

NOTICE OF DEVELOPMENT REVIEW DECISION

DEV REV 2024-02

Description of Project

The Lincoln City Planning and Community Development Department received an application for development review to build four new multi-unit buildings and one duplex on 5 lots.

The subject lots are unaddressed and are identified as Assessor's Map 07-11-27-DC-02900-00, 07-11-27-DC-02800-00, 07-11-27-DC-03400-00, 07-11-27-DC-03500-00, and 07-11-27-DC-03300-00. The applicant/property owner is Taft Development LLC.

Applicable Criteria and Decision

The review of the development review application was completed and **APPROVED WITH CONDITIONS**. The applicable criteria governing the review and decision are: Lincoln City Municipal Code (LCMC) Chapter 17.20 Multi-Unit Residential (RM) Zone; Chapter 17.45 Taft Village Core (TVC) Zone; Chapter 17.46 Natural Resource Overlay (NR) Zone; Chapter 17.74 Design Standards; Section 17.76.040 Type II Procedure; and Section 17.77.070 Development Review.

For More Information

The complete file may be reviewed online at www.lincolncity.org by going to Departments in the top bar, then Planning & Community Development, then Land Use Cases, then Development Review, and then DEV REV 2024-02 EBB Street Phase 2. The application, all documents and evidence submitted by or on behalf of the applicant(s)/property owner(s), and applicable criteria are available for inspection at no cost and will be provided at reasonable cost upon request at Lincoln City Planning and Community Development, 801 SW Hwy 101. **For additional information, please contact Weston Fritz, at wfritz@lincolncity.org or 541-996-1226.**

Final Decision Unless Appealed

The decision is final unless appealed as provided in LCMC 17.76.180. Notices of appeal must be received in the Planning & Community Development Department no later than 5:00 p.m. on **January 14, 2025**, either via email to wfritz@lincolncity.org or mail to Lincoln City Planning and Community Development, PO Box 50, Lincoln City, Oregon 97367. The notice of appeal shall include the items identified in LCMC 17.76.180(B)(1) identification of the decision being appealed, case file number, review authority which made the decision, and the date of the decision; (2) documentation that the appellant was a party to the initial proceedings; (3) detailed statement on the basis of the appeal, including which approval criteria, development standards, or conditions of approval were allegedly improperly evaluated or applied to the decision; and (4) payment of the appropriate fee. Failure to file a notice of appeal that fully complies with LCMC 17.76.180(B) by 5:00 p.m. on **January 14, 2025**, shall be a jurisdictional defect.

DATE MAILED: January 2, 2025

