



AGENDA

Lincoln City Planning Commission

Tuesday, April 6, 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 - Mar 16, 2021 6:00 PM
4. **FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**
5. **PUBLIC HEARINGS/DELIBERATIONS**
 - 5.1. SUB 2020-02 Overlook Subdivision
6. **OLD BUSINESS**
 - 6.1. Planning Commission 2021 Goal Setting
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
March 16, 2021**

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

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

2. AGENDA CHANGES OR REVISIONS

3. MINUTES

Commissioner Patti Kroen had several revisions. Commissioner Blackerby pointed out a request he had made at the end of the meeting, asking Senior Planner Dave Mattison to supply the dates of traffic studies that have been completed, which did not make it into the minutes.

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

MOTION:	Motion to adopt the minutes from the March 2, 2021 meeting with edits as identified
MOVER:	Kim Blackerby, Commissioner
SECONDER:	Lenny Nelson, Commissioner
AYES:	Baker, Blackerby, Kroen, Nelson, Schlesinger, Smith
ABSENT:	Joshua Brainerd
RESULT:	Passed

4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS

None

5. PUBLIC HEARINGS/DELIBERATIONS

None

6. OLD BUSINESS

None

7. NEW BUSINESS

7.1. Planning Commission Goal Setting

Senior Planner Dave Mattison led the discussion. The meeting packet included the 2019 Planning Commission goals and a draft list of 2021 goals, but did not include the 2020 work plan. Mr Mattison added the 2019 list so that the commissioners could pull out the items that did not get accomplished but are still important. The City Council's 2021 goals have not been finalized yet - they are still in a draft stage. Top projects include the Comprehensive Plan updates and revisions to the tree and lighting ordinances.

Commissioner Kroen asked whether a draft copy of the City Council goals is available to work with. She said that her recollection was that there was a series of 4 or 5 e-mails with and then a work session to talk about those things. She said that she does not remember seeing a summary of that work session or a summary of what came out of that work session. It is hard to go into a work session and discuss what the goals will be and then come back a month and a half later and remember the conversation. Planning and Community Development Director Simon Kim replied that the City Council went through several goal sessions. They identified the major goals first and the City Manager is working on identifying strategies for accomplishing those goals. They will probably finalize at the end of the month. When they are finished, Mr Kim will provide the summaries for the Planning Commission's attention.

Commissioner Nelson wondered whether the Planning Commission should wait for the Council's goals, if they are coming soon. She asked if it would be worth going back through the 2019 goals to see what was not finished.

Commissioner Kroen said that if the Planning Commission is going to be given a list of the 2019 goals to consider, it would be nice to know what on the list has already been accomplished. Some of the items have been accomplished. It would be nice to have the 2020 list to know what else we accomplished or what we changed it to. She said that the master plan for the Villages at Sitka Woods is intriguing, and also that she is not sure about all the housekeeping items that have been accomplished.

Mr Mattison started at the beginning of the 2019 list with the Villages at Sitka Woods. Commissioner Kroen said that it is her understanding that it is still ongoing. City Attorney Richard Appicello added that the Villages at Cascade Head is not just one project but many projects. Mr Appicello described a number of tasks that City Council will have to address related to those projects.

The next item on the 2019 list was a tsunami overlay ordinance. Commissioner Kroen described this as an exercise to use the Beat the Wave information to identify constraints to development in tsunami locations. She said that maps were developed for all of Lincoln City, but that was as far as the conversation progressed.

Commercial design standards, on the 2019 list, were addressed in 2020. Clarifications on site plan review was addressed through several ordinances in 2020. Those ordinances created some conflicts, and Mr Appicello has on his list to address some of those conflicts that were created with those changes (e.g. the VRD ordinance that now references sections of the code that are no longer there because they were renumbered).

There was some conversation about transitional zoning, which was identified on the 2019 list. Mr Kim said that transitional zoning is a common issue in cities, such as Lincoln City, that have many urban cores.

Chair Baker expressed confusion at the conversation, asking whether the task was to check off items from the 2019 list or to create a new list of goals. Commissioner Kroen said that there are some things on the 2019 list that are important to pull forward - the comp plan, the tsunami overlay zone (which could be pulled forward as part of the comp plan) - but that she would love to hear the goals of the other commissioners. Chair Baker said that she agrees and that it was that discussion that she would like to look at. She said that she looked at the comprehensive plan update and identified a list of a number of goals, but would really like to hear from fellow commissioners on their personal feelings on goals.

Commissioner Kroen said that the 2019 list is in the weeds, and that she would like to see the Planning Commission develop larger umbrella goals that can be used to measure success under. She said that the Planning Commission has struggled with the tourism-based economy for as long as she has been a member, and that some of the members have railed against it in some instances. Commissioner Kroen said that if we look at a tourism based economy, we can make positive movements towards an eco-tourism approach. Lincoln City has been a quaint beach town for many years but the market has changed and we are ignoring a group of tourists that we are in a unique position to service. We should be making bold decisions now to secure our position as an eco-tourism destination. She said that she would extend that to the Sitka Woods property - that she would like to see a huge section of that preserved as a park and for eco-tourism activities. She also said that she would like to see an extension of the Oregon Coast trail, which currently has a break in Lincoln City. It is an opportunity to take advantage of land is that not going to be made again.

Commissioner Kroen said that her second goal is similar. She would like to extend the tree ordinance into an urban forest plan. Preservation of treescapes is just a part of that. We need to become stewards of this declining resource.

Commissioner Schelsinger agreed with Commissioner Kroen's ideas, saying that she has given them a lot of thought. He said that he has given a lot of thought to the road structure from the north end of town to the south end of town, and that he doesn't think anything else can be accomplished until the road system is tied together so that there is a bypass to the traffic on Hwy 101 during the tourism season. For there to be any type of growth in Lincoln City, there needs to be a route north to south. Foothills Boulevard [referring to a previous, ongoing conversation] is one way to accomplish that. He said that he does not think you can bring any more tourists to the city until you get the highway developed, and that it should be the number one priority.

Chair Baker said that she noticed while preparing for the joint meeting with City Council that there are a number of mentions of the Boulevard in the Nelscott Gap Plan. The part in the Nelscott Gap Plan is focused on Nelscott and did not go all the way to East Devils Lake Road. Commissioner Schlesinger said that East Devils Lake Rd is the natural extension of the route. Commissioner Kroen said that she supports Commissioner Schlesinger's suggestion. She said that a previous senior planner tried to get funding to pursue this issue, which is significant for ingress and egress as well. When the fires came through [in September 2020], we saw that there are no options. A bypass route could help to get people through quicker. Chair Baker said that she agrees. We cannot have much more growth without a way to move people around.

Commissioner Blackerby added that it is not only Foothills Boulevard, but the exits from Roads End and the Villages at Sitka Woods. Transportation changes are needed. Bicycle paths are also needed. Where do you bike safely around here? There are so many ways to extend the trails.

Looking at the comprehensive plan, overall emergency services as well as communications are an issue. In terms of Internet services and communication services, Lincoln City is really lacking.

Commissioner Smith brought up power specifically. He said that he lives in Nelscott, and a couple of weeks back there was a traffic accident on the north end of town that knocked out power on the south end of town for several hours until they repaired it. It seems like there is a better way to provide power than to just have one outlet through town.

Commissioner Blackerby said that there are a number of areas in the comprehensive plan that are lacking, including code enforcement. He named several properties that appear to not be conforming to code. Chair Baker said that one of the things she put down for goals this year was code enforcement. Code enforcement is a huge problem but a small section of the comprehensive plan. Something we have an issue with being a small town is that it is difficult to avoid pointing fingers and still have accountability. We need a whole community effort to clean things up. She said that she would like to see coordinated cleanups. A cleanup of Nelscott. Clean up Oceanlake. She said that she thinks that you would get more buy-in with the condition of the city.

Commissioner Nelson added that many of the buildings in the city are not locally owned, which is why you see the pretty planters that are just filled with garbage. Commissioner Kroen said that it was one of the issues in the commercial design review meetings that the Planning Commission had. Many of the out-of-town owners did not participate. Commissioner Smith said that one of the complaints he has heard anecdotally is that many people do not feel like there is any benefit to living in the city. Having quarterly cleanups or other things to establish a sense of identity, would help. He also said that he does not know that Planning Commission has the power to do anything about it, but that people will have the power to do in the planning commission, but that people will give their buy-in if we make it worth their while.

Chair Baker noted that people are inspired in different ways, and that she thinks that more pride and community identity is a good motivator. Or enabling people and making it a win-win. One thing that she noted in the Comprehensive Plan is the need for incentives for entrepreneurs who chose to do business in Lincoln City, as opposed to another town. What could the City do to enable businesses to create more jobs or make investments into their buildings? There are some efforts to inventory buildings available for business. There is a lot of talk about the City doing this and the City doing that. It works, but it is important to identify who will actually do the work. Is it the Library Board or the Planning Commission or a citizen committee? Chair Baker tried to concentrate on the Planning Commission and the actions that it can take. The Planning Commission does not have a lot of power, but can make recommendations.

Chair Baker asked whether there were more goals to talk about or whether the Planning Commission should move on to the next topic. One thing that had not been brought up as a goal was an emergency shelter. Every year we get to November or December and we do not have an emergency shelter. She said that she would like to see the Planning Commission address the issue earlier this year. She suggested looking at which local nonprofits have been involved. She added that she heard on the County Commission meeting that Chance [a previous applicant for a conditional use permit for an emergency warming shelter] is taking over a hotel-related contract.

There was some discussion about what happened to the emergency housing that received a conditional use permit at the end of 2019.

Chair Baker said that another thing she had on her list is workforce housing. Lincoln City cannot

grow without people being able to live here year-round. Discussion followed about affordable housing, housing stock, and subsidized housing. Commissioner Smith said that the city has a low number of home-owner occupied homes and that he does not know what the Planning Commission can do to encourage long-term rentals vs short-term rentals. Chair Baker asked how the city could incentive a long-term rental vs a long-term rental. Waiving a \$100 occupation tax permit fee will not work. She suggested looking at connecting people who are renting but want to buy with opportunities to buy, which then frees up rentals for others. There are people who have lived here and rented for years and are paying so much for rent that they are not able to buy. Commissioner Kroen said that the way that you control that from a city perspective is to put a cap on the number of vacation rentals and reduce the numbers. And you do that by putting a goal in the comprehensive plan to preserve neighborhoods. This isn't unique to Lincoln City. It is a problem that every vacation city in the world is dealing with, and there are a lot of examples for what has been done.

Commissioner Schlesinger said that he thought the Planning Commissioner took care of the short-term rental issue a bunch of years ago by starting to limit the number of vacation rentals or the number of days that a property could be rented unless they are a certain type of property. Chair Baker said that there are limits, and there were changes that were made, but that she does not know how effective they have been, 5-6 years out from those changes. She said that maybe one of the Planning Commission's goals should be to look at how effective those changes have been for our communities. She said that what she hears complaints about is all vacation rentals, and we have to pay attention to how they are affecting our communities in a lot of different ways. Citizens have spoken out about how they are affecting our neighborhoods and the availability of housing.

Commissioner Kroen said that, as a veteran of the previous negotiations around short-term rentals, she would not be opposed to revisiting the current rules, after the number of years we have been doing this. She added that it comes down to enforcement.

Commissioner Schlesinger said that an important point is that Lincoln City is a low-paid service economy. We need light industry around 23rd street - small manufacturers that do not rely on traffic in and out of the community so that we can develop some higher-paying jobs so that people can stay in town and have some wage growth. Chair Baker asked how much of the population is unemployed by choice. She said that we do need industry that has higher paying jobs - that the industry she is in, most people work 2 or 3 jobs.

Commissioner Schlesinger said that he would be in favor of looking at the revisions to the short-term rental program to see if modifications can be made so that there are fewer rental houses without limiting people's right to it. Chair Baker agreed that it would be good to go back and look at the rules for short term rentals. She added that ultimately nobody should have an obligation to rent their house out long term. If the city had an inventory of local landlords and people who do choose to rent out their houses long term, it could be used as an opportunity to celebrate those people - because they are taking a risk that others don't necessarily take. She suggested focusing more on affordable equity.

Commissioner Smith asked about the inclusion of cob as a permitted building material. Appendix U in the current International Building Code was update to approve cob as a building material. He asked what would be involved in incorporating that into our code. Commissioner Nelson said that she thinks that cob would have to be approved as part of the Uniform Building Code - that she did not think there was anything in the land use ordinance prohibiting it, just that you have to follow

the Uniform Building Code. Mr Kim added that the Planning Department is looking at amendments to the building code in several sections.

Mr Mattison suggested moving on to the next discussion about the comprehensive plan.

7.2. Comprehensive Plan Update

Responding to the previous conversation about goals, Mr Kim said that he heard a number of items related to the comprehensive plan, and that staff will summarize that conversation into an itemized list that can be used for future conversations. He said that it was especially interesting to hear about eco-tourism and connection to the community forestry plan. Regarding the bypass, Mr Kim had a conversation with DLCDC about adding the route to the city's traffic plan, and that was acceptable.

Mr Kim said that he thinks the code enforcement section is too short, but that none of the commenters have added anything to it. As part of the conversation with DLCDC, they want the Lincoln City Comprehensive Plan structure to follow the state goal structures. The order is different and they have a more articulated structure. They do not have code enforcement in their structure, and it sounds like we are not supposed to put it in the comprehensive plan. He said that he may delete the title of code enforcement, but add it to the land use section.

Regarding affordable housing, HUD is the primary source of funding. We need to find some creative ways to get monies to implement. Neighborhood and short-term residential rentals - there are communities that rely on short term residential rentals. The point is the preservation of neighborhoods - the character of communities. He said that he will put more in the comprehensive plan about the preservation of neighborhoods.

There was also discussion of higher paying jobs and the development of manufacturing industries. There is the Nelscott Gap plan, but there are some glitches because the Urban Growth Boundary does not reach that side of Hwy 101. So we may need to modify the Urban Growth Boundary, which is more difficult than the updates to the Comprehensive Plan.

Mr Kim said that he will look forward to the Planning Commissioners' written input on the draft update to the Comprehensive Plan. He reminded the commissioners that the draft is not publicly available yet. It is a very basic draft and he is still receiving draft input. He received the Urban Renewal Agency's comments today, and after the DLCDC staff's comments about structure, he has reorganized the structure.

Mr Kim reviewed the planned schedule for the Comprehensive Plan, with city departments reviewing the draft through March 9th and committee meetings through the end of April. He said that he learned that the Planning Commission also acts as the Citizen Involvement Committee. Every comprehensive planning issue needs to go through the Planning Commission and then goes to the City Council. Staff met with DLCDC staff in February for initial discussions regarding updates to the Comprehensive Plan. They met again today with DLCDC staff to talk about structure, and learned that the plan needs to include climate change. The city also needs to work with the neighborhood associations, so we will be sending a draft to the neighborhood associations. On May 3rd we will be sending 35-day notice to DLCDC. We will have public workshops during May and June. There has been some concern that the city will work on the comprehensive plan and finish it without the input of the citizens. He said that he is preparing for a lot of citizen involvement. Public hearings will begin around June 15th and will go on until

adoption of the plan. The Planning Commission can adopt the updated Comprehensive Plan or may opt to delay adoption.

Mr Kim said that he will simplify the draft or add more to it based on the input he receives from the Planning Commission.

Commissioner Kroen asked whether the direction from the state regarding formatting of the Comprehensive Plan is a regulation or a recommendation, and whether the city can choose to organize the comprehensive plan in a way that works the best for us. Mr Kim responded that it is a recommendation, but that there are pros and cons to ignoring the recommendation of DLCDC. There are DLCDC staff members who are specialized in the different sections and they will only look at the associated sections of the Comprehensive Plan. Commissioner Kroen suggested that if we have those required sections, the order of them may not be as important as being able to pull them out.

Commissioner Kroen said that, in her opinion, the Comprehensive Plan is the most important planning document for the city. It will direct and drive and try to accommodate the desires of the cities for many years. We have an opportunity to include a lot of citizen involvement. She said that when she looks at the draft, it is a patchwork, and that it feels like we are developing it backwards. For the community plan to remain relevant to the community, it has to be current, and has to reflect the community vision. We had a visioning process, which she was involved in extensively. The plan needs to be actionable. Commissioner Kroen said that she wants to see goals, policies, standards, and actions. There are currently statements such as "maintain the beach vibe of the city." She said that what she considers to be a casual vibe is different than others consider it to be. She said that she wants to see things that are measurable and quantifiable so that we are successful and so that we know what to change when we are not successful. The other piece is to prioritize. There are all kinds of things that need to be done, but as a community we need to prioritize the things that need to be done. Mr Kim replied that, at the staff level, we cannot prioritize anything. We have not actually gotten into the public hearings or input yet. That is why the draft includes the original comp plan documents. He said that he looked at the original visioning document and added some visioning statements, but that is something that he would like to see from the Planning Commission in drafting the plan. A comprehensive plan includes goals, policies, and objectives. There can be a separate strategy plan. When you adopt the comprehensive plan, you have to go through the entire process. City Council and the Planning Commission are going through the goal setting process, which can be the strategies to implement the Comprehensive Plan.

Commissioner Kroen said that sometimes you are better off starting over. Mr Kim, inviting the written input of the commissioners, said that he does not mind harsh criticism, and reminded the commissioners that it is their comprehensive plan, not his. He said that he is just assisting them in creating a really good comprehensive plan. He asked them to keep that in mind and that they assist him in helping them create the comprehensive plan.

Commissioner Nelson said that the comprehensive plan is not a visioning document. It is not that we cannot create other documents that talk exactly about how we are going to achieve those goals, but the plan itself is part of how we will achieve those.

Chair Baker said that this is an opportunity to be creative about our community. Oregon has a unique land use planning in that the statewide planning goals are rules. And beyond that, if we address those rules, the comp plan is what makes Lincoln City be Lincoln City. She said that the

first thing that she noticed is that there is no introduction in the draft comprehensive plan. Everyone has their own methods of how they approach things like this. She said that she would have started with an introduction and a vision of what we want the city to look like in 20 years and have the goals speak to that. She added that we need that visioning from the community, and said that she was surprised to see that this is a fourth draft, and is the first time they have seen it, but it is still not time to start having the discussion. Chair Baker said that she would like to see each of the planning commissioners write an introduction of how we see Lincoln City.

Commissioner Blackerby said that he appreciates Commissioner Kroen's passion and objective direction. He said that the more that the commissioners have talked, the more he thinks that they have strayed from what Commissioner Kroen was saying. He said that what Mr Kim said about it being the Planning Commission's document bothered him. It is a city document. Commissioner Blackerby said that it is the job of the commissioners as volunteers to help the city with their document. I spent about four hours on this today. He said that he had thought that each commissioner would be sitting down and talking about their high-level reaction.

Commissioner Kroen said that this particular document was not ready for red-line strikeout. Several of the commissioners went through and did red-line strikeout. There was a disconnect in understanding of where the draft was and what Mr Kim needed from the Planning Commission. She also said that there has been some disconnect on the role of the Planning Commission. Chair Baker said that she is confused as well. The draft is in the meeting packet, and many of the commissioners reviewed it, but are now finding out that the draft has already changed.

Mr Kim said that, in spite of changes that have been made to the draft parallel to the commissioners' review, none of their comments will be lost. He asked again for the commissioners to send their written comments to him so that he can improve the draft. Commissioner Blackerby asked whether it would be reasonable to look at the most recent draft and send any comments and re-review it at the next meeting before anything else has changed.

Chair asked the commissioners whether they had prepared to have a goal by goal discussion of the draft. A few had come prepared for that discussion. She said that there have been communication issues with expectations and what the role of the Planning Commission is. She pointed out that it is mid-March and the Planning Commission does not yet have goals. She added that frustration is not a good place to approach a conversation with.

Commissioner Kroen said that she finds it difficult to go through and make comments on goals and policies without knowing what the vision for that topic is. She said that she does not know if a particular policy will be appropriate without knowing what the vision for that topic is - that she is not comfortable with the vision part of this to know that the goals are supported by the vision. She said that we have all these objectives and all of these policies, and we are trying to force them into a box that we have not defined yet.

Commissioner Blackerby said that he will send his comments, and that he agrees with Commissioner Kroen that we are starting from the wrong direction. He asked Mr Kim if the maps and exhibits identified in the draft are available. Mr Kim responded that they are not ready.

8. PLANNING COMMISSION TRAINING

9. REPORTS & COMMENTS

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

There will be a public hearing for a subdivision application at the next meeting.

Chair Baker asked about the Committee for Citizen Involvement, and said that in 2020 Mr Appicello had said that the Planning Commission can make a recommendation to the City Council to form a new committee. Mr Appicello said that we are required to follow the Citizen Involvement Program, and that they had found the resolutions making the Planning Commission the Citizen Involvement Committee. The Planning Commission is the Citizen Involvement Committee unless they want to make a recommendation to the City Council.

Chair Baker asked about a previous recommendation from Commissioner Kroen to have subcommittees focused on each of the Comprehensive Plan goals. She said that if the Planning Commission is going to put committees together, it is something that they should start acting on and engaging people in the community who are currently interested in the topics. Mr Appicello said that one caution about subcommittees is that they are still public meetings that have to have public notice.

11. ADJOURN

Adjourned at 8:33

Respectfully submitted,

James White
Assistant Planner

Marci Baker
Chair

Planning Commission Communication

SUB 2020-02 Overlook Subdivision

Meeting Date: April 6, 2021 Primary Staff Contact: David Mattison
Department: Planning Commission E-Mail: DMattison@lincolncity.org
Secondary Dept: Secondary Contacts:
Approval: Estimated Time:

Attachments:

Staff Report SUB 2020-02 (DOCX)
Application Narrative (PDF)

Staff Report

Preliminary Planning Commission Hearing on April 6, 2021

Case File SUB 2020-02

Date: March 30, 2021

Case File: SUB 2020-02 Overlook Subdivision

Applicant/Owner: Amy M. Bogran, President,
NW Coastal Investments DBA Picture Book Properties
5 Centerpointe Drive, Suite 400a
Lake Oswego, Oregon 97035

Representative: Roy Thompson
Thompson Bogran, P.C.
5 Centerpointe Drive, Suite 400a
Lake Oswego, Oregon 97035

Situs Address: 5257 Logan Road.

Location: The subject property is located on the south side of Logan Road. Located at 5257 Logan Road.

Access: Access to the subject property is provided by NE Logan Road. Logan Road is a paved road, has one lane in each direction.

Tax Map and Lot: 06-11-35-CC-01601

Comprehensive

Plan Designation: Low-Density Roads End Residential District (R-1-RE)

Zoning District: Single-Family Residential, Roads End Zone (R-1-RE)

Site Size: 1.12 acres

Existing Use: Presently, there is a single-family dwelling located in the center of the subject property.

Proposal: The applicant is requesting the creation of a five-lot subdivision for detached, single-family dwellings on approximately 1.12 acres.

Surrounding Land Uses and Zones:
North: Seascape Compass Point Subdivision; R-1-RE
South: Two lots with residential dwellings; R-1-RE
East: Zander Lane Subdivision; R-1-RE
West: Several lots with residential dwellings; R-1-RE



Public Notice: The Planning and Community Development Department mailed notice to the owners of all properties within 500 feet of the site on March 5, 2021. The *News Guard* published the public hearing notice on March 16, 2021.

Authority: Section 16.04.030 of the Lincoln City Municipal Code (LCMC) states: “Oregon cities and counties are required by law to control the subdivision of land within their jurisdiction by virtue of ORS 92.010 through 93.160.

LCMC 16.08.220 states: “...the tentative plan will be scheduled for planning commission review at a public hearing after the application is deemed complete and notice is provided.”

LCMC 16.08.240 states: “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.”

LCMC 17.52.210.Q.1 states: “Following preliminary master plan approval, and prior to issuance of a development permit and commencement of development, a final master plan must be submitted to and approved by the planning commission.”

**Applicable
Substantive
Criteria:**

LCMC Chapter 17.17 Single-Family Residential Roads End (R-1-RE) Zone
LCMC Title 16 Subdivisions
LCMC Chapter 16.12 Design Standards
LCMC Chapter 16.16 Improvements

BACKGROUND

The applicant is requesting preliminary plat approval for a 5-lot subdivision for detached, single-family dwellings on approximately 1.12 acres. Lot sizes will range from 6,265 square feet to 9,048 square feet with an average lot size of 7,396 square feet. The applicant will complete the subdivision in a single phase of development.

Approximately 12,053 square feet will be reserved in a tract for the construction of a private street to serve the proposed subdivision. The applicant will establish a homeowner’s association to maintain and own the private street. Additionally, the applicant would like to reserve the right to gate the private street. Exact location and specifications of this gate will be determined during preparation of construction documents.

The site, for the most part, is surrounded by residentially developed properties. Presently, there is a single-family dwelling located in the center of the subject property; it will be removed upon development of the proposed subdivision. The area to the north is a platted subdivision (Compass Pointe) for 17 lots of detached single-unit dwellings. The area to the south is developed with single-unit dwellings. The area to the west is developed with single-unit dwellings. The area to the east is a platted subdivision (Zander Lane aka Bell Court) for 9 lots of detached single-unit dwellings. The only undeveloped parcels are located to the west and south of the subject property.

Public water and sanitary sewer systems will be extended from existing lines in Logan Road through the new street. An easement will be granted to the City of Lincoln City for the maintenance of these public systems. The site does not contain any significant wetlands or significant riparian areas.

Section 16.08.250 Tentative plan – Required data (B) Scope states that the tentative plan need not be a finished drawing, but should show all pertinent information to scale, in order that the planning commission may properly review the proposed development. The drawing appears to be fairly accurate. The final plat must be a survey that will correct any errors. Lots shown on the final plat must meet all of the city’s regulations.

ANALYSIS

LCMC 16.04.040 Definitions

“Private road” means a road or driveway under private ownership, the intent of which is to provide access to one or more lots or parcels and which travels through or alongside a separate ownership or potential separate ownership.

Finding: The applicant is proposing the construction of a private street to serve the proposed subdivision. The applicant will maintain and own the private street, and would like to reserve the right to gate the private street. Exact location and specifications of this gate will be determined during preparation of construction documents.

LCMC 16.08.210 Inspection and processing fee.

Finding: The required fees as established by City Council resolution were paid in full on December 11, 2020.

LCMC 16.08.220 Tentative plan – Submission.

Finding: The complete application with a legal description was submitted on January 25, 2021. After the completeness review process, the public hearing was scheduled for April 6, 2021. Staff noticed the April 6, 2021 public hearing with a 500-foot radius notification area. This requirement has been satisfied.

LCMC 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, as demonstrated by the attached tentative plan set, and has prepared and provided a tentative plan outlining existing conditions and proposed improvements. Therefore, the proposed subdivision complies with this standard.

- 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 is drawn to scale. Attached to this application narrative is the tentative plan set providing all pertinent information required by the applicable chapters of the Lincoln City Municipal code. Therefore, the proposed subdivision complies with this standard. Pertinent information is addressed below.

- 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: Not applicable. The applicant's narrative states and submitted tentative plan shows that the proposed project comprises and subdivide the entire property. Therefore, this standard does not apply 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 50 feet. Attached to this application narrative is a tentative plan set containing all the information required by this subsection. Therefore, the subdivision complies with this standard.

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 "Overlook." The date, north arrow, and scale are shown on the submitted plan. The drawing is identified as a preliminary subdivision plat. The cover sheet notes the legal description as "Tax lot 1601 Lincoln County Tax Map 06-11-35-CC. Located in the southwest 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;*

Findings: The submitted preliminary subdivision plat shows the location, widths, and approximate radii of curves of the proposed private street. Public drainage easements, public utility easements, private storm drainage easements, and private pedestrian access easements are shown. The dimensions of the proposed lots are shown, along with proposed lot and block numbers and lot size. Lots will be used for detached single-unit dwellings. Tracts are shown for the private street. This requirement has been met.

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

Finding: Sheet 1.0 of the submitted plan provides the following information pertaining to area coverage.

Total area =	52,272 square feet
Total anticipated future land coverage =	16,153 square feet
Total anticipated future land coverage =	35%
Streets =	12,037 square feet

The anticipated buildable area is based on conceptual future lot coverage. This requirement has been met.

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

Sheet 5 of the submitted plan set is the preliminary street plan and profile;

Sheet 4 shows the overall utility – proposed sanitary sewer, storm drains, and water lines – layout;

The proposed fire hydrant is located between Lot# 2 and #3 of the subdivision;

An 8-inch water service and 8-inch sanitary sewer laterals are proposed;

A 36-inch storm drain is proposed, along with storm water with a storm drainage catch basin at the southern end of the Tract is proposed;

Single water service and meters for each lot, and single sanitary sewer services for each lot.

The plans do not show any property intended for dedication to the city or public, and no such dedications are required. No draft of the declaration of covenants, conditions, and restrictions for the development has been submitted. Additional requirements may be proposed by the City Planning Commission.

LCMC 16.12.010 Design standards and principles of acceptability.

Finding: A subdivision for single-family homes is consistent with the comprehensive plan and its implementing ordinances.

LCMC 16.12.020 Streets – General requirements.

Finding: One new street is proposed in this subdivision – Neptune Court. Neptune Court is proposed as a 40-foot wide road ROW.

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

Finding: Right-of-way and roadway widths are provided by the applicant with a 5 ft sidewalk, 6 inch curb, 22 ft through lanes and street width and a 40 ft ROW. Therefore, the proposed subdivision complies with the City standard.

LCMC 16.12.040 Streets – Reserve strips.

Finding: Not applicable. The proposed subdivision does not include reserve strips. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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 proposed subdivision is not bordered by undeveloped property. Consequently, the proposed street will never need to be extend and will terminate in a turnaround. Therefore, this standard does not apply to the proposed subdivision.

LCMC 16.12.070 – Streets – Intersection Angles

Finding: The proposed subdivision is unable to construct street intersection angle at a right angle. Consequently, the right-of-way lines along the acute angle have a proposed curb radius of 28 feet. No cul-de-sac entrances will be constructed in the proposed subdivision. Therefore, the proposed subdivision complies with this standard.

LCMC 16.12.080 Existing streets.

Finding: The proposed subdivision has frontage on one existing street: NE Logan Road. However, NE Logan Road already has adequate right-of-way width. Additionally, there are no improvement projects identified in the Transportation System Plan adjacent to the subject property. Therefore, the proposed subdivision complies with this standard.

LCMC 16.12.090 - Half-streets.

Finding: Not applicable. No half streets are proposed. The proposed subdivision does not include construction of half-streets. Therefore, this standard does not apply to the proposed subdivision.

LCMC 16.12.100 - Cul-de-sacs.

Finding: Not applicable. The proposed subdivision does not include the construction of a cul-de-sac. Therefore, this standard does not apply to the proposed subdivision.

LCMC 16.12.110 - Street names.

Finding: The applicant is proposing to name the new private street Neptune Court. At this time, it is unknown to the applicant if this name will be confused with the name of an existing street. To the extent reasonable, the proposed subdivision complies with this standard.

LCMC 16.12.120 – Streets – Grades and Curves

Finding: Proposed Neptune Court is classified as a local street and its steepest slope is 9.5 percent. Per LCMC 16.12.120(A), the proposed street does not contain grades greater than 12 percent. Additionally, the proposed street maintains finished grades greater than one-half percent and does not include curves. Therefore, the proposed subdivision complies with this standard.

Lincoln City Zoning Ordinance §16.12.130 Streets – Planting easements.

Finding: Not applicable. The city will not require additional easement for planting.

LCMC 16.12.210 Lots – General requirements

Finding: Lot size, width, shape, and orientation will comply with the applicable standards set forth in the regulating zoning district. By complying with the designated zoning district, the proposed lots will be appropriate for the location and type of development. A demonstration of this compliance is provided in Section IV.A of this application narrative. Findings and conclusions from the abovesited section are incorporated herein by reference. Therefore, the proposed subdivision complies with this standard.

LCMC 16.12.220 – Minimum Lot Sizes

Finding: The tentative plan shows the square footage of the individual lots. The proposed width and depth of each lot exceeds the requirements. The proposed tentative plan meets the requirements.

LCMC 16.12.230 Through lots.

Finding: The proposed subdivision does not include through lots. Therefore, this standard does not apply to the proposed subdivision.

LCMC 16.12.240 – Lot Side Lines

Finding: All newly created lot side lines in the proposed subdivision will be at right angles to Neptune Court, the proposed street on which all new lots will have frontage. The proposed subdivision will not create any curved streets. Therefore, the proposed subdivision complies with this standard.

LCMC 16.12.250 – Lots - Resubdivision

Finding: There is no portion of the proposed subdivision that could be further subdivided in the future. Zero of the five proposed lots are twice the minimum lot size in the applicable zone. Consequently, the lots could not be divided again. Any land that was not included in these lots was set aside for the construction of the proposed private street. Therefore, this standard does not apply to the proposed subdivision.

LCMC 16.12.260-Residential building setback lines.

Finding: The proposed subdivision will not establish special building setback lines. Therefore, this standard does not apply to the proposed subdivision.

LCMC 16.12.270 – Public Open Space

Finding: Due to the size of the subdivision, the city will not require any open space in the subdivision.

Chapter 16.16 Improvements:

LCMC 16.16.010 Required improvements.

Finding: Required improvements to be installed at the expense of the subdivider in accordance with the city requirements prior to final plat approval include this list. Several of the items listed are discussed separately in the following:

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, as needed to meet engineering standards;
6. Lot, street and perimeter monumentation;
7. Underground power lines;
8. Underground telephone lines.
9. Bicycle, equestrian or special “ways”, as needed;
10. Underground cable TV lines.

The proposed subdivision will construct the improvements listed under 16.16.010(A)(1) through 16.16.010(A)(10), except for 16.16.010(A)(9). All of these improvements will be constructed within the boundary of the proposed subdivision. There is no amount of dedicated or undedicated open space included with this application. Therefore, the proposed subdivision complies with this standard.

LCMC 16.16.020 – Improvements - Streets

Finding: The applicant is required by this code section to improve the existing adjacent public streets. Required improvements include, but are not limited to, curb, gutter, sidewalk, and half street improvements.

LCMC 16.16.030 – Surface Drainage and Storm Sewer System

Finding: The tentative plan indicates a proposed storm water collection system along the proposed right-of-way; notes indicate it will connect with city system at the street intersection. Information regarding stormwater drainage and proposed storm sewer system are provided in the attached Stormwater Drainage Report. Findings and conclusions from the previously mentioned report are incorporated herein by reference. Therefore, the proposed subdivision complies with this standard. The specific design to meet all applicable City of Lincoln City standards and must be submitted and drainage improvements constructed to the satisfaction of the city engineer prior to acceptance of the final plat.

LCMC 16.16.040 – Sanitary Sewer

Finding: The subdivision will utilize either the existing public sanitary sewer line located in NE Logan Road ROW. There is an eight-inch sanitary sewer main located under NE Logan Road. The proposed subdivision will tie into this line and extend another eight-inch sanitary sewer line through Neptune Court. Each proposed lot will connect to the sanitary sewer line in Neptune Court. Therefore, the proposed subdivision complies with this standard.

LCMC 16.16.050 – Water System

Finding: An existing public water line is located in NE Logan Road ROW. There is an eight-inch watermain located under NE Logan Road. The proposed subdivision will tie into this line and extend another eight-inch waterline through Neptune Court. Each proposed lot will connect to the waterline in Neptune Court. Therefore, the proposed subdivision complies with this standard.

LCMC 16.16.060 – Sidewalks

Finding: The proposed subdivision will construct a five-foot-wide sidewalk along the west side of Neptune Court, the proposed street. Therefore, the proposed subdivision complies with this standard. All sidewalks shall be designed to meet all applicable ADA and City of Lincoln City standards.

LCMC 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 construction of the proposed subdivision. When it is appropriate, the proposed subdivision will comply with this standard.

LCMC Chapter 17.17 Single-Family Residential Roads End (R-1-RE) Zone
17.17.020 Permitted uses.

Finding: Pursuant to LCMC 17.17.020.A.1, single-family dwellings are permitted uses in the Single-Family Residential Roads End (R-1-RE) Zone. The proposed subdivision is creating lots intended for detached, single-family homes. Therefore, the proposed subdivision complies with this standard.

17.17.070.A. Lot requirements.

The minimum lot area shall be 5,000 square feet for a single-family dwelling and a minimum of 8,000 square feet for a duplex.

Finding: The submitted tentative plans show the subject property at 52,272 square feet. Deducting 12,037 square feet from 52,272 square feet for the proposed ROW leaves 40,235 square feet. The applicant proposes a 5-lot subdivision for detached single-unit dwellings. All of the five (5) proposed lot exceed the 5,000 sq ft minimum. The density requirements are met.

B. Lot Width. The minimum lot width shall be 50 feet.

Finding: The proposed lots are for detached single-unit dwellings; each lot exceeds the required lot width.

A. Lot Depth. The minimum lot depth shall be 70 feet.

Finding: The proposed lots exceed the required lot depth. The smallest proposed lot size is 6,265 square feet. In the Roads End zone, the minimum lot size for single-family dwellings is 5,000 square feet. Consequently, all five proposed lots complies with the minimum lot size requirements. Minimum lot width and depth are addressed in the applicant's response to LCMC 16.12.220. Minimum Lot Sizes. Findings and conclusions from the above-mentioned section are included herein by reference. Therefore, the proposed subdivisions complies with this standard.

B. Building Coverage. The maximum building coverage by buildings and structures shall not exceed 35 percent of the total lot area.

Finding: The net site area is listed as 40,235 square feet. This means no more than 26,153 square feet of the site can be covered with buildings and structures. The building coverage requirement is met.

17.17.060 Maximum building height.

Maximum building height shall be 30 feet except as provided in LCMC 17.52.190 and 17.52.200.

Finding: Height will be reviewed during the building permit review process. The requirement is met for this application.

17.17.090 Parking.

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

Finding: Parking requirements and compliance thereof will be reviewed during the building permit and plan review process under Chapter 17.56 LCMC. A demonstration of this compliance is provided in Section IV.C of this application narrative. Findings and conclusions from the above-cited section are incorporated herein by reference. Therefore, the proposed subdivision complies with this standard.

17.17.100 Other required conditions.

A. Landscaping. Landscaping shall be provided in accordance with LCMC 17.52.100.

Finding: The proposed subdivision will create lots intended for future development of detached, single-family dwellings. Compliance with design feature standards will be reviewed during an application for a building permit. These standards do not directly apply to the proposed subdivision..

LCMC 17.52.030 Access Requirement. Every lot shall abut a street, other than an alley, for at least 25 feet.

Finding: Each lot in the proposed subdivision has more than 25 feet of frontage along a public street. As

demonstrated by Table IV-B, below, the proposed subdivision complies with this standard

LCMC 17.52.100 Landscaping. (A) Purpose. Landscaping is important to the community for its aesthetic value and environmental benefits, such as controlling erosion and functioning as part of the natural hydrologic cycle. By requiring landscaping for all new development and substantial improvements, the aim of this section is to maximize both benefits. Landscaping for each new development shall satisfy the following requirements.

Finding: The proposed subdivision will create lots intended for future development of detached, singlefamily dwellings. Compliance with this landscaping standard will be reviewed during an application for a building permit. Therefore, this standard does not apply to the proposed subdivision.

LCMC 17.56 Off-street parking and loading regulations

Finding: The proposed subdivision will create lots intended for future development of detached, singlefamily dwellings. Because LCMC 17.56.040(A) is enforced when a dwelling is constructed, the proposed subdivision itself does not need to comply with this standard. However, upon construction of dwellings, compliance with off-street parking will be revised under an application for a building permit.

LCMC 17.56.050 Number of Spaces Required.

Finding: The number of off-street parking spaces required for a single-family dwelling is dependent on the square footage. While the proposed subdivision will create lots intended for future development of single-family dwellings, the sizes of these future dwellings is unknown at this time. This standard will be enforced under an application for a building permit, and the future parking will comply with City code.

Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the City of Lincoln City Municipal Code are satisfied. We respectfully request approval of this subdivision tentative plat application.

Recommended conditions:

1. The project shall be developed in one phase, with completion of required infrastructure and final plat recording by April 6, 2023.
2. Any Covenants, Codes and Restrictions shall be submitted as part of the final plat.
3. Trees to be removed shall be removed in compliance with Lincoln City Municipal Code 17.52.220.F.9, and any permits required.
4. With submittal of the final engineering plans, the applicant shall submit a waste disposal plan that has been approved by North Lincoln Sanitary Service that allows sufficient accessibility for collection vehicles to service the development. Approval from North Lincoln Sanitary Service shall consist of Lon French's signature and date of signature on the waste disposal plan, with a statement that he has approved the plan as shown.
5. The project plan set submitted with the request for review of the final engineering plans shall show compliance with 2019 Oregon Fire Code 503 and Appendix D for Fire Apparatus Access Roads, and 2019 Oregon Fire Code 507 and Appendix C for Fire Protection Water Supplies for one- and two-family dwellings.

6. The applicant shall submit two copies of engineering plans for all public improvements and site development to the Department of Public Works 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. 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.
7. Prior to issuance of any structural permits, any site work, any construction activity, or any demolition, clearing, grubbing, or excavating, a Combined Public Works Permit application shall be submitted. The Combined Public Works Permit application shall be submitted with each and every structural permit application. All right-of-way work planned shall be noted on the approved plans and performed as shown.
8. 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 the Lincoln City Public Works Department for approval prior to construction of altered facilities.
9. A net cut/fill calculation shall be completed and submitted with the application. If net cut exceeds 5,000 CY, the proposed permitted fill disposal site shall be identified by the applicant.
10. Private Street maintenance responsibility shall be clearly delegated to the HOA formed for the planned unit development.
11. Private Streets shall be constructed with a standard curb return, consistent with adjacent subdivisions and Lincoln City Public Works street standards. Curb return radius shall be a minimum of 15 feet, according to the local-to-local LCPW Streets Design Standards. Gate location shall be reviewed by City staff and identified on the final plat and in the submittal of construction documents.
12. Applicant is responsible for the verification of existing private infrastructure and any repairs required. Applicant shall be responsible for verification of existing utilities proposed for use.
13. Private roads shall note the required blanket utility and access easements on the final plat.
14. Any Public Access/Stormwater/Utility easement shall be dedicated for any sidewalk/storm/sewer/water public infrastructure on private property. The easements shall be noted on the approved engineering plans as well as noted on the final plat.

Engineering Plans:

15. The applicant shall submit two copies of engineering plans for all public improvements and site development to the Department of Public Works 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.
16. 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.
17. Prior to issuance of the building permit and any site work, construction activity, demolition, clearing, grubbing, or excavating, a Combined Public Works Permit application shall be submitted with permit application. All Right-of-Way work planned shall be noted on the approved plans and performed as shown.
18. 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 the Lincoln city public works department for approval prior to construction of altered facilities.

19. Within 30 days after construction field verified, stamped as-builts for all public improvements, including relevant survey data, shall be provided to the City Public Works Department in AutoCAD format. All discovered utilities and changes to the approved site-plan shall be noted with callouts indicating location, depth, and material. 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.
20. The applicant shall provide any and all daily engineering inspection and reporting service required for the project.

Erosion Control, Site Preparation, and Grading:

21. With the engineered plans, the applicant shall submit two copies of erosion control plans to the Department of Public Works. The City Engineer will review and approve all erosion control plans. Approved soil erosion control measures must be in place and inspected by the Department of Public Works prior to any construction activities.
22. The proposed area exceeds one (1) or more acres of land disturbance throughout construction. The applicant is responsible for application, acquisition, and compliance with an Oregon DEQ 1200-C Stormwater permit.
23. All site grading shall be shown on the submitted plan set. All grading and excavation shall adhere to UBC Appendix chapter 33 and LCMC 12.08.
24. Planting & slope stabilization shall be completed per the landscape plan for finished slopes prior to final approval by public works. Additional planting & slope stabilization measures for grades exceeding 1:2 shall be implemented by the applicant as needed.

Street Improvements (17.52.230):

25. New Sidewalk, curb, gutter and necessary pavement repair shall be completed along street frontage in compliance section 17.52.230 of the Lincoln City Municipal Code. All city right-of-way work planned shall be noted on the approved plan set and performed as shown. Work shall include:
26. Construction of sidewalk improvements per LCPW standards: including ADA-accessible transitions at all sidewalk terminations, ADA compliant directional-curb ramp installation, and sidewalk/driveway compliance with state and federal Public Right of Way Accessible Guidelines. Elevations and/or slopes addressing this shall be noted on the submitted plan set.
27. The extents of NE Logan Rd being cut for multiple utility installations shall be repaired with a 1-1/2" overlay (min). Grinding shall be completed as needed to maintain curb exposure, drainage, and smooth transitions to the existing pavement. Trench cuts shall have a finished asphalt depth of 4" (min) per LCPW standards.
28. The clear vision triangle, per LCMC 17.52.060, shall be maintained at the abutting intersection. The necessary grading shall be shown on the submitted site plan. The applicant shall be responsible for obtaining necessary approvals from neighboring property owners.
29. A traffic control plan and/or details shall be submitted with the engineering plan set for proposed work on NE Logan Road.
30. All materials & methods shall adhere to LCPW standards including, but not limited to: asphalt paving, aggregate base, roadway fabric, striping, subgrade preparation, and compaction. Compaction procedures, including proposed compaction method, implementation plan, and compaction testing plan shall be submitted with the engineered grading plan.

31. Required street signage shall be provided and installed by the owner, including: Street names, stop signs, striping, and no parking signs.
32. "No Parking" signs shall be displayed on either side of the roadway.
33. Any and all street lighting shall be the responsibility of the developer & maintained by the HoA.
34. A utility maintenance and access easement shall be dedicated to the City of Lincoln City for the public water & sewer utilities.
35. Stormwater maintenance and upkeep shall be delegated with the roadway to the HoA.

Storm Sewer:

36. All new impervious paving shall be treated according to the Lincoln City Public works Stormwater Design Standards. Treatment shall be sized according 50% of the 2-year, 24-hour rain event.
37. All increase from the existing sites total impervious area shall be detained according to Lincoln City Public Works Stormwater Design Standards: 2-year, 10-year, 25-year 24-hour rain event.
38. Calculations for conveyance, infiltration, detention, water quality, and drainage facilities shall be submitted with permit application and demonstrate that the system is capable of handling the increased flows and/or proposed work on the system will adequately increase system size.
39. Engineering plans shall demonstrate stormwater discharge of each lot to the constructed stormwater system per city standard.

Sanitary Sewer:

40. All Sanitary Sewer access points shall be pre-cast, 48" diameter manholes with standard frame and lid (two-hole) constructed per Oregon standard detail RD338. No cleanouts shall be allowed.
41. Cleanouts shall be installed at the property line as noted. End of pipe shall be marked with green painted 2"x4" set flush with finished grade.
42. Applicant shall additionally submit sanitary sewer plans to the Oregon DEQ. Applicant shall be responsible for adhering to any additional approval conditions. After construction, facilities shall be flushed, pressure tested, TVed, and mandrelled according to the 2018 ODOT Standard specification. Manholes shall be vacuum tested according to the 2018 ODOT Standard specification. TV footage and testing reports shall be submitted to LCPW with submission of required as-builts prior to final acceptance by LCPW. City of Lincoln city shall be notified 48 hours in advance of testing per LCPW Standards.

Water Utilities:

43. The applicant is responsible for ensuring that requested fire and domestic service ensures adequate flow & 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 the Public Works Department 48 hours advance notice of any flow testing to be performed. A water distribution city staff member shall be on site at the time of flow testing
44. Applicant shall be responsible for verification of existing utilities proposed for use.
45. All connections to the public water system, assemblies, and service line location shall be designed and completed according to Lincoln City Public Works Design Standards.
46. Material submittals for all public water improvements shall be submitted to LCPW for review and approval in accordance with LCPW Water Distribution standards.
47. All water meter boxes shall be placed at back of walk, outside of the sidewalk.

48. Owner shall be responsible for all chlorination, pressure testing, and coordination with LCPW water distribution staff according to LCPW Standards. City of Lincoln city shall be notified 48 hours in advance of testing per LCPW Standards.

Prepared by:

David Mattison

March 30, 2021

David Mattison

Date

Senior Planner

Lincoln City Department of Planning and Community Development

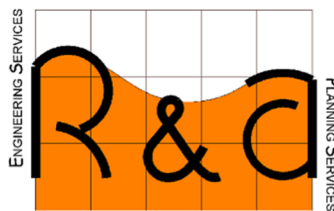
The Overlook Subdivision

Prepared for:

NW Coastal Investments DBA Picture Book Properties
5 Centerpointe Drive, Suite 400a
Lake Oswego, Oregon 97035

Submitted To:

City of Lincoln City
801 SW Highway 101
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Prepared by:

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December 11, 2020

The Overlook Subdivision

Project Summary

Request:	Application for approval of the tentative plat for Logan Road Subdivision, a five-lot residential development.
Location:	5257 NW Logan Road Lincoln County Assessor's Map No. 06-11-35CC, Lot 1601
Applicant/Owner:	Amy M. Bogran, President NW Coastal Investments DBA Picture Book Properties 5 Centerpointe Drive, Suite 400a Lake Oswego, Oregon 97035
Representative:	Roy Thompson Thompson Bogran, P.C. 5 Centerpointe Drive, Suite 400a Lake Oswego, Oregon 97035 503-635-3400 Email: mickbankstb@comcast.net Phone: 503-635-3897
Engineer/Planner:	Reece & associates, Inc. 321 1 st Avenue Suite 3A Albany OR 97321 541-926-2428 Engineer: David J. Reece, PE Planner: Hayden Wooton dave@r-aengineering.com haydenw@r-aengineering.com

Exhibits:

- A – Lincoln County Assessor's Map No. 06s11w35CC
- B – Aerial Photograph
- C – City of Lincoln City Zoning Map

Plan Set:

- 1 – Cover Sheet
- 2 – Existing Conditions and Demolition Plan
- 3 – Lot Layout
- 4 – Overall Utility Layout
- 5 – Neptune Court Plan and Profile
- 6 – Logan Road Plan and Profile

I. Project Description

The proposed subdivision will create five lots for detached, single-family dwellings on approximately 1.12 acres located on Lincoln County Assessor's Map No. 06-11-35CC, Lot 1601 (Exhibit A). The subject properties are zoned Single-Family Residential, Roads End Zone (R-1-RE) by the City of Lincoln City. Lot sizes will range from 6,265 square feet to 9,048 square feet with an average lot size of 7,396 square feet. The applicant will complete the subdivision in a single phase of development.

Approximately 12,053 square feet will be reserved in a tract for the construction of a private street to serve the proposed subdivision. The applicant will establish a homeowner's association to maintain and own the private street. Additionally, the applicant would like to reserve the right to gate the private street. Exact location and specifications of this gate will be determined during preparation of construction documents.

Public water and sanitary sewer systems will be extended from existing lines in Logan Road through the new street. An easement will be granted to the City of Lincoln City for the maintenance of these public systems.

The proposed development conforms to all applicable sections of the City of 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 City of Lincoln City Municipal Code will appear in *italics* followed by the applicants' responses in regular font.

II. Existing Conditions

NE Logan Road is a paved road, has one lane in each direction, and is constructed to a rural street standard. Presently, there is a single-family dwelling located in the center of the subject property; it will be removed upon development of the proposed subdivision. For Adjacent zones and land uses refer to (Exhibit B for aerial photograph and Exhibit C for City of Lincoln City zoning map):

North: Seascape Compass Point Subdivision zoned Residential Roads End (R-1-RE) by the City of Lincoln City.

South: Two lots with residential dwellings zoned Residential Roads End (R-1-RE) by the City of Lincoln City.

East: Zander Lane Subdivision zoned Residential Roads End (R-1-RE) by the City of Lincoln City.

West: Several lots with residential dwellings zoned Residential Roads End (R-1-RE) by the City of Lincoln City.

III. Subdivisions

A. Procedure

LCMC 16.08.220 Tentative Plan – Submission.

This application narrative and accompanying Tentative Subdivision Plan have been submitted to the City of Lincoln City for consideration by the Planning Commission. The application package contains all required submittal materials. This application satisfies this standard.

LCMC 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.*

As demonstrated by the attached tentative plan set, the subdivider has prepared and provided a tentative plan outlining existing conditions and proposed improvements. Therefore, the proposed subdivision complies with this standard.

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.*

Attached to this application narrative is a tentative plan set providing all pertinent information required by the applicable chapters of the Lincoln City Municipal code. Therefore, the proposed subdivision complies with this standard.

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.*

As demonstrated by the attached tentative plan set, the proposed project will subdivide the entire property. Therefore, this standard does not apply to the proposed subdivision.

D. Information Required.

Attached to this application narrative is a tentative plan set containing all the information required by this subsection. Therefore, the subdivision complies with this standard.

B. Design Standards

LCMC 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.*

Right-of-way and roadway widths are provided by “Figure 15i: Optimum Street Design for Low-Use Local Street” in the Transportation System Plan, Volume 1, Standards Section. Table III-B.

The Overlook Subdivision

Street Dimensions below details the proposed dimensions of Neptune Court, a new private street. Therefore, the proposed subdivision complies with this standard.

	Standard	Proposed
Walking Throughway	6 ft.	5 ft.*
Curb	6 in.	6 in.
On-Street Parking	7 ft. (Optional)	Not provided.
Through Lanes	20 ft.	22 ft.
Street Width	20 ft. to 34 ft.	22 ft.
Right-of-Way Width	33 ft. to 47 ft.	40 ft.

*According to Lincoln City Public Works Department Design Standards, the local street cross section provides only requires a minimum sidewalk width of five feet.

LCMC 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.*

The proposed subdivision does not include reserve strips. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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.*

The proposed subdivision is not bordered by undeveloped property. Consequently, the proposed street will never need to be extend and will terminate in a turnaround. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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.*

The proposed subdivision is unable to construct street intersection angle at a right angle. Consequently, the right-of-way lines along the acute angle have a proposed curb radius of 28 feet. No cul-de-sac entrances will be constructed in the proposed subdivision. Therefore, the proposed subdivision complies with this standard.

LCMC 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.*

The proposed subdivision has frontage on one existing street: NE Logan Road. However, NE Logan Road already has adequate right-of-way width. Additionally, there are no improvement projects

The Overlook Subdivision

identified in the Transportation System Plan adjacent to the subject property. Therefore, the proposed subdivision complies with this standard.

LCMC 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.*

The proposed subdivision does not include construction of half-streets. Therefore, this standard does not apply to the proposed subdivision.

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

The proposed subdivision does not include the construction of a cul-de-sac. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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. (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.*

The applicant is proposing to name the new private street Neptune Court. At this time, it is unknown to the applicant if this name will be confused with the name of an existing street. To the extent reasonable, the proposed subdivision complies with this standard.

LCMC 16.12.120 Streets – Grades and curves. *(A) Grades shall not exceed six percent on major streets, 10 percent on collectors, or 12 percent on any other street, without approval of the department of public works. (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.*

Neptune Court is classified as a local street and its steepest slope is 9.5 percent. Per LCMC 16.12.120(A), the proposed street does not contain grades greater than 12 percent. Additionally, the proposed street maintains finished grades greater than one-half percent and does not include curves. Therefore, the proposed subdivision complies with this standard.

LCMC 16.12.150 Alleys. *(A) Location. Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the planning commission. (B) Intersection. Alley intersections and sharp changes in alignment shall be avoided. The corners of necessary alley intersections shall have a radius of not less than 12 feet.*

The proposed subdivision does not include the construction of an alley. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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.*

The Overlook Subdivision

Lot size, width, shape, and orientation will comply with the applicable standards set forth in the regulating zoning district. By complying with the designated zoning district, the proposed lots will be appropriate for the location and type of development. A demonstration of this compliance is provided in Section IV.A of this application narrative. Findings and conclusions from the above-cited section are incorporated herein by reference. Therefore, the proposed subdivision complies with this standard.

LCMC 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:

As demonstrated by Table III-B below, the proposed subdivision complies with this standard.

	Required Width	Proposed Width	Required Depth	Proposed Depth
Lot One	60 ft. (Corner)	66.5 ft.	80 ft. (Corner)	103 ft.
Lot Two	50 ft.	70 ft.	60 ft.	103 ft.
Lot Three	50 ft.	70 ft.	60 ft.	79 ft.
Lot Four	50 ft.	72 ft.	60 ft.	99 ft.
Lot Five	50 ft.	144 ft.	60 ft.	63 ft.

LCMC 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.*

The proposed subdivision does not include through lots. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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.*

All newly created lot side lines in the proposed subdivision will be at right angles to Neptune Court, the proposed street on which all new lots will have frontage. The proposed subdivision will not create any curved streets. Therefore, the proposed subdivision complies with this standard.

LCMC 16.12.250 Lots – Resubdivision. *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.*

There is no portion of the proposed subdivision that could be further subdivided in the future. Zero of the five proposed lots are twice the minimum lot size in the applicable zone. Consequently, the lots could not be divided again. Any land that was not included in these lots was set aside for the construction of the proposed private street. Therefore, this standard does not apply to the proposed subdivision.

LCMC 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.*

The proposed subdivision will not establish special building setback lines. Therefore, this standard does not apply to the proposed subdivision.

C. Improvements

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

The proposed subdivision will construct the improvements listed under 16.16.010(A)(1) through 16.16.010(A)(10), except for 16.16.010(A)(9). All of these improvements will be constructed within the boundary of the proposed subdivision. There is no amount of dedicated or undedicated open space included with this application. Therefore, the proposed subdivision complies with this standard.

LCMC 16.16.030 Surface Drainage and Storm Sewer System. *(A) Drainage facilities shall be provided within the subdivision or partition and are to connect the subdivision or partition drainage to drainageways or storm sewers outside the subdivision or partition. (B) Capacity, grade and materials shall be by a design approved by the city engineer. Design of drainage within the subdivision or partition shall take into account the location, capacity and grade necessary to maintain unrestricted flow from areas that after development will drain through the subdivision or partition and to allow extension of the system to serve such area. Connection or eventual discharge to a storm drain system or drainageway that is not capable of receiving the applicable design storm discharge shall be prohibited. In addition to normal drainage design and construction, provisions shall be taken to handle any drainage from preexisting subsurface drain tile. It shall be the design engineer's duty to investigate the location of drain tile and its relation to public improvements and building construction. The roof and site drainage from each lot shall be discharged to either curb face outlets (if minor quantity), to a public storm drain or to a natural acceptable drainage way if adjacent to the lot.*

Information regarding stormwater drainage and proposed storm sewer system are provided in the attached Stormwater Drainage Report. Findings and conclusions from the previously mentioned report are incorporated herein by reference. Therefore, the proposed subdivision complies with this standard.

LCMC 16.16.040 Sanitary Sewers. *(A) Sanitary sewers shall be required to be installed to serve a subdivision or partition and connect the subdivision or partition to existing mains if service is available. In the event that this is not possible, appeal may be made to the city council.*

Presently, there is an eight-inch sanitary sewer main located under NE Logan Road. The proposed subdivision will tie into this line and extend another eight-inch sanitary sewer line through Neptune Court. Each proposed lot will connect to the sanitary sewer line in Neptune Court. Therefore, the proposed subdivision complies with this standard.

The Overlook Subdivision

LCMC 16.16.050 Water System. *(A) Waterlines and fire hydrants serving the subdivision or partition and connecting the subdivision or partition to city mains shall be installed.*

Presently, there is an eight-inch watermain located under NE Logan Road. The proposed subdivision will tie into this line and extend another eight-inch waterline through Neptune Court. Each proposed lot will connect to the waterline in Neptune Court. Therefore, the proposed subdivision complies with this standard.

LCMC 16.16.060 Sidewalks. *(A) The developer shall install sidewalks on streets within and adjoining the subdivision or partition, as indicated by the standards section of the city's 2015 Transportation System Plan, Volume 1, and install pedestrian access ways in accordance with LCMC 16.12.200.*

The proposed subdivision will construct a five-foot-wide sidewalk along the west side of Neptune Court, the proposed street. Therefore, the proposed subdivision complies with this standard.

LCMC 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.*

Installation of street name signs will be completed during construction of the proposed subdivision. When it is appropriate, the proposed subdivision will comply with this standard.

IV. Zoning

A. Single-Family Residential, Roads End Zone

LCMC 17.17.020 Permitted Uses. *The following uses are permitted: (A) Residential. (1) Single-family dwellings.*

The proposed subdivision is creating lots intended for detached, single-family homes. According to 17.17.020(A)(1), single-family dwellings are considered an outright permitted use. Therefore, the proposed subdivision complies with this standard.

LCMC 17.17.070 Lot Requirements.

The smallest proposed lot size is 6,265 square feet. In the Roads End zone, the minimum lot size for single-family dwellings is 5,000 square feet. Consequently, all five proposed lots complies with the minimum lot size requirements.

Minimum lot width and depth are addressed in the applicant's response to LCMC 16.12.220 Minimum Lot Sizes. Findings and conclusions from the above-mentioned section are included herein by reference. Therefore, the proposed subdivisions complies with this standard.

LCMC 17.17.090 Off-Street Parking and Loading. *The regulations of Chapter 17.56 LCMC apply to off-street parking and loading. Driveways shall not have an impervious width of more than 20 feet. Driveways may be gravel.*

Off-street parking will comply with the applicable standards set forth in LCMC Chapter 17.56. A demonstration of this compliance is provided in Section IV.C of this application narrative. Findings

The Overlook Subdivision

and conclusions from the above-cited section are incorporated herein by reference. Therefore, the proposed subdivision complies with this standard.

LCMC 17.17.100 Other Required Conditions.

The proposed subdivision will create lots intended for future development of detached, single-family dwellings. Compliance with design feature standards will be reviewed during an application for a building permit. These standards do not directly apply to the proposed subdivision.

B. Supplementary Regulations and Exceptions

LCMC 17.52.030 Access Requirement. *Every lot shall abut a street, other than an alley, for at least 25 feet.*

Each lot in the proposed subdivision has more than 25 feet of frontage along a public street. As demonstrated by Table IV-B, below, the proposed subdivision complies with this standard

Lot Number	Frontage (Feet)
One	53.76
Two	70.00
Three	102.49
Four	106.49
Five	37.50

LCMC 17.52.100 Landscaping. *(A) Purpose. Landscaping is important to the community for its aesthetic value and environmental benefits, such as controlling erosion and functioning as part of the natural hydrologic cycle. By requiring landscaping for all new development and substantial improvements, the aim of this section is to maximize both benefits. Landscaping for each new development shall satisfy the following requirements.*

The proposed subdivision will create lots intended for future development of detached, single-family dwellings. Compliance with this landscaping standard will be reviewed during an application for a building permit. Therefore, this standard does not apply to the proposed subdivision.

C. Off-Street Parking and Loading Regulations

LCMC 17.56.040 Off-Street Parking. *Off-street parking spaces shall be provided and maintained as set forth in this section for all uses in all zoning districts. Such off-street parking spaces shall be provided at the time: (A) A new building is hereafter erected.*

The proposed subdivision will create lots intended for future development of detached, single-family dwellings. Because LCMC 17.56.040(A) is enforced when a dwelling is constructed, the proposed subdivision itself does not need to comply with this standard. However, upon construction of dwellings, compliance with off-street parking will be revised under an application for a building permit.

LCMC 17.56.050 Number of Spaces Required. *The number of off-street parking spaces required shall be set forth in the following schedule.*

The Overlook Subdivision

The number of off-street parking spaces required for a single-family dwelling is dependent on the square footage. While the proposed subdivision will create lots intended for future development of single-family dwellings, the sizes of these future dwellings is unknown at this time. This standard will be enforced under an application for a building permit, and the future parking will comply with table below:

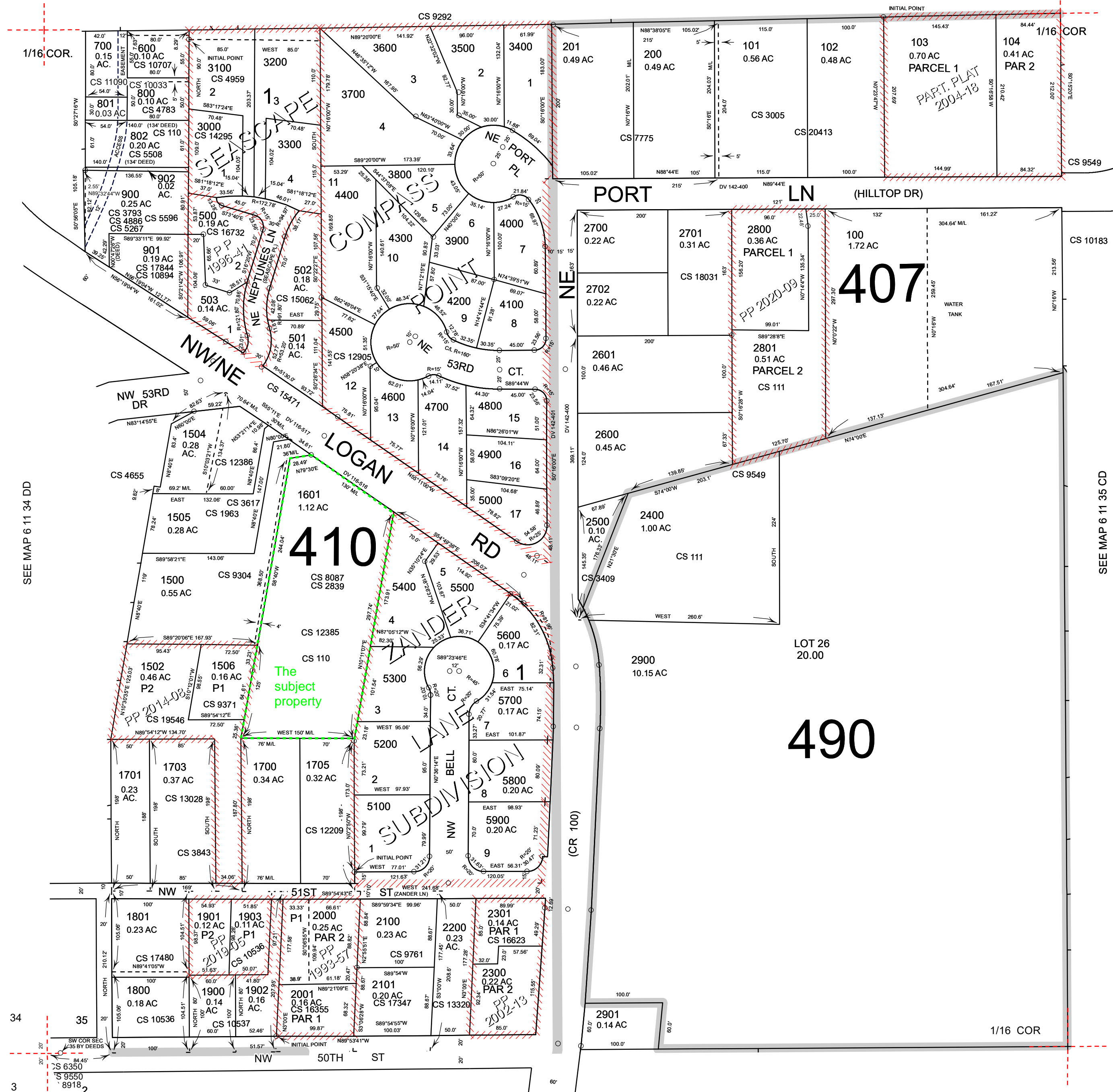
Single-Family Dwelling	Requirement
700 square feet or less per unit	1 space per dwelling unit
701 to 1,000 square feet per unit	1.5 spaces per dwelling unit (Round Up)
Over 1,000 square feet per unit	2 spaces per dwelling unit

V. Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the City of Lincoln City Municipal Code are satisfied. We respectfully request approval of this subdivision tentative plat application.

Cancelled
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400
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1704

SEE MAP 6 11 35 CB



SEE MAP 6 11 34 DD

SEE MAP 6 11 35 CD

SEE MAP 7 11 2 B

Revised: SEB
06/09/2020

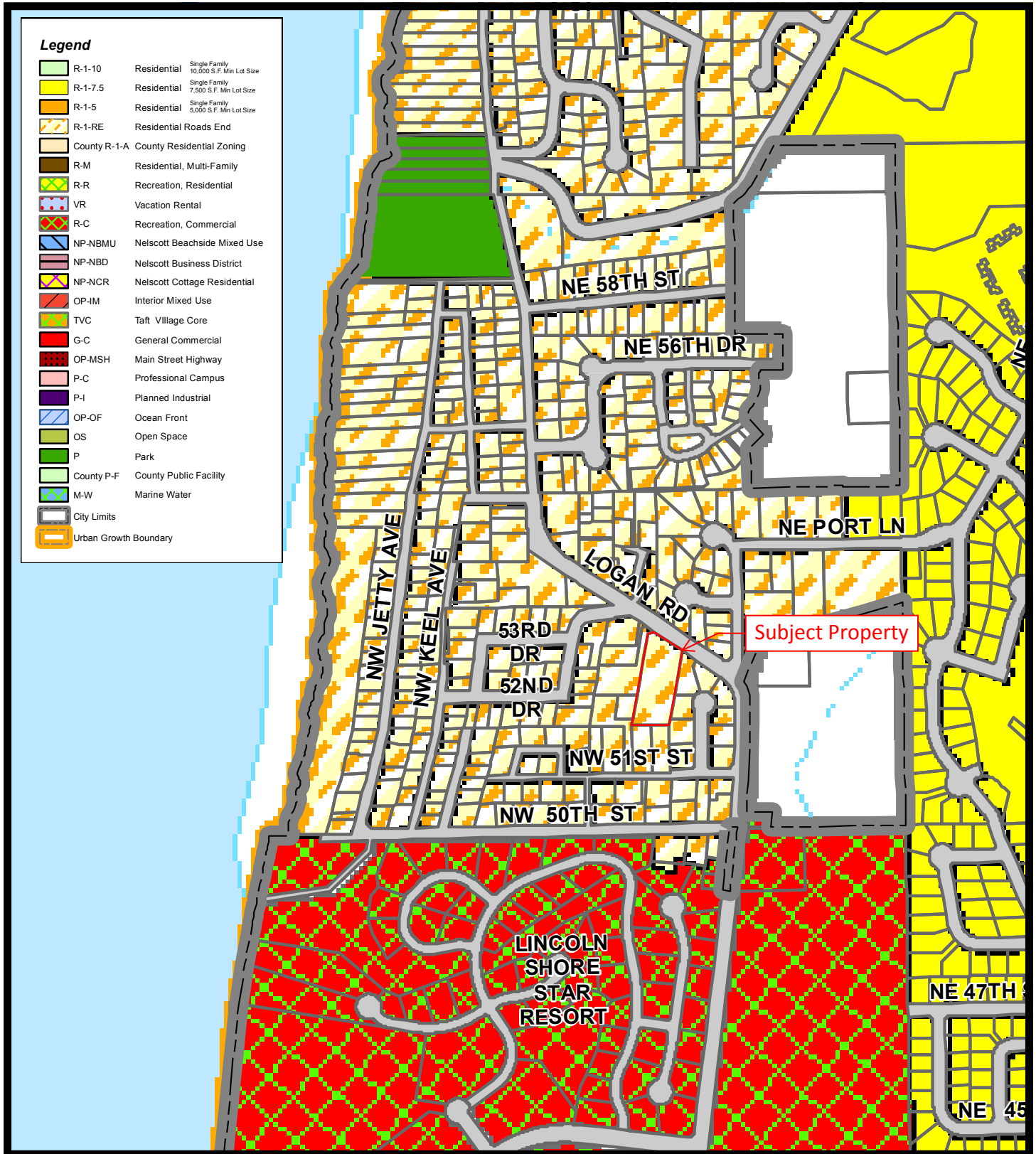
Exhibit B - Aerial Photo



Printed 11/09/2020

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Lincoln City Zoning



Planning Commission Communication

Planning Commission 2021 Goal Setting

Meeting Date: April 6, 2021 Primary Staff Contact: David Mattison
Department: Planning Commission E-Mail: DMattison@lincolncity.org
Secondary Dept: Secondary Contacts:
Approval: Estimated Time:

Attachments:

20210316 - Planning Commission Goals Brainstorm (DOCX)
2020 Project List (PDF)

Items from 3/16 Planning Commission Goals Discussion

- Comprehensive Plan updates
- Tree ordinance revision
- Extend tree ordinance into urban forest plan
- Lighting ordinance revision
- Villages at Cascade Head projects
- Tsunami overlay ordinance.
- Transitional zoning
- Develop umbrella goals that we can measure success under
- Positive movement towards an eco-tourism approach
- Significant portion of Sitka Woods preserved as park and eco-tourism activities
- Extend Oregon Coast Trail through Lincoln City
- Bypass route through town (Foothills Boulevard)
- Roads End transportation needs
- Bicycle paths
- Communication system resilience (phone and internet)
- Electric grid resilience
- Code enforcement
- Community cleanup
- Emergency warming shelter
- Workforce and other needed housing
- Encouraging higher-paying jobs (light manufacturing)
- Celebrate those who choose to rent their properties long-term
- Explore cob as a building material
- Various code cleanup (Mr Appicello)
- Annexation procedures
- Implementation of SB 3153
- School special events as accessory use
- IGDA for UGB



PLANNING COMMISSION STAFF REPORT
MEETING DATE: January 7, 2020

Report prepared by AnneMarie Skinner, Planning & Community Development Director

2020 Work List

Department Projects

1. Complete revision of applications and forms; add checklists and instructions (bed and breakfast, partition, and pre-application conference are complete; many more to go)
2. Review processes to eliminate inefficiencies and create more transparency and quicker review times (this is in process; have already met with Engineering and Finance; will now flowchart in the department)
3. Complete input of land-use file records and organization of record keeping system (this is in process; also cross-referencing overlapping cases, orders, and recommendations; working with IT and City Recorder as part of their goal to organize public records for the entire city)

Ordinance Amendments

1. Tree protection and preservation ordinance revision
2. Landscaping ordinance revision to make more clear and easier to understand for residential
3. Parking ordinance revision (minor change at the request of Urban Renewal and Economic Development Director)
4. Sign ordinance – complete what was started last year
5. Design standards – complete what was started last year
6. Annexation ordinance created for easier processing of annexation applications
7. Procedures ordinance revision for consistency and easier processing land use applications
8. Special events as accessory use to schools and possible inclusion in other zones – at the request of the City Attorney and the Planning Director to avoid director’s interpretation administrative decisions on a continuous basis
9. Creation of the Resort Neighborhood Zone to implement the Resort Residential Mixed Structure (RRMS)
10. General clean-up of Title 17 in its entirety to remove many inconsistencies throughout, remove definitions that aren’t used, add definitions that are used, re-organize some of the sections by moving to different sections where their location makes more sense

Zone Changes

1. Application of Resort Community Commercial zone – at the direction of, and when indicated by, the Urban Renewal and Economic Development Director
2. Rezone portion of the park on the east of NW Keel from RM to P at the request of Parks and Recreation Director
3. Rezone 35 acres on east side of The Knoll from R-1-7.5 to Open Space at the request of the City Attorney
4. Rezone areas in the city to P that either will be or are currently public parks for consistency – at the request and direction of the Parks and Recreation Director
5. Application of Resort Neighborhood Zone – at the direction of, and when indicated by, the Urban Renewal and Economic Development Director and City Manager

Planning Commission Requests

1. Discussion on an ordinance amendments at the request of Planning Commission

PLANNING COMMISSIONER QUESTIONS/THOUGHTS:

1. What are the Planning Commission's thoughts on removing residential uses as permitted and conditional in the General Commercial zone? Recreation Commercial zone?
2. What are the Planning Commission's thoughts on reducing the residential parking requirement?
3. What ordinance revisions, if any, does the Planning Commission wish to add to the 2020 work program?