELIMINARY - NOT FOR CONSTRUCTION

















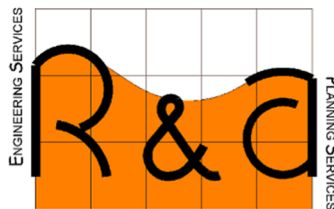
# Lincoln Palisades Phase VI

## Preliminary Master Plan Application

**Prepared for:**

Alpha Building Ventures  
C/O Steve Lindell  
P.O. Box 688  
McMinnville, Oregon 97128

Prepared by:



Reece & associates, inc.

Reece & associates, inc.  
321 first avenue east, suite 3a  
albany, oregon 97321  
541/926-2428  
[www.r-aengineering.com](http://www.r-aengineering.com)

July 14, 2021

Revised: November 19, 2021

## Lincoln Palisades Phase VI

**Project Summary**

Request:	Application for approval of the Preliminary Master Plan for Lincoln Palisades Phase V, a thirty-two-lot residential planned unit development.
Location:	Unaddressed. Intersection of NE 51 <sup>st</sup> Place and NE Wave Lane Lincoln County Assessor's Map No. 6s11w35CD, Lot 102
Applicant/Owner:	Alpha Building Ventures, LLC C/O Steven Lindell P.O. Box 688 McMinnville, Oregon 97128 503-723-53-47 slindell@onlinenw.com
Engineer/Planner:	<b>Reece &amp; associates, Inc.</b> 321 1 <sup>st</sup> Avenue Suite 3A Albany OR 97321 541-926-2428 Engineer: David J. Reece, PE      Planner: Hayden Wooton dave@r-engineering.com      haydenw@r-engineering.com

**Exhibits:**

- A – Lincoln County Assessor's Map
- B – Aerial Photograph
- C – Lincoln City Zoning Map
- D – Partition Plat 2015-13
- E – CC&Rs

**Sheet:**

- 1.0 – Cover Sheet
- 2.0 – Existing Conditions
- 3.0 – Street Layout
- 3.1 – Preliminary Landscape Plan & Tree Inventory
- 3.2 – Preliminary Landscape Plan & Tree Inventory Notes
- 4.0 – Overall Utility Plan
- 4.1 – NE 51<sup>st</sup> Loop Profile – STA -1+20 to 2+75
- 4.2 – NE 51<sup>st</sup> Loop Profile – STA 2+75 to 5+50
- 4.3 – NE 51<sup>st</sup> Loop Profile – STA 5+50 to 7+15
- 4.4 - NE 51<sup>st</sup> Loop Profile – STA 7+15 to 8+85
- 4.5 – Street A Plan & Profile
- 4.6 – Street A Storm Plan and Profile
- 4.7 – NE Voyage Avenue and Street A Plan and Profile

## I. Project Description

This application is for a Preliminary Master Plan to permit Lincoln Palisades Phase VI. The proposed project is located on 7.57-acre parcel identified as Lincoln County Assessor's Map No. 6s11w35CD (Exhibit A). The subject property is zoned R-1-7.5 by the City of Lincoln City. Approximately 1.3 acres will be dedicated as public right-of-way for the construction of new internal local streets. One 3,061 square-foot tract will be set aside for stormwater systems and another 5,106 square-foot tract will be preserved for landscaping. The remaining 6.3 acres will be divided in thirty-two (32) lots for detached, single-family dwellings. These lots will range from 7,500 square feet to 14,669 square feet in size. Alpha Building Ventures, LLC., the applicant, intends to complete the project in a single phase of development.

The proposed development conforms to all applicable sections of the Lincoln City Municipal Code (LCMC). This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the LCMC. Applicable criteria of the LCMC will appear in italics followed by the applicants' responses in regular font.

## II. Existing Condition

The subject property has frontage on NE 51st Loop and NE Wave Lane. NE 51st Loop terminates at two points on the property's western boundary, while NE Wave Lane forms a portion of the property's western border before intersecting with NE 51st Loop. Both of these streets are constructed to Lincoln City's local street standards; each street consisting of curb, gutter, and a paved vehicle travel aisle in both directions. The construction of sidewalks was deferred until future development of lots, so portions of both streets are missing sidewalks. Stormwater runoff generated by past development flows through the site near its north and south property lines. Moderately vegetated, the site mostly consists of brush and shrubs. Only six trees of a substantial sizes are located on the subject property near NE 51st Loop. Similar to the previous phase of Lincoln Palisades, this property slopes southeast towards a natural preserve owned by the City of Lincoln City.

For Adjacent zones and land uses refer to (Exhibit B for aerial photograph and Exhibit C for City of Lincoln City zoning map):

North: Single-family dwellings under construction in Lincoln Palisades Phase V zoned R-1-7.5 by the City of Lincoln City.

South: Single-family dwellings constructed in Pacific Rim Estates zoned R-1-7.5 by the City of Lincoln City.

East: Open space tract owned by the City of Lincoln City zoned R-1-7.5

West: Single-family dwellings constructed in Lincoln Palisades Phase II zoned R-1-7.5 by the City of Lincoln City.

## III. Tentative Subdivision

The proposed project, Lincoln Palisades Phase VI, will divide the subject property into thirty-two (32) lots intended for the construction of detached, single-family dwellings. Any such land division must comply with the applicable standards outlined in LCMC Title 16. The applicant has provided detailed findings of fact, below, demonstrating compliance with the applicable standards outlined in this chapter.

16.08.210. *A subdivision inspection and processing fee shall be submitted as established by city council resolution.*

**Response:** Alpha Building Ventures, LLC., the applicant, paid the subdivision inspection and processing fee on July 14, 2021.

16.08.220. *The subdivider shall file 15 prints of the tentative plan with the department of community development; the tentative plan will be scheduled for planning commission review at a public hearing after the application is deemed complete and notice is provided. The public hearing shall be in accordance with LCMC 16.20.050.*

**Response:** The applicant's representative submitted a tentative plan to the Department of Community Development on July 14, 2021. City of Lincoln City staff will deem the application complete, notice the public, and schedule a public hearing. Therefore, this standard is met.

16.08.250.A. *Preparation. The subdivider shall prepare a tentative plan, together with improvement plans and other supplementary material, as may be required, to indicate the general program and objectives of the project. To assure knowledge of existing conditions, and to obtain compliance with existing city development plans, the subdivider may confer with the department of community development and department of public works prior to preparation of the tentative plan.*

**Response:** This application package including narrative, exhibits, preliminary master plans, and application forms has been submitted to the City of Lincoln City for consideration by the Planning Commission. The application package contains all required submittal materials. Therefore, this standard is met.

16.08.250.B. *Scope. The tentative plan need not be a finished drawing, but it should show all pertinent information to scale, in order that the planning commission may properly review the proposed development.*

**Response:** A preliminary master plan is attached to this application narrative. This plan set contains all information to scale required by the applicable chapters of the LCMC. Therefore, this standard is met.

16.08.250.C. *Partial Development. Where the area to be subdivided contains only part of the tract owned or controlled by the subdivider, the planning commission may require a sketch of a tentative layout for streets and parcels in the unsubdivided portion.*

**Response:** As illustrated by the attached preliminary master plan, the proposed land division will subdivide the entire continuous property owned and controlled by the applicant. Therefore, this standard does not apply.

## Lincoln Palisades Phase VI

16.08.250.D. *Information Required. The tentative plan shall include the following information:*

1. *Detailed Map. The tentative plan shall be drawn at a scale of one inch equals 50 feet up to 10 acres; for areas over 10 acres, one inch equals 100 feet up to 100 acres; and for areas over 100 acres, one inch equals 200 feet or an appropriate scale approved by the department of community development;*

**Response:** The attached preliminary master plan has been drawn at a scale of one inch equals 50 feet. Therefore, this standard is met.

2. *General Information. The following information shall be shown on the tentative plan:*
  - a. *Proposed name of the subdivision. The name must not duplicate nor resemble the name of another subdivision in the county and shall be approved by the planning commission and county surveyor pursuant to ORS 92.090(1);*

**Response:** The proposed name of the subdivision is Lincoln Palisades Phase VI. Therefore, this standard is met.

- b. *Date, north point and scale of drawing;*

**Response:** As illustrated by the attached preliminary master plan, each page has the date, a north arrow, and scale of the drawing. Therefore, this standard is met.

- c. *Appropriate identification clearly stating the drawing as a tentative plan;*

**Response:** The title shown on Sheet 1.0 of the preliminary master plan identifies the plans as "Lincoln Palisades Phase VI Preliminary Master Plan." Therefore, this standard is met.

- d. *Location of the subdivision by section, township and range, and a legal description sufficient to define the location and boundaries of the proposed tract, and the tract designation or other description according to the real estate records of the county assessor;*

**Response:** Sheet 1.0 of the attached preliminary master plan contains the subject property's Lincoln County Assessor's Map information.

- e. *A vicinity sketch map at a scale of one inch equals 400 feet showing adjacent property boundaries and land uses;*

**Response:** A vicinity sketch map at a scale of one inch equals 400 feet has been provided on Sheet 1.0 of the attached preliminary master plan. Therefore, this standard is met.

3. *Existing Conditions. The following existing conditions shall be shown on the tentative plan:*
  - a. *Location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; and other important features, such as section lines and corners, city boundary lines and monuments;*

**Response:** The attached preliminary master illustrates the location, widths, and names of all existing streets adjacent to the subject property. Therefore, this standard is met.

## Lincoln Palisades Phase VI

- b. Contour lines having the following minimum intervals:*
- i. Two-foot contour intervals for ground slopes less than 10 percent;*
  - ii. Five-foot contour intervals for ground slopes 10 percent or greater;*
  - iii. Contours shall be related to the city or other datum approved by the city engineer and/or surveyor;*

**Response:** Contour lines at the appropriate intervals were provided by Cole Surveying, LLC., and are illustrated throughout the attached preliminary master plan. Therefore, this standard is met.

- c. Location of at least one temporary benchmark within the plat boundaries or the source of the contour line data shown (source and accuracy subject to city engineer and/or surveyor's approval);*

**Response:** Contour line data shown on the attached preliminary master plan was provided by Cole Surveying, LLC. Therefore, this standard is met.

- d. Location and direction of all watercourses;*

**Response:** There are no watercourses on the subject property. As a result, this standard does not apply.

- e. Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees;*

**Response:** Except for isolated preservable trees, the subject property does not contain any of the natural features identified by this standard. The location of trees is illustrated by the attached preliminary master plan. Therefore, this standard is met.

- f. Existing uses of the property, including location of all existing structures to remain on the property after subdividing;*

**Response:** The subject property is undeveloped. Therefore, this standard does not apply.

- 4. Proposed Plan of Land Subdivision. The following information shall be included on the tentative plan:*
- a. Proposed Streets – Location, Widths, Approximate Radii of Curves. The relationship of all streets to any projected streets, as shown on any development plan adopted by the planning commission or, if there is no complete plan, as suggested by the department of community development. Street names will be determined and assigned by the city;*

**Response:** Sheet 3.0 from the attached preliminary master plan illustrates the location, widths, and approximate curve radii of the proposed streets. The applicant will coordinate with city staff to determine the street names of any unnamed streets prior to recording of the final plat. Therefore, this standard is met.

## Lincoln Palisades Phase VI

- b. Easements. Location on the site or abutting property showing the width and purpose of all existing and proposed easements;*

**Response:** Where there is an existing or proposed easement, it is labelled on the attached preliminary master plan. Therefore, this standard is met.

- c. Lots. Approximate dimensions of all lots, minimum lot size, proposed lot and block numbers;*

**Response:** The attached preliminary master plan details the dimensions of all proposed lots, their area, and lot numbers. Therefore, this standard is met.

- d. Proposed Land Uses. Sites, if any, allocated for:*
- i. Multiple-family dwellings;*
  - ii. Shopping centers;*
  - iii. Churches;*
  - iv. Industry;*
  - v. Parks, schools, playgrounds;*
  - vi. Public or semipublic buildings;*
  - vii. Open space;*

**Response:** Lincoln Palisades Phase VI will create a small open space area and is adjacent to an open space tract previously dedicated to the City of Lincoln City. These areas are identified on the attached preliminary master plan. The other land uses listed in this standard will not be created within the boundaries of Lincoln Palisades Phase VI. Therefore, this standard is met.

- 5. Area Coverage. Area coverage of existing and proposed structures, lots, streets or other changes anticipated;*

**Response:** While structures are not proposed at this time, area coverage of lots, streets, and tracts is calculated on Sheet 1.0 of the attached preliminary master plan. Therefore, this standard is met.

- 6. Explanatory Information. Any of the following information which may be required by the planning commission, and which may not be shown practicably on the tentative plan, may be submitted in separate statements accompanying the tentative plan:*
- a. Proposed deed restrictions in outline form;*

**Response:** At this time no deed restrictions are proposed; however, the applicant intends to record the attached covenants, conditions, and restrictions along with the final plat. Therefore, this standard is met.

- b. Approximate existing centerline profiles showing the finished grades of all streets, as approved by the city engineer, included in the proposed subdivision;*

**Response:** The preliminary master plan illustrates approximate centerline profiles showing the finished grades of all proposed streets. Therefore, this standard is met.

## Lincoln Palisades Phase VI

- c. *Typical cross sections of proposed streets, showing widths of roadways, curbs, location and width of sidewalks and the location and size of utility mains;*

**Response:** Sheet 3.0 of the attached preliminary master plan illustrates the proposed street cross section including roadway widths, curbs, location and width of sidewalks, and location and size of utility mains. Therefore, this standard is met.

- d. *Approximate plan and profiles of proposed sanitary sewers, storm drains and water distribution system, showing pipe sizes and the location of valves and fire hydrants, all to conform to city standards;*

**Response:** The attached preliminary master plans contains approximate plan and profiles of the proposed sanitary sewers, storm drains, and water distribution system. These drawings also note pipe sizes, location of valves, and fire hydrants. Therefore, this standard is met.

- e. *A general description of property intended to be dedicated to the city or public, other than street rights-of-way, including proposed dedication restrictions.*

**Response:** Other than street rights-of-way, no property will be dedicated to the public. Therefore, this standard does not apply.

- 16.12.010. *Design standards and principles of acceptability. Subdivisions and partitions shall be in conformity with the comprehensive plan, LCMC Title 17 and other applicable ordinances of the city. Subdivisions and partitions shall conform with the requirements of state laws and the Land Conservation and Development Commission's statewide goals, until such time as the city's comprehensive plan has been approved by the Land Conservation and Development Commission.*

**Response:** As demonstrated by this application narrative and accompanying preliminary master plan, the proposed subdivision complies with the applicable standards set forth in LCMC Title 17, which implements the comprehensive plan. Therefore, this standard is met.

- 16.12.020. *Streets – General requirements. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and their appropriate relation to the proposed use of the land to be served by such streets. Where location is not shown in a development plan, the arrangement of streets in a subdivision shall either:*

- A. *Provide for continuation of appropriate projection of existing principal streets in surrounding areas; or*

**Response:** Presently, NE 51<sup>st</sup> Loop terminates at two points on the subject property's western boundary. NE Wave Lane is also located along the subject property's western boundary. These streets will be improved, when necessary, and extended throughout the development area to serve the proposed lots. All proposed streets will be dedicated to the public. Therefore, this standard is met.

- B. *Conform to a plan for the neighborhood approved or adopted by the planning commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.*

**Response:** The Planning Commission has not adopted a neighborhood street plan that governs development of the subject property. Therefore, this standard does not apply.

- 16.12.030. *Streets – Right-of-way and roadway widths. Unless otherwise approved by the planning commission, the width of streets and roadways in feet shall be as shown in the cross sections in the city's 2015 Transportation System Plan, Volume 1, Standards section, starting on page 45, and Public Works/Engineering Standards.*

**Response:** As illustrated by the attached preliminary master plan, the applicant proposes to construct a street with a curb-to-curb width of 28 feet, curb and gutter, and a five-foot wide sidewalk on both sides of the vehicle travel area. The proposed street section meets the minimum standards set forth in the City's 2015 Transportation System Plan. Therefore, this standard is met.

- 16.12.040. *Streets – Reserve strips. Reserve strips or street plugs controlling access to streets will not be approved unless such strips are necessary for protection of the public welfare or of substantial property rights or both, and in no case unless the control and disposal of the land composing such strips is placed definitely within the jurisdiction of the city under conditions approved by the planning commission.*

**Response:** Lincoln Palisades Phase VI does not include any reserve strips. Therefore, this standard does not apply.

- 16.12.050. *Streets – Alignment. All streets, other than minor streets or cul-de-sac, shall, so far as practical, be in alignment with existing streets by continuations of the centerlines thereof. In no case shall the staggering of streets make "T" intersections so designed that a dangerous jog is produced. Jogs of less than 100 feet on such streets, measured along the centerline of the intersected street, must be adjusted by curves or diagonals so that the alignment across the street is continuous.*

**Response:** All streets within Lincoln Palisades Phase VI are minor streets or cul-de-sacs. Therefore, this standard does not apply.

- 16.12.060. *Streets – Future expansion.*  
 A. *Where a subdivision or partition adjoins undeveloped property, streets which, in the findings of the planning commission, should be continued in the event of the subdivision or partitioning of the undeveloped property will be required to be provided through the boundary lines of the tract.*

**Response:** All adjacent properties have already experienced residential development or are set aside for the preservation of natural features; as a result, there are no opportunities for future street extensions. Therefore, this standard does not apply.

## Lincoln Palisades Phase VI

- B. *Reserve strips and street plugs may be required to preserve the objectives of street extensions. Reserve strips and street plugs shall be deeded to the city or county, as directed, prior to final plat or map approval.*

**Response:** As previously mentioned, this project does not propose any reserve strips or street plugs. Therefore, this standard does not apply.

- C. *If, in the opinion of the city engineer, a traffic, pedestrian or safety hazard temporarily exists by the construction of a dead-end street, he may direct that a barricade of adequate design be installed as one of the required improvement items for the subdivision or partition.*

**Response:** Lincoln Palisades Phase VI does not include any dead-end streets that do not terminate in a turnaround. Therefore, this standard does not apply.

- 16.12.070. *Streets – Intersection angles. Streets shall intersect one another at an angle as near to a right angle as practical, and no intersections of streets at angles of less than 75 degrees will be approved unless necessitated by topographical conditions. When intersections of other than 90 degrees are unavoidable, the right-of-way lines along the acute angle shall have a corner radius of 23 feet. All right-of-way lines at intersections with streets shall have a corner radius of 13 feet, except as otherwise directed. Right-of-way lines at cul-de-sac entrances shall have a minimum radius of 20 feet.*

**Response:** One street intersection will be constructed within the boundaries of Lincoln Palisades Phase VI; it is as near to a right angle as practical and is not less than 75 degrees. Therefore, this standard is met.

- 16.12.080. *Existing streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or partitioning.*

**Response:** As previously mentioned, the subject property has frontage NE 51<sup>st</sup> Loop and NE Wave Lane. These streets both have a right-of-way of 50 feet. As a result, both streets exceed the right-of-way requirement for local streets. No additional dedication is required. Therefore, this standard does not apply.

- 16.12.090. *Half-streets. Half-streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition, when in conformity with other requirements of this title; and when the planning commission finds it will be practical to require dedication of the other half when the adjoining property is subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.*

**Response:** Lincoln Palisades Phase VI does not include construction of any half-streets. Therefore, this standard does not apply.

## Lincoln Palisades Phase VI

16.12.100. *Cul-de-sac.*

- A. *A cul-de-sac shall be as short as possible and shall, in no event, be more than 600 feet long, nor serve more than 18 single-family dwellings.*

**Response:** The proposed cul-de-sac is 551 feet in length and only serves eighteen (18) lots (Lots 4 through 21). Therefore, this standard is met.

- B. *All cul-de-sac shall terminate with an approved turnaround.*

**Response:** The proposed cul-de-sac has been designed to provide a fire apparatus turnaround in compliance with the applicable fire code standards. Therefore, this standard is met.

16.12.110. *Street Names*

- A. *No street name shall be used which will duplicate or be confused with the name of existing streets, except for extensions of existing streets.*

**Response:** The applicant will coordinate with city staff to determine appropriate street names prior to recording the final plat. Therefore, this standard will be met.

- B. *Street names and numbers shall conform to the established pattern in the city and the surrounding area and shall be subject to approval of the planning commission.*

**Response:** Through coordination with city staff, the applicant will select street names and numbers that conform to the established pattern in the City of Lincoln City. Therefore, this standard will be met.

16.12.120. *Streets Grades and curves.*

- A. *Grades shall not exceed six percent on major streets, 10 percent on collector streets, or 12 percent on any other street, without approval of the department of public works.*

**Response:** All streets within Lincoln Palisades Phase VI are classified as local streets, so, unless otherwise approved by Public Works, the maximum street grade is 12 percent. Engineered plans demonstrating compliance with this standard or requesting approval of steeper grades will be submitted to Public Works prior to construction. Therefore, this standard will be met.

- B. *In flat areas, finished street grades shall have a minimum slope of one-half percent.*

**Response:** All proposed street have a finished grade of greater than one-half percent. Engineered plans demonstrating compliance with this standard will be submitted to Public Works prior to construction. Therefore, this standard is met.

- C. *Centerline radii of curves shall not be less than 300 feet on major streets, 200 feet on collector streets, or 100 feet on other streets.*

**Response:** All proposed curves will have a centerline radius of at least 100 feet. Engineered plans demonstrating compliance with this standard will be submitted to Public Works prior to construction. Therefore, this standard is met.

16.12.130. *Streets – Planting easements. Where approval of streets less than 60 feet in width is granted, additional easements for street trees, shrubs, sidewalks and utilities may be required.*

**Response:** Although the proposed streets are less than 60 feet in width, no planting easements are required because each lot will be landscaped in accordance with LCMC Chapter 17.55. Therefore, this standard does not apply.

16.12.140. *Marginal access streets. Where a subdivision or partition abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in nonaccess reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.*

**Response:** Lincoln Palisades Phase VI does not contain a major street nor is it adjacent to one. Therefore, this standard does not apply.

16.12.210. *Lots – General requirements. The lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.*

**Response:** For information regarding lot size, width, and depth please refer to the applicant's response to LCMC 17.16.070. Findings and conclusions from the previously mentioned response are incorporated here by reference. Therefore, this standard is met.

16.12.220. *Minimum lot sizes.*

- A. *The lot sizes, in addition to conformance with LCMC Title 17, shall be not less than as given in the following table:*

**Response:** For information regarding lot size, width, and depth please refer to the applicant's response to LCMC 17.16.070. Findings and conclusions from the previously mentioned response are incorporated here by reference. Therefore, this standard is met.

- B. *In the case of irregular lots, the widths measured at a building line must be not less than 70 feet.*

**Response:** For information regarding lot size, width, and depth please refer to the applicant's response to LCMC 17.16.070. Findings and conclusions from the previously mentioned response are incorporated here by reference. Therefore, this standard is met.

16.12.230. *Through lots.*

- A. *Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation.*

**Response:** Lincoln Palisades Phase VI does not create any through lots. Therefore, this standard does not apply.

## Lincoln Palisades Phase VI

- B. *A planting screen easement of at least 10 feet in width and across which there shall be no right of access may be required along the line of lots abutting such a traffic artery or other disadvantageous use.*

**Response:** Because the proposed project does not create any through lots, planting screen easements will not be necessary. Therefore, this standard does not apply.

- 16.12.240. *Lot side lines. The side lines of lots shall run at right angles to the street upon which the lots face. On curved streets they shall be radial to the curve.*

**Response:** Wherever possible, side lot lines are located at right angles to the street which the lot faces. Where lots face a curved street, the side lot lines are radial to the curve. Please refer to the attached preliminary master plan for an illustration of compliance with this standard. Therefore, this standard is met.

- 16.12.250. *Lots – Resubdivision.*

- A. *In subdividing or partitioning tracts into large lots which at some future time are likely to be subdivided or partitioned, that resubdivision or partitioning shall take place without violating the requirements of these regulations and without interfering with the orderly development of streets.*

**Response:** Lincoln Palisades Phase VI does not create any lots large enough to be further subdivided in the future. Therefore, this standard does not apply.

- B. *Restriction of building locations in relationship to future street right-of-way shall be made a matter of record if the planning commission considers it necessary.*

**Response:** There are no future rights-of-way to consider with the placement of building locations. Therefore, this standard does not apply.

- 16.12.260. *Lots – Residential building setback lines. If special building setback lines are to be established in the subdivision or partition, they should be shown on the subdivision or partition plan or included in the deed restriction.*

**Response:** No special building setback lines are proposed. Therefore, this standard does not apply.

- 16.12.270. *Public open spaces.*

- A. *Due consideration shall be given by the subdivider or partitioner to the allocation of suitable areas for schools, parks and playgrounds to be dedicated for public use as per the city comprehensive plan.*

**Response:** Lincoln City's comprehensive plan does not identify any areas for schools, parks, or playgrounds near the subject property. Therefore, this standard does not apply.

- B. Where a proposed park, playground, school or other public use shown in a tentative plan is located in whole or in part in a subdivision or partition, the planning commission may request the dedication or reservation of such area within the subdivision or partition in those cases in which the planning commission deems such requirements to be reasonable with the approval of the city council.*

**Response:** Lincoln City's comprehensive plan does not identify any areas for schools, parks, or playgrounds near the subject property. Therefore, this standard does not apply.

#### **IV. Zoning District**

- 17.16.070. Lot requirements. The map designations R-1-5, R-1-7.5 and R-1-10 create separate single-family residential zoning classifications as though separately listed in LCMC 17.12.010. Lot requirements for the zoning classifications designated on the zoning map shall be as follows:*

**Response:** In the R-1-7.5 zoning district, the minimum lot size is 7,500 square feet, the minimum depth is 80 feet, and the minimum width is 70 feet. As illustrated by the attached preliminary master plan, all proposed lots comply with these dimensional requirements. Therefore, this standard is met.

- 17.16.075. Landscaping. Landscaping shall be provided in accordance with Chapter 17.55 LCMC.*

**Response:** The proposed planned development will create lots intended for future development of detached, single-family dwellings. Because LCMC 17.16.075 is enforced when a dwelling is constructed, the proposed planned development itself does not need to comply with this standard. However, upon construction of dwellings, compliance with landscaping standard will be reviewed under an application for a building permit.

- 17.16.080. Signs. Signs shall be allowed subject to the provisions of Chapters 9.34 and 17.72 LCMC.*

**Response:** Lincoln Palisades Phase VI will not construct any signs. Therefore, this standard does not apply.

- 17.16.090. Off-street parking and loading. Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC.*

**Response:** The proposed planned development will create lots intended for future development of detached, single-family dwellings. Because LCMC 17.16.090 is enforced when a dwelling is constructed, the proposed planned development itself does not need to comply with this standard. However, upon construction of dwellings, compliance with off-street parking will be reviewed under an application for a building permit. Therefore, this standard is met.

- 17.16.100. *Other required conditions. All single-family dwellings (site-built, modular and manufactured homes) to be constructed or located in residential zones shall use at least two of the following design features to provide visual relief along the front of the home:*
- A. *Dormers;*
  - B. *Gables;*
  - C. *Recessed entries;*
  - D. *Covered porch entries;*
  - E. *Cupolas;*
  - F. *Pillars or posts;*
  - G. *Bay or bow windows;*
  - H. *Eaves (minimum six-inch projection);*
  - I. *Off-sets on building face or roof (minimum 16 inches).*

**Response:** The proposed planned development will create lots intended for future development of detached, single-family dwellings. Because LCMC 17.16.100 is enforced when a dwelling is constructed, the proposed planned development itself does not need to comply with this standard. However, upon construction of dwellings, compliance with architectural feature standards will be reviewed under an application for a building permit. Therefore, this standard is met.

## V. Planned Development

LCMC 16.08.050 states “A subdivision with land area greater than two acres or 10 lots shall be processed as a planned development.” Lincoln Palisades Phase VI will create thirty-two (32) lots for detached, single-family dwellings. Therefore, it must comply with the applicable standards in LCMC 17.77.120. Findings of fact demonstrating compliance with those standards are provided below:

- 17.77.120.A. *Purpose. It is the purpose of this section to allow master planned developments in any residential or commercial zone, or any combination of them, and in doing so, to allow a more flexible approach to land development than that which is normally accomplished through the subdivision and zoning ordinances of the city. The planned unit development approach is intended to provide more desirable environments by encouraging creative site planning and building designs; to make possible greater diversification between buildings and open spaces; and to conserve land and minimize development costs. In addition to the uses allowed in residential zones, the planned unit development approach may allow certain commercial uses subject to the specific limitations of this section.*

**Response:** The purpose of Lincoln Palisades Phase VI is to utilize the flexible approach granted to development by the Planned Unit Development (PUD) process to provide detached, single-family housing to the City of Lincoln City. The subject parcel was created by partition in 2015 (Exhibit D). This partition divided the upland buildable area from the steep slopes and wetlands nearby. The result was a clear delineation between buildable land and preserved natural features. Because of the creative site planning and design permitted through a PUD, the proposed development can efficiently use the buildable land created by this partition. The proposed preliminary master plan complies with the purpose statement of LCMC 17.77.120 Planned Unit Development.

17.77.120.B. *Allowable Density. The allowable residential density in a PUD that meets only the minimum PUD standards is the “maximum base residential density” and shall be determined in the following manner:*

1. *Determine the gross square footage of the project.*

**Response:** The subject property has an area of 7.57 acres or 329,749 gross square feet.

2. *Subtract from the gross square footage the square footage of any areas proposed for nonresidential development, including commercial uses, places of worship, schools, and public buildings and their associated parking areas and grounds (including required yards and landscaping areas). The result is the “preliminary gross residential area.”*

**Response:** The preliminary gross residential area is 329,749 square feet because this proposal does not include any area for nonresidential development.

3. *Subtract from the preliminary gross residential area the square footage of any areas of significant natural resources as identified in the comprehensive plan. The result is the “final gross residential area.”*

**Response:** There are no areas of significant natural resources located on the subject property. Therefore, the final gross residential area is 329,749 square feet.

4. *Multiply the final gross residential area by 0.83. The result is the “final net residential area.”*

**Response:** When the final gross residential area is multiplied by 0.83, the resulting final net residential area is 273,691.67 square feet.

5. *Divide the final net residential area by the minimum lot size of the underlying zone. The result is the “maximum base residential density” expressed in dwelling units. Any number not a whole number shall be rounded down to a whole number.*

**Response:** The subject property is zoned R-1-7.5; consequently, the applicable minimum lot size is 7,500 square feet. The maximum base residential density is 36 units ( $273,691/7,500 = 36.49$ ). Lincoln Palisades Phase VI will create 32 lots intended for detached, single-family dwellings. Therefore, this standard is met.

17.77.120.C. *Residential Density Bonus.*

**Response:** The applicant is not requesting a residential density greater than the 36 units permitted under LCMC 17.77.120(C). Therefore, this standard does not apply.

17.77.120.D. *Affordable Housing Bonus.*

**Response:** The applicant is not requesting a residential density greater than the 36 units permitted under LCMC 17.77.120(D). Therefore, this standard does not apply.

## Lincoln Palisades Phase VI

*17.77.120.E. Large-Scale, Mixed Use Planned Developments.*

**Response:** Lincoln Palisades Phase VI is not one-hundred acres or larger, does not have direct access to an arterial street, and does not designate at least 35 percent of the gross planned development site area as open space. Therefore, these standards are not applicable.

*17.77.120.F. Preliminary Master Plan Application. The preliminary master plan, which must include a drawing showing the layout of the proposed planned development, must contain the following information:*

1. *Proposed name of the planned development.*

**Response:** The proposed name of the subdivision is Lincoln Palisades Phase VI. Therefore, this standard is met.

2. *Date, north point and scale of drawing.*

**Response:** As illustrated by the attached preliminary master plan, each page has the date, a north arrow, and scale of the drawing. Therefore, this standard is met.

3. *Appropriate identification clearly stating that the drawing is a preliminary planned development master plan.*

**Response:** The title shown on Sheet 1.0 of the preliminary master plan identifies the plans as "Lincoln Palisades Phase VI Preliminary Master Plan." Therefore, this standard is met.

4. *Location of the planned development by section, township and range; a legal description sufficient to define the location and boundaries of the proposed planned development tract; and the tract designation or other description according to the real estate records of the county assessor.*

**Response:** Sheet 1.0 of the attached preliminary master plan contains the Lincoln County Assessor's Map information for the subject property.

5. *A vicinity sketch map at a scale of one inch equals 400 feet showing adjacent property boundaries and land uses.*

**Response:** A vicinity sketch map at a scale of one inch equals 400 feet has been provided on Sheet 1.0 of the attached preliminary master plan. Therefore, this standard is met.

6. *The following:*
  - a. *Location, widths and names of all existing streets or other public ways within or abutting the planned unit development.*

**Response:** The attached preliminary master plan illustrates the location, widths, and names of all existing streets adjacent to the subject property. Therefore, this standard is met.

## Lincoln Palisades Phase VI

- b. Contour lines having the following minimum intervals:*
- i. Two-foot contours intervals for ground slopes less than 10 percent.*
  - ii. Five-foot contour intervals for ground slopes 10 percent or greater. Contours shall be based on contour maps provided by the city or other data approved by the city engineer.*

**Response:** Contour lines at the appropriate intervals were provided by Cole Surveying, LLC., and are illustrated throughout the attached preliminary master plan. Therefore, this standard is met.

- c. Location of at least one temporary benchmark within the planned unit development boundaries or the source of the contour line data shown.*

**Response:** Contour line data shown on the attached preliminary master plan was provided by Cole Surveying, LLC. Therefore, this standard is met.

- d. Location and direction of all water courses and natural features such as rock outcroppings, marshes and wooded areas, and the approximate locations of trees or standards of trees having a trunk cross-sectional diameter of eight inches (approximately 25 inches in circumference) or more, measured at a point 54 inches above the base of the trunk on the uphill side. The plan must identify those water courses, natural features and areas of trees meeting the described criteria which are to remain and those which may be altered or removed.*

**Response:** Trees are the only natural feature listed in this standard within the boundaries of Lincoln Palisades Phase VI. These trees have been mapped and identified by an arborist. The arborist provided a report identifying which trees are to remain and those that must be removed. Therefore, this standard is met.

- e. Proposed streets, including location, widths and approximate radii or curves.*

**Response:** Sheet 3.0 from the attached preliminary master plan illustrates the location, widths, and approximate curve radii of the proposed streets. The applicant will coordinate with city staff to determine the street names of any unnamed streets prior to recording the final plat. Therefore, this standard is met.

- f. Location of existing and proposed easements on the site or abutting property, showing the width and purpose of each easement.*

**Response:** Where there is an existing or proposed easement, it is labelled on the attached preliminary master plan. Therefore, this standard is met.

- g. The types of housing proposed within the planned development, the approximate location or locations proposed for each type of housing, and the approximate housing density proposed at each location.*

**Response:** At this time, only detached, single-family homes are proposed within Lincoln Palisades Phase VI. Locations for these dwellings will be identified during the building permit process. Therefore, to the extent reasonable, this standard is met.

## Lincoln Palisades Phase VI

- h. *Sites, if any, allocated for:*
  - i. *Places of worship;*
  - ii. *Public or private parks, schools, and playgrounds;*
  - iii. *Public buildings;*
  - iv. *Open space;*
  - v. *Commercial uses, specifying the type of each.*

**Response:** Lincoln Palisades Phase VI will create a small open space area and is adjacent to an open space tract previously dedicated to the City of Lincoln City. These areas are identified on the attached preliminary master plan. The other land uses listed in this standard will not be created within the boundaries of Lincoln Palisades Phase VI. Therefore, this standard is met.

- i. *Proposed streets, including location, widths and approximate radii or curves.*

**Response:** The attached preliminary master plan illustrates the location, width, and approximate curves of the proposed streets within Lincoln Palisades Phase VI. Therefore, this standard is met.

17.77.120.G. *Supplemental Preliminary Master Plan Information. The applicant also shall submit the following information to supplement the preliminary master plan. This information can be submitted in separate statements accompanying the preliminary master plan:*

- 1. *Proposed restrictions to be filed in the county deed records, in outline form, such as deed restrictions, conditions, covenants and restrictions, and homeowners' association agreements. The outline restrictions shall identify the time at which the restrictions will be filed in the county deed records; generally who will have authority to enforce the restrictions; specifically which restrictions, if any, are proposed to be enforceable by the city; the time at which the restrictions will become enforceable; and which restrictions, if any, will not be subject to amendment without the consent of the city;*

**Response:** Covenants, Conditions, and Restrictions (CC&Rs) initially recorded to govern Lincoln Palisades Phase II (Exhibit E) will also be recorded with the final plat for Lincoln Palisades Phase VI. Therefore, this standard is met.

- 2. *Approximate locations and anticipated grades of all streets. Typical cross-sections of the proposed streets showing widths of roadways, curbs, location and widths of sidewalks and the location and size of utility mains;*

**Response:** The attached preliminary master plan illustrates the approximate locations and anticipated grades all streets within the project's boundaries. A typical cross-section of the proposed width showing the requested information is located on Sheet 3.0 of the preliminary master plan. Therefore, this standard is met.

## Lincoln Palisades Phase VI

3. *Approximate plan of proposed sanitary sewers, storm drains, storm water detention and drainage pretreatment facilities and the water distribution system;*

**Response:** The attached preliminary master illustrates the approximate location and dimensions of all proposed sanitary sewers, storm drains, stormwater treatment facilities, and water systems. Therefore, this standard is met.

4. *A general description of property intended to be dedicated to the city or public, other than street rights-of-way, including proposed dedication restrictions;*

**Response:** As previously mentioned, no property other than street rights-of-way will be dedicated to the city. Therefore, this standard is not applicable.

5. *A description of any residential density bonus the applicant is requesting, including evidence demonstrating compliance with applicable density bonus standards;*

**Response:** The applicant is not requesting any residential density bonuses. Therefore, this standard does not apply.

6. Proposed number of residential units;

**Response:** Lincoln Palisades Phase VI will create 32 lots for detached single-family units.

7. *An approximate tabulation of all dwelling units by type;*

**Response:** At this time, the applicant is anticipating all dwelling units will be detached, single-family homes.

8. *A narrative description of the planned development and the manner in which it meets the purpose set out in subsection (A) of this section;*

**Response:** A narrative description of the planned development and a direct response to LCMC 17.77.120.A are provided earlier in this application narrative. Therefore, this standard is met.

9. *A statement describing the present and proposed ownership;*

**Response:** The property is currently owned by Alpha Building Ventures, LLC., the applicant for Lincoln Palisades Phase V. Alpha Building Ventures, LLC., will continue to own the property through the entitlement process. Afterwards, the applicant could develop individual lots themselves or sell lots for development by others.

10. *A preliminary landscape plan, covering both areas to retain undisturbed, their natural vegetation and areas to be relandscaped;*

**Response:** The preliminary master plan includes a conceptual landscape plan. The proposed landscape plan utilizes native species of trees, shrubs, and groundcover as prescribed by the City's Guide to Landscape Selections. Therefore, this standard is met.

## Lincoln Palisades Phase VI

11. *A circulation plan and traffic impact analysis identifying likely circulation patterns for and traffic impacts from traffic generated by the development including patterns and impacts within the development, in the area surrounding the development, and in other affected areas of the city;*

**Response:** Access Engineering completed a Traffic Impact Analysis (TIA) for all six phases of the Lincoln Palisades project. However, since the TIA was completed in 2013, phase boundaries and residential unit types have changed. To account for these modifications, trip counts generated by Lincoln Palisades Phase VI have been modified to accurately reflect this phase. Data in the tables below are based on the Ninth Edition of the Institute of Transportation Engineers Trip Generation Manual and Access Engineering's TIA.

Trip Generation Rates							
ITE Land Use Code	Land Use Description	Independent Variable	Trip Ends Rate		In/Out Split (Percent)		
			PM Peak Hour	Daily	PM Peak Hour	Daily	
210	Single Detached Homes	32	1.25	12.10	52/48	50/50	

Lincoln Palisades Phase VI is forecasted to generate 40 trips during the p.m. peak hour and 387 daily trips, as shown in the table below.

Trip Generation Forecast							
ITE Land Use Code	Land Use Description	Independent Variable	PM Peak Hour Trip Ends			Daily	
			In	Out	Total		
210	Single Detached Homes	32	20.8	20.2	40	387	

Several nearby streets would experience increased traffic from Lincoln Palisades Phase VI. NE Voyage Avenue, NE 47th Street, NE West Devils Lake Road, and NE Logan Road south of NE 50th Street are all constructed to Lincoln City standards and would experience vehicle trips generated by Lincoln Palisades Phase VI.

These streets are intended to accommodate traffic at full build out of the surrounding area and are in good repair. In addition to the above-mentioned streets, NE Port Lane and NE Logan Road north of NE 50th Street are two rural roads that will also experience an increase in traffic. These roads have a paved lane in each direction but lack frontage improvement such as curbs, gutters, and sidewalks. However, these roads are still capable of accommodating the increased vehicle traffic.

As previously mentioned, Lincoln Palisades Phase VI will generate 40 p.m. peak hour trips or one trip every 1.5 minutes during the peak hour. No improvements are warranted to accommodate traffic generated by Lincoln Palisades Phase VI because of the relatively low level of trips generated and overall condition of the affected streets. Therefore, this standard is met.

12. *A statement whether the applicant proposes to submit the final master plan for review as a single master plan or in phases; a statement of the date or dates by which the applicant proposes to submit the final master plan or final master plan phases for review; and a statement of the date or dates by which the applicant anticipates that the development and related improvements or each phase thereof will be substantially completed;*

**Response:** The applicant intends to submit the final master plan as a single phase at the earliest opportunity. Therefore, this standard is met.

13. *A tree maintenance and protection plan, which shall contain the following information:*
- a. *An accurate topographical survey, subdivision map or plat map, that bears the signature of a qualified, registered surveyor or engineer, and which shows:*
    - i. *The shape and dimensions of the property and the location of any existing and proposed structures or improvements;*
    - ii. *The location of the individual trees with a diameter of six inches or more on the site, and indicating species, approximate height, d.b.h., canopy spread and common name;*
    - iii. *The location of unique trees or stands of trees; and*
    - iv. *The location of existing and proposed easements, as well as setbacks required by existing zoning requirements.*

**Response:** Buena Vista Arbor Care inventoried trees larger than six inches DBH and these trees are identified on the preliminary master plan. There are six inventoried trees on the subject property: three sitka spruce and three red alders. Additionally, unusual conditions such as multiple stems, observable decay and damage were noted. Any tree that was worthy of preservation was also noted. Along with their field inventory, Buena Vista Arbor Care provided detailed recommendations for tree maintenance and protection. These recommendations are outlined on the preliminary master plan.

- 17.77.120.H. *Consideration of Preliminary Master Plan. Preliminary master plans shall be processed as a Type III procedure as set forth in LCMC 17.76.050. The planning commission's consideration of the preliminary master plan shall be subject to the following:*
- 1. *The planning commission shall approve, or approve with conditions, the plan if it finds that the plan, either as submitted or with conditions, meets all of the following criteria. The planning commission shall disapprove the plan if it finds that the plan, either as submitted or with conditions, does not meet any one or more of the following criteria:*
    - a. *The proposed planned development will be substantially compatible with existing development in the surrounding area; and undeveloped land in the surrounding area can be developed in a manner substantially compatible with the proposed planned development.*

**Response:** Substantially compatible with existing development does not require proposed development to be identical to existing nearby structures and uses. Instead, compatibility is a development's capacity to exist in harmony with surrounding uses. An analysis of compatibility identifies the existing uses, describes the proposed use, assesses the type and extent of impacts created by the proposed use, and estimates the effects of those impacts.

Existing: North, south, and west of Lincoln Palisades Phase VI surrounding existing uses are residential in nature. To the east, Lincoln City owned land remains undeveloped for the preservation of natural features. Lincoln Palisades (60 lots platted in 1996), Lincoln Palisades Phase 2 (34 lots platted in 2007), Lincoln Palisades Phase 3 (12 lots platted in 2018), Lincoln Palisades Phase 4 (11 lots platted in 2019), and Lincoln Palisades Phase V (18 lots currently under construction) are five subdivisions in the immediate area. Palisades Condominiums consists of 50 units built in 1981 on 5.91 acres. The floor area of each unit is 945 SF. The density is 8.5 DU/Ac. There are five buildings with 8 units and one building with 10 units. All buildings are two-story with separate ground floor and second floor units. Buildings are oriented around

a central parking area. The grounds are landscaped close to the buildings and naturally vegetated around the perimeter.

Proposed Uses: The character of the proposed PUD is residential in nature, being comprised solely of single-family dwellings. No other uses are proposed. All lots within Lincoln Palisades Phase VI comply with the minimum dimension standards for the R-1-7.5 zoning district. The project is proposing a density of approximately four units per acre; this is a density comparable to surrounding developments. The operating characteristics of the proposed PUD would be no different than those for the existing neighborhood in terms of light, sounds, and vehicle movement. The effect of additional traffic is summarized previously in this application narrative, those findings and conclusions being incorporated here by reference. Therefore, this standard is met.

The foregoing description and analysis finds no material difference between existing and proposed uses in terms of size, scale, and operating characteristics. Therefore, the proposed PUD is substantially compatible with the surrounding area as required by this criterion.

- b. Construction of the planned development can be accomplished in a manner that does not create unreasonable negative impacts on the area surrounding the development or in the city. In order to assure the avoidance or mitigation of negative construction impacts on the area surrounding the development or in the city, the planning commission may impose conditions including but not limited to:*
- i. Requirements that removal of existing landscaping during construction be limited to areas of the planned development to be constructed shortly following removal and to portions of those areas on which construction will occur;*
  - ii. Prohibitions of open burning on the site during construction;*
  - iii. Prohibitions or limitations on construction track-out;*
  - iv. Restrictions on construction noise; and*
  - v. Restrictions on construction traffic.*

**Response:** Short-term construction impacts are typically associated with clearing of land, movement of vehicles, storage of materials, and operation of equipment. Municipal ordinances adopted by the City safeguard the public welfare against these and other factors. Those protections include the following:

- LCMC 8.08.020 Outdoor burning of construction waste is prohibited.
- LCMC 8.12.040 Authorized construction projects must apply reasonable safeguards to avoid creating attractive nuisances.
- LCMC 9.10.030 Sound that exceeds 50 dBA as measured at the property boundary is prohibited between 7:00 p.m. and 7:00 a.m.
- LCMC 9.10.040 Construction activities are exempt from sound limitations between 7:00 a.m. and 7:00 p.m.
- LCMC Chapter 12.08 Contractor must install and maintain City-approved erosion control measures.
- LCMC 12.12.090 All work undertaken, including but not limited to excavation, backfilling, surface restoration, protection of utilities, traffic control, safety precautions, noise and dust control and cleanup, shall be approved by the city.

These local ordinances regulate many activities associated with construction. No additional construction activities have been identified that would warrant mitigation. Therefore, no additional restrictions are proposed.

- c. *The development will not create unreasonable negative impacts on the area surrounding the development or in the city. In order to assure the avoidance or mitigation of negative impacts, the review authority may require the filing of restrictions in the county deed records including but not limited to restrictions:*
- i. *Prohibiting the removal of specified landscaping; and*
  - ii. *Prohibiting open burning during construction.*

**Response:** Appropriate Use of Property: The subject property is zoned for residential development. The proposed preliminary master plan would be the first step in development of the subject property for uses intended by the Code.

Vegetation Removal: Constructing buildings, streets, and utilities, will require the removal of some brush and trees that directly conflict with these improvements. However, every effort has been made in the design of the site improvements to retain significant natural vegetation including large trees that are compatible with development. Additional brush and undergrowth may be removed for safety and security purposes. The City Engineer is responsible for reviewing plans for tree removal and preservation of remaining trees. Details of those plans are presented earlier in this narrative under review criterion LCMC 17.77.120(G)(13). Those findings and conclusions are incorporated herein by reference.

As noted in the preceding subsection, outdoor burning of construction waste is prohibited (LCMC 8.08.020). Approved landscaping planted in accordance with the preliminary master plan would not be removed in subsequent phases, Therefore, the proposed PUD would not create unreasonable negative impacts on the surrounding area.

- d. *Street, water, sewer, drainage and drainage pretreatment, storm water detention, and other similar facilities in the area surrounding the development and in the city are or will be adequate to provide for the health, safety and welfare for the development's population densities and the type of development proposed, taking into consideration existing and projected future demands on those facilities.*

**Response:** Streets in Lincoln Palisades Phase VI are designed to comply with city standards and to accommodate anticipated traffic loads. Off-site traffic impacts are summarized earlier in this application narrative, which are incorporated herein by reference.

The municipal water supply that would serve the proposed planned development is stored in a reservoir on Port Lane, a short distance from the subject property. Transmission lines are of sufficient capacity to serve the planned needs of the proposed planned development and the surrounding area.

The proposed planned development is situated in sewer basin 4007. Sanitary sewer lines currently terminate at the property boundaries and will be extended through the project.

## Lincoln Palisades Phase VI

The proposed planned development would be developed in a manner designed to minimize the impact of the downstream area as well as the environment within the development. Water quality features would be designed to help minimize the impact of sediments on runoff facilities.

- e. Street, water, sewer, drainage and drainage pretreatment, storm water detention and other similar facilities proposed to be constructed as part of the development are adequate to provide for the health, safety and welfare for the population densities and the type of development proposed.*

**Response:** The City of Lincoln City has adopted and maintained standards for streets, water systems, sanitary sewer systems, stormwater drainage systems, and stormwater pretreatment to protect the health, safety, and welfare of its citizens. The design and construction of these facilities in Lincoln Palisades Phase VI as shown on the utilities plan would conform to those standards.

- f. The proposed number of residential units does not exceed the maximum permitted number of residential units, and at least 15 percent of the gross area is dedicated to landscaping. For purposes of computing area dedicated to landscaping, dedicated open space and protected resource areas may be treated as area dedicated to landscaping, but parking areas may not.*

**Response:** Lincoln Palisades Phase VI was initially a subphase of an approved master plan for the greater Lincoln Palisades project. To ensure the larger project provided adequate landscaping and open space, Final Order 94-07 required the applicant to designate 18.63 acres of land as open space. This open space was created and dedicated by Partition Plat 2015-03. This partition divided a 38.77-acre parcel into a 12.56-acre parcel, a 7.57-acre parcel (the property being divided as Lincoln Palisades Phase VI), and an 18.64-acre tract. These 18.64 acres were dedicated despite not all approved lots being created at the time of dedication. Therefore, open space associated with the lots proposed as Phase VI has already been dedicated and no additional dedication should be required.

## VI. Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the City of Lincoln City Municipal Code have satisfied. Reece & Associates, Inc., on behalf of the applicant, Alpha Building Ventures, LLC., respectfully request approval of this application.

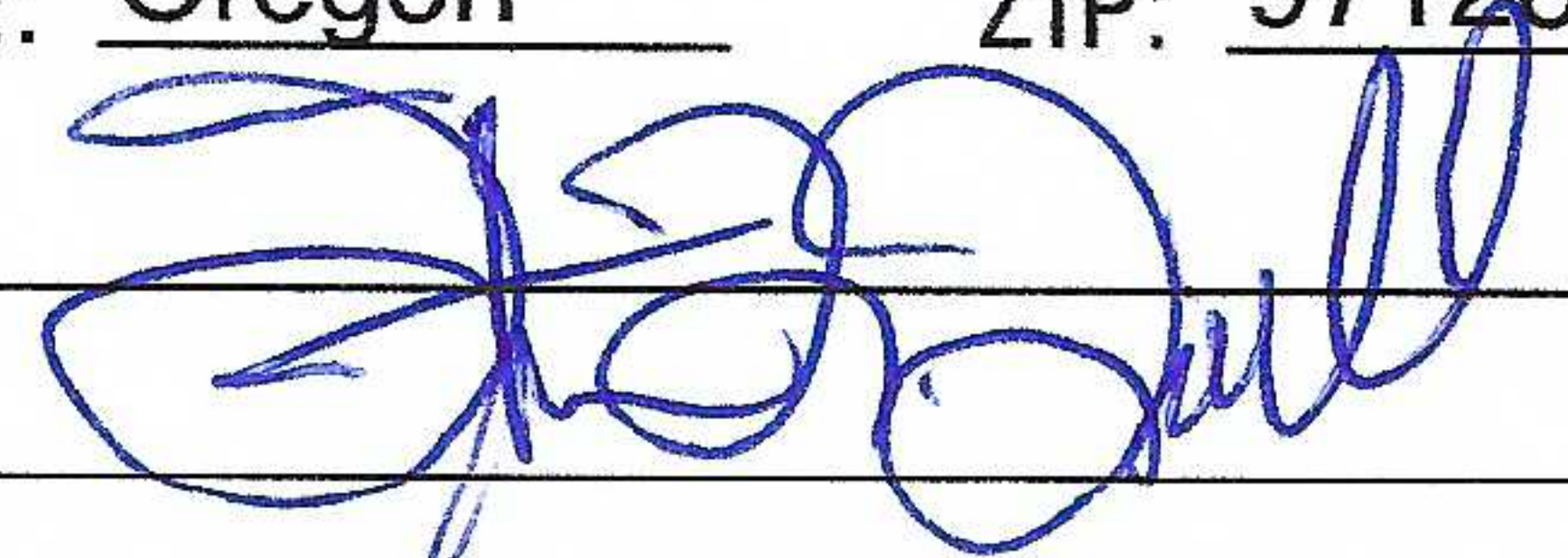
<b>OFFICE USE ONLY</b> Date Filed: _____ Amount/Fee: _____ Receipt No: _____ Received By: _____ 30 Days: _____ Deemed Incomplete: _____ Deemed Complete: _____ 120 Day Deadline: _____	  <b>LAND USE APPLICATION</b>	<b>OFFICE USE ONLY</b> Stamp Date Received _____  File No: _____
--	---	---

<b>APPLICATION TYPE</b>		
<input type="checkbox"/> ANNEXATION	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> APPEAL OF PLANNING COMMISSION DECISION	<input type="checkbox"/> MINOR PARTITION	<input type="checkbox"/> SUBDIVISION
<input type="checkbox"/> APPEAL OF PLANNING DEPARTMENT DECISION	<input type="checkbox"/> NATURAL RESOURCE DEVELOPMENT REVIEW	<input type="checkbox"/> URBAN GROWTH BOUNDARY AMENDMENT
<input type="checkbox"/> COMPREHENSIVE PLAN & ZONING MAP AMENDMENT	<input type="checkbox"/> NATURAL RESOURCE DEVELOPMENT VARIANCE	<input type="checkbox"/> VACATION
<input type="checkbox"/> COMPREHENSIVE PLAN & /OR ZONING ORDINANCE TEXT AMENDMENT	<input checked="" type="checkbox"/> PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT FINAL MASTER PLAN	<input type="checkbox"/> OTHER _____

**NAME OF APPLICANT:** Steve Lindell dba Alpha Building Ventures. LLC

**MAILING ADDRESS:** P.O. Box 688

**CITY:** McMinnville      **STATE:** Oregon      **ZIP:** 97128

**DAYTIME PHONE:** 503-723-5347      **Signature:** 

**EMAIL (OPTIONAL):** stephenlindell6@gmail.com

**OWNER OF RECORD (if other than applicant)**

**NAME:** Same as applicant.

**MAILING ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_      **STATE:** \_\_\_\_\_      **ZIP:** \_\_\_\_\_

**DAYTIME PHONE:** \_\_\_\_\_      **Signature:** \_\_\_\_\_

**EMAIL (OPTIONAL):** \_\_\_\_\_

**APPLICANT AND/OR OWNER'S INTEREST IN PROPERTY SUBJECT TO REQUEST:**

AGENT,  FEE OWNER,  CONTRACT PURCHASER,  OPTION HOLDER,  LESSEE,  OTHER

**PROJECT LOCATION:** Intersection of NE 51st Loop and NE Wave Lane

**PROJECT ADDRESS:** Unaddressed.

**ASSESSOR'S MAP NO.:** 6s11w35CD      **TAX LOT(S):** 102

**AREA:** 7.57 (acres)      **SQ. FT.:** 329,749      **ZONING:** R-1-7.5

**PLANNED UNIT DEVELOPMENT  
PRELIMINARY MASTER PLAN  
EVIDENCE TO SUPPORT OF FINDINGS OF FACT**

*Directions: Please provide <sup>✓</sup> factual and supportive evidence that your application meets the Findings of Fact listed below. It is the applicant's responsibility to demonstrate that the conditional use permit will comply with these Findings of Fact. Additional sheets may be attached if necessary.*

**SECTION 17.52.210 (A) Purpose.**

It is the purpose of this section to allow master planned developments in any residential or commercial zone, or any combination of them, and in doing so, to allow a more flexible approach to land development than that which is normally accomplished through the subdivision and zoning ordinances of the city. The planned unit development approach is intended to provide more desirable environments by encouraging creative site planning and building designs; to make possible greater diversification between buildings and open spaces; and to conserve land and minimize development costs. In addition to the uses allowed in residential zones, the planned unit development approach may allow certain commercial uses subject to the specific limitations of this section.

**SECTION 17.52.210 (B) Planning Commission Authority.**

The Planning Commission shall have the authority to approve, approve with conditions, or disapprove planned unit developments in any residential or commercial zone, or any combination of them, subject to the provisions of this section.

**THE FOLLOWING ATTACHMENTS SHALL ACCOMPANY THE FILING OF AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT:**

- SITE PLAN AND/OR ELEVATIONS.** (Or other depiction or documents indicating the nature of the PUD request).
- EVIDENCE IN SUPPORT OF REQUISITE FINDINGS OF FACT.**

**FINDINGS OF FACT:** In order to grant any planned unit development, the planning commission must find, based upon evidence, both factual and supportive, provided by the applicant, that:

- 1. The proposed planned unit development will be substantially compatible with existing development in the surrounding area; and undeveloped land in the surrounding area can be developed in a manner substantially compatible with the proposed planned unit development.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

---



---



---



---

- 2. The number of years proposed for completion of the development or each phase of the development is reasonable, taking into consideration the possibility of changing land use patterns in or requirements of the City over time. In order to ensure that the development will be compatible with land use patterns in and requirements of the City at the time of approval of a final master plan, the Planning Commission shall establish an expiration date for the preliminary master plan approval, not sooner than 2 years after approval of the preliminary master plan; may impose conditions requiring that a final master plan or phases thereof be submitted for Commission review within a specified period or periods of time, not sooner than 1 year after approval of the preliminary master plan; or may impose conditions requiring Commission re-evaluation of as yet unbuilt portions of the development, for conformity with then-existing City zoning ordinance requirements in relation to then-existing conditions, not sooner than 5 years after approval of the preliminary master plan, and at such periodic intervals of not less than 5 years thereafter as the Commission deems appropriate to ensure conformity.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

---



---



---



---



---

- 3. Construction of the development can be accomplished in a manner that does not create unreasonable negative impacts on the area surrounding the development or in the City. In order to assure the avoidance or mitigation of negative construction impacts on the area surrounding the development or in the City, the Planning Commission may impose conditions including but not limited to:
  - a. Requirements that removal of existing landscaping during construction be limited to areas of the planned unit development to be constructed shortly following removal and to portions of those areas on which construction will occur;
  - b. Prohibitions of open burning on the site during construction;
  - c. Prohibitions or limitations on construction track-out;
  - d. Restrictions on construction noise; and
  - e. Restrictions on construction traffic.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

---



---



---



---



---

- 4. The development will not create unreasonable negative impacts on the area surrounding the development or in the City. In order to assure the avoidance or mitigation of negative impacts, the Planning Commission may require the filing of restrictions in the County deed records including but not limited to restrictions:
  - a. Prohibiting the removal of specified landscaping; and

b. Prohibiting open burning during construction.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

---

---

---

---

---

- 5. Street, water, sewer, drainage and drainage pre-treatment, storm water detention, and other similar facilities in the area surrounding the development and in the City are or will be adequate to provide for the health, safety, and welfare for the development's population densities and the type of development proposed, taking into consideration existing and projected future demands on those facilities.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

---

---

---

---

---

- 6. Street, water, sewer, drainage and drainage pre-treatment, storm water detention and other similar facilities proposed to be constructed as part of the development are adequate to provide for the health, safety and welfare for the population densities and the type of development proposed.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

---

---

---

---

---

- 7. The proposed number of residential units does not exceed the maximum permitted number of residential units; and at least 15% of the gross area is dedicated to landscaping. For purposes of computing area dedicated to landscaping, dedicated open space and protected resource areas may be treated as area dedicated to landscaping, but parking areas may not.

Findings of fact demonstrating compliance with this criterion are provided in the attached application narrative.

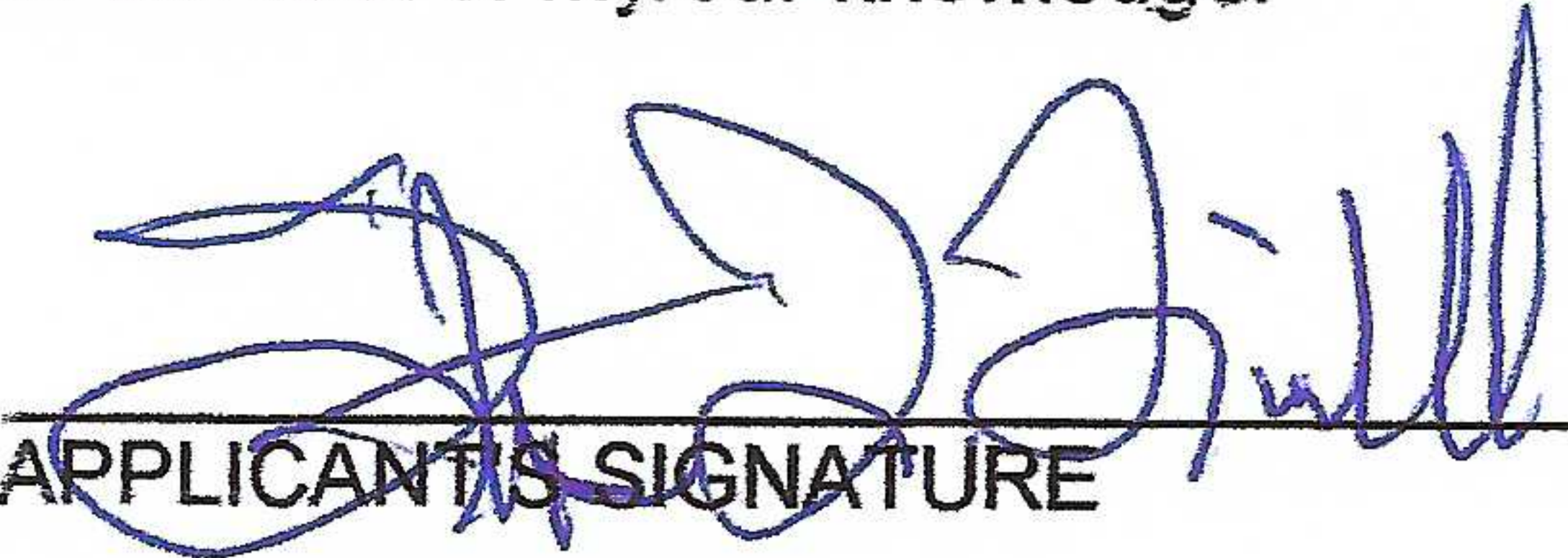
---

---

---

---

This application is hereby submitted, and the statements and information are true and complete to the best of my/our knowledge.

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

  
\_\_\_\_\_  
DATE

**NOTE TO APPLICANT:** Since the burden of presenting evidence to support the request rests with the applicant at the public hearing, your attendance and participation at the public meeting, or that of your representative, is respectfully requested.

# REECE & ASSOCIATES, Inc.

## Tree Tagging Report

Alpha Building Ventures

**Lincoln Palisades**

**DATE: August 28, 2013**



**Prepared for:**

Rich Catlin  
Reece & Associates  
321 1<sup>st</sup> Ave E, Suite 3a  
Albany, OR 97321

**Prepared by:**

Priscilla C. Esplin, Consulting Arborist  
ISA Certified Arborist #PN-6820  
ISA Consulting Arborist Member  
Buena Vista Arbor Care Co., Inc  
6635 Prather Road  
Independence, OR 97351

Vernon L. Esplin, Senior Consulting Arborist  
ISA Certified Arborist #PN-0448  
ISA Certified Tree Risk Assessor  
ISA Lifetime Member  
ISA Consulting Arborist Member  
ISA Commercial Arborist Member  
ASCA Member, Consulting Arborist  
Buena Vista Arbor Care Co., Inc.  
6635 Prather Road  
Independence, OR 97351

**PLEASE STOP AND READ.**

When you use this report to obtain a permit of any kind from any agency you agree to all the tree protection plan provisions within this report. It is the responsibility of my client to fully understand its contents. Please contact our office if you have any questions.





# Buena Vista Arbor Care Co., Inc.

*and Consulting Services*

Mr. Catlin,

You contacted Buena Vista ARBOR CARE COMPANY requesting a quote for the consulting on Lincoln Palisades. You then hired our company to provide a tree inventory and numbering plan as well as tree preservation plans in the future.

Consulting Arborist, Vernon Esplin, visited the site on several occasions numbering and measuring some 1476 trees (attached). Each of the trees in the project is over six inches or more in diameter at breast height and numbered with orange tags at eye level. Each tag correlates with the DBH, species, canopy spread and height. The location of each tree will be provided by the survey company with GIS documentation. This report has been made available to them for this purpose.

I toured the project but found more information was needed to provide a tree preservation plan. I will need the exact center line of the road and the potential location of each lot with the building foot prints. This and other information will be needed to provide tree preservation plans for the project in the future.

Unfortunately, there are no trees on this project that are historical in age or species that would require my recommendation with 100% of certainty to preserve. There are trees that merit preservation, but these trees should be looked at on a tree by tree basis once building foot prints are established. Most of these trees are growing normal for their health, age, species and growing conditions.

If you have any questions please feel free to call me at 541-990-1773.

Vernon L. Esplin, Senior Consulting Arborist  
 ISA Certified Arborist #PN-0448  
 ISA Certified Tree Risk Assessor  
 ISA Lifetime Member  
 ISA Consulting Arborist Member  
 ISA Commercial Arborist Member  
 ASCA Member, Consulting Arborist

**Limits of liability**

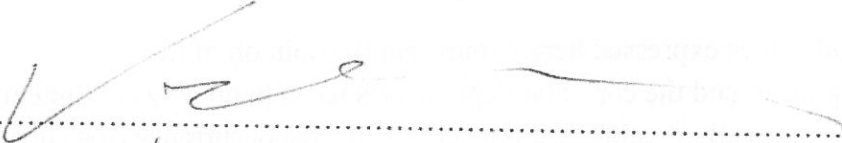
1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear under ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimonies or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fee for services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy therefore does not imply the right of publication or use for any purpose by any other person to whom it is assessed, without the prior expressed or written or verbal consent of the consultant/appraiser.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed or written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his/hers qualification.
7. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports of surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only the items that were examined and reflects the condition of those items at the time of the inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavating, probing, or coring. There is no warranty or guarantee, expressed or implied, that covers problems or deficiencies of the plants property in question may not arise in the future.

Certification of performance

I, Vernon L. Esplin, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the terms of assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- Vernon L. Esplin, Senior Consulting Arborist, Buena Vista Arbor Care Co., Inc. supervised and provided significant professional assistance to me.
- My report is not contingent upon the reporting of the predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am an ISA Certified Arborist and member in good standing of the International Society of Arboriculture. I have been involved in the field of Arboriculture in full-time capacity for a period of 18 years.

Signed: 

Date: 2/14/14

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 1 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1	1	Picea sitchensis	120	58	40	Sitka Spruce	Unique large tree growing normal, merits preservation. Off site
2	2	Alnus rubra	70-90	8½	5-10	Red Alder	Off site
3	3	Alnus rubra	70-90	11½	5-10	Red Alder	Off site
4	4	Alnus rubra	70-90	7	5-10	Red Alder	Off site
5	5	Alnus rubra	70-90	7½	5-10	Red Alder	Off site
6	6	Alnus rubra	70-90	9	5-10	Red Alder	Off site
7	7	Alnus rubra	70-90	8	5-10	Red Alder	Off site
8	8	Alnus rubra	70-90	11	5-10	Red Alder	Off site
9	9	Alnus rubra	70-90	7	5-10	Red Alder	Off site
10	10	Alnus rubra	70-90	7	5-10	Red Alder	Off site
11	11	Alnus rubra	70-90	9½	5-10	Red Alder	Off site
12	12	Alnus rubra	70-90	10	5-10	Red Alder	Off site
13	13	Alnus rubra	70-90	11	5-10	Red Alder	
14	14	Alnus rubra	70-90	8	5-10	Red Alder	Off site
15	15	Alnus rubra	70-90	13½	5-10	Red Alder	Off site
16	16	Alnus rubra	70-90	7½	5-10	Red Alder	Off site
17	17	Alnus rubra	70-90	7½	5-10	Red Alder	Off site
18	18	Alnus rubra	70-90	8	5-10	Red Alder	Off site
19	19	Alnus rubra	70-90	11	5-10	Red Alder	Off site
20	20	Alnus rubra	70-90	11	5-10	Red Alder	Off site
21	21	Alnus rubra	70-90	11	5-10	Red Alder	Off site
22	22	Alnus rubra	70-90	8	5-10	Red Alder	Off site
23	23	Alnus rubra	70-90	9½	5-10	Red Alder	
24	24	Alnus rubra	70-90	13½	5-10	Red Alder	
25	25	Alnus rubra	70-90	7½	5-10	Red Alder	
26	26	Alnus rubra	70-90	12½	5-10	Red Alder	
27	27	Alnus rubra	70-90	7½	5-10	Red Alder	
28	28	Alnus rubra	70-90	9	5-10	Red Alder	
29	29	Alnus rubra	70-90	10½	5-10	Red Alder	
30	30	Alnus rubra	70-90	10	5-10	Red Alder	
31	31	Alnus rubra	70-90	19	5-10	Red Alder	Off site
32	32	Alnus rubra	70-90	8	5-10	Red Alder	Off site
33	33	Alnus rubra	70-90	12	5-10	Red Alder	Off site
34	34	Alnus rubra	70-90	9	5-10	Red Alder	Off site
35	35	Alnus rubra	70-90	9½	5-10	Red Alder	Off site
36	36	Alnus rubra	70-90	7	5-10	Red Alder	Off site
37	37	Alnus rubra	70-90	7½	5-10	Red Alder	Off site
38	38	Alnus rubra	70-90	10	5-10	Red Alder	
39	39	Alnus rubra	70-90	10	5-10	Red Alder	
40	40	Alnus rubra	70-90	9	5-10	Red Alder	
41	41	Alnus rubra	70-90	7½	5-10	Red Alder	
42	42	Alnus rubra	70-90	13½	5-10	Red Alder	
43	43	Alnus rubra	70-90	8	5-10	Red Alder	
44	44	Alnus rubra	70-90	9½	5-10	Red Alder	
45	45	Alnus rubra	70-90	7½	5-10	Red Alder	
46	46	Alnus rubra	70-90	8	5-10	Red Alder	
47	47	Alnus rubra	70-90	9	5-10	Red Alder	
48	48	Alnus rubra	70-90	8	5-10	Red Alder	
49	49	Alnus rubra	70-90	11½	5-10	Red Alder	
50	50	Alnus rubra	70-90	8½	5-10	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 2 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
51	51	Alnus rubra	70-90	8	5-10	Red Alder	Off site
52	52	Alnus rubra	70-90	6½	5-10	Red Alder	Off site
53	53	Alnus rubra	70-90	7½	5-10	Red Alder	
54	54	Alnus rubra	70-90	12	20	Red Alder	
55	55	Alnus rubra	70-90	7	5-10	Red Alder	
56	56	Pseudotsuga menziesii	100	23	5-10	Douglas fir	
57	57	Alnus rubra	70-90	8	5-10	Red Alder	
58	58	Alnus rubra	70-90	10½	5-10	Red Alder	
59	59	Alnus rubra	70-90	12	5-10	Red Alder	
60	60	Alnus rubra	70-90	8	5-10	Red Alder	
61	61	Alnus rubra	70-90	7	5-10	Red Alder	
62	62	Alnus rubra	70-90	8½	5-10	Red Alder	
63	63	Alnus rubra	70-90	7	5-10	Red Alder	Dead
64	64	Alnus rubra	70-90	13½	5-10	Red Alder	
65	65	Alnus rubra	70-90	14	5-10	Red Alder	
66	66	Alnus rubra	70-90	9½	5-10	Red Alder	
67	67	Alnus rubra	70-90	14	5-10	Red Alder	
68	68	Alnus rubra	70-90	8½	5-10	Red Alder	
69	69	Alnus rubra	70-90	8½	5-10	Red Alder	
70	70	Alnus rubra	70-90	6½	5-10	Red Alder	
71	71	Alnus rubra	70-90	6½	5-10	Red Alder	Off site
72	72	Alnus rubra	70-90	8	5-10	Red Alder	
73	73	Alnus rubra	70-90	6½	5-10	Red Alder	
74	74	Picea sitchensis		26		Sitka Spruce	
75	75	Picea sitchensis	120	46	60	Sitka Spruce	Growing normal
76	76	Picea sitchensis	130	67	60	Sitka Spruce	Codominant. Off site
77	77	Picea sitchensis	90	30	10-30	Sitka Spruce	
78	78	Picea sitchensis	90	35	10-30	Sitka Spruce	
79	79	Picea sitchensis	70	10½	>5	Sitka Spruce	
80	80	Picea sitchensis	90	27	10	Sitka Spruce	
81	81	Picea sitchensis	65	11	>5	Sitka Spruce	
82	82	Picea sitchensis	90	28½	10-30	Sitka Spruce	
83	83	Picea sitchensis	90	27½	10-30	Sitka Spruce	
84	84	Picea sitchensis	90	26½	10-30	Sitka Spruce	
85	85	Picea sitchensis	60	12	>5	Sitka Spruce	
86	86	Picea sitchensis	55	11½	NA	Sitka Spruce	
87	87	Picea sitchensis	90	37	10-20	Sitka Spruce	2 trees growing together
88	88	Picea sitchensis	90	21	10-20	Sitka Spruce	
89	89	Picea sitchensis	90	18	10-20	Sitka Spruce	
90	90	Alnus rubra	70	40	45	Red Alder	3 stemmed
91	91	Picea sitchensis	110	52	40-50	Sitka Spruce	Unique base, large. Off site
92	92	Alnus rubra	70	24	25	Red Alder	2 stemmed
93	93	Picea sitchensis	90	31½		Sitka Spruce	
94	94	Pseudotsuga menziesii	90	15½	5-10	Douglas fir	
95	95	Picea sitchensis	90	26	5-10	Sitka Spruce	
96	96	Picea sitchensis	90	21	10-15	Sitka Spruce	
97	97	Alnus rubra	70	16	20	Red Alder	
98	98	Picea sitchensis	90	28½	20	Sitka Spruce	
99	99	Picea sitchensis	100	26	20	Sitka Spruce	
100	100	Picea sitchensis	50	12½	10	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 3 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
101	101	Picea sitchensis	100	26½	20	Sitka Spruce	
102	102	Picea sitchensis	80	38	20-30	Sitka Spruce	
103	103	Picea sitchensis	80	27	20-30	Sitka Spruce	
104	104	Picea sitchensis	80	24½	>5	Sitka Spruce	2 stemmed
105	105	Picea sitchensis	70	15	15	Sitka Spruce	
106	106	Picea sitchensis	70	9	>5	Sitka Spruce	
107	107	Picea sitchensis	70	24½	10	Sitka Spruce	codominant at top
108	108	Picea sitchensis	70-90	14½	8	Sitka Spruce	
109	109	Picea sitchensis	70-90	15	DEAD	Sitka Spruce	Dead
110	110	Picea sitchensis	70-90	28	12	Sitka Spruce	
111	111	Picea sitchensis	70-90	46	15	Sitka Spruce	
112	112	Picea sitchensis	50	14	DEAD	Sitka Spruce	Dead 2 stemmed tree
113	113	Picea sitchensis	70-90	18	8	Sitka Spruce	2 stemmed top
114	114	Picea sitchensis	70-90	29	12	Sitka Spruce	possibly outside of boundary, could affect construction
115	115	Picea sitchensis	70-90	24½	12	Sitka Spruce	
116	116	Tsuga heterophylla	50	12	DEAD	Western Hemlock	Dead
117	117	Picea sitchensis	70-90	26½	6	Sitka Spruce	
118	118	Picea sitchensis	70-90	24	12	Sitka Spruce	2 stemmed, 1 dead
119	119	Picea sitchensis	70-90	37½	20	Sitka Spruce	
120	120	Picea sitchensis	70-90	22½	12	Sitka Spruce	
121	121	Picea sitchensis	30	14	DEAD	Sitka Spruce	DEAD
122	122	Picea sitchensis	70-90	22	10	Sitka Spruce	
123	123	Picea sitchensis	70-90	26½	12	Sitka Spruce	
124	124	Picea sitchensis	70-90	23	12	Sitka Spruce	
125	125	Picea sitchensis	70-90	31	14	Sitka Spruce	
126	126	Picea sitchensis	70-90	37	20	Sitka Spruce	4 stemmed spruce (hazards)
127	127	Picea sitchensis	70-90	27½	14	Sitka Spruce	Hemlock
128	128	Alnus rubra	50	15	10	Red Alder	leans
129	129	Alnus rubra	50	8	8	Red Alder	leaning alder/recommend removal
130	130	Alnus rubra	50	7	6	Red Alder	
131	131	Alnus rubra	40-50	6½	3	Red Alder	
132	132	Alnus rubra	40-50	8	5	Red Alder	
133	133	Alnus rubra	40-50	8	5	Red Alder	
134	134	Alnus rubra	40-50	8½	7	Red Alder	
135	135	Alnus rubra	40-50	7½	5	Red Alder	wounded at base, recommend removal
136	136	Alnus rubra	40-50	10	8	Red Alder	
137	137	Alnus rubra	40-50	7½	6	Red Alder	leaning
138	138	Alnus rubra	40-50	10	6	Red Alder	
139	139	Alnus rubra	40-50	8	6	Red Alder	leaning/recommend removal
140	140	Pseudotsuga menziesii	50	12	DEAD	Douglas fir	Dead
141	141	Picea sitchensis	70-90	36	15	Sitka Spruce	
142	142	Picea sitchensis	70-90	29, 21½	16	Sitka Spruce	2 stemmed
143	143	Pseudotsuga menziesii	70-90	18½	12	Douglas fir	
144	144	Picea sitchensis	70-90	25	12	Sitka Spruce	
145	145	Picea sitchensis	70-90	37½	16	Sitka Spruce	
146	146	Tsuga heterophylla	70-90	22½	12	Western Hemlock	
147	147	Picea sitchensis	70-90	37	20	Sitka Spruce	2 stemmed
148	148	Picea sitchensis	70-90	24½	12	Sitka Spruce	3 stemmed, 2 dead
149	149	Pseudotsuga menziesii	70-90	15½	16	Douglas fir	poor structure, recommend removal
150	150	Picea sitchensis	70-90	44½	20	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 4 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
151	151	Alnus rubra	40-50	12	8	Red Alder	
152	152	Alnus rubra	40-50	20	25	Red Alder	
153	153	Picea sitchensis	80-100	51	30	Sitka Spruce	2 stemmed
154	154	Alnus rubra	40-50	10½	8	Red Alder	near corner
155	155	Picea sitchensis	40	12	8	Sitka Spruce	
156	156	Picea sitchensis	35	9½	8	Sitka Spruce	
157	157	Cotinus obovatus	35	12½	12-15	Chittamwood	
158	158	Cotinus obovatus	20	10½	10	Chittamwood	3 stemmed, 2 dead
159	159	Picea sitchensis	70-90	26½	13	Sitka Spruce	
160	160	Picea sitchensis	60-80	16½	10	Sitka Spruce	
161	161	Alnus rubra	60-70	11	7	Red Alder	
162	162	Alnus rubra	60-70	10	7	Red Alder	heavy lean, codominant stem
163	163	Alnus rubra	60-70	8	7	Red Alder	
164	164	Alnus rubra	60-70	8	7	Red Alder	
165	165	Alnus rubra	50-60	8½	10	Red Alder	
166	166	Alnus rubra	50-60	9	7	Red Alder	
167	167	Alnus rubra	50-60	8½	7	Red Alder	
168	168	Alnus rubra	50-60	7	8	Red Alder	
169	169	Alnus rubra	50-60	8	8	Red Alder	
170	170	Picea sitchensis	50-60	11½	6	Sitka Spruce	
171	171	Picea sitchensis	50-60	9½	4	Sitka Spruce	
172	172	Picea sitchensis	60	22	12	Sitka Spruce	2 stemmed
173	173	Alnus rubra	40-60	8½	8-9	Red Alder	
174	174	Alnus rubra	40-60	8½	6-8	Red Alder	
175	175	Alnus rubra	40-60	10	10	Red Alder	
176	176	Alnus rubra	40-60	8	10	Red Alder	
177	177	Alnus rubra	40-60	8	10	Red Alder	
178	178	Alnus rubra	40-60	6½	10	Red Alder	leaning
179	179	Alnus rubra	40-60	7	10	Red Alder	
180	180	Alnus rubra	40-60	8	8	Red Alder	
181	181	Alnus rubra	40-60	7	8	Red Alder	
182	182	Alnus rubra	40-60	6½	6	Red Alder	
183	183	Alnus rubra	40-60	9	8	Red Alder	
184	184	Alnus rubra	40-60	7½	9	Red Alder	
185	185	Alnus rubra	40-60	10	15	Red Alder	
186	186	Alnus rubra	40-60	11	12	Red Alder	
187	187	Picea sitchensis	70-90	49	20	Sitka Spruce	
188	188	Alnus rubra	40-60	8	12	Red Alder	
189	189	Alnus rubra	40-60	7½	15	Red Alder	
190	190	Alnus rubra	40-60	10½	12	Red Alder	
191	191	Alnus rubra	40-60	9	12	Red Alder	
192	192	Alnus rubra	40-60	9	10	Red Alder	
193	193	Alnus rubra	40-60	8½	12	Red Alder	
194	194	Alnus rubra	40-60	8½	12	Red Alder	
195	195	Alnus rubra	40-60	9	12	Red Alder	
196	196	Alnus rubra	40-60	11	15	Red Alder	
197	197	Alnus rubra	40-60	10	12	Red Alder	
198	198	Alnus rubra	40-60	7	10	Red Alder	
199	199	Alnus rubra	50-60	7	10	Red Alder	
200	200	Alnus rubra	40-60	21	20	Red Alder	3 stemmed

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 5 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
201	201	Alnus rubra	40-60	7½	12	Red Alder	
202	202	Alnus rubra	40-60	9	12	Red Alder	
203	203	Alnus rubra	40-60	7	10	Red Alder	
204	204	Alnus rubra	40-60	10	15	Red Alder	
205	205	Alnus rubra	40-60	8	12	Red Alder	
206	206	Alnus rubra	40-60	6½	8	Red Alder	
207	207	Alnus rubra	40-60	8	12	Red Alder	
208	208	Alnus rubra	40-60	10	15	Red Alder	
209	209	Alnus rubra	40-60	9	12	Red Alder	
210	210	Alnus rubra	40-60	8	12	Red Alder	
211	211	Picea sitchensis	18	6½	DEAD	Sitka Spruce	Dead
212	212	Alnus rubra	40-60	7	12	Red Alder	
213	213	Alnus rubra	40-60	7	15	Red Alder	
214	214	Alnus rubra	40-60	8	15	Red Alder	
215	215	Picea sitchensis	70-90	46	20	Sitka Spruce	2 stemmed, hazardous, removal
216	216	Picea sitchensis	70-90	37½	14	Sitka Spruce	
217	217	Picea sitchensis	70-90	46	14	Sitka Spruce	2 stemmed
218	218	Alnus rubra	40-60	12	10	Red Alder	
219	219	Picea sitchensis	40-60	10½	4	Sitka Spruce	
220	220	Alnus rubra	40-60	12	15	Red Alder	
221	221	Alnus rubra	40-60	7	12	Red Alder	
222	222	Alnus rubra	40-60	9	89	Red Alder	
223	223	Alnus rubra	40-60	18	12	Red Alder	
224	224	Alnus rubra	50-60	29	15	Red Alder	2 stemmed, recommend removal
225	225	Picea sitchensis	70-90	34	16	Sitka Spruce	
226	226	Alnus rubra	40-60	16, 10½, 7½	10	Red Alder	3 stemmed, recommend removal
227	227	Alnus rubra	40-60	17	8	Red Alder	
228	228	Alnus rubra	40-60	14½	10	Red Alder	
229	229	Alnus rubra	40-60	12	10	Red Alder	leaning
230	230	Alnus rubra	40-60	12½	9	Red Alder	
231	231	Alnus rubra	40-60	10	8	Red Alder	
232	232	Picea sitchensis	70-90	54	20	Sitka Spruce	
233	233	Tsuga heterophylla	70-90	18½	12	Western Hemlock	2 stemmed, rotting stem, recommend removal
234	234	Alnus rubra	40-60	9½	10	Red Alder	
235	235	Picea sitchensis	70-90	25½	15	Sitka Spruce	
236	236	Picea sitchensis	70-90	33½	15	Sitka Spruce	
237	237	Alnus rubra	50-60	8½	8	Red Alder	Off site
238	238	Alnus rubra	40-60	7½	10	Red Alder	
239	239	Alnus rubra	40-60	8	12	Red Alder	
240	240	Alnus rubra	40-60	9½	8	Red Alder	
241	241	Alnus rubra	40-60	8½	8	Red Alder	
242	242	Alnus rubra	40-60	7	6	Red Alder	
243	243	Alnus rubra	40-60	9	8	Red Alder	
244	244	Alnus rubra	40-60	16	10	Red Alder	2 stemmed, recommend removal
245	245	Alnus rubra	40-60	13½	12	Red Alder	
246	246	Alnus rubra	40-60	13	10	Red Alder	
247	247	Alnus rubra	40-60	8½	8	Red Alder	
248	248	Alnus rubra	40-60	6½	8	Red Alder	
249	249	Alnus rubra	40-60	8	8	Red Alder	
250	250	Alnus rubra	40-60	8½	10	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 6 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
251	251	Alnus rubra	40-60	7½	10	Red Alder	
252	252	Alnus rubra	40-60	7	8	Red Alder	
253	253	Alnus rubra	40-60	6	8	Red Alder	
254	254	Alnus rubra	40-60	8½	10	Red Alder	
255	255	Alnus rubra	40-60	8	8	Red Alder	
256	256	Picea sitchensis	70-90	35	14	Sitka Spruce	
257	257	Picea sitchensis	40	16	10	Sitka Spruce	2 stemmed, recommend removal
258	258	Picea sitchensis	70-90	24	14	Sitka Spruce	
259	259	Picea sitchensis	40	10	10	Sitka Spruce	
260	260	Picea sitchensis	70-90	33½	14	Sitka Spruce	
261	261	Picea sitchensis	70-90	25	14	Sitka Spruce	
262	262	Picea sitchensis	70-90	26	14	Sitka Spruce	
263	263	Alnus rubra	40-60	6¼	8	Red Alder	
264	264	Alnus rubra	40-60	7	10	Red Alder	
265	265	Alnus rubra	40-60	7	8	Red Alder	
266	266	Alnus rubra	40-60	6½	8	Red Alder	
267	267	Alnus rubra	40-60	7½	8	Red Alder	
268	268	Alnus rubra	40-60	9	8	Red Alder	
269	269	Alnus rubra	40-60	8½	8	Red Alder	
270	270	Alnus rubra	40-60	8½	8	Red Alder	
271	271	Alnus rubra	40-60	9	8	Red Alder	
272	272	Alnus rubra	40-60	8½	8	Red Alder	
273	273	Alnus rubra	40-60	10	9	Red Alder	
274	274	Alnus rubra	40-60	9	10	Red Alder	
275	275	Alnus rubra	40-60	7	8	Red Alder	
276	276	Alnus rubra	40-60	11½	10	Red Alder	
277	277	Alnus rubra	40-60	9	8	Red Alder	
278	278	Alnus rubra	40-60	8½	9	Red Alder	
279	279	Alnus rubra	40-60	8½	9	Red Alder	
280	280	Alnus rubra	40-60	7½	8	Red Alder	
281	281	Alnus rubra	40-60	8½	8	Red Alder	
282	282	Alnus rubra	40-60	9½	9	Red Alder	
283	283	Alnus rubra	40-60	9	8	Red Alder	
284	284	Alnus rubra	40-60	8½	6	Red Alder	
285	285	Alnus rubra	40-60	12½	6	Red Alder	
286	286	Alnus rubra	40-60	11	8	Red Alder	
287	287	Alnus rubra	40-60	10	8	Red Alder	
288	288	Alnus rubra	40-60	7½	8	Red Alder	
289	289	Alnus rubra	40-60	9	6	Red Alder	
290	290	Alnus rubra	40-60	9	DEAD	Red Alder	leaning, hazardous, dead, needs to be removed
291	291	Alnus rubra	40-60	8	6	Red Alder	
292	292	Alnus rubra	40-60	10½	10	Red Alder	
293	293	Alnus rubra	40-60	6	6	Red Alder	
294	294	Alnus rubra	40-60	6½	8	Red Alder	
295	295	Alnus rubra	40-60	11	12	Red Alder	
296	296	Alnus rubra	40-60	9	10	Red Alder	
297	297	Alnus rubra	40-60	7	6	Red Alder	
298	298	Alnus rubra	40-60	10½	10	Red Alder	
299	299	Alnus rubra	40-60	10	8	Red Alder	
300	300	Alnus rubra	40-60	6	DEAD	Red Alder	dead

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 7 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
301	301	Alnus rubra	40-60	10	8	Red Alder	
302	302	Alnus rubra	40-60	6½	8	Red Alder	
303	303	Alnus rubra	40-60	7	6	Red Alder	
304	304	Alnus rubra	40-60	7	8	Red Alder	
305	305	Alnus rubra	40-60	8½	7	Red Alder	
306	306	Alnus rubra	40-60	8½	10	Red Alder	
307	307	Alnus rubra	40-60	9	8	Red Alder	
308	308	Alnus rubra	40-60	8	6	Red Alder	
309	309	Alnus rubra	40-60	9½	8	Red Alder	
310	310	Alnus rubra	40-60	6½	10	Red Alder	
311	311	Alnus rubra	40-60	12	10	Red Alder	
312	312	Alnus rubra	40-60	9½	8	Red Alder	
313	313	Alnus rubra	40-60	11	10	Red Alder	
314	314	Alnus rubra	40-60	9½	8	Red Alder	
315	315	Alnus rubra	40-60	12	10	Red Alder	
316	316	Alnus rubra	40-60	7½	8	Red Alder	
317	317	Alnus rubra	40-60	9	10	Red Alder	
318	318	Alnus rubra	40-60	9½	10	Red Alder	
319	319	Alnus rubra	40-60	9	6	Red Alder	
320	320	Alnus rubra	40-60	7½	6	Red Alder	
321	321	Alnus rubra	40-60	7	8	Red Alder	
322	322	Alnus rubra	40-60	11	10	Red Alder	
323	323	Alnus rubra	40-60	8	8	Red Alder	
324	324	Alnus rubra	40-60	9	10	Red Alder	
325	325	Alnus rubra	40-60	8	10	Red Alder	
326	326	Alnus rubra	40-60	6½	6	Red Alder	
327	327	Alnus rubra	40-60	7	6	Red Alder	
328	328	Alnus rubra	40-60	6½	8	Red Alder	
329	329	Alnus rubra	40-60	9½	10	Red Alder	
330	330	Alnus rubra	40-60	7	12	Red Alder	
331	331	Alnus rubra	40-60	7	10	Red Alder	
332	332	Alnus rubra	40-60	7	8	Red Alder	
333	333	Alnus rubra	40-60	8	6	Red Alder	
334	334	Alnus rubra	40-60	9	10	Red Alder	
335	335	Alnus rubra	40-60	9¼	10	Red Alder	
336	336	Alnus rubra	40-60	6¼	8	Red Alder	
337	337	Alnus rubra	40-60	6½	10	Red Alder	
338	338	Alnus rubra	40-60	7	12	Red Alder	
339	339	Alnus rubra	40-60	6½	6	Red Alder	
340	340	Alnus rubra	40-60	36	12	Red Alder	3 stemmed Alder
341	341	Alnus rubra	40-60	8	8	Red Alder	
342	342	Alnus rubra	40-60	12	8	Red Alder	
343	343	Alnus rubra	40-60	7	8	Red Alder	
344	344	Alnus rubra	40-60	6½	10	Red Alder	
345	345	Alnus rubra	40-60	6½	8	Red Alder	
346	346	Alnus rubra	40-60	6	8	Red Alder	
347	347	Alnus rubra	40-60	8	8	Red Alder	
348	348	Alnus rubra	40-60	8	8	Red Alder	
349	349	Alnus rubra	40-60	6½	6	Red Alder	
350	350	Alnus rubra	40-60	9	10	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 8 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
351	351	Alnus rubra	40-60	7	8	Red Alder	
352	352	Alnus rubra	40-60	7	8	Red Alder	
353	353	Alnus rubra	40-60	6¼	8	Red Alder	
354	354	Alnus rubra	40-60	8	10	Red Alder	
355	355	Alnus rubra	40-60	11½	10	Red Alder	Off site
356	356	Alnus rubra	40-60	8½	8	Red Alder	Off site
357	357	Alnus rubra	40-60	7½	8	Red Alder	Off site
358	358	Alnus rubra	40-60	8½	6	Red Alder	Off site
359	359	Alnus rubra	40-60	7	8	Red Alder	Off site
360	360	Alnus rubra	40-60	9	10	Red Alder	Off site
361	361	Alnus rubra	40-60	9	10	Red Alder	Off site
362	362	Alnus rubra	40-60	10½	8	Red Alder	Off site
363	363	Alnus rubra	40-60	8	8	Red Alder	Off site
364	364	Alnus rubra	40-60	11	10	Red Alder	Off site
365	365	Alnus rubra	40-60	10½	10	Red Alder	Off site
366	366	Picea sitchensis	40-60	15½	12	Sitka Spruce	large column of decay, recommend removal
367	367	Picea sitchensis	40-60	35	15	Sitka Spruce	
368	368	Picea sitchensis	40-60	42	18-20	Sitka Spruce	
369	369	Picea sitchensis	40-60	30	18	Sitka Spruce	
370	370	Picea sitchensis	40-60	33	15	Sitka Spruce	
371	371	Alnus rubra	40-60	10½	8	Red Alder	
372	372	Alnus rubra	40-60	9	10	Red Alder	
373	373	Alnus rubra	40-60	9½	8	Red Alder	
374	374	Alnus rubra	40-60	7½	9	Red Alder	
375	375	Alnus rubra	40-60	7½	10	Red Alder	
376	376	Picea sitchensis	40-60	43	20	Sitka Spruce	
377	377	Alnus rubra	40-60	7	8	Red Alder	
378	378	Alnus rubra	40-60	7½	8	Red Alder	
379	379	Alnus rubra	40-60	6	8	Red Alder	
380	380	Alnus rubra	40-60	11½	10	Red Alder	
381	381	Picea sitchensis	70-90	20	13	Sitka Spruce	2 stemmed
382	382	Picea sitchensis	70-90	19	15	Sitka Spruce	
383	383	Alnus rubra	40-60	11½, 9	10	Red Alder	codominant stem
384	384	Alnus rubra	40-60	9	8	Red Alder	
385	385	Alnus rubra	40-60	10	6	Red Alder	2 stemmed
386	386	Alnus rubra	40-60	7	8	Red Alder	
387	387	Alnus rubra	40-60	6	5	Red Alder	
388	388	Alnus rubra	40-60	9½	8	Red Alder	
389	389	Alnus rubra	40-60	7	8	Red Alder	
390	390	Alnus rubra	40-60	9	10	Red Alder	
391	391	Picea sitchensis	50	8	8	Sitka Spruce	
392	392	Alnus rubra	40-60	6½	10	Red Alder	
393	393	Alnus rubra	40-60	7½	8	Red Alder	
394	394	Alnus rubra	40-60	8½	8	Red Alder	
395	395	Alnus rubra	40-60	6¼	6	Red Alder	
396	396	Alnus rubra	40-60	6½	8	Red Alder	
397	397	Alnus rubra	40-60	6½, 6½	8	Red Alder	3 stemmed
398	398	Alnus rubra	40-60	8	6	Red Alder	
399	399	Alnus rubra	40-60	8	8	Red Alder	
400	400	Cotinus obovatus	40-60	8, 6, 8½	10	Chittamwood	3 stemmed

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 9 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
401	401	Picea sitchensis	70-90	53	20	Sitka Spruce	
402	402	Picea sitchensis	70-90	42	13	Sitka Spruce	
403	403	Picea sitchensis	70-90	46½	18	Sitka Spruce	
404	404	Picea sitchensis	70-90	46½	20	Sitka Spruce	
405	405	Alnus rubra	40-60	17	10	Red Alder	
406	406	Picea sitchensis	60-70	11	8	Sitka Spruce	
407	407	Picea sitchensis	20	8½	DEAD	Sitka Spruce	Dead
408	408	Picea sitchensis	70-90	41½	15	Sitka Spruce	4 stemmed, recommend removal
409	409	Picea sitchensis	70-90	48	14	Sitka Spruce	2 stemmed
410	410	Picea sitchensis	40-60	13½	10	Sitka Spruce	
411	411	Picea sitchensis	40-60	11½	9	Sitka Spruce	
412	412	Alnus rubra	40-60	9½	10	Red Alder	
413	413	Alnus rubra	40-60	8	7	Red Alder	
414	414	Picea sitchensis	40-60	21	11	Sitka Spruce	
415	415	Alnus rubra	40-60	9	8	Red Alder	
416	416	Alnus rubra	40-60	8	6	Red Alder	cavity at base of tree
417	417	Alnus rubra	40-60	11	8	Red Alder	
418	418	Alnus rubra	40-60	10½	8	Red Alder	slight lean
419	419	Alnus rubra	40-60	10	8	Red Alder	
420	420	Alnus rubra	40-60	13	8	Red Alder	
421	421	Alnus rubra	40-60	11	6	Red Alder	slight lean
422	422	Alnus rubra	40-60	9½	6	Red Alder	
423	423	Alnus rubra	40-60	7½	6	Red Alder	
424	424	Alnus rubra	40-60	9½	8	Red Alder	
425	425	Alnus rubra	40-60	13	8	Red Alder	
426	426	Alnus rubra	40-60	11	8	Red Alder	
427	427	Alnus rubra	40-60	10	6	Red Alder	major defect at 16, recommend removal
428	428	Picea sitchensis	20	7¼	6	Sitka Spruce	
429	429	Picea sitchensis	40-60	18½	8	Sitka Spruce	
430	430	Alnus rubra	40-60	11½	8	Red Alder	
431	431	Picea sitchensis	20-20	8	6	Sitka Spruce	
432	432	Alnus rubra	40-60	9	8	Red Alder	
433	433	Picea sitchensis	70-90	50½	15	Sitka Spruce	
434	434	Alnus rubra	50-60	10	8	Red Alder	
435	435	Alnus rubra	40-60	10	8	Red Alder	moderate lean
436	436	Alnus rubra	40-60	8	6	Red Alder	
437	437	Alnus rubra	40-60	10	8	Red Alder	
438	438	Alnus rubra	40-60	10½	8	Red Alder	
439	439	Alnus rubra	dead	6½	DEAD	Red Alder	Dead, leaning, highly recommend removal
440	440	Alnus rubra	40-60	7½	8	Red Alder	
441	441	Alnus rubra	40-60	8	8	Red Alder	
442	442	Alnus rubra	40-60	11½	6	Red Alder	
443	443	Alnus rubra	40-60	10½	8	Red Alder	
444	444	Alnus rubra	40-60	8	6	Red Alder	
445	445	Alnus rubra	40-60	8½	6	Red Alder	
446	446	Alnus rubra	40-60	6½	6	Red Alder	
447	447	Alnus rubra	40-60	10½	8	Red Alder	
448	448	Alnus rubra	40-60	10	6	Red Alder	
449	449	Alnus rubra	40-60	8	6	Red Alder	
450	450	Alnus rubra	40-60	7½	6	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 10 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
451	451	Alnus rubra	40-60	8½, 8½, 3½	6	Red Alder	3 stemmed, 1 is dead, recommend removal
452	452	Alnus rubra	40-60	10½	8	Red Alder	
453	453	Alnus rubra	40-60	7	8	Red Alder	
454	454	Alnus rubra	40-60	7½	6	Red Alder	
455	455	Alnus rubra	40-60	7, 9½	6	Red Alder	2 stemmed
456	456	Alnus rubra	40-60	9	8	Red Alder	
457	457	Alnus rubra	40-60	6½	6	Red Alder	
458	458	Alnus rubra	40-60	7½	8	Red Alder	
459	459	Alnus rubra	40-60	9	8	Red Alder	
460	460	Alnus rubra	40-60	8½	8	Red Alder	
461	461	Alnus rubra	40-60	7	6	Red Alder	
462	462	Alnus rubra	40-60	7½	6	Red Alder	
463	463	Alnus rubra	40-60	9½	6	Red Alder	
464	464	Alnus rubra	40-60	10	8	Red Alder	
465	465	Alnus rubra	40-60	7	8	Red Alder	
466	466	Alnus rubra	40-60	8	8	Red Alder	
467	467	Picea sitchensis	70-90	31	18	Sitka Spruce	
468	468	Picea sitchensis	70-90	32	20	Sitka Spruce	
469	469	Picea sitchensis	70-90	29½	15	Sitka Spruce	
470	470	Picea sitchensis	70-90	24	16	Sitka Spruce	
471	471	Picea sitchensis	70-90	28	15	Sitka Spruce	
472	472	Picea sitchensis	70-90	30½	18	Sitka Spruce	
473	473	Picea sitchensis	70-90	48	18	Sitka Spruce	
474	474	Picea sitchensis	40	8½	8	Sitka Spruce	
475	475	Picea sitchensis	40	10	6	Sitka Spruce	
476	476	Picea sitchensis	40	36	14	Sitka Spruce	
477	477	Picea sitchensis	70-90	24½	15	Sitka Spruce	
478	478	Picea sitchensis	70-90	28	17	Sitka Spruce	
479	479	Alnus rubra	40-60	7	8	Red Alder	
480	480	Alnus rubra	40-60	11	6	Red Alder	
481	481	Picea sitchensis	40	10	8	Sitka Spruce	
482	482	Alnus rubra	40-60	13	10	Red Alder	
483	483	Alnus rubra	40	7½	6	Red Alder	
484	484	Alnus rubra	40-60	3½, 8½, 10½, 9½	6	Red Alder	4 stemmed, recommend removal
485	485	Alnus rubra	40-60	11½	8	Red Alder	
486	486	Picea sitchensis	20	7	5	Sitka Spruce	
487	487	Alnus rubra	40-60	9	8	Red Alder	
488	488	Alnus rubra	40-60	7	6	Red Alder	
489	489	Alnus rubra	40-60	10½	6	Red Alder	
490	490	Alnus rubra	40-60	15	8	Red Alder	
491	491	Alnus rubra	40-60	8½	6	Red Alder	
492	492	Alnus rubra	40-60	13	8	Red Alder	
493	493	Alnus rubra	40-60	13	8	Red Alder	
494	494	Alnus rubra	40-60	7	6	Red Alder	
495	495	Alnus rubra	40-60	8	8	Red Alder	
496	496	Alnus rubra	40-60	7½	8	Red Alder	
497	497	Alnus rubra	40-60	8	6	Red Alder	
498	498	Alnus rubra	40-60	10	8	Red Alder	
499	499	Alnus rubra	40-60	6	8	Red Alder	
500	500	Alnus rubra	40-60	7½	8	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 11 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
501	501	Alnus rubra	40-60	9	6	Red Alder	
502	502	Alnus rubra	40-60	6½	6	Red Alder	
503	503	Alnus rubra	40-60	6½	6	Red Alder	
504	504	Alnus rubra	40-60	11½	8	Red Alder	
505	505	Alnus rubra	40-60	7	6	Red Alder	
506	506	Alnus rubra	40-60	10	8	Red Alder	
507	507	Alnus rubra	40-60	12½	8	Red Alder	
508	508	Alnus rubra	40-60	7	6	Red Alder	
509	509	Alnus rubra	40-60	11	8	Red Alder	
510	510	Alnus rubra	40-60	7½	8	Red Alder	
511	511	Alnus rubra	40-60	6¼	6	Red Alder	
512	512	Alnus rubra	40-60	10	8	Red Alder	
513	513	Alnus rubra	40-60	10½	8	Red Alder	
514	514	Picea sitchensis	20	6½	6	Sitka Spruce	
515	515	Picea sitchensis	20	9	7	Sitka Spruce	
516	516	Alnus rubra	40-60	8	8	Red Alder	
517	517	Alnus rubra	40-60	9	6	Red Alder	
518	518	Alnus rubra	40-60	7	6	Red Alder	
519	519	Alnus rubra	40-60	12½	8	Red Alder	
520	520	Alnus rubra	40-60	11	9	Red Alder	
521	521	Alnus rubra	40-60	6½, 9, 9, 5½	6	Red Alder	4 stemmed clump
522	522	Alnus rubra	40-60	8	4	Red Alder	
523	523	Alnus rubra	40-60	10	8	Red Alder	
524	524	Alnus rubra	40-60	10	8	Red Alder	
525	525	Alnus rubra	40-60	8½	6	Red Alder	
526	526	Alnus rubra	40-60	8	6	Red Alder	
527	527	Alnus rubra	40-60	8	5	Red Alder	
528	528	Alnus rubra	40-60	9	6	Red Alder	
529	529	Alnus rubra	40-60	6¼	6	Red Alder	
530	530	Alnus rubra	40-60	9	8	Red Alder	
531	531	Alnus rubra	40-60	11	8	Red Alder	
532	532	Alnus rubra	40-60	12	8	Red Alder	
533	533	Alnus rubra	40-60	8	6	Red Alder	
534	534	Alnus rubra	40-60	9	8	Red Alder	
535	535	Picea sitchensis	70-90	52	20	Sitka Spruce	
536	536	Picea sitchensis	70-90	52	18	Sitka Spruce	
537	537	Alnus rubra	40-60	8	6	Red Alder	leaning
538	538	Alnus rubra	40-60	8	8	Red Alder	
539	539	Alnus rubra	40-60	8	8	Red Alder	
540	540	Alnus rubra	40-60	10	8	Red Alder	
541	541	Alnus rubra	40-60	13	8	Red Alder	
542	542	Alnus rubra	40-60	8	6	Red Alder	
543	543	Alnus rubra	40-60	10	8	Red Alder	
544	544	Alnus rubra	40-60	8	6	Red Alder	
545	545	Alnus rubra	40-60	7	6	Red Alder	
546	546	Alnus rubra	40-60	7	6	Red Alder	
547	547	Alnus rubra	40-60	7½	8	Red Alder	
548	548	Alnus rubra	40-60	6½	6	Red Alder	
549	549	Alnus rubra	40-60	8	6	Red Alder	
550	550	Alnus rubra	40-60	6	6	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 12 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
551	551	Alnus rubra	40-60	6½	8	Red Alder	
552	552	Alnus rubra	40-60	6½	8	Red Alder	
553	553	Alnus rubra	40-60	6½	6	Red Alder	
554	554	Alnus rubra	40-60	10	8	Red Alder	
555	555	Alnus rubra	40-60	9	6	Red Alder	
556	556	Alnus rubra	40-60	8	6	Red Alder	
557	557	Alnus rubra	40-60	9	8	Red Alder	
558	558	Alnus rubra	40-60	7½	6	Red Alder	
559	559	Alnus rubra	40-60	7	6	Red Alder	
560	560	Alnus rubra	40-60	8½	8	Red Alder	
561	561	Alnus rubra	40-60	10½	8	Red Alder	
562	562	Alnus rubra	40-60	6½	6	Red Alder	
563	563	Alnus rubra	40-60	8	8	Red Alder	
564	564	Alnus rubra	40-60	9	8	Red Alder	
565	565	Alnus rubra	40-60	9	8	Red Alder	
566	566	Alnus rubra	40-60	7½	6	Red Alder	
567	567	Alnus rubra	40-60	8½	6	Red Alder	
568	568	Alnus rubra	40-60	6	6	Red Alder	
569	569	Alnus rubra	40-60	9	8	Red Alder	
570	570	Alnus rubra	40-60	9, 3	8	Red Alder	2 stemmed
571	571	Alnus rubra	40-60	10	6	Red Alder	
572	572	Alnus rubra	40-60	7	6	Red Alder	
573	573	Cotinus obovatus	40	6½, 7	4	Chittamwood	2 stemmed
574	574	Cotinus obovatus	40	6, 4½	4	Chittamwood	2 stemmed
575	575	Alnus rubra	40	7	5	Red Alder	
576	576	Alnus rubra	40-50	8	6	Red Alder	
577	577	Picea sitchensis	50-60	25½	10	Sitka Spruce	
578	578	Picea sitchensis	70-90	49	20	Sitka Spruce	2 stemmed
579	579	Alnus rubra	25-30	6	8	Red Alder	
580	580	Alnus rubra	25-30	6¼	6	Red Alder	
581	581	Alnus rubra	25-30	7½	6	Red Alder	
582	582	Alnus rubra	25-30	8½	6	Red Alder	major lean
583	583	Alnus rubra	25-30	9	6	Red Alder	lean
584	584	Alnus rubra	25-30	11	8	Red Alder	
585	585	Alnus rubra	25-30	8	6	Red Alder	
586	586	Alnus rubra	25-30	7½	6	Red Alder	
587	587	Alnus rubra	25-30	7½	8	Red Alder	
588	588	Alnus rubra	25-30	9	8	Red Alder	
589	589	Alnus rubra	25-30	9	6	Red Alder	
590	590	Alnus rubra	25-30	6½	8	Red Alder	
591	591	Alnus rubra	25-30	9	8	Red Alder	
592	592	Alnus rubra	40-50	10	8	Red Alder	
593	593	Alnus rubra	40-60	12	8	Red Alder	
594	594	Alnus rubra	40-60	8	6	Red Alder	
595	595	Alnus rubra	40-60	11½	6	Red Alder	
596	596	Alnus rubra	25-35	8	6	Red Alder	
597	597	Alnus rubra	40-60	9	8	Red Alder	
598	598	Alnus rubra	40-60	7, 8	8	Red Alder	2 stemmed
599	599	Picea sitchensis	30	7	5	Sitka Spruce	
600	600	Alnus rubra	40-60	10½	6	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 13 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
601	601	Alnus rubra	40-60	6½	6	Red Alder	
602	602	Alnus rubra	40-60	7¼	8	Red Alder	
603	603	Picea sitchensis	70-90	32	12	Sitka Spruce	2 stemmed
604	604	Picea sitchensis	70-90	35	18	Sitka Spruce	
605	605	Picea sitchensis	70-90	17½	8	Sitka Spruce	
606	606	Picea sitchensis	70-90	24	9	Sitka Spruce	
607	607	Picea sitchensis	70-90	32	11	Sitka Spruce	
608	608	Picea sitchensis	70-90	29	10	Sitka Spruce	
609	609	Picea sitchensis	70-90	22	8	Sitka Spruce	
610	610	Picea sitchensis	70-90	29	12	Sitka Spruce	
611	611	Picea sitchensis	70-90	33	16	Sitka Spruce	
612	612	Alnus rubra	40-60	9	9	Red Alder	
613	613	Alnus rubra	40-60	9½	8	Red Alder	
614	614	Alnus rubra	40-60	9	8	Red Alder	
615	615	Picea sitchensis	70-90	30	20	Sitka Spruce	
616	616	Picea sitchensis	70-90	28	14	Sitka Spruce	
617	617	Picea sitchensis	70-90	23	10	Sitka Spruce	
618	618	Picea sitchensis	70-90	40	15	Sitka Spruce	
619	619	Picea sitchensis	70-90	34½	19	Sitka Spruce	
620	620	Alnus rubra	40-60	9	6	Red Alder	
621	621	Alnus rubra	40-60	8	6	Red Alder	
622	622	Alnus rubra	40-60	10	8	Red Alder	
623	623	Alnus rubra	40-60	8	6	Red Alder	
624	624	Alnus rubra	40-60	8	6	Red Alder	
625	625	Alnus rubra	40-60	7	6	Red Alder	
626	626	Alnus rubra	40-60	11½	10	Red Alder	
627	627	Alnus rubra	40-60	13	8	Red Alder	
628	628	Alnus rubra	40-60	9½	8	Red Alder	
629	629	Alnus rubra	40-60	9½	8	Red Alder	
630	630	Picea sitchensis	70-90	29	15	Sitka Spruce	2 stemmed, recommend removal
631	631	Picea sitchensis	70-90	46½	20	Sitka Spruce	2 stemmed
632	632	Picea sitchensis	70-90	32	13	Sitka Spruce	
633	633	Picea sitchensis	70-90	40½	20	Sitka Spruce	
634	634	Picea sitchensis	70-90	34½	18	Sitka Spruce	
635	635	Picea sitchensis	70-90	30	12	Sitka Spruce	
636	636	Picea sitchensis	70-90	42	20	Sitka Spruce	
637	637	Alnus rubra	40-60	8	6	Red Alder	
638	638	Alnus rubra	40-60	8	8	Red Alder	
639	639	Alnus rubra	40-60	12	8	Red Alder	
640	640	Alnus rubra	40-60	9	8	Red Alder	
641	641	Alnus rubra	40-60	8	8	Red Alder	
642	642	Alnus rubra	40-60	9	8	Red Alder	
643	643	Alnus rubra	40-60	11½	6	Red Alder	
644	644	Alnus rubra	40-60	12½	8	Red Alder	
645	645	Alnus rubra	40-60	11	6	Red Alder	
646	646	Alnus rubra	40-60	12, 8½	8	Red Alder	2 stemmed, recommend removal
647	647	Alnus rubra	40-60	7½	8	Red Alder	
648	648	Alnus rubra	40-60	11	8	Red Alder	
649	649	Alnus rubra	40-60	6½	6	Red Alder	
650	650	Picea sitchensis	70-90	30	12	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 14 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
651	651	Picea sitchensis	70-90	45½	15	Sitka Spruce	
652	652	Picea sitchensis	70-90	31	13	Sitka Spruce	codominant stem, recommend removal
653	653	Picea sitchensis	70-90	29	15	Sitka Spruce	3 stemmed, recommend removal
654	654	Picea sitchensis	70-90	25	15	Sitka Spruce	
655	655	Picea sitchensis	70-90	29	16	Sitka Spruce	
656	656	Picea sitchensis	70-90	24	18	Sitka Spruce	
657	657	Picea sitchensis	70-90	31½	16	Sitka Spruce	2 stemmed, recommend removal
658	658	Picea sitchensis	70-90	15½	10	Sitka Spruce	
659	659	Picea sitchensis	70-90	13	8	Sitka Spruce	
660	660	Picea sitchensis	70-90	26	12	Sitka Spruce	
661	661	Picea sitchensis	70-90	20½	15	Sitka Spruce	
662	662	Picea sitchensis	70-90	29	18	Sitka Spruce	
663	663	Picea sitchensis	70-90	43	20	Sitka Spruce	2 stemmed
664	664	Picea sitchensis	70-90	12	8	Sitka Spruce	
665	665	Picea sitchensis	70-90	27	18	Sitka Spruce	
666	666	Picea sitchensis	70-90	25	12	Sitka Spruce	
667	667	Picea sitchensis	70-90	13	9	Sitka Spruce	
668	668	Picea sitchensis	70-90	24	10	Sitka Spruce	
669	669	Picea sitchensis	70-90	16	8	Sitka Spruce	
670	670	Picea sitchensis	70-90	11	8	Sitka Spruce	
671	671	Picea sitchensis	70-90	23	15	Sitka Spruce	
672	672	Picea sitchensis	70-90	15	10	Sitka Spruce	
673	673	Picea sitchensis	70-90	33	20	Sitka Spruce	
674	674	Alnus rubra	40-60	7	6	Red Alder	
675	675	Alnus rubra	40-60	7	8	Red Alder	
676	676	Alnus rubra	40-60	8	8	Red Alder	
677	677	Alnus rubra	40-60	6½	6	Red Alder	
678	678	Alnus rubra	40-60	9	8	Red Alder	
679	679	Alnus rubra	40-60	7½	6	Red Alder	
680	680	Alnus rubra	40-60	6½	8	Red Alder	
681	681	Alnus rubra	40-60	8½	8	Red Alder	
682	682	Alnus rubra	40-60	7½	8	Red Alder	
683	683	Alnus rubra	40-60	8	6	Red Alder	
684	684	Alnus rubra	40-60	7	6	Red Alder	
685	685	Alnus rubra	40-60	7	6	Red Alder	leaning
686	686	Alnus rubra	40-60	8	8	Red Alder	
687	687	Alnus rubra	40-60	8	6	Red Alder	
688	688	Alnus rubra	40-60	8¼	8	Red Alder	
689	689	Alnus rubra	40-60	9½	8	Red Alder	
690	690	Alnus rubra	40-60	6	6	Red Alder	
691	691	Alnus rubra	40-60	13½	8	Red Alder	
692	692	Alnus rubra	40-60	9½	8	Red Alder	
693	693	Alnus rubra	40-60	8	6	Red Alder	
694	694	Alnus rubra	40-60	8½	6	Red Alder	
695	695	Alnus rubra	40-60	8	6	Red Alder	
696	696	Alnus rubra	40-60	9	8	Red Alder	
697	697	Alnus rubra	40-60	9	8	Red Alder	
698	698	Alnus rubra	40-60	9	6	Red Alder	
699	699	Alnus rubra	40-60	7½	6	Red Alder	
700	700	Alnus rubra	40-60	9	8	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 15 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
701	701	Alnus rubra	40-60	7	6	Red Alder	
702	702	Alnus rubra	40-60	6½	8	Red Alder	
703	703	Alnus rubra	40-60	9	6	Red Alder	
704	704	Alnus rubra	40-60	10	8	Red Alder	
705	705	Alnus rubra	40-60	12	6	Red Alder	
706	706	Alnus rubra	40-60	6½	6	Red Alder	
707	707	Alnus rubra	40-60	6	8	Red Alder	
708	708	Alnus rubra	40-60	6	8	Red Alder	
709	709	Alnus rubra	40-60	9	8	Red Alder	
710	710	Alnus rubra	40-60	14	8	Red Alder	
711	711	Alnus rubra	40-60	6½	5	Red Alder	
712	712	Alnus rubra	40-60	10	6	Red Alder	
713	713	Alnus rubra	40-60	6	DEAD	Red Alder	Dead
714	714	Alnus rubra	40-60	8	6	Red Alder	
715	715	Alnus rubra	40-60	10	8	Red Alder	
716	716	Alnus rubra	40-60	6¼	8	Red Alder	
717	717	Alnus rubra	40-60	8	8	Red Alder	
718	718	Alnus rubra	40-60	8	6	Red Alder	
719	719	Alnus rubra	40-60	10	8	Red Alder	
720	720	Tsuga heterophylla	20	6½	6	Western Hemlock	
721	721	Alnus rubra	40-60	7	5	Red Alder	
722	722	Alnus rubra	40-60	6½	8	Red Alder	
723	723	Picea sitchensis	70-90	33	15	Sitka Spruce	
724	724	Picea sitchensis	70-90	28	15	Sitka Spruce	
725	725	Pseudotsuga menziesii	70-90	19	12	Douglas fir	Douglas Fir growing adjacent to Spruce
726	726	Picea sitchensis	70-90	29	13	Sitka Spruce	Douglas fir growing adjacent to Spruce
727	727	Picea sitchensis	70-90	29	15	Sitka Spruce	
728	728	Picea sitchensis	70-90	39	15	Sitka Spruce	codominant stem still Spruce
729	729	Picea sitchensis	70-90	28	12	Sitka Spruce	
730	730	Picea sitchensis	70-90	36	15	Sitka Spruce	
731	731	Picea sitchensis	70-90	42	12	Sitka Spruce	
732	732	Alnus rubra	40-60	6½	8	Red Alder	
733	733	Picea sitchensis	25-30	6¼	5	Sitka Spruce	
734	734	Alnus rubra	40-60	10½	8	Red Alder	
735	735	Alnus rubra	40-60	6¼	8	Red Alder	
736	736	Tsuga heterophylla	70-80	18½	8	Western Hemlock	
737	737	Alnus rubra	40-60	10	8	Red Alder	
738	738	Alnus rubra	40-60	6¼	4	Red Alder	
739	739	Alnus rubra	40-60	9	6	Red Alder	
740	740	Alnus rubra	40-60	8	6	Red Alder	
741	741	Alnus rubra	40-60	11	6	Red Alder	
742	742	Alnus rubra	40-60	6	8	Red Alder	
743	743	Alnus rubra	40-60	9	6	Red Alder	
744	744	Alnus rubra	40-60	8½	8	Red Alder	
745	745	Alnus rubra	40-60	10	8	Red Alder	
746	746	Alnus rubra	40-60	8	8	Red Alder	
747	747	Picea sitchensis	70-90	43	15	Sitka Spruce	
748	748	Picea sitchensis	70-90	14½	10	Sitka Spruce	
749	749	Picea sitchensis	70-90	25	12	Sitka Spruce	
750	750	Picea sitchensis	70-90	23½	13	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 16 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
751	751	Picea sitchensis	70-90	35½	18	Sitka Spruce	
752	752	Picea sitchensis	20	12½	DEAD	Sitka Spruce	dead, recommend removal
753	753	Picea sitchensis	70-90	39	20	Sitka Spruce	
754	754	Picea sitchensis	70-90	40	12	Sitka Spruce	
755	755	Alnus rubra	40-60	7½	8	Red Alder	
756	756	Picea sitchensis	20	8½	5	Sitka Spruce	
757	757	Alnus rubra		8½		Red Alder	
758	758	Picea sitchensis	70-90	39	18	Sitka Spruce	2 stemmed Spruce
759	759	Picea sitchensis	70-90	30	12	Sitka Spruce	
760	760	Picea sitchensis	70-90	21	15	Sitka Spruce	
761	761	Picea sitchensis	70-90	20	15	Sitka Spruce	
762	762	Picea sitchensis	70-90	34	10	Sitka Spruce	
763	763	Picea sitchensis	70-90	35	10	Sitka Spruce	
764	764	Picea sitchensis	70-90	28½	12	Sitka Spruce	
765	765	Alnus rubra	40-60	9½	8	Red Alder	
766	766	Alnus rubra	40-60	10½	8	Red Alder	
767	767	Alnus rubra	40-60	6	6	Red Alder	
768	768	Alnus rubra	40-60	11	8	Red Alder	
769	769	Alnus rubra	40-60	9	6	Red Alder	
770	770	Alnus rubra	40-60	13	8	Red Alder	
771	771	Alnus rubra	40-60	8	5	Red Alder	
772	772	Alnus rubra	40-60	8	8	Red Alder	
773	773	Alnus rubra	40-60	7	6	Red Alder	
774	774	Alnus rubra	40-60	6½	6	Red Alder	
775	775	Alnus rubra	40-60	18	10	Red Alder	
776	776	Alnus rubra	40-60	12, 13½, 17	8	Red Alder	3 stemmed clump, recommend removal
777	777	Alnus rubra	40-60	12, 9½, 7¼, 10½, 11	8	Red Alder	5 stemmed clump, recommend removal
778	778	Alnus rubra	40-60	15½	10	Red Alder	
779	779	Alnus rubra	40-60	18½	10	Red Alder	
780	780	Picea sitchensis	70-90	29	15	Sitka Spruce	
781	781	Picea sitchensis	70-90	9½	9	Sitka Spruce	
782	782	Picea sitchensis	70-90	11	9	Sitka Spruce	
783	783	Picea sitchensis	70-90	7½	8	Sitka Spruce	
784	784	Picea sitchensis	70-90	9	8	Sitka Spruce	
785	785	Picea sitchensis	70-90	19	10	Sitka Spruce	
786	786	Picea sitchensis	70-90	11	9	Sitka Spruce	
787	787	Picea sitchensis	70-90	16	10	Sitka Spruce	
788	788	Alnus rubra	40-60	16	10	Red Alder	
789	789	Alnus rubra	40-60	7	6	Red Alder	
790	790	Alnus rubra	40-60	7	6	Red Alder	
791	791	Alnus rubra	40-60	6¼	6	Red Alder	
792	792	Alnus rubra	40-60	8	8	Red Alder	
793	793	Alnus rubra	40-60	7	6	Red Alder	
794	794	Alnus rubra	40-60	7½	6	Red Alder	
795	795	Alnus rubra	40-60	11½	8	Red Alder	
796	796	Alnus rubra	40-60	8½	6	Red Alder	
797	797	Alnus rubra	40-60	7½	6	Red Alder	
798	798	Alnus rubra	40-60	7	6	Red Alder	
799	799	Alnus rubra	40-60	10	8	Red Alder	
800	800	Alnus rubra	40-60	11	10	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 17 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
801	801	Alnus rubra	40-60	8, 10	6	Red Alder	2 stemmed
802	802	Alnus rubra	40-60	10	8	Red Alder	
803	803	Alnus rubra	40-60	9	6	Red Alder	
804	804	Alnus rubra	40-60	10½	6	Red Alder	
805	805	Picea sitchensis	35	14	4	Sitka Spruce	
806	806	Alnus rubra	40-60	6, 6, 7	6	Red Alder	3 stemmed
807	807	Picea sitchensis	70-90	31	12	Sitka Spruce	2 stemmed
808	808	Picea sitchensis	70-90	21	12	Sitka Spruce	
809	809	Picea sitchensis	70-90	39	15	Sitka Spruce	2 stemmed
810	810	Picea sitchensis	70-90	21	15	Sitka Spruce	
811	811	Picea sitchensis	70-90	26	12	Sitka Spruce	
812	812	Picea sitchensis	70-90	25	15	Sitka Spruce	
813	813	Picea sitchensis	70-90	15	12	Sitka Spruce	
814	814	Picea sitchensis	70-90	22	12	Sitka Spruce	
815	815	Picea sitchensis	70-90	28	15	Sitka Spruce	
816	816	Picea sitchensis	70-90	31	18	Sitka Spruce	
817	817	Picea sitchensis	70-90	23	15	Sitka Spruce	
818	818	Picea sitchensis	70-90	21	12	Sitka Spruce	codominant stem
819	819	Picea sitchensis	70-90	19½	10	Sitka Spruce	
820	820	Picea sitchensis	70-90	21	12	Sitka Spruce	
821	821	Picea sitchensis	70-90	18½	15	Sitka Spruce	
822	822	Picea sitchensis	70-90	22	10	Sitka Spruce	
823	823	Picea sitchensis	70-90	17	12	Sitka Spruce	
824	824	Picea sitchensis	70-90	28	10	Sitka Spruce	
825	825	Picea sitchensis	70-90	28	10	Sitka Spruce	
826	826	Picea sitchensis	70-90	42	19	Sitka Spruce	
827	827	Picea sitchensis	70-90	41½	16	Sitka Spruce	
828	828	Picea sitchensis	30	12	DEAD	Sitka Spruce	Dead
829	829	Picea sitchensis	70-90	27	12	Sitka Spruce	codominant stem
830	830	Picea sitchensis	70-90	26½	18	Sitka Spruce	shelf fungus, recommend removal
831	831	Picea sitchensis	70-90	15	12	Sitka Spruce	
832	832	Picea sitchensis	70-90	24	18	Sitka Spruce	
833	833	Picea sitchensis	70-90	25	15	Sitka Spruce	
834	834	Picea sitchensis	70-90	28	12	Sitka Spruce	
835	835	Picea sitchensis	70-90	27	14	Sitka Spruce	
836	836	Picea sitchensis	70-90	18	9	Sitka Spruce	
837	837	Picea sitchensis	70-90	30	11	Sitka Spruce	
838	838	Picea sitchensis	70-90	25	12	Sitka Spruce	
839	839	Picea sitchensis	70-90	21	10	Sitka Spruce	
840	840	Picea sitchensis	70-90	22	9	Sitka Spruce	
841	841	Picea sitchensis	70-90	32	12	Sitka Spruce	
842	842	Pseudotsuga menziesii	50-60	32	10	Douglas fir	
843	843	Picea sitchensis	70-90	28	16	Sitka Spruce	
844	844	Alnus rubra	40-50	9	8	Red Alder	
845	845	Alnus rubra	40-60	8½	8	Red Alder	
846	846	Alnus rubra	40-60	10	10	Red Alder	
847	847	Alnus rubra	40-60	7½	8	Red Alder	
848	848	Alnus rubra	40-60	8	8	Red Alder	
849	849	Alnus rubra	40-60	8	8	Red Alder	
850	850	Alnus rubra	40-60	7	6	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 18 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
851	851	Alnus rubra	40-60	8½	8	Red Alder	
852	852	Alnus rubra	40-60	6	6	Red Alder	
853	853	Alnus rubra	40-60	8	6	Red Alder	
854	854	Alnus rubra	40-60	8½	6	Red Alder	
855	855	Alnus rubra	40-60	6½	6	Red Alder	
856	856	Alnus rubra	40-60	6	6	Red Alder	
857	857	Alnus rubra	40-60	6¼	6	Red Alder	
858	858	Alnus rubra	40-60	9½	6	Red Alder	
859	859	Alnus rubra	40-60	8½	8	Red Alder	
860	860	Alnus rubra	40-60	6¼	6	Red Alder	
861	861	Alnus rubra	40-60	8½	6	Red Alder	
862	862	Alnus rubra	40-60	7½	6	Red Alder	
863	863	Alnus rubra	40-60	7	5	Red Alder	
864	864	Alnus rubra	40-60	8	8	Red Alder	
865	865	Alnus rubra	40-60	6	6	Red Alder	
866	866	Alnus rubra	40-60	7	6	Red Alder	
867	867	Alnus rubra	40-60	8	6	Red Alder	
868	868	Alnus rubra	40-60	8	7	Red Alder	
869	869	Alnus rubra	40-60	8	6	Red Alder	
870	870	Alnus rubra	40-60	8½	6	Red Alder	
871	871	Alnus rubra	40-60	7½	6	Red Alder	
872	872	Alnus rubra	40-60	6½	6	Red Alder	
873	873	Alnus rubra	40-60	7½	6	Red Alder	
874	874	Alnus rubra	40-60	7½	8	Red Alder	
875	875	Alnus rubra	40-60	7½	6	Red Alder	Off site
876	876	Alnus rubra	40-60	9	9	Red Alder	Off site
877	877	Alnus rubra	40-60	7¼	7	Red Alder	
878	878	Alnus rubra	40-60	12	8	Red Alder	on vault edge of property. Off site
879	879	Alnus rubra	40-60	8	6	Red Alder	by phone box
880	880	Alnus rubra	40-60	7½	6	Red Alder	
881	881	Alnus rubra	40-60	11	8	Red Alder	
882	882	Alnus rubra	40-60	7½	8	Red Alder	
883	883	Alnus rubra	40-60	11½	8	Red Alder	corner by gate
884	884	Alnus rubra	40-60	11½	8	Red Alder	
885	885	Alnus rubra	40-60	6	6	Red Alder	
886	886	Alnus rubra	40-60	8½	6	Red Alder	
887	887	Alnus rubra	40-60	9	6	Red Alder	
888	888	Alnus rubra	40-60	7	6	Red Alder	
889	889	Alnus rubra	40-60	10	8	Red Alder	
890	890	Alnus rubra	40-60	10½	8	Red Alder	
891	891	Alnus rubra	40-60	7	6	Red Alder	
892	892	Alnus rubra	40-60	7½	6	Red Alder	
893	893	Alnus rubra	40-60	6½	8	Red Alder	
894	894	Alnus rubra	40-60	10½	8	Red Alder	
895	895	Alnus rubra	40-60	7	6	Red Alder	
896	896	Alnus rubra	40-60	8½	6	Red Alder	
897	897	Picea sitchensis	70-90	32½	13	Sitka Spruce	
898	898	Picea sitchensis	70-90	22, 8, 25½	11	Sitka Spruce	3 stemmed
899	899	Picea sitchensis	70-90	33	10	Sitka Spruce	
900	900	Picea sitchensis	70-90	26	10	Sitka Spruce	2 stemmed (1 small)

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 19 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
901	901	Picea sitchensis	30	28	8	Sitka Spruce	broken top
902	902	Alnus rubra	40-60	9	8	Red Alder	
903	903	Alnus rubra	40-60	9½	8	Red Alder	
904	904	Alnus rubra	40-60	6½	5	Red Alder	
905	905	Alnus rubra	40-60	8	6	Red Alder	
906	906	Picea sitchensis	70-90	45½	15	Sitka Spruce	at entry way
907	907	Alnus rubra	70-90	8½	5	Red Alder	
908	908	Picea sitchensis	70-90	36, 33	18	Sitka Spruce	2 stemmed
909	909	Picea sitchensis	70-90	33½	15	Sitka Spruce	
910	910	Picea sitchensis	70-90	33	13	Sitka Spruce	
911	911	Alnus rubra	40-60	8½	5	Red Alder	
912	912	Alnus rubra	40-60	6½	5	Red Alder	
913	913	Alnus rubra	40-60	6½	6	Red Alder	
914	914	Picea sitchensis	70-90	23, 28½	12	Sitka Spruce	2 stemmed
915	915	Picea sitchensis	70-90	37	14	Sitka Spruce	
916	916	Picea sitchensis	70-90	38, 16	16	Sitka Spruce	3 stemmed
917	917	Picea sitchensis	70-90	26½	18	Sitka Spruce	
918	918	Picea sitchensis	70-90	30½	12	Sitka Spruce	
919	919	Picea sitchensis	70-90	27	10	Sitka Spruce	
920	920	Picea sitchensis	25	13½	5	Sitka Spruce	
921	921	Sambucus	15	10	15	Elderberry	Elderberry
922	922	Alnus rubra	40-60	7	6	Red Alder	
923	923	Alnus rubra	40-60	9	6	Red Alder	
924	924	Alnus rubra	40-60	8	8	Red Alder	
925	925	Sambucus	10	10	8	Elderberry	Elderberry, major lean
926	926	Alnus rubra	40-60	11	6	Red Alder	
927	927	Alnus rubra	40-60	10	8	Red Alder	
928	928	Picea sitchensis	40	20	15	Sitka Spruce	broken top split in two
929	929	Alnus rubra	40-60	11	6	Red Alder	
930	930	Alnus rubra	40-60	6	6	Red Alder	
931	931	Alnus rubra	40-60	8	6	Red Alder	
932	932	Alnus rubra	40-60	8½	8	Red Alder	
933	933	Alnus rubra	40-60	7	8	Red Alder	
934	934	Alnus rubra	40-60	8	6	Red Alder	
935	935	Alnus rubra	40-60	8½	6	Red Alder	
936	936	Alnus rubra	40-60	6	6	Red Alder	
937	937	Alnus rubra	40-60	10		Red Alder	
938	938	Alnus rubra	40-60	8	6	Red Alder	
939	939	Alnus rubra	40-60	7	7	Red Alder	
940	940	Alnus rubra	40-60	12, 13	9	Red Alder	2 stemmed
941	941	Alnus rubra	40-60	8,11	11	Red Alder	2 stemmed
942	942	Alnus rubra	40-60	7	6	Red Alder	
943	943	Alnus rubra	40-60	9	8	Red Alder	
944	944	Alnus rubra	40-60	7½	6	Red Alder	
945	945	Alnus rubra	40-60	8, 8¼	8	Red Alder	2 stemmed
946	946	Alnus rubra	40-60	10	6	Red Alder	
947	947	Alnus rubra	40-60	11	8	Red Alder	
948	948	Alnus rubra	40-60	7	8	Red Alder	
949	949	Alnus rubra	40-60	8, 7	8	Red Alder	codominant stem
950	950	Alnus rubra	40-60	10	6	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 20 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
951	951	Alnus rubra	40-60	10	8	Red Alder	
952	952	Alnus rubra	40-60	7	6	Red Alder	
953	953	Alnus rubra	40-60	10½	8	Red Alder	
954	954	Alnus rubra	40-60	6	6	Red Alder	
955	955	Alnus rubra	40-60	7½	6	Red Alder	
956	956	Alnus rubra	40-60	9	6	Red Alder	
957	957	Alnus rubra	40-60	9	6	Red Alder	
958	958	Alnus rubra	40-60	10½	8	Red Alder	
959	959	Picea sitchensis	20	9	8	Sitka Spruce	
960	960	Picea sitchensis	20	9½	8	Sitka Spruce	
961	961	Alnus rubra	40-60	16	6	Red Alder	
962	962	Alnus rubra	40-60	17	9	Red Alder	by transformer
963	963	Alnus rubra	40-60	10½	8	Red Alder	
964	964	Alnus rubra	40-60	7	6	Red Alder	
965	965	Alnus rubra	40-60	6¼	6	Red Alder	
966	966	Alnus rubra	40-60	7	6	Red Alder	
967	967	Alnus rubra	40-60	7½	6	Red Alder	
968	968	Alnus rubra	40-60	8	6	Red Alder	top edge of property by blue ribbon
969	969	Alnus rubra	40-60	8	6	Red Alder	
970	970	Alnus rubra	40-60	3, 6½	5	Red Alder	2 stemmed
971	971	Alnus rubra	40-60	10	8	Red Alder	
972	972	Alnus rubra	40-60	7	6	Red Alder	
973	973	Alnus rubra	40-60	9	6	Red Alder	
974	974	Alnus rubra	40-60	7½	6	Red Alder	
975	975	Alnus rubra	40-60	7½	6	Red Alder	
976	976	Alnus rubra	40-60	7	6	Red Alder	
977	977	Picea sitchensis	70-90	54	16	Sitka Spruce	3 stemmed
978	978	Picea sitchensis	70-90	35	14	Sitka Spruce	
979	979	Cotinus obovatus	20	8	12	Chittamwood	
980	980	Alnus rubra	40-60	15	9	Red Alder	
981	981	Alnus rubra	40-60	8½	8	Red Alder	
982	982	Alnus rubra	40-60	10	8	Red Alder	
983	983	Alnus rubra	40-60	8½	8	Red Alder	
984	984	Alnus rubra	40-60	12½	8	Red Alder	
985	985	Cotinus obovatus	40	6½	10	Chittamwood	major lean
986	986	Alnus rubra	40-60	7	8	Red Alder	
987	987	Alnus rubra	40-60	7	6	Red Alder	
988	988	Alnus rubra	40-60	8	6	Red Alder	
989	989	Alnus rubra	40-60	9	8	Red Alder	
990	990	Alnus rubra	40-60	6½	6	Red Alder	
991	991	Alnus rubra	40-60	10	6	Red Alder	
992	992	Alnus rubra	40-60	9, 9½	7	Red Alder	2 stemmed
993	993	Alnus rubra	40-60	16, 10	8	Red Alder	2 stemmed
994	994	Picea sitchensis	40-60	8½	7	Sitka Spruce	
995	995	Picea sitchensis	40-60	12	8	Sitka Spruce	
996	996	Alnus rubra	40-60	12	7	Red Alder	
997	997	Pseudotsuga menziesii	40-60	13	6	Douglas fir	
998	998	Alnus rubra	20-40	9	8	Red Alder	alder clump by intersection
999	999	Alnus rubra	20-40	7	6	Red Alder	
1000	A66a	Picea sitchensis	70-90	32½	13	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 21 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1001	A1	Alnus rubra	20-40	7	6	Red Alder	
1002	A2	Alnus rubra	20-40	13½	7	Red Alder	
1003	A3	Alnus rubra	20-40	10	6	Red Alder	
1004	A4	Alnus rubra	20-40	10	7	Red Alder	
1005	A5	Alnus rubra	40-50	13½	7	Red Alder	
1006	A6	Alnus rubra	40-50	7½	8	Red Alder	
1007	A7	Alnus rubra	40-50	8	8	Red Alder	
1008	A8	Alnus rubra	40-50	9, 8, 5	7	Red Alder	3 stemmed clump
1009	A9	Alnus rubra	40-50	12½	8	Red Alder	
1010	A10	Alnus rubra	40-50	12½	8	Red Alder	
1011	A11	Alnus rubra	40-50	12	7	Red Alder	
1012	A12	Alnus rubra	40-50	11½	8	Red Alder	
1013	A13	Alnus rubra	40-50	10	6	Red Alder	
1014	A14	Alnus rubra	40-50	10½	6	Red Alder	
1015	A15	Alnus rubra	40-50	10	8	Red Alder	
1016	A16	Alnus rubra	40-50	9	6	Red Alder	
1017	A17	Alnus rubra	40-50	9½	7	Red Alder	
1018	A18	Alnus rubra	40-50	11	8	Red Alder	
1019	A19	Alnus rubra	40-50	9	8	Red Alder	
1020	A20	Alnus rubra	40-50	9	8	Red Alder	
1021	A21	Alnus rubra	40-50	10	8	Red Alder	
1022	A22	Alnus rubra	40-50	8	8	Red Alder	
1023	A23	Alnus rubra	DEAD	6½	DEAD	Red Alder	DEAD
1024	A24	Alnus rubra	40-50	3, 8	6	Red Alder	2 stemmed
1025	A25	Alnus rubra	40-50	7	7	Red Alder	
1026	A26	Alnus rubra	40-50	7	5	Red Alder	
1027	A27	Alnus rubra	40-50	6, 6	6	Red Alder	2 stemmed
1028	A28	Alnus rubra	40-50	8	7	Red Alder	bird house, beehive in it
1029	A29	Alnus rubra	40-50	9, 8	6	Red Alder	2 stemmed
1030	A30	Alnus rubra	40-50	13	6	Red Alder	
1031	A31	Alnus rubra	40-50	13	8	Red Alder	
1032	A32	Alnus rubra	40-50	10, 3	8	Red Alder	2 stemmed
1033	A33	Alnus rubra	40-50	9	8	Red Alder	
1034	A34	Alnus rubra	40-50	13, 13	6	Red Alder	2 stemmed
1035	A35	Alnus rubra	40-50	11½	8	Red Alder	birdhouse
1036	A36	Alnus rubra	40-50	7, 9½, 9½	8	Red Alder	3 stemmed, large base, recommend removal
1037	A37	Alnus rubra	40-50	8½	8	Red Alder	
1038	A38	Alnus rubra	40-50	11	6	Red Alder	
1039	A39	Alnus rubra	40-50	1½	8	Red Alder	lots of trunk wounds, recommend removal
1040	A40	Alnus rubra	40-50	9½	8	Red Alder	
1041	A41	Alnus rubra	40-50	8	6	Red Alder	
1042	A42	Alnus rubra	40-50	8	6	Red Alder	
1043	A43	Alnus rubra	40-50	14	8	Red Alder	
1044	A44	Alnus rubra	40-50	10	8	Red Alder	
1045	A45	Alnus rubra	40-50	8	6	Red Alder	lots of wounds at base, recommend removal
1046	A46	Alnus rubra	40-50	13	8	Red Alder	
1047	A47	Alnus rubra	40-50	11	8	Red Alder	
1048	A48	Alnus rubra	40-50	9	8	Red Alder	
1049	A49	Alnus rubra	40-50	9	8	Red Alder	large wounds at base, recommend removal
1050	A50	Alnus rubra	40-50	11	8	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 22 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1051	A51	Alnus rubra	40-50	9	6	Red Alder	
1052	A52	Alnus rubra	40-50	10½	6	Red Alder	
1053	A53	Alnus rubra	40-50	8	8	Red Alder	
1054	A54	Alnus rubra	40-50	8½	8	Red Alder	
1055	A55	Alnus rubra	40-50	10	8	Red Alder	
1056	A56	Alnus rubra	40-50	13½	8	Red Alder	
1057	A57	Alnus rubra	40-50	12	6	Red Alder	
1058	A58	Alnus rubra	40-50	8½	6	Red Alder	
1059	A59	Alnus rubra	40-50	9½	6	Red Alder	
1060	A60	Alnus rubra	40-50	7½	6	Red Alder	lot of base wounds, recommend removal
1061	A61	Alnus rubra	40-50	10	8	Red Alder	lots of base wounds, recommend removal
1062	A62	Alnus rubra	40-50	13	6	Red Alder	
1063	A63	Alnus rubra	40-50	8½, 9½	8	Red Alder	2 stemmed, base wounds, recommend removal
1064	A64	Alnus rubra	40-50	11	6	Red Alder	
1065	A65	Alnus rubra	40-50	11	8	Red Alder	
1066	A66	Alnus rubra	70-90	41	13	Red Alder	
1067	A67	Picea sitchensis	50-60	7½	7	Sitka Spruce	
1068	A68	Alnus rubra	50-60	10½	8	Red Alder	
1069	A69	Alnus rubra	50-60	9	8	Red Alder	
1070	A70	Alnus rubra	50-60	7½	8	Red Alder	
1071	A71	Alnus rubra	50-60	10	8	Red Alder	
1072	A72	Alnus rubra	50-60	11	8	Red Alder	
1073	A73	Alnus rubra	50-60	9½	8	Red Alder	
1074	A74	Alnus rubra	50-60	11	8	Red Alder	
1075	A75	Alnus rubra	50-60	1½	7	Red Alder	
1076	A76	Alnus rubra	50-60	9½	6	Red Alder	
1077	A77	Alnus rubra	50-60	9	8	Red Alder	
1078	A78	Alnus rubra	50-60	11	8	Red Alder	large wound, recommend removal
1079	A79	Alnus rubra	50-60	8½	8	Red Alder	
1080	A80	Alnus rubra	50-60	7½	8	Red Alder	
1081	A81	Alnus rubra	50-60	11	8	Red Alder	
1082	A82	Alnus rubra	50-60	11	6	Red Alder	
1083	A83	Alnus rubra	50-60	12	8	Red Alder	
1084	A84	Alnus rubra	50-60	13½	8	Red Alder	major damage to trunk recommend removal
1085	A85	Alnus rubra	40-50	11	8	Red Alder	
1086	A86	Alnus rubra	40-50	8½, 8½	8	Red Alder	2 stemmed clump, not condominant
1087	A87	Alnus rubra	40-50	9	8	Red Alder	
1088	A88	Alnus rubra	40-50	11	6	Red Alder	
1089	A89	Alnus rubra	40-50	14	8	Red Alder	
1090	A90	Alnus rubra	40-50	10	8	Red Alder	
1091	A91	Alnus rubra	40-50	9	8	Red Alder	
1092	A92	Alnus rubra	40-50	11	6	Red Alder	
1093	A93	Alnus rubra	40-50	10½	6	Red Alder	
1094	A94	Alnus rubra	40-50	12	8	Red Alder	
1095	A95	Alnus rubra	40-50	10½	8	Red Alder	wound at base of tree
1096	A96	Alnus rubra	40-50	13	6	Red Alder	
1097	A97	Alnus rubra	40-50	12½	8	Red Alder	wounds at base
1098	A98	Alnus rubra	40-50	11	6	Red Alder	
1099	A99	Alnus rubra	40-50	10	8	Red Alder	
1100	B00	Alnus rubra	40-50	10	8	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 23 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1101	B01	Alnus rubra	40-50	8	8	Red Alder	
1102	B02	Alnus rubra	40-50	9½	6	Red Alder	
1103	B03	Alnus rubra	40-50	10	8	Red Alder	
1104	B04	Alnus rubra	40-50	10	8	Red Alder	
1105	B05	Alnus rubra	40-50	10	6	Red Alder	
1106	B06	Alnus rubra	40-50	9	8	Red Alder	
1107	B07	Alnus rubra	40-50	8½	6	Red Alder	
1108	B08	Alnus rubra	40-50	10	6	Red Alder	
1109	B09	Alnus rubra	40-50	10½	8	Red Alder	
1110	B10	Alnus rubra	40-50	13½	8	Red Alder	
1111	B11	Alnus rubra	40-50	11	7	Red Alder	
1112	B12	Alnus rubra	40-50	11½	8	Red Alder	
1113	B13	Alnus rubra	40-50	10	8	Red Alder	
1114	B14	Alnus rubra	40-50	10½	8	Red Alder	
1115	B15	Alnus rubra	40-50	10½	8	Red Alder	
1116	B16	Alnus rubra	40-50	9½	7	Red Alder	
1117	B17	Alnus rubra	40-50	11	8	Red Alder	
1118	B18	Alnus rubra	40-50	11	9	Red Alder	
1119	B19	Alnus rubra	40-50	11	8	Red Alder	
1120	B20	Alnus rubra	40-50	11	8	Red Alder	
1121	B21	Alnus rubra	40-60	8½	8	Red Alder	
1122	B22	Alnus rubra	40-60	8	6	Red Alder	
1123	B23	Alnus rubra	40-60	8	6	Red Alder	
1124	B24	Alnus rubra	40-60	9	7	Red Alder	
1125	B25	Alnus rubra	40-60	9½	6	Red Alder	
1126	B26	Alnus rubra	40-60	8½	6	Red Alder	large wound at base, recommend removal
1127	B27	Alnus rubra	40-60	9½	8	Red Alder	
1128	B28	Alnus rubra	40-60	9½	6	Red Alder	
1129	B29	Alnus rubra	40-60	9	8	Red Alder	
1130	B30	Alnus rubra	40-60	9	6	Red Alder	
1131	B31	Alnus rubra	40-60	8	6	Red Alder	
1132	B32	Alnus rubra	40-60	10	8	Red Alder	
1133	B33	Alnus rubra	40-60	10	8	Red Alder	
1134	B34	Alnus rubra	40-60	10	6	Red Alder	
1135	B35	Alnus rubra	40-60	9½	6	Red Alder	large wounds at base, recommend removal
1136	B36	Alnus rubra	40-60	10	8	Red Alder	
1137	B37	Alnus rubra	40-60	9	8	Red Alder	
1138	B38	Alnus rubra	40-60	11	8	Red Alder	
1139	B39	Alnus rubra	40-50	9	6	Red Alder	
1140	B40	Alnus rubra	40-50	9	6	Red Alder	
1141	B41	Alnus rubra	40-50	9¼	8	Red Alder	
1142	B42	Alnus rubra	40-50	8½	6	Red Alder	
1143	B43	Alnus rubra	40-50	9	6	Red Alder	
1144	B44	Alnus rubra	40-50	9½	8	Red Alder	
1145	B45	Alnus rubra	40-50	10	9	Red Alder	
1146	B46	Alnus rubra	40-50	7½	6	Red Alder	
1147	B47	Alnus rubra	40-50	11½	8	Red Alder	
1148	B48	Alnus rubra	40-50	12½	8	Red Alder	
1149	B49	Alnus rubra	40-50	10	8	Red Alder	
1150	B50	Alnus rubra	40-50	9½	8	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 24 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1151	B51	Alnus rubra	40-50	10	8	Red Alder	
1152	B52	Alnus rubra	40-50	12	7	Red Alder	
1153	B53	Alnus rubra	40-50	8½	8	Red Alder	
1154	B54	Alnus rubra	40-50	10	6	Red Alder	
1155	B55	Alnus rubra	40-50	8½	6	Red Alder	
1156	B56	Alnus rubra	40-50	12	8	Red Alder	
1157	B57	Alnus rubra	40-50	14½	8	Red Alder	
1158	B58	Alnus rubra	40-50	16	8	Red Alder	2 stemmed, large cavity at base, recommend removal
1159	B59	Alnus rubra	40-50	7, 8	6	Red Alder	2 stemmed clump
1160	B60	Alnus rubra	40-50	12½	8	Red Alder	
1161	B61	Alnus rubra	40-50	9, 12	8	Red Alder	2 stemmed clump
1162	B62	Alnus rubra	40-50	11½	8	Red Alder	
1163	B63	Alnus rubra	40-50	7, 7	6	Red Alder	codominant stem
1164	B64	Alnus rubra	40-50	10	8	Red Alder	
1165	B65	Alnus rubra	40-50	10, 8	6	Red Alder	codominant stem
1166	B66	Alnus rubra	40-50	9	8	Red Alder	the tree adjacent to it is topless and dead
1167	B67	Alnus rubra	40-50	10	7	Red Alder	
1168	B68	Alnus rubra	40-50	12	8	Red Alder	
1169	B69	Alnus rubra	40-50	12	8	Red Alder	
1170	B70	Alnus rubra	40-50	12	6	Red Alder	
1171	B71	Alnus rubra	40-50	9	6	Red Alder	
1172	B72	Alnus rubra	40-50	7	5	Red Alder	
1173	B73	Alnus rubra	40-50	12	6	Red Alder	
1174	B74	Alnus rubra	40-50	8	6	Red Alder	
1175	B75	Alnus rubra	40-50	9	6	Red Alder	
1176	B76	Alnus rubra	40-50	8	8	Red Alder	
1177	B77	Alnus rubra	40-50	9, 8	7	Red Alder	2 stemmed clump
1178	B78	Alnus rubra	40-50	8¼	8	Red Alder	large wound at base
1179	B79	Alnus rubra	40-50	9½	8	Red Alder	furthest west and adjacent to large spruce tree
1180	B80	Alnus rubra	40-50	9	8	Red Alder	
1181	B81	Alnus rubra	40-50	8½	6	Red Alder	
1182	B82	Alnus rubra	40-50	8½	7	Red Alder	
1183	B83	Alnus rubra	40-50	9	8	Red Alder	
1184	B84	Alnus rubra	40-50	10½	8	Red Alder	
1185	B85	Alnus rubra	40-50	10½	8	Red Alder	
1186	B86	Alnus rubra	40-50	8	8	Red Alder	
1187	B87	Alnus rubra	40-50	8½	7	Red Alder	
1188	B88	Alnus rubra	40-50	10½	9	Red Alder	
1189	B89	Alnus rubra	40-50	8	7	Red Alder	
1190	B90	Alnus rubra	40-50	10½	8	Red Alder	
1191	B91	Alnus rubra	40-50	10	6	Red Alder	
1192	B92	Alnus rubra	40-50	8½	7	Red Alder	
1193	B93	Alnus rubra	40-50	11	8	Red Alder	
1194	B94	Alnus rubra	40-50	8½	6	Red Alder	
1195	B95	Alnus rubra	40-50	10	7	Red Alder	
1196	B96	Alnus rubra	40-50	9½	7	Red Alder	
1197	B97	Alnus rubra	40-50	10	5	Red Alder	
1198	B98	Alnus rubra	40-50	11, 10, 12	8	Red Alder	3 stemmed clump, recommend removal
1199	B99	Alnus rubra	40-50	9	6	Red Alder	
1200	C00	Alnus rubra	40-50	11	7	Red Alder	wounds at base, recommend removal

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 25 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1201	C01	Alnus rubra	40-50	14	8	Red Alder	
1202	C02	Alnus rubra	40-50	11	6	Red Alder	
1203	C03	Alnus rubra	40-50	10½	5	Red Alder	
1204	C04	Alnus rubra	40-50	9	7	Red Alder	
1205	C05	Alnus rubra	40-50	12	9	Red Alder	
1206	C06	Alnus rubra	40-50	8	6	Red Alder	
1207	C07	Alnus rubra	40-50	9	8	Red Alder	
1208	C08	Alnus rubra	40-50	8	6	Red Alder	
1209	C09	Alnus rubra	40-50	9	8	Red Alder	
1210	C10	Alnus rubra	40-50	10	8	Red Alder	multiple base wounds, recommend removal
1211	C11	Alnus rubra	40-50	9½	8	Red Alder	multiple base wounds, recommend removal
1212	C12	Alnus rubra	40-50	13	8	Red Alder	
1213	C13	Alnus rubra	40-50	7, 9½	7	Red Alder	2 stemmed
1214	C14	Alnus rubra	40-50	11	8	Red Alder	
1215	C15	Alnus rubra	40-50	10½	7	Red Alder	
1216	C16	Alnus rubra	40-50	8½	7	Red Alder	
1217	C17	Alnus rubra	40-50	9½	6	Red Alder	
1218	C18	Alnus rubra	40-50	11	7	Red Alder	
1219	C19	Alnus rubra	40-50	8½	8	Red Alder	
1220	C20	Alnus rubra	40-50	9	7	Red Alder	
1221	C21	Alnus rubra	40-50	6	7	Red Alder	
1222	C22	Alnus rubra	40-50	10	8	Red Alder	
1223	C23	Alnus rubra	40-50	8½	6	Red Alder	
1224	C24	Alnus rubra	40-50	9	8	Red Alder	
1225	C25	Alnus rubra	40-50	10½	8	Red Alder	
1226	C26	Picea sitchensis	70-90	52	16	Sitka Spruce	
1227	C27	Alnus rubra	40-50	9	8	Red Alder	
1228	C28	Alnus rubra	40-50	11	7	Red Alder	
1229	C29	Alnus rubra	40-50	10	8	Red Alder	
1230	C30	Alnus rubra	40-50	9½	7	Red Alder	
1231	C31	Alnus rubra	40-50	12½	8	Red Alder	large wounds at base
1232	C32	Alnus rubra	40-50	11	7	Red Alder	
1233	C33	Alnus rubra	40-50	9	6	Red Alder	
1234	C34	Alnus rubra	40-50	10	6	Red Alder	
1235	C35	Alnus rubra	40-50	9	6	Red Alder	wounds at base
1236	C36	Alnus rubra	40-50	15	8	Red Alder	
1237	C37	Alnus rubra	40-50	28	20	Red Alder	
1238	C38	Alnus rubra	40-50	12	10	Red Alder	
1239	C39	Alnus rubra	40-50	10	8	Red Alder	
1240	C40	Picea sitchensis	70-90	25, 44	13	Sitka Spruce	2 stemmed
1241	C41	Picea sitchensis	70-90	35	15	Sitka Spruce	broken alder leaning into spruce
1242	C42	Alnus rubra	40-60	9	8	Red Alder	broken alder leaning into spruce
1243	C43	Alnus rubra	40-60	8	6	Red Alder	
1244	C44	Picea sitchensis	70-90	34	12	Sitka Spruce	
1245	C45	Alnus rubra	40-50	9	6	Red Alder	
1246	C46	Alnus rubra	40-50	9½	7	Red Alder	
1247	C47	Alnus rubra	40-60	11	8	Red Alder	
1248	C48	Alnus rubra	40-60	11	6	Red Alder	
1249	C49	Alnus rubra	40-60	8	6	Red Alder	
1250	C50	Alnus rubra	40-60	10	9	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 26 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1251	C51	Alnus rubra	40-60	14½	9	Red Alder	
1252	C52	Alnus rubra	40-60	11	6	Red Alder	
1253	C53	Alnus rubra	40-60	10½	6	Red Alder	
1254	C54	Alnus rubra	40-60	10	6	Red Alder	
1255	C55	Picea sitchensis	70-90	55	22	Sitka Spruce	codominant
1256	C56	Alnus rubra	40-50	9	6	Red Alder	
1257	C57	Alnus rubra	40-50	9½	7	Red Alder	
1258	C58	Alnus rubra	40-50	10	7	Red Alder	
1259	C59	Alnus rubra	40-50	8	6	Red Alder	
1260	C60	Alnus rubra	40-50	13½	7	Red Alder	
1261	C61	Alnus rubra	40-50	9	8	Red Alder	
1262	C62	Alnus rubra	40-50	7	8	Red Alder	
1263	C63	Alnus rubra	40-50	7½	6	Red Alder	
1264	C64	Alnus rubra	40-50	7	5	Red Alder	
1265	C65	Alnus rubra	40-50	11	7	Red Alder	
1266	C66	Alnus rubra	40-50	10	8	Red Alder	
1267	C67	Alnus rubra	40-50	8	7	Red Alder	
1268	C68	Alnus rubra	40-50	10	8	Red Alder	
1269	C69	Alnus rubra	40-50	9	8	Red Alder	
1270	C70	Alnus rubra	40-50	10	6	Red Alder	
1271	C71	Picea sitchensis	70-90	46	10	Sitka Spruce	
1272	C72	Alnus rubra	45	18, 16	20	Red Alder	
1273	C73	Alnus rubra	40-60	7	8	Red Alder	
1274	C74	Alnus rubra	40-60	7½	8	Red Alder	
1275	C75	Alnus rubra	40-60	8	7	Red Alder	
1276	C76	Picea sitchensis	70-90	28½	12	Sitka Spruce	
1277	C77	Picea sitchensis	70-90	24	12	Sitka Spruce	
1278	C78	Picea sitchensis	70-90	24½	13	Sitka Spruce	
1279	C79	Picea sitchensis	70-90	31	10	Sitka Spruce	
1280	C80	Tsuga heterophylla	40-60	17	10	Western Hemlock	
1281	C81	Picea sitchensis	20	9	5	Sitka Spruce	
1282	C82	Picea sitchensis	70-80	26	9	Sitka Spruce	
1283	C83	Tsuga heterophylla	20-30	14½	10	Western Hemlock	
1284	C84	Picea sitchensis	70-90	34	15	Sitka Spruce	
1285	C85	Picea sitchensis	30	16	9	Sitka Spruce	
1286	C86	Picea sitchensis	30	118	11	Sitka Spruce	
1287	C87	Picea sitchensis	50-80	17	11	Sitka Spruce	
1288	C88	Picea sitchensis	50-80	31	12	Sitka Spruce	
1289	C89	Picea sitchensis	40	17	12	Sitka Spruce	
1290	C90	Picea sitchensis	35-40	12½	12	Sitka Spruce	
1291	C91	Picea sitchensis	40	16	12	Sitka Spruce	
1292	C92	Picea sitchensis	40-45	21	14	Sitka Spruce	
1293	C93	Picea sitchensis	35-40	18	12	Sitka Spruce	tree topped at 14, recommend removal
1294	C94	Picea sitchensis	45-50	23	14	Sitka Spruce	
1295	C95	Picea sitchensis	50-60	39	16	Sitka Spruce	
1296	C96	Picea sitchensis	30-40	17	12	Sitka Spruce	
1297	C97	Picea sitchensis	30-40	16	12	Sitka Spruce	
1298	C98	Picea sitchensis	40-45	17½	14	Sitka Spruce	
1299	C99	Picea sitchensis	25	9½	10	Sitka Spruce	recommend removal
1300	D00	Picea sitchensis	50-60	26	16	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 27 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1301	D1	Picea sitchensis	25	8	10	Sitka Spruce	recommend removal of tree
1302	D2	Picea sitchensis	40-50	22½	14	Sitka Spruce	
1303	D3	Alnus rubra	35-40	14	12	Red Alder	
1304	D4	Alnus rubra	30	9	15	Red Alder	recommend removal of tree, wound at bottom of tree
1305	D5	Picea sitchensis	40-50	25	16	Sitka Spruce	
1306	D6	Tsuga heterophylla	40-50	18	12	Western Hemlock	
1307	D7	Picea sitchensis	40	18	12	Sitka Spruce	
1308	D8	Alnus rubra	30	9	12	Red Alder	large wound at base, recommend removal of tree
1309	D9	Picea sitchensis	40-50	19	12	Sitka Spruce	
1310	D10	Picea sitchensis	5060	33½	16	Sitka Spruce	
1311	D11	Picea sitchensis	25	8½	10	Sitka Spruce	
1312	D12	Picea sitchensis	40-50	28½	14	Sitka Spruce	
1313	D13	Pseudotsuga menziesii	35	12	10	Douglas fir	
1314	D14	Picea sitchensis	40	19	15	Sitka Spruce	
1315	D15	Picea sitchensis	50-60	29	17	Sitka Spruce	
1316	D16	Picea sitchensis	50-65	31	14	Sitka Spruce	
1317	D17	Pseudotsuga menziesii	40-50	20	14	Douglas fir	
1318	D18	Picea sitchensis	50-60	25	14	Sitka Spruce	next to dead tree, hazard
1319	D19	Picea sitchensis	40	14	12	Sitka Spruce	large wound, recommend removal
1320	D20	Pseudotsuga menziesii	35-40	8½	10	Douglas fir	
1321	D21	Picea sitchensis	30-35	12	12	Sitka Spruce	
1322	D22	Picea sitchensis	30-35	13	12	Sitka Spruce	
1323	D23	Sambucus	20	9	12	Elderberry	
1324	D24	Pseudotsuga menziesii	25	10	10	Douglas fir	
1325	D25	Picea sitchensis	50	20	13	Sitka Spruce	
1326	D26	Alnus rubra	40	18	15	Red Alder	showing signs of decaying
1327	D27	Picea sitchensis	30	17	12	Sitka Spruce	
1328	D28	Alnus rubra	45	33	20	Red Alder	two stemmed, hazard, recommend removal
1329	D29	Picea sitchensis	60-70	49	20	Sitka Spruce	multiple tops
1330	D30	Picea sitchensis	40	25	13	Sitka Spruce	
1331	D31	Picea sitchensis	40	17	12	Sitka Spruce	
1332	D32	Picea sitchensis	70	58	25	Sitka Spruce	10-down stem
1333	D33	Picea sitchensis	40-50	29½	12	Sitka Spruce	
1334	D34	Picea sitchensis	40-50	27	13	Sitka Spruce	
1335	D35	Picea sitchensis	50-60	52	20	Sitka Spruce	
1336	D36	Picea sitchensis	70	53	22	Sitka Spruce	
1337	D37	Alnus rubra	30	11	12	Red Alder	dead center, hazard, recommend removal
1338	D38	Tsuga heterophylla	15	19	12	Western Hemlock	
1339	D39	Alnus rubra	20	7	12	Red Alder	
1340	D40	Alnus rubra	40-50	20	15	Red Alder	dead top
1341	D41	Picea sitchensis	20-25	18	15	Sitka Spruce	two top
1342	D42	Picea sitchensis	30	22	15	Sitka Spruce	
1343	D43	Picea sitchensis	30-35	21½	15	Sitka Spruce	
1344	D44	Picea sitchensis	20	10	6	Sitka Spruce	
1345	D45	Picea sitchensis	20	11	10	Sitka Spruce	
1346	D46	Alnus rubra	15-20	14	10	Red Alder	brocken out top
1347	D47	Alnus rubra	20-30	8	20	Red Alder	
1348	D48	Picea sitchensis	20-25	11	10	Sitka Spruce	
1349	D49	Picea sitchensis	20-25	8	8	Sitka Spruce	
1350	D50	Alnus rubra	40-50	18	12	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 28 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
1351	D51	Tsuga heterophylla	75-100	25	15	Western Hemlock	
1352	D52	Picea sitchensis	50	23	12	Sitka Spruce	
1353	D53	Picea sitchensis	100	37	15-20	Sitka Spruce	
1354	D54	Tsuga heterophylla	50-60	16½	12	Western Hemlock	
1355	D55	Picea sitchensis	30	24	15	Sitka Spruce	
1356	D56	Alnus rubra	30-40	13½	12	Red Alder	
1357	D57	Alnus rubra	20	8	10-15	Red Alder	3 top
1358	D58	Picea sitchensis	20	13	10-12	Sitka Spruce	very curvy trunk
1359	D59	Picea sitchensis	50-60	31	20	Sitka Spruce	
1360	D60	Alnus rubra	30-40	19	15	Red Alder	
1361	D61	Alnus rubra	50-60	24	10	Red Alder	
1362	D62	Alnus rubra	20-25	10	15	Red Alder	
1363	D63	Alnus rubra	40	18	12	Red Alder	
1364	D64	Picea sitchensis	60	34	15	Sitka Spruce	
1365	D65	Pseudotsuga menziesii	50-55	69	15-20	Douglas fir	L up splits into 4 trunks
1366	D66	Alnus rubra	40	11½	12	Red Alder	splints into 4 trunks starting at 24 off the ground
1367	D67	Picea sitchensis	35	22	10	Sitka Spruce	
1368	D68	Picea sitchensis	20	16	12	Sitka Spruce	top broke out long ago and ahs new one grown
1369	D69	Alnus rubra	20	11	12	Red Alder	
1370	D70	Tsuga heterophylla	40	22	15	Western Hemlock	
1371	D71	Alnus rubra	2	10	10	Red Alder	
1372	D72	Alnus rubra	20	7	8	Red Alder	
1373	D73	Picea sitchensis	70	58	30	Sitka Spruce	splits at base into 2 trunks
1374	D74	Picea sitchensis	60	48	25	Sitka Spruce	
5000		Alnus rubra		30	30	Red Alder	
5001		Alnus rubra		40	35	Red Alder	
5002		Alnus rubra		15	4	Red Alder	
5003		Alnus rubra		9	4	Red Alder	
5004		Alnus rubra		14	7	Red Alder	
5005		Alnus rubra		28	30	Red Alder	
5006		Alnus rubra		35	32	Red Alder	
5007		Alnus rubra		34	30	Red Alder	
5008		Alnus rubra		39	35	Red Alder	
5009		Alnus rubra		23	23	Red Alder	
5010		Alnus rubra		29	30	Red Alder	
5011		Alnus rubra		9	23	Red Alder	
5012		Alnus rubra		17	32	Red Alder	
5013		Alnus rubra		12	34	Red Alder	
5014		Alnus rubra		14	34	Red Alder	
5015		Alnus rubra		7	14	Red Alder	
5016		Alnus rubra		10	20	Red Alder	
5017		Alnus rubra		10	25	Red Alder	
5018		Alnus rubra		13	25	Red Alder	
5019		Alnus rubra		25	25	Red Alder	
5020		Picea sitchensis		42	30	Sitka Spruce	
5021		Alnus rubra		6	12	Red Alder	
5022		Alnus rubra		21	15	Red Alder	
5023		Alnus rubra		6	12	Red Alder	
5024		Alnus rubra		7	8	Red Alder	
5025		Alnus rubra		6	8	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 29 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
5026		Alnus rubra		6	8	Red Alder	
5027		Alnus rubra		6	8	Red Alder	
5028		Alnus rubra		6½	10	Red Alder	
5029		Picea sitchensis		38	30	Sitka Spruce	Off site
5030		Picea sitchensis		24	20	Sitka Spruce	
5031		Picea sitchensis		14	13	Sitka Spruce	
5032		Picea sitchensis		55	25	Sitka Spruce	
5033		Alnus rubra		6½	6	Red Alder	
5034		Picea sitchensis		7	5	Sitka Spruce	
5035		Picea sitchensis		10	7	Sitka Spruce	
5036		Alnus rubra		12½	12	Red Alder	
5037		Alnus rubra		9	10	Red Alder	
5038		Picea sitchensis		25½	15	Sitka Spruce	
5039		Picea sitchensis		60	30	Sitka Spruce	Off site
5040		Picea sitchensis		49	25	Sitka Spruce	Off site
5041		Alnus rubra		17½	18	Red Alder	Off site
5042		Alnus rubra		6	6	Red Alder	
5043		Picea sitchensis		9	6	Sitka Spruce	
5044		Cotinus obovatus		6½	14	Chittamwood	
5045		Alnus rubra		21½	22	Red Alder	Off site
5046		Cotinus obovatus		10	10	Chittamwood	
5047		Cotinus obovatus		11½, 7, 6½, 6	16	Chittamwood	multiple trunk
5048		Alnus rubra		6	12	Red Alder	
5049		Picea sitchensis		6	6	Sitka Spruce	
5050		Alnus rubra		7	7	Red Alder	
5051		Alnus rubra		6	6	Red Alder	
5052		Alnus rubra		6½	12	Red Alder	
5053		Sambucus		6½	10	Elderberry	
5054		Alnus rubra		9½	10	Red Alder	
5055		Alnus rubra		6	8	Red Alder	
5056		Alnus rubra		9	13	Red Alder	
5057		Alnus rubra		10½	20	Red Alder	
5058		Alnus rubra		8	20	Red Alder	
5059		Alnus rubra		9	12	Red Alder	
5060		Alnus rubra		12	20	Red Alder	
5061		Alnus rubra		8	14	Red Alder	
5062		Alnus rubra		6½	16	Red Alder	
5063		Alnus rubra		9	15	Red Alder	
5064		Alnus rubra		10	18	Red Alder	
5065		Alnus rubra		8½	18	Red Alder	
5066		Picea sitchensis		41	30	Sitka Spruce	Off site
5067		Alnus rubra		16, 12½, 12	25	Red Alder	
5068		Alnus rubra		9	12	Red Alder	
5069		Alnus rubra		6	10	Red Alder	
5070		Alnus rubra		10½	12	Red Alder	
5071		Alnus rubra		7	10	Red Alder	
5072		Alnus rubra		12	12	Red Alder	
5073		Alnus rubra		8	10	Red Alder	
5074		Alnus rubra		10	15	Red Alder	
5075		Alnus rubra		9½	12	Red Alder	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 30 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
5076		Alnus rubra		7	8	Red Alder	
5077		Alnus rubra		10½	20	Red Alder	
5078		Alnus rubra		12½	15	Red Alder	
5079		Picea sitchensis		33	27	Sitka Spruce	Off site
5080		Picea sitchensis		25	25	Sitka Spruce	Off site
5081		Alnus rubra		19,20	25	Red Alder	Off site
5082		Picea sitchensis		29	15	Sitka Spruce	Off site
5083		Alnus rubra		30	17	Red Alder	Off site
5084		Alnus rubra		19	20	Red Alder	
5085		Picea sitchensis		10	15	Sitka Spruce	Off site
5086		Picea sitchensis		26	20	Sitka Spruce	
5087		Alnus rubra		10½	20	Red Alder	
5088		Picea sitchensis		28	20	Sitka Spruce	Off site
5089		Picea sitchensis		21	18	Sitka Spruce	Off site
5090		Picea sitchensis		21	15	Sitka Spruce	Off site
5091		Alnus rubra		6	8	Red Alder	Off site
5092		Picea sitchensis		29	22	Sitka Spruce	Off site
5093		Picea sitchensis		25	20	Sitka Spruce	Off site
5094		Alnus rubra		8½	8	Red Alder	Off site
5095		Alnus rubra		6½	10	Red Alder	
5096		Alnus rubra		7	8	Red Alder	
5097		Alnus rubra		7	6	Red Alder	
5098		Alnus rubra		6	7	Red Alder	
5099		Alnus rubra		6	7	Red Alder	
5100		Alnus rubra		6	12	Red Alder	Off site
5101		Alnus rubra		9½	10	Red Alder	Off site
5102		Alnus rubra		10½	15	Red Alder	Off site
5103		Alnus rubra		11	15	Red Alder	Off site
5104		Alnus rubra		11	15	Red Alder	Off site
5105		Pseudotsuga menziesii		16	15	Douglas fir	Off site
5106		Alnus rubra		6	12	Red Alder	Off site
5107		Alnus rubra		6,6	12	Red Alder	Off site
5108		Alnus rubra		6	12	Red Alder	Off site
5109		Picea sitchensis		7½	12	Sitka Spruce	Off site
5110		Picea sitchensis		8½	10	Sitka Spruce	Off site
5111		Picea sitchensis		29	25	Sitka Spruce	
5112		Alnus rubra		6	10	Red Alder	
5113		Alnus rubra		135	17	Red Alder	Off site
5114		Alnus rubra		13½	16	Red Alder	Off site
5115		Alnus rubra		16	18	Red Alder	Off site
5116		Alnus rubra		11	15	Red Alder	Off site
5117		Picea sitchensis		22	16	Sitka Spruce	Off site
5118		Alnus rubra		15	15	Red Alder	Off site
5119		Alnus rubra		13	18	Red Alder	Off site
5120		Picea sitchensis		19½	14	Sitka Spruce	Off site
5121		Alnus rubra		9½	15	Red Alder	Off site
5122		Alnus rubra		8	16	Red Alder	
5123		Alnus rubra		6	8	Red Alder	
5124		Alnus rubra		8	12	Red Alder	
5125		Picea sitchensis		16	16	Sitka Spruce	

Lincoln Palisades PUD Tree Inventory, Buena Vista Arbor Care, Page 31 of 31

ID	Tag	Species	Height (Ft)	DBH (In)	Drip-Line (Ft)	Common Name	Notes
5126		Picea sitchensis		18	20	Sitka Spruce	Off site
5127		Picea sitchensis		7	5	Sitka Spruce	Off site
5128		Picea sitchensis		16	16	Sitka Spruce	Off site
5129		Picea sitchensis		8	12	Sitka Spruce	
5130		Picea sitchensis		12½	12	Sitka Spruce	
5131		Picea sitchensis		7	5	Sitka Spruce	Off site
5132		Alnus rubra		11½	20	Red Alder	Off site
5133		Alnus rubra		11	20	Red Alder	Off site
5134		Alnus rubra		11	20	Red Alder	Off site
5135		Picea sitchensis		11	10	Sitka Spruce	Off site
5136		Alnus rubra		12	10	Red Alder	Off site
5137		Alnus rubra		11	12	Red Alder	Off site
5138		Alnus rubra		12	10	Red Alder	Off site
5139		Picea sitchensis		7	7	Sitka Spruce	Off site
5140		Picea sitchensis		7	12	Sitka Spruce	Off site
5141		Picea sitchensis		18½	15	Sitka Spruce	Off site
5142		Picea sitchensis		15½	15	Sitka Spruce	Off site
5143		Pseudotsuga menziesii		14½	15	Douglas fir	Off site
5144		Alnus rubra		13	26	Red Alder	Off site
5145		Alnus rubra		7	15	Red Alder	Off site
5146		Alnus rubra		9	15	Red Alder	Off site
5147		Alnus rubra		12½	16	Red Alder	Off site
5148		Alnus rubra		8	12	Red Alder	
5149		Alnus rubra		7½	10	Red Alder	Off site
5150		Alnus rubra		7	10	Red Alder	Off site
5151		Alnus rubra		8½	12	Red Alder	Off site
5152		Alnus rubra		11½	15	Red Alder	Off site
5153		Picea sitchensis		23½	14	Sitka Spruce	
5154		Alnus rubra		15½	20	Red Alder	
5155		Picea sitchensis		64	50	Sitka Spruce	Off site
5156		Pseudotsuga menziesii		36	10	Douglas fir	
5157		Picea sitchensis		14	10	Sitka Spruce	
5158		Picea sitchensis		26	20	Sitka Spruce	
5159		Alnus rubra		9	20	Red Alder	



C. New Conditions Proposed for SUB 02-07**GENERAL CONDITIONS**

1. The final plat shall be in conformance with Title 16 (Subdivision Ordinance) and in substantial conformance with the tentative subdivision plan as amended herein.

After the final plat has been approved by all city and county officials and recorded, one reproducible four-mil mylar of all data (plat face, dedications, certificates, approvals and one copy of recorded restrictive and protective covenants) shall be returned to the city within thirty days of being recorded.

2. The development shall abide to all applicable sections of Title 16 (Subdivision Ordinance) including, but not limited to, streets, easements, lots, surface drainage/storm sewer system, sanitary sewers, water system, sidewalks, street name signs, street light poles, curb cuts/driveways, street trees, and monumentation.
3. North Lincoln Fire and Rescue District Number 1 must approve the proposed hydrant locations.

**PLANNING CONDITIONS**

4. To bring 60<sup>th</sup> Street into compliance with Section 16.12.100 of the Municipal Code, Cul-de-Sacs, 60<sup>th</sup> Street must be shortened by a minimum of 370' and the number of lots it serves be reduced to a maximum of 18.
5. The applicant must revise the site plan and their tabulation of wetland areas to include wetland areas located on Lot #s 129 (Significant Wetland), and 179 and 180 (non-significant wetlands).
6. Given that Lot #130 is bisected by a Significant Wetland and that the remaining area is of steep gradient, it must be confirmed that this lot has adequate buildable area prior to inclusion in the final plan.
7. Crest Way must be realigned to avoid any impacts to the Significant Wetland.
8. The approved dredge/fill permit and the approved mitigation plan are to be included for the record with the final plan for Phase 3.
9. To comply with the Order and Conditions of Approval set forth in Final Order 94-07, the applicant must designate Open Space area equivalent to the originally approved 18.63 acres.

**PUBLIC WORKS CONDITIONS**10. Stormwater

The applicant agrees to provide storm water detention, water quality treatment, and drainage features and facilities, as approved by the City Engineer. The applicant shall submit two copies of a report by a registered professional engineer, licensed in Oregon, identifying existing and proposed runoff flows from the site. The applicant shall also submit two copies of engineering plans for proposed storm water detention, treatment, and drainage features and facilities to the Department of Public Works. The City Engineer will review and approve either as submitted or as modified in accordance with City standards.

**Staff Report**  
**Planning Commission Hearing on November 16, 2021 – continued to**  
**December 7, 2021**  
**Case File PUD 2021-02 SUB 2021-01 Lincoln Palisades VI**

**Date:** November 29, 2021

**Case File:** PUD 2021-02 SUB 2021-01 Lincoln Palisades VI

**Applicant:** Steve Lindell dba Alpha Building Ventures, LLC  
 PO Box 688  
 McMinnville, OR 97128  
 stephenlindell6@gmail.com

**Property Owner:** Steve Lindell dba Alpha Building Ventures, LLC  
 PO Box 688  
 McMinnville, OR 97128

**Situs Address:** Unaddressed

**Location:** Intersection of NE 51st Loop and NE Wave Lane

**Tax Map and Lot:** 06-11-35-CD-00102

**Comprehensive Plan Designation:** Medium-Density Residential District (R-7.5)

**Zoning District:** Single-Family Residential (R-1-7.5) Zone

**Site Size:** Approximately 7.57 acres

**Proposal:** Preliminary master plan/preliminary plat for the planned unit development/subdivision of Lincoln Palisades VI, to subdivide the 7.57-acre site into 36 lots intended for construction of detached single-family dwellings

**Surrounding Land Uses and Zones:** North: Single-family dwellings (Lincoln Palisades V); R-1-7.5  
 South: Single-family dwellings (Pacific Rim Estates); R-1-7.5  
 East: Undeveloped (The Villages); R-1-7.5  
 West: Single-family dwellings (Lincoln Palisades II); R-1-7.5

**Public Notice:** The Planning and Community Development Department mailed notice of the public hearing to the owners of all properties within 500 feet of the site on October 27, 2021. The *News Guard* published the public hearing notice on November 2, 2021. The applicant posted a notice of the public hearing on the site at least 10 days prior to November 16, 2021.



**Authority:** Lincoln City Municipal Code (LCMC) 17.76.050.G states that Table 17.76.020-1 identifies the decision authority for each Type III application. Table 17.76.020-1 of LCMC Chapter 17.76 identifies a planned unit development/subdivision as a Type III application with the decision authority given to the Planning Commission.

**Applicable Substantive Criteria:** LCMC Title 16 Subdivisions  
LCMC Chapter 17.16 Single-Family Residential (R-1) Zone  
LCMC Section 17.76.050 Type III Procedure  
LCMC Section 17.77.120 Planned Developments

## **BACKGROUND**

The subject property (site) is undeveloped and comprises approximately 7.57 acres. The site is bordered by NE Wave Lane as its northwesterly boundary. There is a stub of NE 51st Loop in the southwesterly area of the site, and another stub of NE 51st Loop in the northwesterly portion of the site where it intersects in a tee with NE Wave Lane. The site is surrounded by single-family detached development to the north, south, and west (Lincoln Palisades II, Lincoln Palisades V, and Pacific Rim Estates). The area to the east of the site is undeveloped wetlands and steep slopes owned by Lincoln City.

On July 14, 2021, Alpha Building Ventures, LLC submitted the current application for preliminary plat/preliminary master plan approval of Lincoln Palisades VI. The proposal is to subdivide the site's 7.57 acres into 32 lots as a planned unit development/subdivision for future construction of single-family detached dwellings. Lincoln Palisades VI will be constructed in one phase and will include the dedication of the proposed streets as public street right-of-way for use by the public. No dedications to the city, and no other public dedications besides the street right-of-way, are proposed.

The scheduled and noticed public hearing for the project was held on November 16, 2021. The original staff report was presented, the applicant testified, and those in attendance that wanted to testify had the opportunity to do so. At approximately 4:30 p.m. on November 16, 2021, the applicant emailed a revised plan set. The revised plan set was forwarded to the Planning Commission, but the time between receiving the revised plan set and the start of the meeting was not sufficient enough to allow staff the time necessary to revise the staff report, the commissioners to review the revised plan set, or to afford the public with the opportunity to review the revised plan set. A request was made to continue the public hearing and keep the record open, and the applicant agreed. The public hearing was continued to December 7, 2021, and the record remained open. The applicant submitted a final revised plan set on November 19, 2021, which was posted to the website for public viewing, and the staff report has been updated to address the final revised plan set.

## **COMMENTS**

The following comments were received in response to the original plan set:

Patrick Dunne emailed comments on November 2, 2021. The full text of the email and the accompanying attachments are included as part of this staff report. Mr. Dunne notes that "more roads" are needed "to ease congestion and provide quicker emergency response" and provides suggested escape routes.

The proposed project is providing the street improvements, circulation, and connectivity that is required by the code. There are two ways in and out of the development, there is circulation through the development, and both stubs of NE 51st Loop are being extended, with one of the extensions going to the eastern boundary line for future connectivity with future development of The Villages. The proposed street improvements exceed the minimum code requirement for local streets.

George (Tim) and Joyce Stoelb emailed comments on November 5, 2021. The full text of the email is included as part of this staff report. The Stoelbs questioned the minimum lot sizes, narrow road frontage, tree

plantings, the maintenance of Tract A, installation of streetlights, proposed traffic controls, and safety concerns regarding evacuation.

The minimum lot size in the R-1-7.5 zone is 7,500 square feet, with a minimum width of 70 feet. Many of the proposed lots did not meet those standards in the original plan set, but lot size requirements are met in the revised plan set. The proposed streets are local streets with a 50-foot-wide right-of-way to be dedicated to the public. The proposed right-of-way width exceeds the minimum city requirement, and all proposed lots have at least 25 feet of frontage on a street. The city's code does not provide specific requirements for tree planting in a subdivision or planned unit development. Individual lots, at the time of house construction, must be landscaped with a minimum of one tree per 150 feet of total lot perimeter, one shrub per 30 feet of total lot perimeter, and sufficient number of living ground cover plants to cover 10% of the gross area of the lot within three years of planting. The submitted tentative plan shows a proposed Tract A to the north of proposed Lot 1. Tract A is a stormwater facility to be owned and maintained by the Lincoln Palisades VI homeowners' association. Streetlights and traffic control signs will be installed by the developer as needed to be compliant with city standards for streetlights and traffic signage. The proposed project is providing the street improvements, circulation, and connectivity that is required by the code. There are two ways in and out of the development and there is circulation through the development. The proposed street improvements meet the minimum code requirement for local streets.

The following comments were received in response to the revised plan set:

Joyce and Tim Stoelb submitted comments via email on November 28, 2021. Comments 1 and 2 pertain to covenants, conditions, and restrictions (CC&Rs). The applicant provided a copy of CC&Rs recorded for a prior phase, noting that CC&Rs will be recorded with the final plat for Lincoln Palisades VI. The final draft specific to Lincoln Palisades VI must be submitted with the final master plan submission. Comment 3 questions the responsibility of Tract A's ownership and maintenance. It is standard procedure for such subdivision stormwater facilities to be owned and maintained by the homeowners' association. Comment 4 pertains to the proposed Tract B landscaped common lot. It is standard procedure for such landscaped common lots to be owned and maintained by the homeowners' association. Comment 5 raises concern over the proposed sidewalks. Lincoln City Municipal Code requires sidewalks. Comment 6 addresses streetlights. Requirements for streetlights are outlined in Lincoln City's Public Works Design Standards. Comments 7, 8, 9, and 10 address traffic control, a traffic analysis, the safety of Port Lane, and evacuation routes, respectively. Lincoln City's Public Works Design Standards, the code, and the Transportation Master Plan provide requirements for transportation safety. The project meets the requirements as presented and will be reviewed for continued compliance with the City's review of the final engineering plans.

## **ANALYSIS**

### *Chapter 17.16 Single-Family Residential (R-1) Zone*

#### *17.16.070 Lot requirements*

*The map designations R-1-5, R-1-7.5, and R-1-10 create separate single-family residential zoning classifications as though separately listed in LCMC 17.12.010. Lot requirements for the zoning classifications designated on the zoning map shall be as follows:*

<b>REQUIRED MINIMUMS</b>								
<i>Zone</i>	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>	<i>Front Yard<sup>(3)</sup></i>	<i>Side Yard</i>	<i>Street Side Yard<sup>(3)</sup></i>	<i>Rear Yard</i>	<i>Maximum Lot Coverage<sup>(5)</sup></i>

<b>REQUIRED MINIMUMS</b>								
R-1-5	5,000 sq. ft.; 8,000 for duplex or two-family	50' detached; 35' attached	70'	5 <sup>(1)</sup> 7-1/2 <sup>(2)</sup>	5 <sup>(1)</sup> 7-1/2 <sup>(2)</sup> or 0' for common wall of attached dwellings	5 <sup>(1)</sup> 7-1/2 <sup>(2)</sup>	5 <sup>(1)</sup> 7- 1/2 <sup>(2)</sup>	35% <sup>(4)</sup>
R-1- 7.5	7,500 sq. ft.; 8,000 for duplex or two-family	70' detached; 35' attached	80'	same as above				35% <sup>(4)</sup>
R-1- 10	10,000 sq. ft.	80'	80'	same as above				35% <sup>(4)</sup>

**Finding:** The site is in the R-1-7.5 zone, which has a minimum lot area requirement of 7,500 square feet for lots for detached dwellings, with a minimum lot depth requirement of 70 feet for detached dwellings and a minimum lot width requirement of 80 feet. The application proposes 32 lots ranging in area from 7,500 to 14,669 square feet. The minimum lot size requirement is met. The minimum lot width is 70 feet. A review of the submitted materials shows that all the proposed lots are at least 70 feet wide. A review of the submitted materials shows that all the lots meet the minimum depth requirement of 80 feet. The required minimum lot size, width, and depth standards are met.

Setbacks and minimum lot coverage are not applicable for this application since the application does not include any building permit applications. Setbacks and maximum lot coverage will be reviewed on a house-by-house basis during the review of the building permit application, once submitted.

#### 17.16.075 Landscaping

**Finding:** Landscaping for the individual lots will be reviewed on a house-by-house basis during the review of the building permit application, once submitted. Chapter 17.16 does not have a landscaping requirement for the development as a whole. Landscaping for the overall planned unit development is discussed later in the staff report under Section 17.77.120.

#### 17.16.080 Signs

**Finding:** The application does not propose any signs.

#### 17.16.090 Off-street parking and loading

*Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC.*

**Finding:** This is an application for planned unit development/subdivision preliminary plan approval. No building permit applications are included. When the building permit applications are submitted, they will be reviewed for compliance with the off-street parking requirement for a single-family detached dwelling on an individual lot. Building permits will not be issued unless the permit applications demonstrate compliance with the off-street parking requirements.

#### 17.16.100 Other required conditions

*All single-family dwellings (site-built, modular and manufactured homes) to be constructed or located in residential zones shall use at least two of the following design features to provide visual relief along the front of the home:*

**Finding:** This is an application for planned unit development/subdivision preliminary plan approval. No building permit applications are included. When the building permit applications are submitted, they will be reviewed for compliance with the required design features. Building permits will not be issued unless the permit applications demonstrate compliance with the design feature requirements.

*Chapter 17.76 Procedures  
17.76.050 Type III procedure*

- A. General Description. Type III procedures apply to quasi-judicial permits and applications. Decisions on quasi-judicial permits and applications are made by either the planning commission or the city council, and require substantial exercise of discretion and judgment in applying approval criteria. Type III procedures require public notice and one or more public hearings.*
- B. When Applicable. Table 17.76.020-1 identifies Type III applications. Applications not listed in Table 17.76.020-1 may be identified as Type III by the director based on the general description in this section.*
- C. Pre-Application Conference. A pre-application conference is not required prior to application submittal of a Type III application, but is strongly encouraged. Guidelines for pre-application conferences are set forth in LCMC 17.76.090.*
- D. Application Requirements. Type III applications shall:*
  - 1. Be submitted on application forms provided by the department and shall include all information, exhibits, plans, reports, and signatures requested on the application forms.*
  - 2. Be accompanied by the required fee as adopted by city council resolution.*
  - 3. Be subject to the completeness review procedure set forth in LCMC 17.76.110(D) and (E).*

**Finding:** The required application forms and materials were submitted on July 14, 2021, along with the required fee. The application was deemed complete on September 29, 2021, in accordance with LCMC 17.76.110(D) and (E).

- E. Notice of Public Hearing*
  - 1. After a Type III application has been accepted as complete under LCMC 17.76.110(E), the department shall mail a written public notice to the following:*
    - a. The applicant and applicant's representative;*
    - b. Owner of record of the subject property;*
    - c. Property owners of record within 250 feet of the perimeter property line of the property or properties subject to the application, using the most recently provided property tax assessment roll of the Lincoln County assessor's office as provided to the city to determine property owners of record;*
    - d. Any neighborhood or community organization or association recognized by the governing body and whose boundaries include the site;*
    - e. At the discretion of the applicant, the department shall also provide notice to the Oregon Department of Land Conservation and Development.*

**Finding:** The Planning and Community Development Department mailed the notice of public hearing to the parties noted in LCMC 17.76.050(E)(1)(a) through (d) on October 27, 2021. Property owners of record within 500 feet of the perimeter property line, rather than 250 feet, were notified as required by LCMC Title 16.

- 2. The notice of public hearing provided shall include the following:*
  - a. A brief description of the request;*
  - b. A list of the applicable criteria from the ordinance and the comprehensive plan that apply to the application at issue;*
  - c. The street address or other easily understood geographical reference to the subject property;*

- d. *The date, time, and location of the hearing;*
  - e. *A statement that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue;*
  - f. *The name of a department staff member to contact and the telephone number where additional information may be obtained; and*
  - g. *A statement that a copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;*
  - h. *A statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost; and*
  - i. *A general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.*
- F. *Public notices for Type III applications shall be mailed a minimum of 20 days prior to the first evidentiary public hearing.*

**Finding:** The notice of the public hearing on November 16, 2021, was mailed on October 27, 2021, by city staff. The notice contained all the required elements. At the public hearing on November 16, 2021, the public hearing was continued to a date and time certain of December 7, 2021 at 6:00 p.m.

G. *Decision Authority. Table 17.76.020-1 identifies the decision authority for each Type III application.*

**Finding:** Table 17.76.020-1 identifies the Planning Commission as the decision authority for a planned unit development/subdivision application.

#### *Chapter 17.77 Applications*

##### *17.77.120 Planned development*

- A. *Purpose. It is the purpose of this section to allow master planned developments in any residential or commercial zone, or any combination of them, and, in doing so, to allow a more flexible approach to land development than that which is normally accomplished through the subdivision and zoning ordinances of the city. The planned development approach is intended to provide more desirable environments by encouraging creative site planning and building designs; to make possible greater diversification between buildings and open spaces; and to conserve land and minimize development costs. In addition to the uses allowed in residential zones, the planned development approach may allow certain commercial uses subject to the specific limitations of this section.*

**Finding:** The site is in the R-1-7.5 zone, which is a residential zone. The revised plan set submitted on November 19, 2021, meets all the minimum lot size requirements. The project proposes a Tract B landscaped common lot.

- B. *Allowable Density. The allowable residential density in a planned development that meets only the minimum planned development standards is the “maximum base residential density” and shall be determined in the following manner:*
- 1. *Determine the gross square footage of the project site.*

**Finding:** The gross square footage of the site is 329,749.2 (7.57 acres).

- 2. *Subtract from the gross square footage the square footage of any areas proposed for nonresidential development, including commercial uses, places of worship, schools, and public*

*buildings and their associated parking areas and grounds (including required yards and landscaping areas). The result is the “preliminary gross residential areas.”*

**Finding:** The project does not propose any nonresidential development, so the preliminary gross residential area is 329,749.2 square feet.

3. *Subtract from the preliminary gross residential area the square footage of any areas of significant natural resources as identified in the comprehensive plan. The result is the “final net residential area.”*

**Finding:** The comprehensive plan identifies significant wetlands bordering the site’s north and south boundaries, and these are depicted on the applicant’s submitted Sheet 2.0. The significant wetlands are not on the subject site, so there is nothing to subtract from the preliminary gross residential area. This leaves the final gross residential area at 329,749.2 square feet.

4. *Multiply the final gross residential area by 0.83. The result is the “final net residential area.”*

**Finding:** 329,749.2 multiplied by 0.83 equals 273,691.8 as the final net residential area.

5. *Divide the final net residential area by the minimum lot size of the underlying zone. The result is the “maximum base residential density” expressed in dwelling units. Any number not a whole number shall be rounded down to a whole number.*

**Finding:** 273,691.8 divided by 7,500 (minimum lot size of the R-1-7.5 zone) equals 36.5, which rounds down to 36. The maximum number of dwelling units allowed is 36. The number proposed by the applicant is 32 lots. The number proposed is four less than what is allowed; therefore, the residential density requirement is met.

*C. Residential Density Bonuses.*

**Finding:** The application does not propose any residential density bonuses.

*D. Affordable Housing Bonus. An additional density bonus...*

**Finding:** The application does not propose any affordable housing bonus.

*E. Large-Scale, Mixed Use Planned Developments. This subsection sets forth special...*

**Finding:** At 7.57 acres, the site does not meet the minimum 100-acre criterion for a large-scale, mixed-use planned development, and no large-scale, mixed-use development is proposed.

- F. Preliminary Master Plan Application. The preliminary master plan, which must include a drawing showing the layout of the proposed planned development, must contain the following information:*
1. *Proposed name of the planned development;*

**Finding:** The submitted plan set identifies the proposed name of the planned development as Lincoln Palisades VI.

2. *Date, north point and scale of drawing;*

**Finding:** The submitted plan set provides a date, north arrow, and scale.

3. *Appropriate identification clearly stating that the drawing is a preliminary planned development master plan;*

**Finding:** Sheet 1.0 of the submitted plan set identifies the drawing set as the preliminary master plan for Lincoln Palisades Phase VI.

4. *Location of the planned development by section, township and range; a legal description sufficient to define the location and boundaries of the proposed planned development tract; and the tract designation or other description according to the real estate records of the county assessor;*

**Finding:** The section, township, range, and tract designation is provided on Sheet 1.0 of the applicant's submitted plan set.

5. *A vicinity sketch map at a scale of one inch equals 400 feet showing adjacent property boundaries and land uses;*

**Finding:** The required vicinity sketch map is shown on Sheet 1.0 of the applicant's submitted plan set.

6. *The following:*
  - a. *Location, widths and names of all existing streets or other public ways within or abutting the planned unit development;*
  - b. *Contour lines having the following minimum intervals:*
  - c. *Location of at least one temporary benchmark within the planned unit development boundaries or the source of the contour line data shown...;*
  - d. *Location and direction of all water courses and natural features such as rock outcroppings, marshes and wooded areas, and the approximate locations of trees or stands of trees having a trunk... The plan must identify those water courses, natural features and areas of trees meeting the described criteria which are to remain and those which may be altered or removed;*
  - e. *Proposed streets, including location, widths and approximate radii or curves;*
  - f. *Location of existing and proposed easements on the site or abutting property, showing the width and purpose of each easement;*
  - g. *The types of housing proposed within the planned development, the approximate location or locations for each type of housing, and the approximate housing density proposed at each location;*
  - h. *Site, if any, allocated for:*
  - i. *Area coverage of existing and proposed structures, lots, streets or other development.*

**Finding:** Sheet 2.0 of the applicant's submitted plan set shows all existing conditions, including the location, widths, and names of existing streets; contour lines; and the location and direction of water courses and natural features. Existing trees are also shown, with indications of those to be removed and those to remain. Proposed streets are shown on Sheet 3.0 of the applicant's submitted plan set. The source of the contour line data is noted on Sheet 1.0 of the applicant's submitted plan set. Sheet 1.0 of the plan set also notes that 32 lots are proposed for single-family detached dwellings. Proposed easements are shown on Sheet 3.0 of the submitted plan set.

- G. *Supplemental Preliminary Master Plan Information. The applicant also shall submit the following information to supplement the preliminary master plan. This information can be submitted in separate statements accompanying the preliminary master plan:*
  1. *Proposed restrictions to be filed in the county deed records, in outline form, such as...*

**Finding:** The application materials included proposed Declaration of Protective Covenants, Conditions, Restrictions, and Easements. A final set of covenants will need to be submitted with the final master plan application and be recorded as part of the final plat.

2. *Approximate locations and anticipated grades of all streets. Typical cross-sections of the proposed streets showing widths of roadways, curbs, location and widths of sidewalks and the location and size of utility mains;*

**Finding:** Sheet 4.0 provides the utility layout plan for the project. Sheets 4.1 through 4.5 detail the streets, street grades, and typical cross-sections for the proposed streets.

3. *Approximate plan of proposed sanitary sewers, storm drains, storm water detention and drainage pretreatment facilities and the water distribution system;*

**Finding:** Sheet 4.0 of the submitted plan set provides the utility layout plan for the project.

4. *A general description of the property intended to be dedicated to the city or public, other than street rights-of-way, including proposed dedication restrictions;*

**Finding:** The submitted plan set shows no dedication of property to the city. The streets are shown as being dedicated to the public as public right-of-way on the revised plan set, and the applicant's narrative states that approximately 1.3 acres of the site will be dedicated as public right-of-way for streets. There are no code requirements for dedication to the city or the public, just the requirement to provide a general description of any intended dedications other than street rights-of-way. This requirement is met.

5. *A description of any residential density bonus...*

**Finding:** The applicant is not requesting any residential density bonuses, so this requirement is not applicable.

6. *Proposed number of residential units;*

**Finding:** The applicant proposes 32 lots for the future construction of 32 single-family detached dwellings. This is also stated in the applicant's narrative in the project description. This requirement is met.

7. *An approximate tabulation of all dwelling units by type;*

**Finding:** As noted on Sheet 1.0 of the submitted plan set, the project proposes 32 lots for single-family parcels. The applicant's narrative also states that the site will be "divided into 32 lots for detached, single-family dwellings." This requirement is met.

8. *A narrative description of the planned development and the manner in which it meets the purpose set out in subsection (A) of this section;*

**Finding:** The submitted materials from the applicant included a narrative description of the project, with an explanation of how the project meets the purpose of a planned unit development. The applicant's narrative states the following:

"The purpose of Lincoln Palisades Phase VI is to utilize the flexible approach granted to development by the Planned Unit Development (PUD) process to provide detached, single-family housing to the

City of Lincoln City. The subject parcel was created by partition in 2015 (Exhibit D). This partition divided the upland buildable area from the steep slopes and wetlands nearby. The result was a clear delineation between buildable land and preserved natural features. Because of the creative site planning and design permitted through a PUD, the proposed development can efficiently use the buildable land created by this partition. The proposed preliminary master plan complies with the purpose statement of LCMC 17.77.120 Planned Unit Development.”

Staff confirmed the previous partition in 2015 that divided the buildable area from the steep slopes and wetlands, with subsequent dedication to Lincoln City. Preserving natural resources and separating out the buildable land from those preserved natural resources is the very intent of the planned unit development. In this instance, not only has the buildable land been separated from the preserved natural resources, but those preserved natural resources were dedicated to Lincoln City and the proposed development still meets all the code requirements, including lot size, without requesting any of the flexibility that is allowed through the planned unit development process. This project meets the purpose of the planned unit development.

*9. A statement describing the present and proposed ownership;*

**Finding:** The applicant’s narrative describes the present ownership as Alpha Building Ventures, LLC. The narrative states that Alpha Building Ventures, LLC will continue to own the site throughout the entitlement process, noting that Alpha Building Ventures, LLC might develop individual lots or sell lots to others for development. The required information is present in the application.

*10. A preliminary landscape plan, covering both areas to retain undisturbed, their natural vegetation and areas to be relandscaped;*

**Finding:** The submitted plan set includes Sheet 3.1 (Preliminary Landscape Plan & Tree Inventory) and Sheet 3.2 (Preliminary Landscape Plan & Tree Inventory Notes). The required information is present in the application.

*11. A circulation plan and traffic impact analysis identifying likely circulation patterns for and traffic impacts from traffic generated by the development including patterns and impacts within the development, in the area surrounding the development, and in other affected areas of the city;*

**Finding:** The applicant’s narrative provides traffic impact and trip generation information. A full traffic impact analysis was performed for all six phases of Lincoln Palisades in 2013 by Access Engineering. The development of the planned-for lots in Lincoln Palisades VI does not warrant a new traffic impact analysis, since the proposed lots were accounted for in the 2013 analysis. Additionally, LCMC 17.52.300 outlines when a traffic impact analysis is required, and the code does not require a traffic impact analysis for this 32-lot project. Trip generation numbers were updated and provided by the applicant in the narrative. Trip generation for 32 single-family detached dwellings, as per the Ninth Edition of the Institute of Transportation Engineers Trip Generation Manual, is 40 PM peak hour trips. The addition of 40 PM peak hour trips does not trigger any requirements for improvements other than those proposed with the new public streets and traffic control signage.

Sheet 3.0 of the submitted site plan shows the circulation plan for the project with the northerly NE 51st Loop stub extending to the eastern portion of the site and ending in a cul-de-sac as required by Lincoln City Public Works. The southerly NE 51st Loop stub extends to the east and then north as Street A, where it connects to the extended northerly NE 51st Loop. The proposed street layout provides two-way traffic circulation to all the new lots, excepting Lots 1 and 2 which will access from the existing NE Wave Lane, and Lot 3, which can access from either NE Wave Lane or NE 51st Loop. The new streets will be dedicated to the public with 50

feet of right-of-way, which meets the city's standards for local streets. The new street layout also provides two ways in and out of the project.

The requirement for traffic information is met.

*12. A statement whether the applicant proposes to submit the final master plan for review as a single master plan or in phases; a statement of the date or dates by which the applicant proposes to submit the final master plan or final master plan phases for review; and a statement of the date or dates by which the applicant anticipates that the development and related improvements or each phase thereof will be substantially completed;*

**Finding:** This required information is present in the applicant's narrative, which notes that the final master plan will be submitted as a single phase at the earliest opportunity. This requirement is met.

*13. A tree maintenance and protection plan, which shall contain the following information:*

**Finding:** Sheets 3.1 and 3.2 of the applicant's submitted plan set provide the preliminary landscape and tree plan. Sheet 3.2 lists the six existing trees on the site. The six existing trees on the site will be removed to accommodate required infrastructure and future dwellings. The submitted landscape plan shows the proposed new tree plantings.

*H. Consideration of Preliminary Master Plan. Preliminary master plans shall be processed as a Type III procedure as set forth in LCMC 17.76.050. The planning commission's consideration of the preliminary master plan shall be subject to the following:*

**Finding:** The application for preliminary master plan approval has been processed as a Type III procedure as set forth in LCMC 17.76.050.

- 1. The planning commission shall approve, or approve with conditions, the plan if it finds that the plan, either as submitted or with conditions, meets all of the following criteria. The planning commission shall disapprove the plan if it finds that the plan, either as submitted or with conditions, does not meet any one or more of the following criteria:
 
  - a. The proposed planned development will be substantially compatible with existing development in the surrounding area; and undeveloped land in the surrounding area can be developed in a manner substantially compatible with the proposed planned development.**

**Finding:** The existing development in the surrounding area is single-family detached dwellings. Specifically, the site is bordered by future platted lots for future dwellings to the north (Lincoln Palisades V) and existing platted lots and dwellings to the south (Pacific Rim Estates) and west (Lincoln Palisades II). The area immediately adjacent to the east is owned by Lincoln City and there are no plans to develop this open space area. The proposed use of single-family detached dwellings is consistent with the existing and future use of single-family detached dwellings in the surrounding area, and the proposed lot sizes are also consistent with the surrounding area. This requirement is met.

- b. Construction of the planned development can be accomplished in a manner that does not create unreasonable negative impacts on the area surrounding the development or in the city. In order to assure the avoidance or mitigation of negative construction impacts on the area surrounding the development or in the city, the planning commission may impose conditions including but not limited to:*

- i. *Requirements that removal of landscaping during construction be limited to areas of the planned development to be constructed shortly following removal and to portions of those areas on which construction will occur;*
- ii. *Prohibitions of open burning on the site during construction;*
- iii. *Prohibitions or limitations on construction track-out;*
- iv. *Restrictions on construction noise; and*
- v. *Restrictions on construction traffic.*

**Finding:** Lincoln City Municipal Code (LCMC) provides safeguards to prevent unreasonable negative impacts on surrounding areas during construction. The adopted provisions include:

- LCMC 8.08.020 which prohibits the outdoor burning of construction waste
- LCMC 8.12.040 which requires authorized construction projects to apply reasonable safeguards to avoid creating attractive nuisances
- LCMC 9.10.030 which prohibits sound exceeding 50 dBA as measured at the property boundary between 7:00 PM and 7:00 AM
- LCMC 9.10.040 which exempts construction activities from sound limitations between the hours of 7:00 AM and 7:00 PM
- LCMC Chapter 12.08 which mandates installation and maintenance of city-approved erosion control measures by contractors
- LCMC 12.12.090 which requires that all work undertaken, including but not limited to excavation, backfilling, surface restoration, protection of utilities, traffic control, safety precautions, noise and dust control and cleanup, shall all be approved by the city.

The adopted LCMC provisions provide enough protection from unreasonable negative impacts from construction that no conditions of approval for additional safeguards are warranted for this project.

- c. *The development will not create unreasonable negative impacts on the area surrounding the development or in the city. In order to assure the avoidance or mitigation of negative impacts, the review authority may require the filing of restrictions in the county deed records including but not limited to restrictions:
 
  - i. *Prohibiting the removal of specified landscaping; and*
  - ii. *Prohibiting open burning during construction.**

**Finding:** LCMC 8.08.020 prohibits the outdoor burning of construction waste. No additional restrictions are necessary regarding open burning during construction.

The site does not contain any significant or protected vegetation that needs to be preserved. The applicant submitted a landscaping plan showing proposed future plantings.

- d. *Street, water, sewer, drainage and drainage pretreatment, storm water detention, and other similar facilities in the area surrounding the development and in the city are or will be adequate to provide for the health, safety and welfare for the development's population densities and the type of development proposed, taking into consideration existing and projected future demands on those facilities.*

**Finding:** The Public Works Department reviewed the submitted preliminary plans and found that, with the conditions listed at the end of the staff report, the proposed facilities are adequate to provide for the health, safety, and welfare of the inhabitants of the future 32 single-family dwellings.

- e. *Street, water, sewer, drainage and drainage pretreatment, storm water detention and other similar facilities proposed to be constructed as part of the development are adequate to provide for the health, safety and welfare for the population densities and the type of development proposed.*

**Finding:** The Public Works Department reviewed the submitted preliminary plans and found that, with the conditions listed at the end of the staff report, the proposed facilities are adequate to provide for the health, safety, and welfare of the inhabitants of the future 32 single-family dwellings.

- f. *The proposed number of residential units does not exceed the maximum permitted number of residential units, and at least 15 percent of the gross area is dedicated to landscaping. For the purposes of computing area dedicated to landscaping, dedicated open space and protected resource areas may be treated as area dedicated to landscaping, but parking areas may not.*

**Finding:** The project proposes 32 lots for the future construction of a single-family detached dwelling on each lot. As detailed earlier in this staff report, the maximum permitted number of residential units is 36 and 32 units are being proposed. This requirement is met.

The submitted landscape plan shows proposed landscaping for the site. Additionally, over 14 acres of land was dedicated to Lincoln City as part of the 2015 partition in anticipation of the remaining phases of Lincoln Palisades.

2. *The planning commission, in approving a preliminary master plan, may attach conditions it finds are necessary or appropriate to carry out the purposes of this title.*

**Finding:** Recommended conditions that are necessary and appropriate to carry out the purposes of LCMC Title 17 are listed at the end of the staff report.

#### *Title 16 Subdivisions*

##### *Chapter 16.08 Procedure*

##### *16.08.210 Inspection and processing fee*

*A subdivision inspection and processing fee shall be submitted as established by city council resolution.*

**Finding:** The required subdivision inspection and process fee was paid in full on July 14, 2021.

##### *16.08.220 Tentative Plan – Submission*

**Finding:** The tentative plan was filed with the Planning & Community Development Department on July 14, 2021. The application was deemed complete on September 29, 2021, and the public hearing was scheduled for November 16, 2021. Staff noticed the public hearing date with a 500-foot radius notification area, and in the local publication, the *News Guard* as required by Title 16.

##### *16.08.240 Tentative plan – Approval*

- A. *The planning commission will review the plan and the reports of the agencies listed above and shall give tentative approval of the plan in its preliminary form, as submitted, or as it may be modified. If disapproved, the planning commission shall express its disapproval and its reasons therefor in writing. The applicant may appeal such decisions to the city council in accordance with LCMC 16.20.020.*

**Finding:** The public hearing where the Planning Commission will review the submitted materials and all received comments was held on November 16, 2021. On that date, the public hearing was continued to a date certain of December 7, 2021.

- B. Approval of the tentative plan shall indicate the planning commission's approval of the final plat, provided there is no change in the plan of the subdivisions, as shown on the tentative plan, and there is full compliance with all requirements imposed by the planning commission as conditions of tentative plan approval.*

**Finding:** The Planning Commission may impose conditions of approval when considering approval of the tentative plan.

- C. The action of the planning commission shall be noted on...*

**Finding:** A final order outlining the findings and decision of the Planning Commission shall be prepared and adopted and provided to the applicant.

#### *16.08.250 Tentative Plan – Required data*

- A. Preparation. The subdivider shall prepare a tentative plan, together with improvement plans and other supplementary material, as may be required, to indicate the general program and objectives of the project. To assure knowledge of existing conditions, and to obtain compliance with existing city development plans, the subdivider may confer with the department of community development and department of public works prior to preparation of the tentative plan.*

**Finding:** The applicant submitted a tentative plan set with the application. The tentative plan set includes a cover sheet, existing conditions, street layout, preliminary landscape plan and tree inventory, overall utility plan, street plan and profile, and a street storm plan and profile.

- B. Scope. The tentative plan need not be a finished drawing, but it should show all pertinent information to scale, in order that the planning commission may properly review the proposed development.*

**Finding:** The submitted tentative plan shows all pertinent information to scale.

- C. Partial Development. Where the area to be subdivided contains only part of the tract owned or controlled by the subdivider, the planning commission may require a sketch of a tentative layout for streets and parcels in the unsubdivided portion.*

**Finding:** The submitted tentative plan shows that the proposed project comprises the entire site; therefore, this standard is not applicable to the proposed subdivision.

- D. Information Required. The tentative plan shall include the following information:*

- 1. Detailed Map. The tentative plan shall be drawn at a scale of one inch equals 50 feet up to 10 acres;*

**Finding:** The submitted tentative plan is drawn at a scale of one inch equals 100 feet, which is a sufficient scale to be legible.

- 2. General Information. The following information shall be shown on the tentative plan:*
- a. Proposed name of the subdivision.*
  - b. Date, north point and scale of drawing;*
  - c. Appropriate identification clearly stating the drawing as a tentative plan;*

- d. *Location of the subdivision by section, township and range, and a legal description sufficient to define the location and boundaries of the proposed tract, and the tract designation or other description according to the real estate records of the county assessor;*
- e. *A vicinity sketch map at a scale of one inch equals 400 feet showing adjacent property boundaries and land uses;*

**Finding:** The tentative plan shows the proposed name as Lincoln Palisades Phase IV. The date, north arrow, and scale are shown on the submitted plan set. The plan set is identified as the preliminary master plan. The cover sheet notes the legal description as “Tax lot 102 Lincoln County Tax Map 06-11-35-CD. Located in the southeast one-quarter of Section 35, Township 6 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon.” The cover sheet also includes a vicinity map at a scale of one inch equals 400 feet that identifies adjacent property boundaries and land uses. This requirement has been met.

3. *Existing Conditions. The following existing conditions shall be shown on the tentative plan:*
  - a. *Location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; and other important features, such as section lines and corners, city boundary lines and monuments;*
  - b. *Contour lines having the following minimum intervals:*
    - i. *Two-foot contour intervals for ground slopes less than 10 percent;*
    - ii. *Five-foot contour intervals for ground slopes 10 percent or greater;*
    - iii. *Contours shall be related to the city or other datum approved by the city engineer and/or surveyor;*
  - c. *Location of at least one temporary bench mark within the plat boundaries or the source of the contour line data shown (source and accuracy subject to city engineer and/or surveyor’s approval);*
  - d. *Location and direction of all watercourses;*
  - e. *Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees;*
  - f. *Existing uses of the property, including location of all existing structures to remain on the property after subdividing;*

**Finding:** The submitted plan set includes an existing conditions plan, identified as Sheet 2.0, which contains the required elements. This requirement has been met.

1. *Proposed Plan of Land Subdivision. The following information shall be included on the tentative plan:*
  - a. *Proposed Streets – Location, Widths, Approximate Radii of Curves. The relationship of all streets to any projected streets, as shown on any development plan adopted by the planning commission or, if there is no complete plan, as suggested by the department of community development. Street names will be determined and assigned by the city;*
  - b. *Easements. Location on the site or abutting property showing the width and purpose of all existing and proposed easements;*
  - c. *Lots. Approximate dimensions of all lots, minimum lot size, proposed lot and block numbers;*
  - d. *Proposed Land Uses. Sites, if any, allocated for:*
    - i. *Multiple-family dwellings;*
    - ii. *Shopping centers;*
    - iii. *Churches;*
    - iv. *Industry;*
    - v. *Parks, schools, playgrounds;*
    - vi. *Public or semipublic buildings;*
    - vii. *Open space;*

**Finding:** The submitted plan set shows the location, widths, and approximate radii of curves of the proposed streets. The plan set also shows the easements and lot information, noting that the project will be for future construction of single-family detached dwellings.

2. *Area Coverage. Area coverage of existing and proposed structures, lots, streets or other changes anticipated;*

**Finding:** The applicant's narrative notes area coverage information in the project description. The total area of the site is 7.57 acres (329,749 square feet) with an anticipated future land coverage of 115,431 square feet resulting in 35% of the total area of the site being covered with buildings.

3. *Explanatory Information. Any of the following information which may be required by the planning commission, and which may not be shown practicably on the tentative plan, may be submitted in separate statements accompanying the tentative plan:*
  - a. *Proposed deed restrictions in outline form;*

**Finding:** Deed restrictions were included as part of the submitted materials.

- b. *Approximate existing centerline profiles showing the finished grades of all streets, as approved by the city engineer, included in the proposed subdivision;*

**Finding:** Sheets 3.0 and 4.1 through 4.4 provide the street layout and street plan and profile with the required information.

- c. *Typical cross sections of proposed streets, showing widths of roadways, curbs, location and width of sidewalks and the location and size of utility mains;*

**Finding:** Sheets 3.0 and 4.1 through 4.4 provide the street layout and street plan and profile with the required information.

- d. *Approximate plan and profiles of proposed sanitary sewers, storm drains and water distribution system, showing pipe sizes and the location of valves and fire hydrants, all to conform to city standards;*

**Finding:** Sheet 4.0 of the submitted plan set gives the overall utility plan for the project, and Sheet 4.5 provides the street storm plan and profile.

- e. *A general description of property intended to be dedicated to the city or public, other than street rights-of-way, including proposed dedication restrictions.*

**Finding:** The submitted plan set shows that the proposed streets will be dedicated to the public as public right-of-way. The project does not propose any dedications to the city.

#### *Chapter 16.12 Design Standards*

##### *16.12.010 Design standards and principles of acceptability*

**Finding:** Staff's review of the submitted materials concludes that the proposed subdivision is (or will be with satisfaction of the proposed conditions of approval) in conformity with the comprehensive plan, LCMC Title 17, and other applicable ordinances of the city.

*16.12.020 Streets – General requirements*

*The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and their appropriate relation to the proposed use of the land to be served by such streets. Where location is not shown in a development plan, the arrangement of streets in a subdivision shall either:*

**Finding:** The submitted plan shows the proposed streets for Lincoln Palisades VI. The streets are proposed with 50-foot-wide rights-of-way, to be dedicated to the public as public streets. The two stubs of NE 51st Loop will be extended and continued through the site, with a connection to NE Wave Lane and a new (as yet unnamed) street identified as Street A.

*16.12.030 Streets – Minimum Right-of-Way and Roadway Width.*

**Finding:** The submitted plan set shows the proposed right-of-way width as 50 feet. The typical street section is shown on Sheet 3.0 of the submitted plan set with a 28-foot-wide street driving surface and 0.5-foot-wide curb and gutter, 5-foot-wide sidewalk, and 5.5-foot-wide landscape strip on each side of the 28-foot-wide street driving surface. The 7-foot-wide public utility easement is at the front of each of the new lots. The proposed street section exceeds the minimum street standards for a local street outlined in the table in LCMC 16.12.030.

*16.12.040 Streets – Reserve strips*

**Finding:** The project does not propose reserve strips, nor are any needed. This requirement is not applicable to this project.

*16.12.050 Streets – Alignment*

*All streets, other than minor streets or culs-de-sac, shall, so far as practical, be in alignment with existing streets by continuations of the centerlines thereof. In no case shall the staggering of streets make “T” intersections so designed that a dangerous job is produced. Jogs of less than 100 feet on such streets, measured along the centerline of the intersected street, must be adjusted by curves or diagonals so that the alignment across the street is continuous.*

**Finding:** The continuation of NE 51st Loop is a local (minor) street, so this standard is not applicable. Regardless, the centerline of both the north and south extensions is a direct continuation of the existing centerline.

*16.12.060 – Streets – Future Expansion (A) Where a subdivision or partition adjoins undeveloped property, streets which, in the findings of the planning commission, should be continued in the event of the subdivision or partitioning of the undeveloped property will be required to be provided through the boundary lines of the tract.*

**Finding:** The only adjoining undeveloped property is to the east of the site. This area is owned by Lincoln City and contains wetlands. There are no developments plans for this land that necessitate connectivity. This requirement, then, is not applicable to this project since subdivision or partitioning of the undeveloped eastern property is not anticipated.

*16.12.070 – Streets – Intersection Angles*

**Finding:** The submitted plan set shows that the proposed streets intersect at as near to a right angle as possible. Not one of the proposed intersections is at an angle of less than 75 degrees. This requirement is met.

*16.12.080 Existing streets*

**Finding:** The proposed subdivision has frontage on NE Wave Lane and stubs of NE 51st Loop. These existing streets are public streets with an existing 50-foot-wide right-of-way. There are no improvement projects identified in the Transportation System Plan adjacent to or within the site. This requirement is met.

*16.12.090 - Half-streets*

**Finding:** The project does not propose any half streets.

*16.12.100 - Cul-de-sacs*

**Finding:** The proposed cul-de-sacs are shown in the submitted plan set as being preliminarily compliant with city standards. Final engineering plans must be submitted for city staff to review and confirm compliance.

*16.12.110 - Street names.*

**Finding:** A street name for the one new street has not been proposed. As a condition of approval, the applicant shall work with city staff in selecting a name for the identified “Street A” that complies with applicable street-naming standards.

*16.12.120 – Streets – Grades and Curves*

**Finding:** NE 51st Loop is classified as a local street. The submitted plan set shows 9.5% as the steepest slope of the NE 51st Loop proposed construction. This is less than the 12%-maximum mandated by LCMC 16.12.120(A). The submitted preliminary plans show compliance with the grade and curve requirements. Final engineering plans must be submitted for city staff to review and confirm compliance.

*16.12.130 Streets – Planting easements*

*Where approval of streets less than 60 feet in width is granted, additional easements for street trees, shrubs, sidewalks and utilities may be required.*

**Finding:** A 50-foot-wide right-of-way is proposed for the streets in the project. The proposed street section includes the required 5-foot-wide sidewalk. A 5.5-foot-wide landscape strip is proposed outside of, and adjacent to, both sides of the right-of-way. The required public utility easement is shown along the front of each lot as a 7-foot-wide public utility easement.

*16.12.140 Marginal access streets*

*Where a subdivision or partition abuts or contains an existing or proposed major street, the...*

**Finding:** The subdivision does not abut or contain an existing or proposed major street. This requirement is not applicable.

*16.12.210 Lots – General requirements*

*The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type of use contemplated, needs for convenient access circulation, control and safety of street traffic, and limitation and opportunities of topography.*

**Finding:** The blocks as shown in the submitted plan set are of lengths, widths, and shapes to accommodate the required street widths to provide access and circulation throughout the development, as well as utilities and utility easements to provide service to each of the new lots.

*16.12.220 – Minimum Lot Sizes*

**Finding:** The tentative plan shows the square footage of the individual lots. The lot sizes range from 7,500 square feet to 14,669 square feet. The minimum lot size requirements are met.

*16.12.230 Through lots*

**Finding:** The submitted plan set does not show any through lots.

*16.12.240 – Lot Side Lines*

**Finding:** A review of the submitted plan set shows that all newly-created lot side lines in the proposed subdivision will be at right angles to the proposed street on which each new lot has frontage. On the curved streets and cul-de-sacs they are radial to the curve. The proposed development complies with this standard.

*16.12.250 – Lots - Resubdivision*

**Finding:** There is no portion of the proposed development proposed to be further subdivided in the future. Some of the proposed lots are larger than the minimum lot size of 7,500 square feet, but not large enough to be re-divided. (Lots would have to be at least 15,000 square feet to be divided. Not one of the proposed lots is 15,000 square feet.)

*16.12.260-Residential building setback lines*

**Finding:** The proposed development will not establish special building setback lines; therefore, this requirement is not applicable to the project.

*16.12.270 – Public Open Space*

- A. *Due consideration shall be given by the subdivider or partitioner to the allocation of suitable areas for schools, parks and playgrounds to be dedicated for public use as per the city comprehensive plan.*

**Finding:** The site does not contain any comprehensive plan-slanted areas for schools, parks, or playgrounds, so this requirement is not applicable to the project.

*Chapter 16.16 Improvements*

*16.16.010 Required improvements*

- A. *The following improvements shall be installed at the expense of the subdivider or partitioner in accordance with the city requirements:*
1. *Streets, including drainage adequate to serve the property and streets;*
  2. *Sanitary sewers and services;*
  3. *Water distribution lines and services;*
  4. *Sidewalks in any pedestrian ways;*
  5. *Street name signs and street light poles;*
  6. *Lot, street and perimeter monumentation;*
  7. *Underground power lines;*
  8. *Underground telephone lines;*
  9. *Bicycle, equestrian or special “ways”;*
  10. *Underground cable TV lines.*

**Finding:** The submitted preliminary plans show the layout of the proposed streets, sanitary sewers and services, water lines, sidewalks, and utility easements for underground utilities. Bicycle, equestrian, or special

“ways” are not proposed, nor are they required. Required monuments are set as part of the final platting process by the surveyor and shown on the final plat map that is recorded in the county recorder’s office.

*B. All improvements shall be constructed to the subdivision or partition boundary.*

**Finding:** The submitted preliminary plans show the location of all required improvements throughout the project to the project boundary lines.

*C. Where dedicated or undedicated open space is proposed or provided, it shall...*

**Finding:** The project does not propose either dedicated or undedicated open space.

#### *16.16.020 – Improvements - Streets*

**Finding:** The submitted preliminary plans show the design of the proposed streets, with the street section that contains curb and gutter, sidewalk, and a landscape strip. The final engineering plans will be reviewed by city staff for compliance with the city’s street standards.

#### *16.16.030 – Surface Drainage and Storm Sewer System*

**Finding:** The tentative plan shows a proposed storm water collection system along the proposed right-of-way, as well as stormwater easements. The final engineering plans will provide the final details on the stormwater system and will be reviewed by city staff for compliance with the city’s storm sewer system requirements.

#### *16.16.040 – Sanitary Sewer*

**Finding:** There is an eight-inch sanitary sewer main located in NE Wave Lane. The proposed subdivision will tie into this line and extend another eight-inch sanitary sewer line through NE 51st Loop. Each proposed lot will connect to the sanitary sewer line in the proposed streets.

#### *16.16.050 – Water System*

**Finding:** There is an eight-inch water main located in NE Wave Lane. The proposed development will tie into this line and extend another eight-inch waterline from NE Voyage Way through NE 51st Loop. Each proposed lot will connect to the water line in the proposed streets.

#### *16.16.060 – Sidewalks*

**Finding:** The project proposed construction of a five-foot-wide sidewalk on both sides of the proposed right-of-way. All sidewalks shall be designed to meet all applicable ADA and city standards, with the design being reviewed by city staff for compliance during the final engineering plan review process.

*16.16.070 Street Names Signs. Street name signs shall be installed at all intersections according to city standards or a deposit made with the city in an amount equal to cost of the installation. Installation shall be made by the city.*

**Finding:** Installation of street name signs will be completed during infrastructure construction of the proposed project.

**RECOMMENDATION**

Staff recommends that the Planning Commission hold a public hearing on the proposed planned unit development/subdivision, take public testimony, close the public hearing, deliberate, and decide whether the request complies with the criteria for granting approval, complies with the criteria for granting approval with conditions, or doesn't comply with the criteria.

If the Planning Commission approves the 32-lot planned unit development/subdivision of Lincoln Palisades VI with conditions, staff's recommended conditions of approval are as follows:

**PLANNING**

1. Pursuant to LCMC 17.52.120(B), all electrical, telephone, and cable television utility service installations or connections made as part of new construction of a building or structure shall be placed underground in accordance with city standards.
2. The project shall be developed in one phase.
3. The final plat for Lincoln Palisades VI shall be submitted to the Lincoln City Planning and Community Development Department within two years following the approval date of the final order by the Planning Commission, and it shall incorporate the conditions of approval.
4. With submittal of the final engineering plans, applicant shall submit a solid waste disposal plan that has been approved by North Lincoln Sanitary Service that allows sufficient accessibility for collection vehicles to service the development.
5. The development shall comply with all applicable fire code requirements.
6. Development of the project shall comply with applicable Oregon Department of State Lands requirements.
7. The development shall comply with all applicable federal, state, county, local, and city rules and regulations.
8. A final draft of the proposed CC&Rs for Lincoln Palisades VI shall be included with the final master plan submission package. The CC&Rs shall include the responsibility for ownership and maintenance of Tracts A and B. The CC&Rs shall be recorded with the final plat and shall be noted on the final plat.
9. A homeowners' association specifically for Lincoln Palisades VI shall be established, and it shall be noted on the final plat that Tracts A and B shall be owned and maintained by the Lincoln Palisades VI homeowners' association.
10. The final master plan shall substantially show the lot layout, lot sizes, street layout, tract layout, and 32 lots shown on the revised preliminary plan set that was submitted on November 19, 2021.

**ENGINEERING****Engineering Plans**

1. The applicant shall submit legible, digital copies of engineering plans for all public improvements and site development to the Lincoln City Public Works Department (LCPWD) for review and approval. These shall either be approved as submitted or modified in accordance with requirements of the City Engineer. Plans shall be stamped by a licensed professional engineer and shall show all existing and proposed conditions. The applicant is responsible for verifying the presence or absence of existing utilities and infrastructure. The City Engineer's review and any required modifications shall be for assuring that the improvements shall be consistent with Lincoln City Public Works Standards and the provisions of this condition of approval.
2. Prior to commencement of any site work, construction activity, demolition, clearing, grubbing, or excavating, an application for a Public Works Right-of-Way Permit shall be submitted to LCPWD. All planned right-of-way work shall be noted on the final engineering plans for review and performed as shown and approved.
3. The approved plan set and permits shall be kept on the site, at all times, until construction is complete and all final inspections have been passed. Any changes to the approved engineering plans affecting

public improvements or utilities shall be submitted to LCPWD for approval prior to construction of altered facilities. Construction inspection and any required consultation services shall be provided by the applicant, and reports and testing verifying appropriate construction in accordance with the approved plan set and permits shall be provided to LCPWD.

4. **Within 30 days after construction**, field-verified, stamped as-built drawings for all public improvements, including relevant survey data, shall be provided to LCPWD in AutoCAD format. All discovered utilities and changes to the approved plans shall be noted with callouts indicating location, depth, and material. As-built drawings shall note all installed water and sewer service locations, as well as sewer cleanout depths. **The record drawings shall be established in model space using the state plane coordinate system, Oregon North Zone 3601, with horizontal survey control of NAD 83 and vertical control of NAVD 88.**

### **Erosion Control, Site Preparation, and Grading**

1. The applicant shall submit two copies of erosion control plans to LCPWD. The City Engineer shall review all erosion control plans for compliance, prior to any construction activities. Approved soil erosion control measures must be in place and inspected by LCPWD prior to any construction activities. Additional inspections required as conditions of the below 1200-C stormwater permit shall be applicant's responsibility.
2. The proposed area exceeds one or more acres of land disturbance throughout construction. The applicant is responsible for application for, acquisition of, and compliance with the Oregon Department of Environmental Quality (DEQ) 1200-C stormwater permit.
3. All grading work shall adhere to building code appendix 33, Excavation & Grading, as adopted in LCMC 12.08. This shall include but not be limited to:
  - Compaction procedures for fill >2' shall be submitted as part of the engineered grading plan. Compaction testing shall be completed within the right-of-way, public easements, and slopes impacting the right-of-way per Lincoln City Public Works (LCPW) standards (*modified proctor testing*). Reports shall be submitted to LCPWD prior to roadway construction and show no less than 90% compaction for subgrade and 95% for aggregate base.
  - Finished slopes shall not exceed 1:2. Where slopes exceed 1:3 and total elevation change >12' terracing shall be designed at mid height (*or 30' intervals*) no less than 6' wide. See LCPW 610 for more detail.
4. Planting and slope stabilization methods and materials shall be noted in the approved grading plan and implemented prior to final approval by LCPWD. Additional planting and slope stabilization measures for grades exceeding 1:3 shall be implemented by the applicant as needed.
5. No filling or grading shall be noted outside of applicant's property right-of-way noted for dedication. All retaining wall construction proposed within or impacting the right-of-way and exceeding 4' in height shall be designed and stamped by a licensed structural engineer. The design engineer shall be additionally contracted for construction inspections of retaining wall design.

### **Street Improvements**

1. New sidewalk, curb, gutter, and necessary pavement repair shall be constructed, as part of subdivision construction, along all subdivision street frontage in compliance with LCMC 17.52.230. All city right-of-way work planned shall be noted on the approved plan set and performed as shown.
2. ADA-compliant transitions shall be installed at all end of walks in compliance with state and federal public right-of-way accessible guidelines.
3. The clear vision triangle, 50'Lx10'W visibility, shall be shown on the submitted final plan set and maintained at all intersections.
4. Required street signage shall be provided and installed by the developer, including: street name signs, stop signs, and "no parking" signs, as well as required striping. With the 28-foot curb-to-curb width, "no parking" signs shall be installed on one designated side of the roadways and as additionally required for fire access and egress.

5. Any and all street lighting shall be the responsibility of the developer and shall be maintained by the homeowners' association.
6. All materials and methods of construction shall adhere to LCPW standards including, but not limited to: asphalt paving, aggregate base, roadway fabric, striping, subgrade preparation, and compaction.
7. All proposed roadway cuts and repairs per LCPW standards shall be shown on the permit plan set. Areas of existing pavement with more than two service cuts shall be completed in a single asphalt repair, with the existing pavement T-cut, and impacted pavement repaired to full existing depth or 2" minimum depth ground and inlayed.
8. As depicted on the preliminary plan set, the termination of NE 51st Place shall end as a standard cul-de-sac, with no dead-end stub.
9. New street names shall be selected in accorded with city requirements and standards.

### **Storm Sewer**

1. All new impervious paving shall be treated according to LCPW stormwater design standards. Treatment shall be sized according to 50% of the 2-year, 24-hour rain event.
2. All increase from the existing site's total impervious area shall be detained according to LCPW stormwater design standards: 2-year, 10-year, 25-year 24-hour rain event OR calculations shall be submitted demonstrating dispersion to pre-development flows prior to storm system termination. Applicant shall be responsible for providing evidence of approved, alternative provisions which apply to the site.
3. Calculations for conveyance, infiltration, detention, water quality, and drainage facilities shall be submitted with final plan set and demonstrate that the system is capable of handling the increased flows and/or proposed work on the system will adequately increase system size.
4. Existing stormwater outfall at Lot 23/24 shall be extended or conveyance graded the full length of the lot. A stormwater easement shall be dedicated along property lines for constructed facilities and public stormwater discharge.
5. Each lot shall be provided appropriate stormwater discharge via one of the following, and the applicant shall clearly identify the designated method for each lot:
  - a. Direct frontage for stormwater discharge into an existing drainage way
  - b. A stormwater easement allowing stormwater discharge to an existing drainage way
  - c. Adequate fall to the roadway curb line for conveyance via the roadway or public storm sewer system.
  - d. Piped connection to a public storm sewer system at the platted property line.
6. Rip-Rap Swale Construction or equivalent energy dispersal method shall be designed and installed at all stormwater discharges. Sizing shall be adequate for all design storm events.
7. Storm sewer utilities shown at the end of NE 51st Loop shall remain within the right-of-way or within the easement dedicated along the property line.
8. All existing storm sewer utilities shall be accommodated and easements dedicated, including but not limited to the existing storm crossing Lot 31 and the existing storm terminating on the proposed Lots 28/29. Depth adjustment may be required.

### **Sanitary Sewer**

1. All work and materials shall be completed in accordance with LCPW 2018 Design Standards.
2. Cleanouts shall be installed at the property lines and property stubs extended beyond franchise utilities for future access. End of pipe shall be marked with green painted 2"x4" set flush with finished grade. This shall include the location and addition of cleanouts to the existing sewer laterals noted at newly-platted properties.
3. Sanitary sewer plans shall be additionally submitted to DEQ for approval. The applicant shall be responsible for adhering to any additional approval conditions from DEQ. After construction, facilities shall be flushed, pressure tested, TV-ed, and mandrelled according to the 2018 Oregon Department of Transportation (ODOT) Standard specification. Manholes shall be vacuum tested

according to the 2018 ODOT Standard specification. TV footage and testing reports shall be submitted to LCPWD, with submission of required as-built drawings, prior to final acceptance by LCPWD.

4. Sanitary sewer utilities shown at the end of NE 51st Loop shall remain within the right-of-way or within the easement dedicated along the property line.
5. Manholes shall be placed at all sanitary sewer junctures and end-of-line nodes.

#### **Water Utilities**

1. The applicant is responsible for ensuring that requested fire and domestic service ensures adequate flow and pressure for required water supply. The applicant shall be responsible for conducting any flow tests required to establish water pressure and flow information. The applicant shall give LCPWD a 48-hour advanced notice of any flow testing to be performed. An LCPWD water distribution city staff member shall be on the site at the time of flow testing.
2. The applicant shall be responsible for the verification of existing infrastructure and any repairs required. The applicant shall be responsible for verification of existing utilities proposed for use.
3. All connections to the public water system, assemblies, and service line location shall be designed and completed according to LCPW Design Standards.
4. Material submittals for all public water improvements shall be submitted to LCPWD for review and approval in accordance with LCPW Water Distribution standards.
5. The proposed water line on proposed "Street A" shall loop to the existing 8" water stub off NE 55<sup>th</sup> Place.
6. All water meters shall be placed at back of walk, outside of the sidewalk.
7. Water meters shall be clustered in pairs at shared property corners whenever possible.
8. Engineering plans shall note the radius on all sections of waterline proposed for deflection. Deflection shall not be used as an alternative to required bends and shall never exceed manufacturer tolerances.
9. Fire hydrants shall be placed within the proposed development according to fire code requirements and shown on the submitted permit plan set.
10. The applicant shall be responsible for all chlorination, pressure testing, and coordination with LCPWD water distribution staff according to LCPW standards.

# Planning Commission Communication

---

## 2022 meeting schedule

Meeting Date: December 7, 2021      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission      E-Mail: ASkinner@lincolncity.org  
Secondary Dept:      Secondary Contacts:  
Approval:      Estimated Time:

---

**The Lincoln City Planning Commission regularly meets on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 6:00 p.m. The schedule for 2022 is as follows:**

**January 4, 2022**  
**January 18, 2022**  
**February 1, 2022**  
**February 15, 2022**  
**March 1, 2022**  
**March 15, 2022**  
**April 5, 2022**  
**April 19, 2022 - canceled**  
**May 3, 2022**  
**May 17, 2022**  
**June 7, 2022**  
**June 21, 2022**  
**July 5, 2022**  
**July 19, 2022**  
**August 2, 2022**  
**August 16, 2022**  
**September 6, 2022 - canceled**  
**September 20, 2022**  
**October 4, 2022**  
**October 18, 2022**  
**November 1, 2022**  
**November 15, 2022**  
**December 6, 2022**  
**December 20, 2022**