



AGENDA

Lincoln City Planning Commission
Tuesday, June 2, 2020, 6:00 PM
Council Chambers,
801 SW Highway 101 - 3rd Floor, 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 - May 19, 2020 6:00 PM
4. **FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**
5. **PUBLIC HEARINGS/DELIBERATIONS**
 - 5.1. SUB PUD 2020-01 The Cove at Lincoln City Phase III, a 40-lot planned unit development/subdivision for attached single-unit dwellings
 - 5.2. ZOA 2020-01 Procedures
6. **OLD BUSINESS**
7. **NEW BUSINESS**
8. **PLANNING COMMISSION TRAINING**
9. **REPORTS & 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, 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 Cathy Steere, City Recorder, at 541-996-1203.

**LINCOLN CITY PLANNING COMMISSION
MINUTES
May 19, 2020**

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

Planning Commission Chair, Patti Kroen, called the May 19, 2020 Lincoln City Planning Commission meeting to order.

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

2. AGENDA CHANGES OR REVISIONS

3. MINUTES

Chair Kroen submitted a few grammatical changes previous to the meeting.

3.1. Planning Commission - Regular Meeting - May 5, 2020 6:00 PM

MOTION:

MOVER: Joshua Brainerd, Commissioner

SECONDER: Lenny Nelson, Commissioner

AYES: Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith

RESULT: Passed

4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS

1. FO 2020-04 Devils Lake Dredging

Chair Kroen reminded the commissioners that there had been discussion at the May 5, 2020 meeting about whether the application for CUP 2020-02 was just for a single occurrence of dredging, or whether it was for a ten-year period. She asked whether the ten-year period was captured in the final order. Planning and Community Development Director Anne Marie Skinner replied that the ten-year period was captured in the Final Order 2020-04 in the description of the request.

Chair Kroen asked whether, with the condition that the applicant provide copies of the additional permits, the applicant had to provide copies every time they conduct dredging. Ms Skinner replied that it would only be required if the state and federal agencies required permits to be required every time, but that those permits are for a ten year period.

4.1.1.

MOTION:	Motion to Approve Final Order 2020-04
MOVER:	Marci Baker, Commissioner
SECONDER:	Lenny Nelson, Commissioner
AYES:	Baker, Blackerby, Kroen, Nelson, Schlesinger, Smith
RECUSED:	Joshua Brainerd
RESULT:	Passed

2. FR 2020-02 Scrutton Rezone

Chair Kroen told the commissioners that she provided an edit to the final recommendation prior to the meeting to better reflect that the reason she voted no was because the request was inconsistent with the adopted Comprehensive Plan. She read the added words of the edit to the commissioners, and asked Commissioners Smith and Baker, who also voted no, whether they were comfortable with that addition to the reasons for the no votes. They indicated that they were.

4.2.1.

MOTION:	Motion to forward Final Recommendation 2020-02 to the City Council
MOVER:	Kim Blackerby, Commissioner
SECONDER:	Lenny Nelson, Commissioner
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

3. FR 2020-01 and FR 2020-06 Woods One Annex and Rezone

There were separate motions at the May 5, 2020 Planning Commission for the annexation request and the Comprehensive Map Amendment and Zone Change request related to the Woods One application. Prior to the meeting, Chair Kroen requested an edit to the final recommendation for the annexation request to better reflect her reasons for voting no. She said that the problem she had with the application was that it had been previously rejected twice because of a lack of an acceptable development agreement, and did not include a development agreement in this request.

4.3.1.

MOTION:	Motion to forward Final Recommendation 2020-01, recommending approval of ANNEX 2020-01, to City Council
MOVER:	Lenny Nelson, Commissioner
SECONDER:	Kim Blackerby, Commissioner
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

4.3.2.

MOTION: Motion to forward Final Recommendation 2020-06, recommending denial of the requested Comprehensive Plan amendment and zone change, to City Council

MOVER: Marci Baker, Commissioner

SECONDER: MacNeale Smith, Commissioner

AYES: Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith

RESULT: Passed

4. FR 2020-05 ZOA 2019-08 Design Review Standards

Chair Kroen listed the changes that were made to the proposed ordinance in response to requests from the commissioners at the May 5, 2020 public hearing.

4.4.1.

MOTION: Motion to forward Final Recommendation 2020-05 to City Council

MOVER: Lenny Nelson, Commissioner

SECONDER: Miles Schlesinger, Commissioner

AYES: Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith

RESULT: Passed

5. FR 2020-04 ZOA 2020-02 Parking and Landscaping

4.5.1.

MOTION: Motion to forward Final Recommendation 2020-04 to the City Council

MOVER: Kim Blackerby, Commissioner

SECONDER: Joshua Brainerd, Commissioner

AYES: Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith

RESULT: Passed

6. FR 2020-03 ZOA 2020-04 Permanent Signs

There were a couple of cleanup things on the draft ordinance that came from the May 5, 2020 meeting. The primary one was clarifying the sign area measurement for tenant spaces.

4.6.1.

MOTION: Motion to forward Final Recommendation 2020-03 to the City Council

MOVER: Joshua Brainerd, Commissioner

SECONDER: Lenny Nelson, Commissioner

AYES: Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith

RESULT: Passed

5. PUBLIC HEARINGS/DELIBERATIONS

1. SUB & PUD 2020-01 The Cove Phase III

The applicant has request that the public hearing be continued to June 2, 2020 at 6:00 pm. There was one document, the traffic analysis, that they wanted to have in the record that was not ready.

There was some conversation about the location of The Cove subdivision.

5.1.1.

MOTION:	Motion to continue the public hearing for SUB & PUD 2020-01 to the June 2, 2020 Planning Commission meeting
MOVER:	Lenny Nelson, Commissioner
SECONDER:	Miles Schlesinger, Commissioner
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

2. ZOA 2020-01 Procedures

Staff have requested a continuation of the public hearing for ZOA 2020-01 to June 2, 2020.

5.2.1.

MOTION:	Motion to continue the public hearing for ZOA 2020-01 to the June 2, 2020 meeting of the Planning Commission
MOVER:	Miles Schlesinger, Commissioner
SECONDER:	Lenny Nelson, Commissioner
AYES:	Baker, Blackerby, Brainerd, Kroen, Nelson, Schlesinger, Smith
RESULT:	Passed

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. PLANNING COMMISSION TRAINING

Nothing scheduled for tonight.

9. REPORTS & COMMENTS

None

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

Public hearings for two cases, SUB & PUD 2020-01 and ZOA 2020-01, were continued from tonight to the June 2, 2020 meeting.

A work session on the tree ordinance is coming up - hopefully at the June 16, 2020 meeting. Ms Skinner said that she is hoping to hear from the commissioners what they would like to see in the updated tree ordinance. Chair Kroen asked that the commissioners be sent an e-mail with the specific sections of the tree ordinance.

Commissioner Schlesinger asked if there is any idea when the Planning Commission will be meeting in person again. Ms Skinner said that she cannot say for sure because there are a lot of variables, but that meetings via Zoom will not be permanent. Ken Murphy, the City's Emergency Coordinator, is working with the City Manager on the reopening plan for the City. Ms Skinner said that she anticipates that sometime in the month of June more employees will enter City Hall again, and that she is hopeful that normal, in-person meetings will resume in July or August.

Commissioner Schlesinger asked about a previous proposal related to a second North-South route through town. He asked where that proposal is on Ms Skinner's agenda for the year. Ms Skinner replied that finishing the zoning ordinance revisions, revising the tree ordinance, and starting the Comprehensive Plan revisions were the primary tasks on her agenda for the year and that a second route through town was not currently on her agenda. She said that her agenda comes from City Council and the City Manager, and that the road was not on it. Once everything is up and running normally, Ms Skinner will need to sit with the City Manager and reassess where we are with goals. She said to Commissioner Schlesinger that changes to the work agenda need to come from the City Manager, but that she would raise the issue of the second route through town with him. Chair Kroen asked whether the route was part of the Nelscott Gap Plan. Commissioner Schlesinger and Ms Skinner replied that it was part of that plan, and that the route included a mixture of county and city properties.

11. ADJOURN

Chair Kroen offered that the one positive part of virtual meetings using Zoom is that the commissioners can see each other's faces, which they cannot do when sitting on the dias.

Adjourned at 6:38

Respectfully submitted,

James White
Assistant Planner

Patti Kroen
Chair



PLANNING COMMISSION STAFF REPORT
MEETING DATE: June 2, 2020

Report prepared by AnneMarie Skinner, Planning & Community Development Director

SUB PUD 2020-01 The Cove at Lincoln City Phase III

The public hearing for this project needs to be continued to July 7, 2020 at 6:00 p.m. The public notice that was sent was mailed to property owners within 250 feet of the subject site. The subdivision code requires that the public notice of the hearing be mailed to property owners within 500 feet of the subject site. To rectify this error and provide the correct public notification, the public hearing needs to be held on July 7, 2020 to provide enough time to mail the notice of public hearing to property owners within 500 feet at least 20 days prior to the date of the hearing.

STAFF RECOMMENDATION

Motion and second to continue the public hearing for SUB 2020-01 PUD 2020-01 The Cove Phase III to July 7, 2020 at 6:00 p.m.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 2, 2020

Report prepared by AnneMarie Skinner, Planning & Community Development Director

ZOA 2020-01 Procedures

Staff and the legal team need additional time to review the proposed amendments.

STAFF RECOMMENDATION

Motion and second to continue ZOA 2020-01 Procedures to June 16, 2020 at 6:00 p.m.