



AGENDA

Lincoln City Planning Commission
Tuesday, January 4, 2022, 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 - Dec 7, 2021 6:00 PM
- 4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**
- 5. PUBLIC HEARINGS/DELIBERATIONS**
 - 5.1. PUD 2021-02 SUB 2021-01 Lincoln Palisades VI (continued from December 7, 2021)
 - 5.2. VAR 2021-03 Northwest Coastal Investments - variance for garage entrance minimum setback requirement
 - 5.3. ZOA 2021-06 Authorization to Initiate Type IV Amendments
 - 5.4. ZOA 2021-07 Sign ordinance amendment to allow electronic message centers at schools
 - 5.5. ZOA 2022-01 Annexation Procedure Amendment
 - 5.6. ZOA 2022-02 UGB Adjustment
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. PLANNING COMMISSION TRAINING**
- 9. REPORTS AND COMMENTS**

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

11. ADJOURN

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

**LINCOLN CITY PLANNING COMMISSION
MINUTES
December 7, 2021**

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

Attendee Name	Title	Status	Arrived
Robert Vincent	Commissioner	Present	
Mellissa Sumner	Commissioner	Present	
Marci Baker	Chair	Late	6:18 PM
Kim Blackerby	Commissioner	Present	
Lenny Nelson	Commissioner	Present	
Miles Schlesinger	Commissioner	Present	
MacNeale Smith	Commissioner	Present	

Vice Chair Blackerby called the meeting to order and continued to preside over the meeting since Chair Baker arrived late.

2. AGENDA CHANGES OR REVISIONS

None.

3. MINUTES

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

MOTION:	To approve the minutes from November 16, 2021.
MOVER:	Robert Vincent, Commissioner
SECONDER:	MacNeale Smith, Commissioner
AYES:	Vincent, Sumner, Blackerby, Nelson, Schlesinger, Smith
ABSENT:	Marci Baker
RESULT:	Passed

4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS

None.

5. PUBLIC HEARINGS/DELIBERATIONS

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

At 6:12 PM, Commissioner Blackerby opened the public hearing. Commissioner Blackerby asked the Planning Commissioners if they had received any ex-parte communications. No Commissioners had.

Planning & Community Development Director Skinner presented the staff report. Ms. Skinner provided a geographical overview of the subject property, noting neighboring streets and property

owners. The areas to the north, south, and west are developed; the area to the east is undeveloped and comprises wetlands and steep slopes. Alpha Building Ventures (Applicant) submitted this application on January 14, 2021. Initially, Applicant submitted for 36 lots. The public hearing was initially scheduled and held on November 16, 2021, and was continued to this meeting due to Applicant revising their development plans. Applicant reduced development plans from 36 lots to 32 lots to meet minimum requirements of the R-1-7.5 zone. The revised plans are available on the City website. The staff report was updated to reflect the revised plan, and additional public comments were received from Joyce and Tim Stoelb (included in the packet) and Pat Dunne. Mr. Dunne's comments were submitted after the packet was produced. Ms. Skinner summarized Mr. Dunne's comments as follows:

- Mr. Dunne noted there would be no contribution to affordable housing.
- Mr. Dunne questioned the traffic counts at NE Port Lane.
- Mr. Dunne has concerns with storm runoff and drainage.
- Mr. Dunne has concerns regarding emergency access for North Lincoln Fire.
- Mr. Dunne has concerns about steep slopes, old growth trees, and extra traffic impacting emergency evacuations from the area.

Ms. Skinner received comments from Lesley and Don Suba on December 6, 2021. They agreed with Mr. Dunne's comments. Further, they are opposed to the establishment of any HOA.

Ms. Skinner relayed comments from City public works staff to the Commissioners. The City maintains storm water facilities that serve the right-of-way, but does not maintain storm water facilities in common tracts dedicated by developers. If the developer wanted to dedicate the additional land differently, the City would require storm water to be altered, being discharged to public property to the north as originally designed. City public works staff said that deferring sidewalk construction until houses are constructed has led to sidewalk gaps in the past, and sidewalks should be built before house construction. Street lights will be required. A traffic impact analysis is not required for this phase of development. The City recently paid for safety improvements on NE Port but did not have funds for the sidewalk. Evacuation plans are not required by City code. Concerns with proposed street names could be brought up with the City Council. The revised plan meets all City code requirements for the R-1-7.5 zone, including landscaping. The City's recommended conditions of approval are listed at the end of the staff report.

Commissioner Smith said there wasn't a tree protection plan. Is one required? Ms. Skinner noted that it appears none of the site trees will remain so there is no need for a tree protection plan.

Commissioner Blackerby asked about applicant's narrative mentioning a small open space area adjacent to the open space previously dedicated to the city. Ms. Skinner advised that the question needs to be addressed with the applicant.

City Attorney Appicello noted that this hearing was not a time to suggest changes to the existing City Code; rather, the existing code must be applied in this hearing.

Chair Baker asked about a condition to use West Devils Lake Blvd for access during construction. Ms. Skinner noted this wasn't currently a condition, but could be added as a

condition by the Planning Commission. Commissioner Blackerby said that it is noted by Applicant in the applicant's narrative that they would agree to that condition.

Hayden Wooton and Dave Reece with Reece and Associates presented on behalf of Applicant. Applicant agreed with the comments presented in the staff report but would like to make a few changes to the conditions of approval. Applicant wishes to remove the need for an HOA. To do this, Applicant needs conditions 8 and 9 to be removed.

Commissioner Blackerby asked about the small open space area. Mr. Wooton said that "open space" was a poor choice of words. It's actually the landscaped common lot between lots 21 and 22. Mr. Wooton said the developer might want to add this area into lots 21 and 22 as additional lot space, or as a community garden with access via an easement.

Commissioner Blackerby asked about whether an HOA already existed. Mr. Wooton responded that Applicant believed there was an HOA in force. It has come to light in this process that the CCRs have been revised and not turned over to the homeowners. Those CCRs are related to previous developments and wouldn't be enforced here if Applicant could remove conditions of approval 8 and 9. Commissioner Blackerby asked if Applicant was not in favor of having an HOA; Mr. Wooton stated that was correct, provided conditions of approval 8 and 9 could be removed. Mr. Wooton said that not having an HOA would benefit property owners and neighbors.

Commissioner Baker asked what triggers the need for an HOA. Ms. Skinner replied that in this instance conditions of approval 8 and 9 were noted because the revised plan set included a common landscaped area and a common storm water tract. The City would not maintain these, so an HOA would be required to maintain them. If Applicant wants to remove conditions 8 and 9, Applicant needs to address what they will do with those common lots. Applicant said they would put the common landscaped area back into the adjacent lots, and would provide an easement to the City for storm water. Applicant noted this has been done with previous phases of Lincoln Palisades.

Commissioner Sumner asked how we get a guarantee about the proposed changes in conditions of approval. Ms. Skinner said that this is a preliminary approval. A final master plan will need to be submitted and approved. City Attorney Appicello noted the City doesn't have to accept the dedications and asked why this issue hadn't been dealt with previously. City Attorney Appicello noted Applicant should have come forward with additional information, and Applicant should request a continuance to submit extra information.

Ms. Skinner agrees with Mr. Appicello about the need for a continuance, noting the need for Public Works to review storm water changes.

David Reece said that conditions of approval can be deleted, revised, or added during a Planning Commission hearing. Mr. Reece said it was his suggestion to remove the storm water tract and he also noted the difficulties in having a landscaped common area between lots 21 and 22. Mr. Reece said that the property owners could set up a landscaped common garden area later on without that being a condition of development approval. Mr. Reece said Applicant was trying to simplify the process.

Commissioner Blackerby noted that this is a complicated issue that shouldn't be decided on a whim. Commissioner Blackerby doesn't think that Applicant has consulted with neighbors of the development. Commissioner Blackerby has seen a lot of citizen participation with this particular development. Commissioner Blackerby agrees with Mr. Appicello and Ms. Skinner that the current conditions of development should remain in effect and Applicant should request a continuance if they want to change those conditions. Commissioner Blackerby noted that the issues are not just common landscaped lots but also involve storm water.

Commissioner Sumner agrees with Commissioner Blackerby. The conditions need to stay.

Mr. Reece is not opposed to coming back but noted that tonight's hearing is seeking a preliminary approval. The code is written to allow flexibility and latitude to adjust the conditions of approval.

Ms. Skinner noted that conditions require Applicant to build to City's storm water standards regardless of whether Applicant retains a storm water tract or uses an easement to turn storm water management over to the City.

Commissioner Nelson noted that only a few lots within any development are developed by the original developer, so any conditions the City wants to apply must be in writing.

Commissioner Blackerby asked for testimony in support of the application. None was received.

Commissioner Blackerby asked for neutral testimony about the application.

Tim Stoelb provided neutral testimony. Mr. Stoelb asked the Commissioners to use common sense in reviewing the development. Mr. Stoelb said that it's a good thing that Applicant is willing to make adjustments to the storm water tract. Mr. Stoelb commented that homeowners would not want to maintain storm water that doesn't serve them. Mr. Stoelb also spoke in support of removing the landscaped common area (Tract B). Mr. Stoelb said that constructing the sidewalks ahead of development would lead to sidewalks being damaged during construction and broken apart for driveway access. Mr. Stoelb said that property owners shouldn't have to pay for street lighting. Mr. Stoelb said that the 2020 emergency evacuation from the area was a mess, with traffic being backed up on NE Port Lane. Adding more homes and traffic would make these issues worse. Mr. Stoelb said that there are no alternate ways in and out of the proposed development, asking if some of the streets could be connected instead of being cul-de-sacs.

Patrick Dunne provided testimony against the application. Mr. Dunne asked if the Commissioners had received 6 images that he had provided to Planning Director Skinner. Commissioner Blackerby confirmed they had. Mr. Dunne summarized his previously-submitted written comments. Mr. Dunne noted that the final plan is not open to the public for public comment.

Margaret Powell testified in opposition of the application. Ms. Powell said that no one answered Mr. Dunne's question regarding whether the final plan is not open to the public for public comment. If it is not, then Ms. Powell would support a continuance. Ms. Powell said there is not an HOA in this area. Ms. Powell said there are too many unanswered questions and this matter needs a continuance to allow for more public comments.

Ms. Skinner confirmed that the final master plan approval does not include a public hearing.

No testimony from public agencies was received.

Ms. Skinner said that the City pays for street lights monthly. Developers pay for the initial installation of street lights. Homeowners in an HOA do not pay for street lighting.

Commissioner Vincent asked Ms. Powell about her main concerns. Ms. Powell said her main concern was this was the final public hearing for this matter. Ms. Powell said she is concerned about the HOA since she purchased in the area because there isn't an HOA and she was told there would not be one. Ms. Powell is also concerned about the storm drainage. Ms. Skinner said the City as a whole has storm water design standards and all developments have to follow those. Many projects don't require public hearings and are still built to those City design standards. Ms. Skinner said the public can rest assured that the City has a full storm water design standard manual by which each project has to abide.

Mr. Dunne said that West Devils Lake Road had very high floodwater during the recent heavy rains, expressing concern that storm water from this new development would make that worse. Mr. Dunne said he was concerned that an assisted living home going into this area would get flooded.

Mr. Blackerby asked Applicant if they wanted to rebut any of the public comments. Mr. Reece requested a continuance to remove a couple of the conditions of approval. City Attorney Appicello asked Applicant to include in the covenants and restrictions how enforcement will be handled if storm water is retained in easements on individual lots. Mr. Reece said he'd be happy to do that.

Mr. Reece said he'd like to rebut the assisted living home issue on West Devils Lake Boulevard raised by Mr. Dunne. Mr. Reece said he was sure that the assisted living home was fully vetted during the building permit process to establish that it is above the base flood elevation for that particular area. Mr. Reece said that any storm water in that area was an anomaly, and not the norm. Mr. Reece said he's studied this area for 18 years from a storm water management standpoint. Mr. Reece wants to go on the record to say that sometimes there are plugged catch basins and pipes with storm water systems, and you might get caught in that condition; however, he would find it extremely unusual if a building permit was issued to a building that might get flooded due to storm water runoff.

Mr. Appicello asked Applicant if January 4 was an acceptable continuance date. Applicant said that it was.

Mr. Appicello reminded Commissioners not to participate in any ex-parte communications.

MOTION:	To continue the public hearing for PUD 2021-02 SUB 2021-01 Lincoln Palisades VI - a 32-lot subdivision/planned unit development to January 4, 2022.
MOVER:	Marci Baker, Commissioner
SECONDER:	Robert Vincent, Commissioner
AYES:	Vincent, Sumner, Baker, Blackerby, Nelson, Schlesinger, Smith
RESULT:	Motion to Continue - Passed

6. OLD BUSINESS

None.

7. NEW BUSINESS**7.1. 2022 meeting schedule**

Director Skinner asked for a motion to approve the proposed 2022 Planning Commission meeting schedule.

Director Skinner said that there were no action items on for Tuesday, December 21, 2021, and asked if the Commissioners wished to cancel the meeting. All Commissioners unanimously agreed to cancel the meeting for December 21, 2021.

MOTION:	To approve the 2022 meeting schedule
MOVER:	Robert Vincent, Commissioner
SECONDER:	MacNeale Smith, Commissioner
AYES:	Vincent, Sumner, Baker, Blackerby, Nelson, Schlesinger, Smith
RESULT:	Passed

8. PLANNING COMMISSION TRAINING

None.

9. REPORTS AND COMMENTS

None.

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

None.

11. ADJOURN

The meeting was adjourned at 7.26 p.m.

Respectfully submitted,

Anne Marie Skinner
Planning & Community Development Director

Marci Baker
Chair

Planning Commission Communication

PUD 2021-02 SUB 2021-01 Lincoln Palisades VI

Meeting Date: January 4, 2022	Primary Staff Contact: AnneMarie Skinner
Department: Planning Commission	E-Mail: ASkinner@lincolncity.org
Secondary Dept:	Secondary Contacts:
Approval:	Estimated Time:

Question:

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

Staff Recommendation:

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

Authority:

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

Background:

See attached Staff Report

Planning Commission Options:

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

Potential Motions:

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

OR

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

Attachments:

Staff Report Revised DEC 27_2021_PUD 2021-02 SUB 2021-01 (PDF)
Revised Plans 12162021 (PDF)
Revised Narrative 12172021 (PDF)
Applicant Tree Inventory (PDF)
Applicant proposed draft restrictions (PDF)
Applicant Applications (PDF)
Phase VI being part of III (PDF)
Patrick Dunne _all comments combined (PDF)
Rogers comments 12_06_2021 (PDF)
Suva comments 12_06_2021 (PDF)
Stoelb comments 11_05_2021 (PDF)
Stoelb Comments 11_28_2021 (PDF)
Dunne comments 12_29_2021 (PDF)

Staff Report
Planning Commission Hearing on November 16, 2021 – continued to
December 7, 2021 – continued to January 4, 2022
Case File PUD 2021-02 SUB 2021-01 Lincoln Palisades Phase VI

Date: December 27, 2021

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

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

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

Situs Address: Unaddressed

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

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

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

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

Site Size: Approximately 7.57 acres

Proposal: Preliminary master plan/preliminary plat for the planned unit development/subdivision of Lincoln Palisades Phase VI, to subdivide the 7.57-acre site into 32 lots intended for construction of detached single-family dwellings

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

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



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

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

BACKGROUND

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

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

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

The continued public hearing was held on December 7, 2021. At that hearing, the applicant proposed elimination of two of the recommended conditions of approval. The conditions involved Tracts A and B, which in the applicant's testimony were proposed to be eliminated and the lot layout reconfigured. After hearing the remainder of the applicant's testimony and the testimony of those present, the Planning Commission voted to continue the public hearing to January 4, 2022, to allow staff enough time to revise the staff report based on the applicant's proposed layout changes and the public enough time to review the applicant's proposed layout changes. The applicant submitted a revised plan set on December 17, 2021, and this staff report has been updated to reflect the revised plan set. The previously-proposed Tracts A and B have been eliminated. The plan now proposes 32 lots and no tracts. All streets will be dedicated to the public. There will be nothing that is owned in common, thus eliminating the need for a homeowners' association.

COMMENTS

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

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

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

George (Tim) and Joyce Stoelb emailed comments on November 5, 2021. The full text of the email is included as part of this staff report. The Stoelbs questioned the minimum lot sizes, narrow road frontage, tree plantings, Tract A’s maintenance, installation of streetlights, proposed traffic controls, and safety concerns regarding evacuation.

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

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

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

On December 26, 2021, Patrick Dunne emailed comments regarding the revised plan set and revised narrative that were submitted on December 17, 2021. The comments are attached to this staff report and include perceived errors in the applicant's narrative and exhibits.

ANALYSIS

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

17.16.070 Lot requirements

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

REQUIRED MINIMUMS								
<i>Zone</i>	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>	<i>Front Yard⁽³⁾</i>	<i>Side Yard</i>	<i>Street Side Yard⁽³⁾</i>	<i>Rear Yard</i>	<i>Maximum Lot Coverage⁽⁵⁾</i>
<i>R-1-5</i>	<i>5,000 sq. ft.; 8,000 for duplex or two-family</i>	<i>50' detached; 35' attached</i>	<i>70'</i>	<i>5⁽¹⁾ 7-1/2⁽²⁾</i>	<i>5⁽¹⁾ 7-1/2⁽²⁾ or 0' for common wall of attached dwellings</i>	<i>5⁽¹⁾ 7-1/2⁽²⁾</i>	<i>5⁽¹⁾ 7- 1/2⁽²⁾</i>	<i>35%⁽⁴⁾</i>
<i>R-1-7.5</i>	<i>7,500 sq. ft.; 8,000 for duplex or two-family</i>	<i>70' detached; 35' attached</i>	<i>80'</i>	<i>same as above</i>				<i>35%⁽⁴⁾</i>
<i>R-1-10</i>	<i>10,000 sq. ft.</i>	<i>80'</i>	<i>80'</i>	<i>same as above</i>				<i>35%⁽⁴⁾</i>

Finding: The site is in the R-1-7.5 zone, which has a minimum lot area requirement of 7,500 square feet for lots for detached dwellings, with a minimum lot depth requirement of 70 feet for detached dwellings and a minimum lot width requirement of 80 feet. The application proposes 32 lots ranging in area from 7,500 to 16,106 square feet. The minimum lot size requirement is met. The minimum lot width is 70 feet. A review of the submitted materials shows that all the proposed lots are at least 70 feet wide. A review of the submitted materials shows that all the lots meet the minimum depth requirement of 80 feet. The required minimum lot size, width, and depth standards are met.

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

17.16.075 Landscaping

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

17.16.080 Signs

Finding: The application does not propose any signs.

17.16.090 Off-street parking and loading

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

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

17.16.100 Other required conditions

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

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

Chapter 17.76 Procedures

17.76.050 Type III procedure

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

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

E. Notice of Public Hearing

1. *After a Type III application has been accepted as complete under LCMC 17.76.110(E), the department shall mail a written public notice to the following:*
 - a. *The applicant and applicant's representative;*
 - b. *Owner of record of the subject property;*

- c. *Property owners of record within 250 feet of the perimeter property line of the property or properties subject to the application, using the most recently provided property tax assessment roll of the Lincoln County assessor's office as provided to the city to determine property owners of record;*
- d. *Any neighborhood or community organization or association recognized by the governing body and whose boundaries include the site;*
- e. *At the discretion of the applicant, the department shall also provide notice to the Oregon Department of Land Conservation and Development.*

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

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

Finding: The notice of the public hearing on November 16, 2021, was mailed on October 27, 2021, by city staff. The notice contained all the required elements. At the public hearing on November 16, 2021, the public hearing was continued to a date and time certain of December 7, 2021, at 6:00 p.m. At the public hearing on December 7, 2021, the public hearing was continued to a date and time certain of January 4, 2022, at 6:00 p.m.

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

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

Chapter 17.77 Applications

17.77.120 Planned development

- A. *Purpose. It is the purpose of this section to allow master planned developments in any residential or commercial zone, or any combination of them, and, in doing so, to allow a more flexible approach to land development than that which is normally accomplished through the subdivision and zoning*

ordinances of the city. The planned development approach is intended to provide more desirable environments by encouraging creative site planning and building designs; to make possible greater diversification between buildings and open spaces; and to conserve land and minimize development costs. In addition to the uses allowed in residential zones, the planned development approach may allow certain commercial uses subject to the specific limitations of this section.

Finding: The site is in the R-1-7.5 zone, which is a residential zone. The revised plan set submitted on December 17, 2021, meets all the minimum lot size requirements. The applicant is not asking for any deviations from the minimum code requirements.

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

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

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

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

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

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

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

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

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

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

- C. Residential Density Bonuses.*

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

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

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

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

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

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

1. Proposed name of the planned development;

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

2. Date, north point and scale of drawing;

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

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

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

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

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

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

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

6. The following:

- a. Location, widths and names of all existing streets or other public ways within or abutting the planned unit development;*
- b. Contour lines having the following minimum intervals:*
- c. Location of at least one temporary benchmark within the planned unit development boundaries or the source of the contour line data shown...;*
- d. Location and direction of all water courses and natural features such as rock outcroppings, marshes and wooded areas, and the approximate locations of trees or stands of trees having a trunk... The plan must identify those water courses, natural features and areas of trees meeting the described criteria which are to remain and those which may be altered or removed;*
- e. Proposed streets, including location, widths and approximate radii or curves;*

- f. *Location of existing and proposed easements on the site or abutting property, showing the width and purpose of each easement;*
- g. *The types of housing proposed within the planned development, the approximate location or locations for each type of housing, and the approximate housing density proposed at each location;*
- h. *Site, if any, allocated for:*
- i. *Area coverage of existing and proposed structures, lots, streets or other development.*

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

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

- 1. *Proposed restrictions to be filed in the county deed records, in outline form, such as...*

Finding: The applicant's submitted materials include proposed restrictions for Lincoln Palisades Phase VI that were initially recorded to govern Lincoln Palisades Phase II. The applicant's narrative states that they "will also be recorded for the final plat for Lincoln Palisades Phase VI." The final set to be recorded for Lincoln Palisades Phase VI must be included with the final master plan application, and this will be a condition of approval.

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

Finding: Sheet 4.0 provides the utility layout plan for the project. Sheets 4.1 through 4.5 detail the streets, street grades, and typical cross-sections for the proposed streets. Final engineering drawings that will be submitted as part of the final approval will be reviewed by staff for compliance with Lincoln City's engineering design standards.

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

Finding: Sheet 4.0 of the submitted plan set provides the utility layout plan for the project. Final engineering drawings that will be submitted as part of the final approval will be reviewed by staff for compliance with Lincoln City's engineering design standards.

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

Finding: The submitted plan set shows no dedication of property to the city. The streets are shown as being dedicated to the public as public right-of-way, and the applicant's narrative states that approximately 1.3 acres of the site will be dedicated as public right-of-way for streets. There are no code requirements for dedication

to the city or the public, just the requirement to provide a general description of any intended dedications other than street rights-of-way.

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

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

6. *Proposed number of residential units;*

Finding: The applicant proposes 32 lots for the future construction of 32 single-family detached dwellings. This is stated in the applicant's narrative in the project description and reflected on the submitted plan set. This requirement is met.

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

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

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

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

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

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

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

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

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

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

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

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

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

The requirement for traffic information is met.

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

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

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

Finding: Sheets 3.1 and 3.2 of the applicant's submitted plan set provide the preliminary landscape and tree plan. Sheet 3.2 lists the six existing trees on the site, but does not provide details on their condition other than noting Tree 1373 splits at the base into two trunks. The legend on Sheet 3.1 has a symbol for "existing tree to be removed" and one for "existing tree to be protected." However, it doesn't appear that either of those symbols are present on the plan itself shown on Sheet 3.1.

The three existing red alder trees are located within the area of the proposed sidewalk, so staff assumes these three red alder trees will be removed. Tree 5158 is in the northeast corner of what is shown as proposed Lot 4 on Sheet 3.1. Without indication of Tree 5158 being non-viable and unhealthy or being able to be protected sufficiently during construction to remain healthy and viable, Tree 5158 needs to be shown as being preserved on the final landscape and tree plan. Tree 1373, along with being noted as having a split base into two trunks, is also located in the middle of proposed Lot 33 as shown on Sheet 3.1. Its location precludes building of a structure on Lot 30, so Tree 1373 needs to be shown as being removed on the final landscape and tree plan. Tree 1374 needs to be protected and preserved since it appears to be a healthy and viable tree. If the applicant provides evidence from the arborist that Tree 1374 is not healthy or viable and/or cannot be sufficiently protected during construction to remain viable, then that information needs to be included the final tree maintenance and protection plan with an indication that Tree 1374 will be removed.

As a condition of approval, the application materials submitted for the final master plan shall include a final tree maintenance and protection plan that very clearly depicts the location and identification of all six of the site's existing trees, the removal of the site's three red alder trees, the removal of Tree 1373, and the protection of Trees 1374 and 5158. In lieu of depicting Trees 1374 and 5158 as protected trees, the applicant shall submit information from the arborist showing to staff's satisfaction that either or both trees are not healthy and viable and/or that they cannot be sufficiently protected during construction to remain viable.

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

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

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

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

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

- ii. *Prohibitions of open burning on the site during construction;*
- iii. *Prohibitions or limitations on construction track-out;*
- iv. *Restrictions on construction noise; and*
- v. *Restrictions on construction traffic.*

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

- LCMC 8.08.020 which prohibits the outdoor burning of construction waste
- LCMC 8.12.040 which requires authorized construction projects to apply reasonable safeguards to avoid creating attractive nuisances
- LCMC 9.10.030 which prohibits sound exceeding 50 dBA as measured at the property boundary between 7:00 PM and 7:00 AM
- LCMC 9.10.040 which exempts construction activities from sound limitations between the hours of 7:00 AM and 7:00 PM
- LCMC Chapter 12.08 which mandates installation and maintenance of city-approved erosion control measures by contractors
- LCMC 12.12.090 which requires that all work undertaken, including but not limited to excavation, backfilling, surface restoration, protection of utilities, traffic control, safety precautions, noise and dust control and cleanup, shall all be approved by the city.
- LCMC 17.52.220.F.1.b.vi requires that the project has received approval prior to tree removal.

Regarding the removal of landscape during construction, Sheets 3.1 and 3.2 of the applicant's submitted plan set provide the preliminary landscape and tree plan. Sheet 3.2 lists the six existing trees on the site, but does not provide details on their condition other than noting Tree 1373 splits at the base into two trunks. The legend on Sheet 3.1 has a symbol for "existing tree to be removed" and one for "existing tree to be protected." However, it doesn't appear that either of those symbols are present on the plan itself shown on Sheet 3.1.

The three existing red alder trees are located within the area of the proposed sidewalk, so staff assumes these three red alder trees will be removed. Tree 5158 is in the northeast corner of what is shown as proposed Lot 4 on Sheet 3.1. Without indication of Tree 5158 being non-viable and unhealthy or being able to be protected sufficiently during construction to remain healthy and viable, Tree 5158 needs to be shown as being preserved on the final landscape and tree plan. Tree 1373, along with being noted as having a split base into two trunks, is also located in the middle of proposed Lot 33 as shown on Sheet 3.1. Its location precludes building of a structure on Lot 30, so Tree 1373 needs to be shown as being removed on the final landscape and tree plan. Tree 1374 needs to be protected and preserved since it appears to be a healthy and viable tree. If the applicant provides evidence from the arborist that Tree 1374 is not healthy or viable and/or cannot be sufficiently protected during construction to remain viable, then that information needs to be included the final tree maintenance and protection plan with an indication that Tree 1374 will be removed.

As a condition of approval, the application materials submitted for the final master plan shall include a final tree maintenance and protection plan that very clearly depicts the location and identification of all six of the site's existing trees, the removal of the site's three red alder trees, the removal of Tree 1373, and the protection of Trees 1374 and 5158. In lieu of depicting Trees 1374 and 5158 as protected trees, the applicant shall submit information from the arborist showing to staff's satisfaction that either or both trees are not healthy and viable and/or that they cannot be sufficiently protected during construction to remain viable.

The adopted LCMC provisions provide enough protection from unreasonable negative impacts from construction that along with the condition of approval regarding tree protection, additional conditions of approval for additional safeguards are not warranted.

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

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

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

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

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

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

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

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

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

The submitted landscape plan shows proposed landscaping for the site. Additionally, over 14 acres of land was dedicated to Lincoln City as part of the 2015 partition in anticipation of the remaining phases of Lincoln Palisades. Pursuant to the code's "for the purposes of computing area dedicated to landscaping, dedicated open space..." and given the previous 2015 open space dedication to the city, the landscaping requirement has been met.

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

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

Title 16 Subdivisions

Chapter 16.08 Procedure

16.08.210 Inspection and processing fee

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

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

16.08.220 Tentative Plan – Submission

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

16.08.240 Tentative plan – Approval

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

Finding: The public hearing where the Planning Commission will review the submitted materials and all received comments was held on November 16, 2021. On that date, the public hearing was continued to a date certain of December 7, 2021. On December 7, 2021, the public hearing was continued to 6:00 p.m. on January 4, 2022.

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

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

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

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

16.08.250 Tentative Plan – Required data

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

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

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

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

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

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

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

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

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

2. General Information. The following information shall be shown on the tentative plan:

- a. Proposed name of the subdivision.*
- b. Date, north point and scale of drawing;*
- c. Appropriate identification clearly stating the drawing as a tentative plan;*
- d. Location of the subdivision by section, township and range, and a legal description sufficient to define the location and boundaries of the proposed tract, and the tract designation or other description according to the real estate records of the county assessor;*
- e. A vicinity sketch map at a scale of one inch equals 400 feet showing adjacent property boundaries and land uses;*

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

3. Existing Conditions. The following existing conditions shall be shown on the tentative plan:

- a. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; and other important features, such as section lines and corners, city boundary lines and monuments;*
- b. Contour lines having the following minimum intervals:*
 - i. Two-foot contour intervals for ground slopes less than 10 percent;*
 - ii. Five-foot contour intervals for ground slopes 10 percent or greater;*
 - iii. Contours shall be related to the city or other datum approved by the city engineer and/or surveyor;*

- c. *Location of at least one temporary bench mark within the plat boundaries or the source of the contour line data shown (source and accuracy subject to city engineer and/or surveyor's approval);*
- d. *Location and direction of all watercourses;*
- e. *Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees;*
- f. *Existing uses of the property, including location of all existing structures to remain on the property after subdividing;*

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

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

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

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

Finding: The applicant's submitted Sheet 1.0 of the plan set provides the estimated area coverage for the project.

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

Finding: Proposed deed restrictions were included as part of the submitted materials.

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

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

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

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

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

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

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

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

Chapter 16.12 Design Standards

16.12.010 Design standards and principles of acceptability

Finding: Staff's review of the submitted materials concludes that the proposed subdivision is (or will be with satisfaction of the proposed conditions of approval) in conformity with the comprehensive plan, LCMC Titles 16 and 17, and other applicable ordinances of the city.

16.12.020 Streets – General requirements

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

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

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

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

16.12.040 Streets – Reserve strips

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

16.12.050 Streets – Alignment

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

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

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

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

16.12.070 – Streets – Intersection Angles

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

16.12.080 Existing streets

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

16.12.090 - Half-streets

Finding: The project does not propose any half streets.

16.12.100 - Cul-de-sacs

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

16.12.110 - Street names.

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

16.12.120 – Streets – Grades and Curves

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

16.12.130 Streets – Planting easements

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

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

16.12.140 Marginal access streets

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

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

16.12.210 Lots – General requirements

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

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

16.12.220 – Minimum Lot Sizes

Finding: The tentative plan shows the square footage of the individual lots. The lot sizes range from 7,500 square feet to almost 17,000 square feet. The minimum lot size requirements are met.

16.12.230 Through lots

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

16.12.240 – Lot Side Lines

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

16.12.250 – Lots - Resubdivision

Finding: There is no portion of the proposed development proposed to be further subdivided in the future. Some of the proposed lots are larger than the minimum lot size of 7,500 square feet, but only one is large

enough to be re-divided. (Lots would have to be at least 15,000 square feet to be divided. Proposed Lot 22 at 16,106 square feet is the only lot large enough to be divided.)

16.12.260-Residential building setback lines

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

16.12.270 – Public Open Space

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

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

Chapter 16.16 Improvements

16.16.010 Required improvements

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

Finding: The submitted preliminary plans show the layout of the proposed streets, sanitary sewers and services, water lines, sidewalks, and utility easements for underground utilities. Bicycle, equestrian, or special “ways” are not proposed, nor are they required. Required monuments are set as part of the final platting process by the surveyor and shown on the final plat map that is recorded in the county recorder’s office.

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

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

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

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

16.16.020 – Improvements - Streets

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

16.16.030 – Surface Drainage and Storm Sewer System

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

16.16.040 – Sanitary Sewer

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

16.16.050 – Water System

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

16.16.060 – Sidewalks

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

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

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

RECOMMENDATION

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

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

PLANNING

1. The project shall be developed in one phase.
2. The final plat for Lincoln Palisades Phase VI shall be submitted to the Lincoln City Planning and Community Development Department within two years following the approval date of the final order by the Planning Commission, and it shall incorporate the conditions of approval.
3. With submittal of the final engineering plans, applicant shall submit a solid waste disposal plan that has been approved by North Lincoln Sanitary Service that allows sufficient accessibility for collection vehicles to service the development.
4. The development shall comply with all applicable fire code requirements.
5. Development of the project shall comply with applicable Oregon Department of State Lands requirements.

6. The development shall comply with all applicable federal, state, county, local, and city rules and regulations, including Lincoln City Municipal Code.
7. A final draft of the proposed restrictions to be recorded for Lincoln Palisades Phase VI shall be included with the final master plan submission package.
8. A final tree maintenance and protection plan shall be included with the final master plan submission package. The final plan shall very clearly depict the location and identification of all six of the site's existing trees, the removal of the site's three red alder trees, the removal of Tree 1373, and the protection of Trees 1373 and 5158. In lieu of depicting Trees 1374 and 5158 as protected trees, the applicant shall submit information from the arborist showing to staff's satisfaction that either or both trees are not healthy and viable and/or that they cannot be sufficiently protected during construction to remain viable. The final plan shall also very clearly show the proposed tree protection method for off-site remaining trees and how they will be preserved through construction.
9. The final master plan shall substantially show the lot layout, lot sizes, street layout, and 32 lots shown on the revised preliminary plan set that was submitted on December 17, 2021.

ENGINEERING

Engineering Plans

1. The applicant shall submit legible, digital copies of engineering plans for all public improvements and site development to the Lincoln City Public Works Department (LCPWD) for review and approval. These shall either be approved as submitted or modified in accordance with requirements of the City Engineer. Plans shall be stamped by a licensed professional engineer and shall show all existing and proposed conditions. The applicant is responsible for verifying the presence or absence of existing utilities and infrastructure. The City Engineer's review and any required modifications shall be for assuring that the improvements shall be consistent with Lincoln City Public Works Standards and the provisions of this condition of approval.
2. Prior to commencement of any site work, construction activity, demolition, clearing, grubbing, or excavating, an application for a Public Works Right-of-Way Permit shall be submitted to LCPWD. All planned right-of-way work shall be noted on the final engineering plans for review and performed as shown and approved.
3. The approved plan set and permits shall be kept on the site, at all times, until construction is complete and all final inspections have been passed. Any changes to the approved engineering plans affecting public improvements or utilities shall be submitted to LCPWD for approval prior to construction of altered facilities.
4. In accordance with LCMC 16.08.080, construction inspections and required consultation services shall be provided by the applicant. Reports and testing verifying appropriate construction in accordance with the approved site plan shall be provided to LCPWD as work progresses.
5. **Within 30 days after construction**, field-verified, stamped as-built drawings for all public improvements, including relevant survey data, shall be provided to LCPWD in AutoCAD format. All discovered utilities and changes to the approved plans shall be noted with callouts indicating location, depth, and material. As-built drawings shall note all installed water and sewer service locations, as well as sewer cleanout depths. **The record drawings shall be established in model space using the state plane coordinate system, Oregon North Zone 3601, with horizontal survey control of NAD 83 and vertical control of NAVD 88.**

Erosion Control, Site Preparation, and Grading

1. The applicant shall submit two copies of erosion control plans to LCPWD. The City Engineer shall review all erosion control plans for compliance, prior to any construction activities. Approved soil erosion control measures must be in place and inspected by LCPWD prior to any construction activities. Additional inspections required as conditions of the below 1200-C stormwater permit shall be applicant's responsibility.

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

Street Improvements

1. New sidewalk, curb, gutter, and necessary pavement repair shall be constructed, as part of subdivision construction, along all subdivision street frontage in compliance with LCMC 17.52.230. All city right-of-way work planned shall be noted on the approved plan set and performed as shown. Sidewalk shall include improvement across adjacent city-owned open space in accordance with LCMC 16.16.010.C.
2. ADA-compliant transitions shall be installed at all end of walks in compliance with state and federal public right-of-way accessible guidelines.
3. The clear vision triangle, 50'Lx10'W visibility, shall be shown on the submitted final plan set and maintained at all intersections.
4. Required street signage shall be provided and installed by the developer, including: street name signs, stop signs, and "no parking" signs, as well as required striping. With the 28-foot curb-to-curb width, "no parking" signs shall be installed on one designated side of the roadways and as additionally required for fire access and egress.
5. All proposed roadway cuts and repairs per LCPW standards shall be shown on the permit plan set. Areas of existing pavement with more than two service cuts shall be completed in a single asphalt repair, with the existing pavement T-cut, and impacted pavement repaired to full existing depth or 2" minimum depth ground and inlayed.
6. New street names shall be selected in accorded with city requirements and standards.

Storm Sewer

1. All existing storm sewer utilities shall be accommodated and easements dedicated in accordance with LCPW standards.
2. All new impervious paving shall be treated according to LCPW stormwater design standards. Treatment shall be sized according to 50% of the 2-year, 24-hour rain event.
3. All increase from the existing site's total impervious area shall be detained according to LCPW stormwater design standards: 2-year, 10-year, 25-year 24-hour rain event OR calculations shall be submitted demonstrating dispersion to pre-development flows prior to storm system termination. Applicant shall be responsible for providing evidence of approved, alternative provisions which apply to the site.

4. Calculations for conveyance, infiltration, detention, water quality, and drainage facilities shall be submitted with final plan set and demonstrate that the system is capable of handling the increased flows and/or proposed work on the system will adequately increase system size.
5. Each lot shall be provided appropriate stormwater discharge via one of the following, and the applicant shall clearly identify the designated method for each lot:
 - a. Direct frontage for stormwater discharge into an existing drainage way
 - b. A stormwater easement allowing stormwater discharge to an existing drainage way
 - c. Adequate fall to the roadway curb line for conveyance via the roadway or public storm sewer system.
 - d. Piped connection to a public storm sewer system at the platted property line.
6. Rip-Rap Swale Construction or equivalent energy dispersal method shall be designed and installed at all stormwater discharges. Sizing shall be adequate for all design storm events.

Sanitary Sewer

1. All work and materials shall be completed in accordance with LCPW design standards.
2. Cleanouts shall be installed at all property lines per LCPW design standards. This shall include the location and addition of cleanouts to the existing sewer laterals noted at newly-platted properties.
3. Sanitary sewer plans shall be additionally submitted to DEQ for approval. Applicant shall be responsible for adhering to any additional approval conditions from DEQ. After construction, facilities shall be in accordance with LCPW design standards prior to final acceptance.

Water Utilities

1. All connections to the public water system, assemblies, and service line locations shall be designed and completed by the applicant according to LCPW design standards.
2. Applicant shall be responsible for the verification of existing infrastructure and utilities proposed for use/shown on the approved plan set.
3. Material submittals for all public water improvements shall be submitted to LCPWD for review and approval in accordance with LCPW Water Distribution standards.
4. Water meters shall be clustered in pairs at shared property corners whenever possible, in accordance with LCPW design standards
5. Engineering plans shall note the radius on all sections of waterline proposed for deflection. Deflection shall not be used as an alternative to required bends and shall never exceed manufacturer tolerances.
6. Fire hydrants shall be placed within the proposed development according to fire code requirements and shall be shown on the submitted permit plan set.

TREE PRESERVATION PLAN BY BUENA VISTA ARBOR CARE

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

TREE PROTECTION ZONE

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

TREE PROTECTION FENCE

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

RESTRICTIONS

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

PRUNING

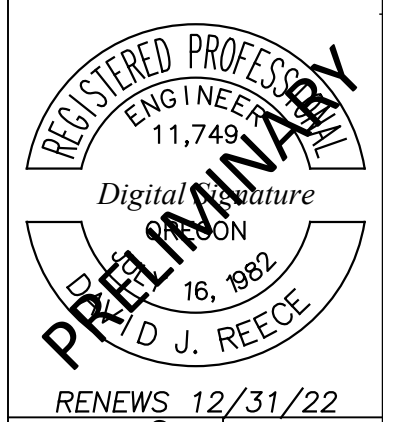
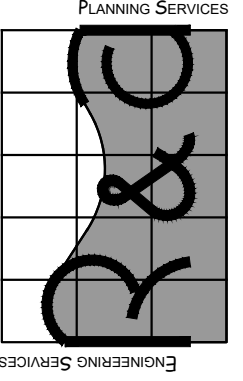
SOME TREES HAVE PRUNING REQUIREMENTS DUE TO EQUIPMENT ACCESS ISSUES. (THESE ARE IDENTIFIED ABOVE.) THESE CUTS NEED TO BE DONE BY A CERTIFIED ARBORIST AND APPROVED BY THE CONSULTING ARBORIST HANDLING THE PRESERVATION. MANY OF THESE TREES COULD USE TIP WEIGHT REDUCTION TO FURTHER IMPROVE PRESERVATION.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

ARBORIST MONITORING

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

ID	Tag	Species	Height (ft)	DBH (in)	Drip-Line (ft)	Common Name	Notes
1371	D71	Alnus rubra	2	10	10	Red Alder	
1372	D72	Alnus rubra	20	7	8	Red Alder	
1373	D73	Picea sitchensis	70	58	30	Sitka Spruce	splits at base into 2 trunks
1374	D74	Picea sitchensis	60	48	25	Sitka Spruce	
5158		Picea sitchensis		28	20	Sitka Spruce	
5159		Alnus rubra		8	20	Red Alder	

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



RENEWS 12/31/22

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

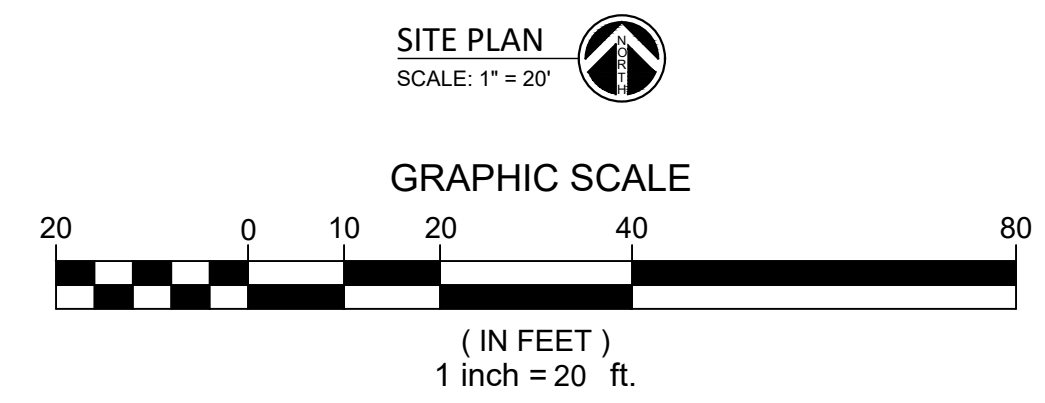
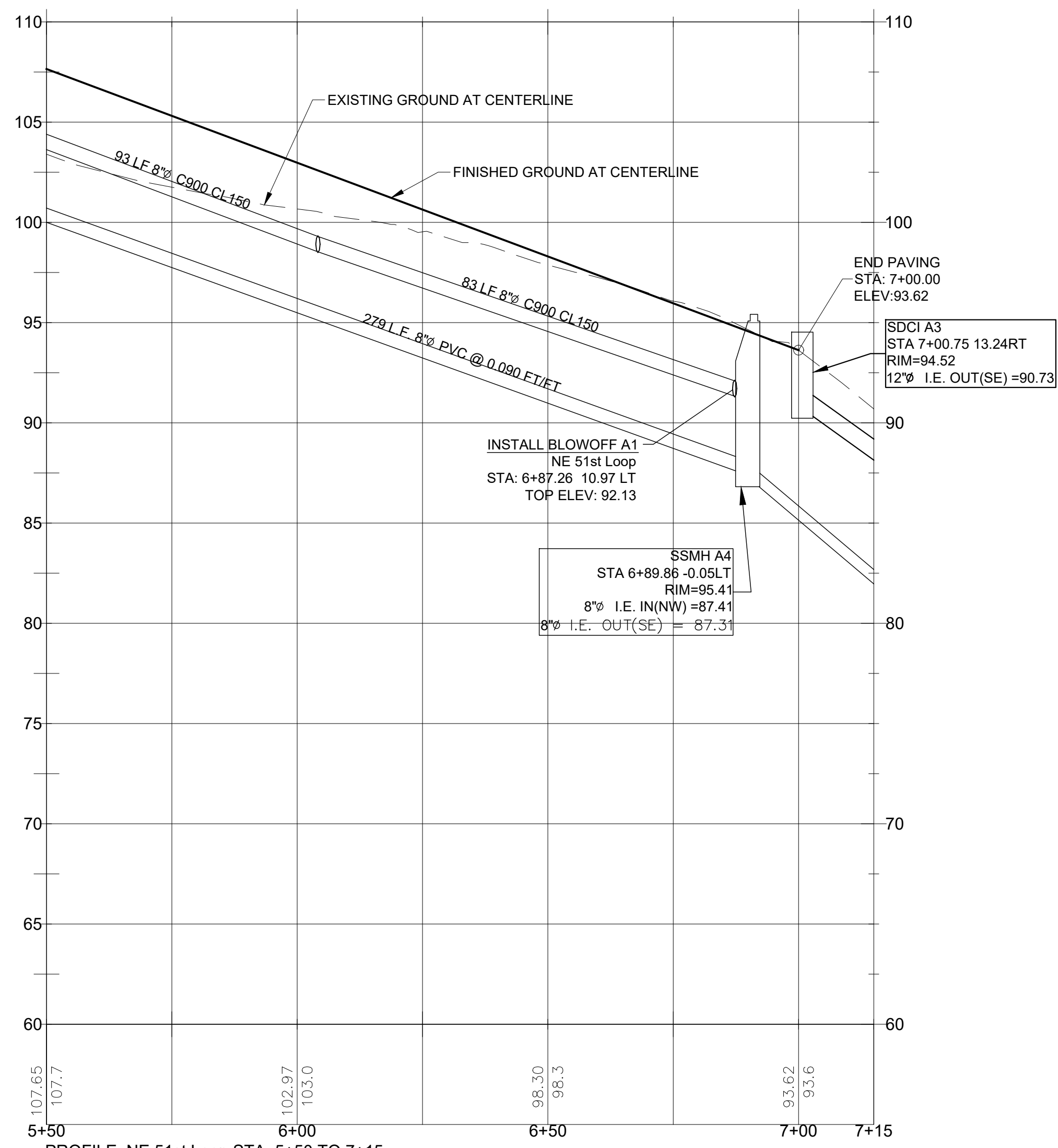
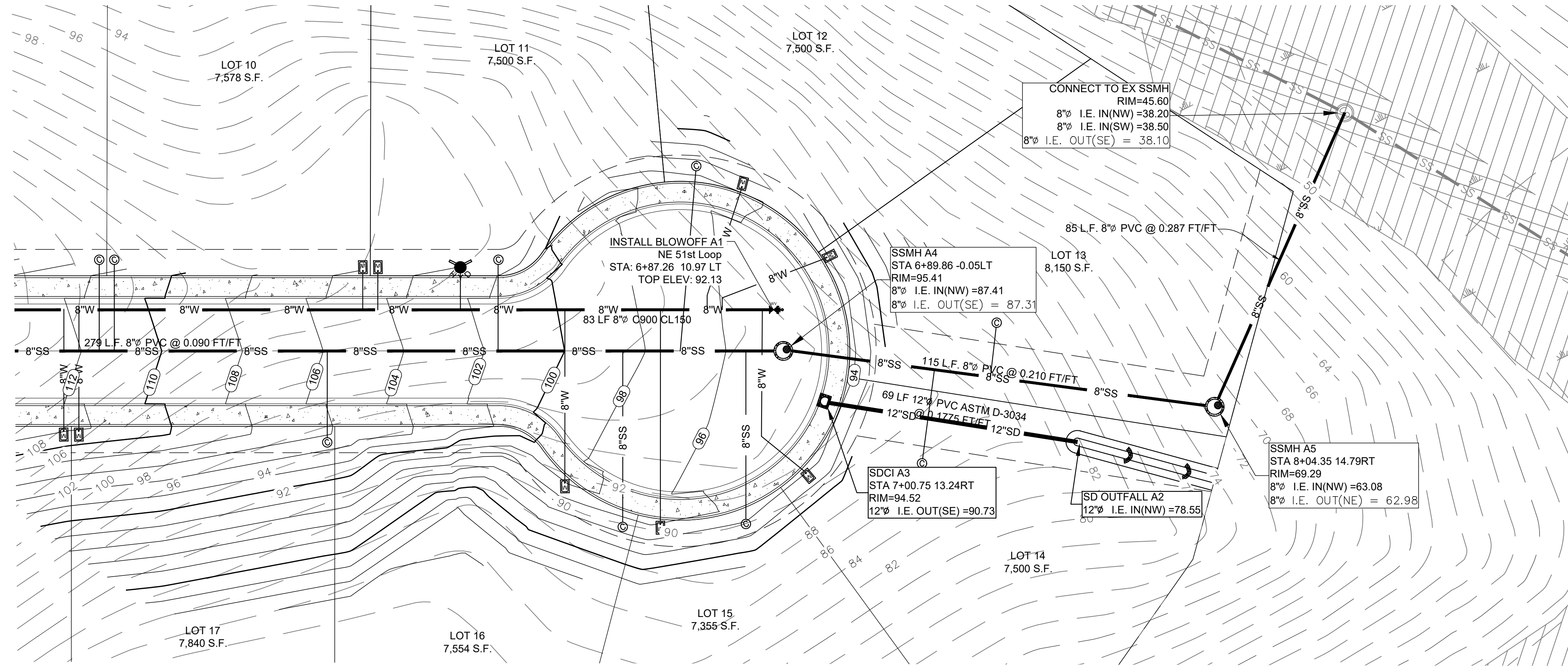
PLAN REVISIONS		
No.	DATE	BY

R&A PROJECT NO.
ABV2101
DATE 11/19/2021
DESIGNED A.HERRMANN
ENGINEER D. REECE
CHECKED H. WOOTON
SCALE AS INDICATED

SHEET NUMBER _____

3.2

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION

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

PLANNING SERVICES

ENGINEERING SERVICES

REGISTERED PROFESSIONAL ENGINEER
11,749

Digital Signature
PERSON
16, 982

PRELIMINARY

D. J. REECE

RENEWS 12/31/22

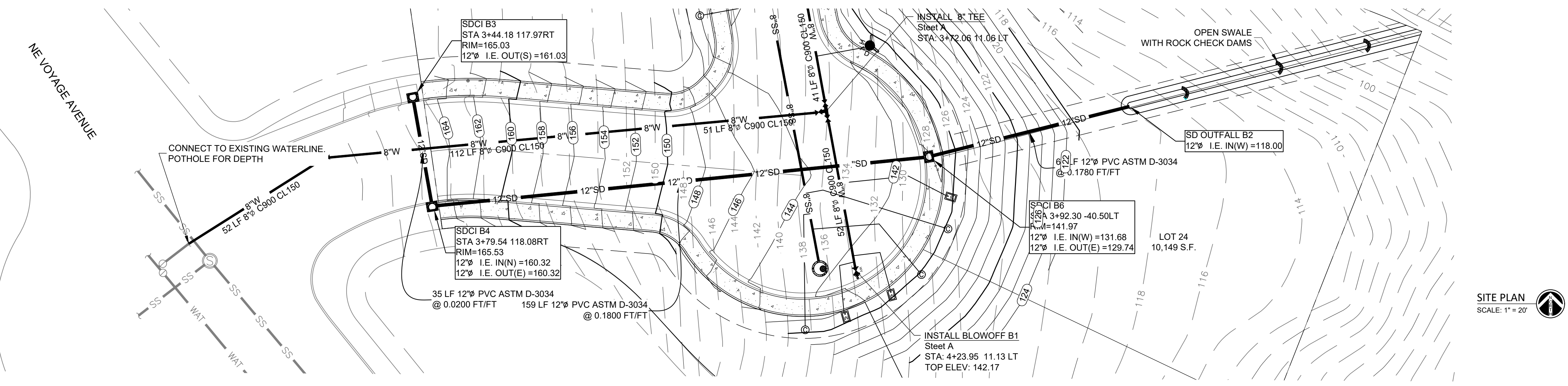
LINCOLN PALISADES - PHASE VI
NE 51ST LOOP PROFILE STA 5+50 - 7+15
ALPHA BUILDING VENTURES
LINCOLN CITY, OREGON

PLAN REVISIONS		
No.	DATE	BY

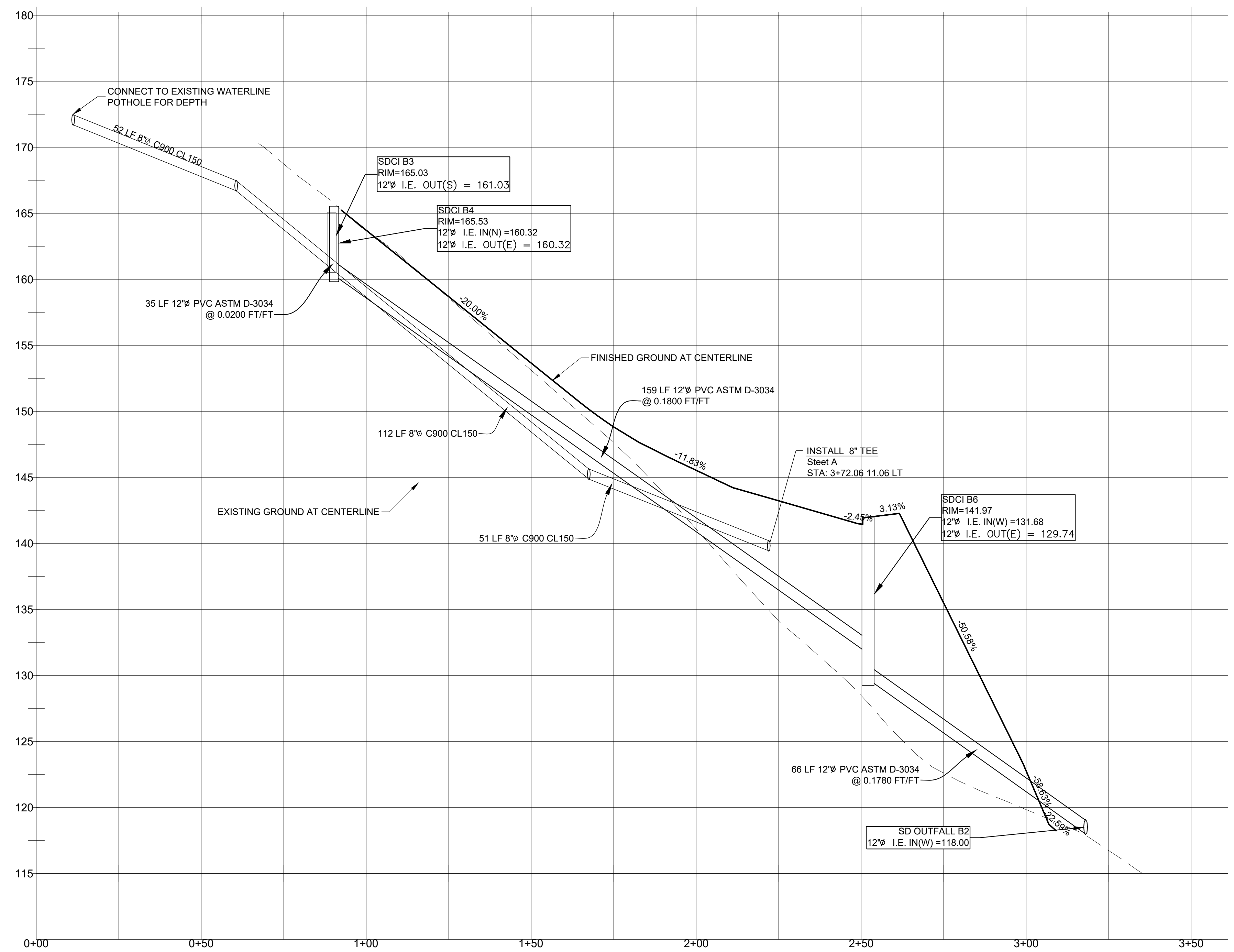
R&A PROJECT NO.	ABV2101
DATE	11/19/2021
DESIGNED	A. HERRMANN
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER

4.3

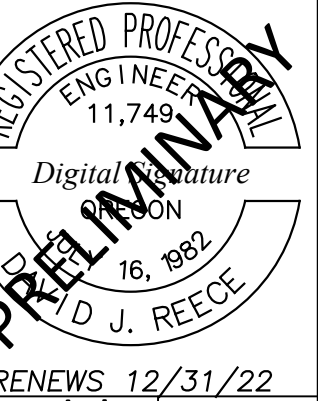


SITE PLAN
SCALE: 1" = 20'



PROFILE: STREET A STORM 2 STA: 0+00 TO 4+22
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

PRELIMINARY - NOT FOR CONSTRUCTION



LINCOLN PALISADES - PHASE VI
 NE VOYAGE AVENUE AND STREET A PLAN AND PROFILE
 ALPHA BUILDING VENTURES
 LINCOLN CITY, OREGON

PLAN REVISIONS	DATE	BY

PROJECT NO. ABV2101
 DATE 11/19/2021
 DESIGNED A. HERRMANN
 ENGINEER D. REECE
 CHECKED H. WOOTON
 SCALE AS INDICATED

SHEET NUMBER _____

4.7

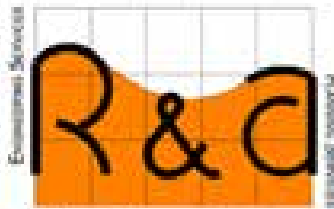
Lincoln Palisades Phase VI

Preliminary Master Plan Application

Prepared for:

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C/O Steve Lindell
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Prepared by:



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July 14, 2021

Revised: December 17, 2021

Lincoln Palisades Phase VI

Project Summary

Request:	Application for approval of the Preliminary Master Plan for Lincoln Palisades Phase V, a thirty-two-lot residential planned unit development.
Location:	Unaddressed. Intersection of NE 51 st Place and NE Wave Lane Lincoln County Assessor's Map No. 6s11w35CD, Lot 102
Applicant/Owner:	Alpha Building Ventures, LLC C/O Steven Lindell P.O. Box 688 McMinnville, Oregon 97128 503-723-53-47 slindell@onlinenw.com
Engineer/Planner:	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
- B – Aerial Photograph
- C – Lincoln City Zoning Map
- D – Partition Plat 2015-13
- E – CC&Rs

Sheet:

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

I. Project Description

This application is for a Preliminary Master Plan to permit Lincoln Palisades Phase VI. The proposed project is located on 7.57-acre parcel identified as Lincoln County Assessor's Map No. 6s11w35CD (Exhibit A). The subject property is zoned R-1-7.5 by the City of Lincoln City. Approximately 1.3 acres will be dedicated as public right-of-way for the construction of new internal local streets. The remaining 6.3 acres will be divided in thirty-two (32) lots for detached, single-family dwellings. These lots will range from 7,500 square feet to 16,106 square feet in size. Alpha Building Ventures, LLC., the applicant, intends to complete the project in a single phase of development.

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

II. Existing Condition

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

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

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

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

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

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

III. Tentative Subdivision

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

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

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

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

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

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

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

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

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

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

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

Lincoln Palisades Phase VI

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

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

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

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

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

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

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

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

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

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

Response: Sheet 1.0 of the attached preliminary master plan contains the subject property's Lincoln County Assessor's Map information. Therefore, this standard is met.

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

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

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

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

Lincoln Palisades Phase VI

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

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

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

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

- d. Location and direction of all watercourses;*

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

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

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

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

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

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

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

Lincoln Palisades Phase VI

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

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

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

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

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

Response: The land uses listed in this standard will not be created within the boundaries of Lincoln Palisades Phase VI. Therefore, this standard does not apply.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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16.12.100. *Cul-de-sac.*

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

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

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

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

16.12.110. *Street Names*

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

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

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

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

16.12.120. *Streets Grades and curves.*

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

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

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

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

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

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

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

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

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

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

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

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

16.12.220. *Minimum lot sizes.*

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

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

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

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

16.12.230. *Through lots.*

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

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

Lincoln Palisades Phase VI

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

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

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

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

- 16.12.250. *Lots – Resubdivision.*

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

Response: Lincoln Palisades Phase VI creates one lot that could be partitioned in the future, Lot 22. However, it is unlikely a future partition could create two lots that comply with the appropriate dimensional standards (depth and width) despite Lot 22's area. Therefore, this standard does not apply.

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

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

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

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

- 16.12.270. *Public open spaces.*

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

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

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

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

IV. Zoning District

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

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

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

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

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

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

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

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

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

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

V. Planned Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17.77.120.C. *Residential Density Bonus.*

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

17.77.120.D. *Affordable Housing Bonus.*

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

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

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

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

1. *Proposed name of the planned development.*

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

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

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

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

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

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

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

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

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

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

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

Lincoln Palisades Phase VI

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

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

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

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

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

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

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

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

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

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

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

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

Lincoln Palisades Phase VI

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

Response: The land uses listed in this standard will not be created within the boundaries of Lincoln Palisades Phase VI. Therefore, this standard is met.

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

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

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

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

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

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

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

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

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

Lincoln Palisades Phase VI

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

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

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

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

6. Proposed number of residential units;

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

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

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

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

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

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

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

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

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

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

Response: Access Engineering completed a Traffic Impact Analysis (TIA) for all six phases of the Lincoln Palisades project. However, since the TIA was completed in 2013, phase boundaries and residential unit types have changed. To account for these modifications, trip counts generated by Lincoln Palisades Phase

Lincoln Palisades Phase VI

VI have been modified to accurately reflect this phase. Data in the tables below are based on the Ninth Edition of the Institute of Transportation Engineers Trip Generation Manual and Access Engineering's TIA.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lincoln Palisades Phase VI

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

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

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

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

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

VI. Conclusion

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

REECE & ASSOCIATES, Inc.

Tree Tagging Report
Alpha Building Ventures
Lincoln Palisades
DATE: August 28, 2013



Prepared for:

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

Prepared by:

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

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

PLEASE STOP AND READ.

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





Buena Vista Arbor Care Co., Inc.

and Consulting Services

Mr. Catlin,

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

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

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

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

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

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

Limits of liability

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

Certification of performance

I, Vernon L. Esplin, certify that:

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

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

Signed: 

Date: 2/14/14

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LINCOLN PALISADES
Phase Two

DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS

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**DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS
FOR LOTS 1 THROUGH 34, LINCOLN PALISADES PHASE TWO
IN LINCOLN CITY, OREGON**

THIS DECLARATION is made this _____ day of _____, 2007, by Palisades Properties, LLC (“Delcarant”).

Delcarant owns all the real property and improvements thereon located in an unincorporated area of Lincoln County, Oregon, described on Exhibit “A” (the “Property”). All capitalized terms used herein shall have the meanings attributed to them in Article 1 hereof.

Declarant intends to develop the Property as a planned development, which shall be called Lincoln Palisades, and to impose mutually beneficial covenants, conditions, restrictions, easements, assessments and liens on the Property under a comprehensive general plan of improvement and development for the benefit of all the Owners, the Lots within Lincoln Palisades. Lincoln Palisades is a planned subdivision of thirty-four (34) Lots with no Common Area.

NOW, THEREFORE, Declarant declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the following covenants, conditions, restrictions, easements, charges and liens, which shall run with the land, which shall be binding upon all parties having or acquiring any right, title or interest in the Property or any part thereof, and which shall insure to the benefit of the of the Association and each Lot Owner.

ARTICLE 1

DEFINITIONS

As used in this Declaration, the terms set forth below shall have the following meanings:

- 1.1 “Architectural Review Committee” or “ARC” shall mean and refer to Declarant until the Turnover Meeting as defined in Section 8.2 hereof, has been held and thereafter shall refer to the Board of Directors unless the Board has appointed a separate body or architectural firm to carry out the functions described in Article 6 hereof, in which case “Architectural Review Committee” or “ARC” shall refer to the body so appointed.
- 1.2 “Declarant” shall mean and refer to Palisades Properties, LLC, its successors and assigns, or any successor or assign to all or the remainder of its interest in the development of the Property.
- 1.3 “Declaration” shall mean the covenants, conditions, restrictions, and all other provisions set forth in this Declaration of Covenants, Conditions and Restrictions.
- 1.4 “General Plan of Development” shall mean Declarant’s general plan of development of the Property, as approved by appropriate government agencies, as such plan may be amended from time to time.
- 1.5 “Home” shall mean and refer to any portion of a structure situated on a Lot, which portion is designed and intended for use and occupancy as a residence by a single family or household.

- 1.6 “Living Unit” shall mean and refer to any portion of a structure situated on a Lot or Lots, which portion is designed and intended for use and occupancy as a residence by a single family or household.
- 1.7 “Lot” shall mean and refer to each and any lot which is shown on the Plat and which is subject to this Declaration.
- 1.8 “Occupant” shall mean and refer to the occupant of a Home who shall be either the Owner, a lessee or any other person authorized by the Owner to occupy the premises.
- 1.9 “Owner” shall mean and refer to the owner of record, whether one (1) or more persons or entities, of the fee simple title to any Lot or to a purchaser in possession under a land sale contract. The foregoing does not include persons or entities that hold an interest in any Lot merely as security for the performance of an obligation.
- 1.10 “Plat” shall mean and refer to the plat for Lincoln Palisades Phase Two, which has been recorded in Lincoln County and which depicts the Lots.
- 1.11 “Property” shall mean and refer to all real property that is subject to this Declaration, including Lots and all improvements located thereon, as more particularly set forth on Exhibit “A”.
- 1.12 “Rules and Regulations” shall mean and refer to the documents containing rules, regulations and policies adopted by the ARC; as such documents may be from time to time amended.
- 1.13 “Tracts” shall mean and refer to those parcels of land that are designated as a Tract on the Plat.
- 1.14 “Lincoln Palisades Phase Two” shall mean the Lots described on the Plat.

ARTICLE 2

PROPERTY SUBJECT TO THIS DECLARATION

The real property that is and that shall be held, transferred, sold, conveyed and occupied and improved subject to this Declaration is located in The City Limits of Lincoln City and of Lincoln County, Oregon, and is shown on the Plat for Lincoln Palisades Phase Two, which has been filed in the plat records of Lincoln County, Oregon, and also is described as Exhibit “A”.

ARTICLE 3

OWNERSHIP AND EASEMENTS

- 3.1 **Ownership of Lots.** Title to each Lot in Lincoln Palisades Phase Two shall be conveyed in fee to an Owner. If more than one (1) person and/or entity owns an undivided interest in the same Lot, such person and/or entity shall constitute one (1) Owner.
- 3.2 **Easements.** Individual deeds to Lots may, but shall not be required to, set for the easements specified in Article 3.

- 3.2.1 **Easements on Plat.** Lots are subject to the easements and rights of way shown on the Plat.
- 3.2.2 **Additional Easements.** Notwithstanding anything expressed or implied to the contrary on the Plat, the Bylaws or herein, this Declaration shall be subject to all easements granted by Declarant for the installation and maintenance of utilities and drainage facilities necessary for the development of Lincoln Palisades Phase Two. No structure, planting or other material that may damage or interfere with the installation or maintenance of utilities, that may change the direction of flow of drainage channels in the easement areas, or that may obstruct or retard the flow of water through drainage channels in the easement areas shall be placed or permitted to remain within any easement area. The easement area of each Lot and all improvements thereon shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or a utility company.

ARTICLE 4

LOTS AND HOMES

4.1 **Residential Use.** The Lots with residential designations shall be used for only residential purposes. Except with the consent of the Board, no trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any Lot; nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade service or business be kept or stored on any Lot. Nothing in this paragraph 4.1 shall be deemed to prohibit (a) activities relating to the sale of residences, (b) the right of Declarant or any contractor or homebuilder to construct residences on any Lot, to store construction materials and equipment on such Lots in the normal course of construction, and to use any residence as a sales office or model home for purposes of sales in Lincoln Palisades Phase Two, and (c) the right of the Owner of a Lot to maintain his professional or personal library, keep his personal business or professional records or accounts, handle his personal business or professional telephone calls or confer with business or professional associates, clients or customers in his residence. The Board shall not approve commercial activities otherwise prohibited by this residence. The Board shall not approve commercial activities otherwise prohibited by this paragraph 4.1 for residential properties unless the Board determines that only normal residential activities would be observable outside of the residence and that the activities would not be in violation of Lincoln City or County ordinances. The Lot with the commercial/retail designation shall be utilized in accordance with the uses allowed for this property under the Lincoln City and County Zoning Ordinance.

4.2 **Construction of Homes.** No construction, reconstruction or exterior alterations shall occur on a Lot unless the approval of the ARC is first obtained pursuant to Article 6 hereof. Declarant shall adopt architectural and landscaping guidelines for the ARC and shall act as the ARC until the Turnover Meeting. Considerations such as sitting, shape, size, color, design, height, solar access, or material may be taken into account by the ARC in determining whether or not to consent to any proposed work. No residence shall be more than 35 feet high from the ground. Check building code for requirements.

4.3 **Maintenance of Lots and Homes.** Each Owner shall maintain all portions of his or her Lot and all improvements on such Lot in a clean and attractive condition, in good repair and in such fashion as not to create a fire hazard. Such maintenance shall include, without limitation, painting, repair, and replacement of and care for roofs, gutters, downspouts, exterior building surfaces, walks and other exterior improvements and glass surfaces. All repainting or restaining and exterior remodeling shall be subject to prior review and approval by the ARC. In addition, each Owner shall keep all shrubs, trees, grass and plantings of every kind on his Lot neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. Owner must also have basic landscaping on grounds. No trees, in excess of six feet in height, or four inches in diameter, may be removed without a tree cutting permit issued by the ARC or

Lincoln City. Damage caused by fire, flood, storm, earthquake, riot, vandalism, or other causes shall likewise be the responsibility of each Owner, and any Lot or improvement thereon that is so damaged shall be restored within a reasonable period of time.

4.4 **Rental of Homes.** Owner shall abide by the Lincoln City Rental Code.

4.5 **Animals.** No animals, livestock or poultry of any kind, other than four (4) household pets, which are not kept, bred or raised for commercial purposes and which are reasonably controlled so as not to be a nuisance, shall be permitted within any Lot. Any inconvenience, damage or unpleasantness caused by such pets shall be the responsibility of the respective Owners thereof. Dogs shall not be permitted to roam the Property unattended, and all dogs shall be kept on a leash while outside their owner's Lot. An Owner may be required to remove a pet upon the receipt of the third notice in writing from the Board of violation of any rule, regulation or restriction governing pets within the Property. Any dog which the Board of Directors reasonably determines is vicious or dangerous to Owners of Lots, their families and guests, shall be removed by the Owner thereof immediately upon written notice from the Board of Directors. At the owner's request after such removal, a hearing will be held by the Board of Directors to review its determination and affirm or reverse its previous determination. Any dog, which is considered vicious under any Lincoln City or County ordinance, shall be conclusively deemed a vicious dog, which the Board of Directors shall exclude from the Property.

4.6 **Offensive or Unlawful Activities.** No noxious or offensive activities shall be carried on upon any Lot, nor shall anything be done or placed on any Lot which interferes with or jeopardizes the enjoyment of other Lots, or which is a source of annoyance to residents. No unlawful use shall be made of a Lot nor any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

4.7 **Parking.** Parking of commercial vehicles, boats, trailers, motorcycles, trucks, truck campers or other recreational vehicle or equipment shall not be allowed on any part of the Property, except only if or within the confines of an enclosed garage or screened area, the plans of which shall have been reviewed and approved by ARC prior to construction, and no portion of the same may project beyond the screened area. No vehicle owned, rented, borrowed or under the control of the occupant of the dwelling located on the Lot and no vehicles owned by others who are guests of the occupants of the dwelling may be parked on the street roadway area for more than seven (7) days.

4.8 **Vehicles in Disrepair.** No Owner shall permit any vehicle that is in an extreme state of disrepair to be abandoned or to remain parked upon any Lot or on the Common Area for a period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when the Board reasonably determines that its presence offends the Owners or Occupants. Should any Owner fail to remove such vehicle within five (5) days following the date on which the notice is mailed to him by Lincoln City, the board or City may have the vehicle removed from the Property and may charge the expense of such removal to the Owner.

4.9 **Signs.** No signs shall be erected or maintained on any Lot except a project sign and except that not more than one (1) "For Sale" or "For Rent" sign placed by the Owner. Declarant or by a licensed real estate agent, after approval as to form by the ARC, may be temporarily displayed on any Lot.

4.10 **Rubbish and Trash.** No Lot or roadway shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal and out of public view. Yard rakings, dirt and other material resulting from landscaping work shall not be dumped onto the roadways. A reasonably sized compost area shall be permitted as long as it is not offensive to other Owners. Should any Owner fail to remove any trash, rubbish, garbage, yard rakings or any such materials from any Lot or any streets where deposited by him within five (5) days following the date on which notice is mailed to him by the Board or the City may have such materials removed and may charge the expense of such removal to the Owner.

4.11 **Landscape Completion.** All landscaping must be completed within six (6) months from the date a Certificate of Occupancy is issued by the governing authority for the dwelling unit constructed thereon. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval of ARC.

4.12 **Temporary Structures.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any Lot at any time as a residence either temporarily or permanently.

4.13 **Manufactured Dwellings Excluded.** No manufactured dwellings, as that term is defined in ORS Chapter 446 as of the date of this declaration, shall be used on any lot at any time as a residence either temporarily or permanently.

4.14 **Fences.** All fences, screens and similar structures shall not obstruct any Lot's view, and are subject to the ARC approval process.

4.15 **Service Facilities.** All telephone, power, natural gas, cable television and other communication lines shall be placed underground.

4.16 **Antennas and Satellite Dishes.** Exterior antennas and satellite receivers shall not be permitted to be placed upon any Lot or improvement except as approved by ARC. Exterior satellite dishes with a surface diameter of twenty-four (24) inches or less may be placed on any Lot so long as they are not visible from the street of neighboring properties.

4.17 **Plan and Exterior Color Approval.** All exteriors of residences shall be constructed of natural cedar shingles, board and batten, or cedar beveled lap siding either left natural or painted or stained in shades or colors approved by the ARC. Complete plans, including landscape plans, grade elevations and exterior color, trim color, and exterior lighting selection must be submitted to ARC for approval prior to the start of construction. It is suggested that preliminary plans be submitted to ARC for preliminary approval prior to commencing working drawings.

4.18 **Roofing Materials.** Roofs are to be constructed of materials approved by ARC. No metal roofs will be allowed.

4.19 **Outdoor Lighting.** The number, type, design and candle power of outdoor lighting shall be subjected to the review of ARC. Outdoor lighting that is offensive to a neighbor may require change at the direction of ARC.

4.20 **Grades, Slopes and Drainage.** The established drainage patterns or systems over or through any Lot within Lincoln Palisades shall not be interfered with so as to affect any other lot or Common Area or any real property outside Lincoln Palisades unless adequate alternative provision is made for proper drainage and is approved by the ARC. The term "established drainage" shall mean the drainage swales, conduits, inlets and outlets naturally existing or designed and constructed for storm water run off.

4.21 **Damage or Destruction to Home and/or Lot.** If all or any portion of a Lot or Home is damaged by fire or other casualty, the Owner shall either (i) restore and damaged improvements or (ii) removed all damaged improvements, including foundations, and leave the Lot in a clean and safe condition. Any restoration proceeding under (i) above must be performed so that the improvements are in substantially the same condition in which they existed prior to the damage, unless the provisions of Article 6 hereof are complied with by the Owner. The Owner must commence such work within sixty (60) days after the damage occurs and must complete the work within six (6) months thereafter. In addition, Owners shall act in accordance with the provisions of any applicable party wall and maintenance agreements; provided, however, that in the event of a conflict between the provisions hereof and of such an agreement, the provisions hereof shall control.

4.22 **Ordinances and Regulations.** The standards and restrictions set forth in this Article 4 shall be the minimum required. To the extent that local governmental ordinances and regulations are more restrictive or provide for a higher or different standard, such local governmental ordinances and regulations shall prevail.

4.23 **Construction Debris.** Every contractor building any improvement upon any lot or the Common Area shall furnish trash containers and at all times shall keep the premises free from accumulation of trash and scrap caused by construction. Trash shall not be allowed outside a designated trash and scrap area and any that does intrude beyond shall be cleaned up immediately. Upon completion of the work, all remaining trash and scrap shall be disposed of legally. Tools, construction equipment, machinery, and surplus materials shall be removed from the site. The ARC or Declarant shall be entitled to enter upon any construction site within Lincoln Palisades and to clean up, remove and dispose of materials on-site, to charge the contractor for any costs incurred by the ARC or Declarant in performing such acts, and to recover such costs and attorneys' fees and court costs in a legal action against contractor.,

4.24 **Construction Activities and Noise.** Construction activities shall not take place before noon on Sundays and Holidays. Holiday hours shall be announced by the ARC. The ARC may impose additional restrictions on hours or days on which construction activity can take place and may place limits on noise levels. Pets shall not be permitted on any construction site. See Lincoln City codes.

4.25 **Final Inspection.** A final inspection and approval shall be obtained from the Lincoln County Building Department before any Home within Lincoln Palisades Phase Two may be occupied or rented.

ARTICLE 5

ARCHITECTURAL REVIEW COMMITTEE

5.1 **Architectural Review.** No improvement shall be commenced, erected, placed or altered on any Lot until the construction plans and specification showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the ARC. It is the intent and purpose of this Declaration to assure quality of workmanship and materials and the harmony of exterior design with the existing improvements and landscaping. The ARC is not responsible for determining compliance with structural and building codes, solar ordinances, zoning codes or other governmental regulations. Nor shall the ARC's review analyze structural, geophysical, engineering or other similar factors. Such compliance and analysis are the responsibilities of the Owners. The procedure and specific requirements for review and approval of construction may be set forth in design guidelines adopted from time to time by the ARC. In all cases in which the ARC's consent is required by this Declaration, the provisions of this Article 6 shall apply.

5.2 **Architectural Review Committee, Appointment and Removal.** The ARC shall consist of no fewer than one (1) members and no more than three (3) members, unless an architectural firm is appointed to serve as the ARC. Declarant reserves the right to appoint all members of the ARC and, from time to time, any replacements thereto until the Turnover Meeting, as defined in Section 8.2 hereof. Until the Turnover Meeting, Declarant may appoint an architect or architectural firm to serve as the ARC. After the Turnover Meeting, Declarant shall delegate the right to appoint and remove members of the ARC to the Board, which board may continue to utilize an architect or architectural firm as the ARC. The term of office for each member of the ARC shall be one (1) year unless lengthened by the Board at the time of appointment or entry into contract with architectural firm or unless the Board serves as the ARC, in which event the terms of ARC members shall be the same as their terms as Board members. The Board may appoint one (1) or more members who are not Owners but who have special expertise regarding the matters which come before the ARC to the ARC. In the sole discretion of the Board, such non-Owner members of the ARC may be paid.

5.3 **Majority Action.** Except as otherwise provided in this Declaration, a majority of the members of the ARC shall have the power to act on behalf of the ARC, without the necessity of a meeting and without the necessity of consulting the remaining members of the ARC. The ARC may render its decision only by written instrument setting forth the action taken by the members consenting thereto.

5.4 **Duties.** The ARC shall consider and act upon the proposals and/or plans submitted pursuant to his Article 6. The ARC, from time to time at its sole discretion, may adopt architectural rules, regulations and guidelines (“Architectural Standards”). The Architectural Standards shall interpret and implement the provisions of this Declaration for architectural review and guidelines for architectural design, placement of buildings, color schemes, exterior finishes and materials and similar features that may be used in Lincoln Palisades Phase Two; provided, however, that the Architectural Standards shall not be in derogation of the minimum standards established by this Declaration.

5.5 **ARC Decision.** The ARC shall render its approval or denial decision with respect to a construction proposal within thirty (30) working days after it has received all materials required by it with respect to the application. All decisions shall be in writing. In the event that the ARC fails to render its decision of approval or denial in writing within thirty (30) days of receiving all material required by it with respect to the proposal, the application shall be deemed approved.

5.6 **ARC Discretion.** The ARC may, at its sole discretion, withhold consent to any proposed work if the ARC finds the proposed work would be inappropriate for the particular Lot or incompatible with the design standards that the ARC determines are appropriate for Lincoln Palisades Phase Two. Siding, shape, size, color, design, height, solar access, effect on the enjoyment of other Lots, effect on an easement and any other factors which the ARC reasonably believes to be relevant may be taken into consideration by the ARC in determining whether to consent to any proposed work.

5.7 **Nonwaiver.** Consent by the ARC to any matter proposed to it or within its jurisdiction shall not be deemed constitute precedent or waiver impairing its right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

5.8 **Appeal.** At any time after Declarant has delegated appointment of the members of the ARC to the Board pursuant to Section 6.2 hereof, any Owner adversely affected by action of the ARC may appeal such action to the Board. Appeals shall be made in writing within ten (10) days of the ARC’s action and shall contain specific objections or mitigating circumstances justifying the appeal. If the Board is already acting as the ARC, the appeal shall be treated as a request for a rehearing, but in such case the Board must actually meet and receive evidence and argument. A final decision shall be made by the Board within fifteen (15) days after receipt of such notification. The determination of the Board shall be final.

5.9 **Effective Period of Consent.** The ARC’s consent to any proposed work shall automatically be revoked six (6) months after issuance unless construction of the work has been commenced or the Owner has applied for and has received an extension of time from the ARC. Once commenced, any such work shall be completed in six (6) months.

5.10 **Determination of Compliance.** From time to time, the ARC shall inspect all work performed and shall determine whether it is in substantial compliance with the approval granted. If the ARC finds that the work was not performed in substantial conformance with the approval granted, or if the ARC finds that the approval required was not obtained, the ARC shall notify the Owner in writing of the noncompliance. The notice shall specify the particulars of noncompliance and shall require the Owner to remedy the noncompliance.

5.11 **Noncompliance.** If the ARC determines that an Owner has not constructed an improvement consistent with the specifications of an approval granted, and if the Owner fails to agree to and diligently commence to remedy such noncompliance in accordance with the provisions of the notice of noncompliance, then at the expiration of the third (3rd) day from the date of such notification, the ARC shall provide notice to such Owner of a hearing at which such Owner’s continuing noncompliance shall be considered. The hearing shall be held not more than thirty (30) days after the date of the notice of

noncompliance. At the hearing, if the ARC finds that there is no valid reason for the continuing noncompliance, the ARC shall determine the estimated costs of correcting it. The ARC shall then require the Owner to remedy or remove the same within ten (10) days after the date of the ARC's determination. If the Owner does not comply with the ARC's ruling within such period or within any extension of such period as the ARC, at its discretion, may grant, the ARC may remove the noncomplying improvement, remedy the noncompliance, or file suite to compel compliance. The costs of such action, including all attorney's fees and other costs incurred to enforce compliance, whether incurred before or after suit is filed, at trial or on any appeal or review there from, shall be assessed against the Owner and his Lot.

5.12 **Liability.** Neither the ARC nor any member thereof shall be liable to any Owner, Occupant, builder or Declarant for any damage, loss or prejudice suffered or claimed on account of any action or failure to act of the ARC or a member thereof, provided that the ARC or member has, in accordance with its or his actual knowledge, acted in good faith.

5.13 **Estoppel Certificate.** Within thirty (30) working days after written request is delivered to the ARC by an Owner, and upon payment to the ARC of a reasonable fee fixed by the ARC to cover costs, the ARC shall provide such Owner with a certificate executed by the chairman of the ARC and acknowledged, certifying with respect to any Lot owned by the Owner, that as of the date thereof either: (a) all improvements made or done upon or within such Lot by the Owner comply with this Declaration and any Rules and Regulations promulgated by the Board or the ARC or (b) such improvements do not so comply, in which event, the certificate shall also identify the non-complying improvement and set forth with particularity the nature of such non-compliance. The Owner, his heirs, devisees, successors and assigns shall be entitled to rely on the certificate with respect to the matters set forth therein. The certificate shall be conclusive as among Declarant, the ARC, the Association and all Owners and such persons deriving any interest through any of them.

5.14 **Approval of Contractors and Insurance.** Contractors providing services in connection with the development or improvement of any Lot shall be subject to the following requirements: Contractors shall be approved Ashley Stanford by the ARC. General Contractors and subcontractors shall be licensed as required by local governmental ordinances and regulations. General contractors shall warrant all materials and workmanship to be of good quality and to remain in good condition for a period of one (1) year. A general contractor shall furnish to the Association evidence of public liability insurance in amounts reasonably acceptable to the ARC. Combined single limits of One Million Dollars (\$1,000,000) shall be deemed acceptable. The ARC may require the contractor to post a bond to assure that the interests of the project are protected and the requirements of the Declaration and Bylaws are followed. The ARC may place limitations on the hours and days on which construction activity can take place. In addition, the ARC may impose restrictions on the noise or decibel level at construction sites.

5.15 **Other Applicable Law.** All improvements must be constructed in full compliance with all applicable governmental building codes. All ARC review and inspection procedures are intended to assure compliance only with aesthetic considerations. Declarant, its affiliates, and the ARC are not responsible for design or construction defects or failure of the building to meet appropriate building codes.

ARTICLE 6

DECLARANT CONTROL

6.1 **Interim Board and Offices.** Declarant hereby reserves administrative control of the Association, including, without limitation, the right and power, in its sole discretion, to appoint and remove members of an interim Board of Directors (the "Interim Board"), which shall manage the affairs of the project and which shall be invested with all powers and rights of the Board. The Interim Board shall consist of from one (1) to three (3) members. Notwithstanding the provision of this Section 8.1, at the

Turnover Meeting at least one (1) Director shall be elected by Owners other than Declarant, even if Declarant otherwise has voting power to elect all of the members of the Board.

6.2 **Turnover Meeting.** Declarant shall call a meeting for the purpose of turning over administrative control of the project from Declarant to Class A members within one hundred twenty (120) days of the earliest of the following dates:

- 6.21.1 **Upon Sale of Lots.** The date on which Lots representing seventy-five percent (75%) of the total number of votes have been conveyed to persons other than Declarant. (For purposes of this calculation, the votes which would be attributable to annexable lots shall be counted as “Lots” owned by Declarant);
- 6.21.2 **Date Certain.** Seven (7) years from the date on which this Declaration is recorded; or
- 6.21.3 **Declarant’s Election.** The date on which Declarant elects in writing to terminate Class B membership. Declarant shall give notice of the meeting to each Owner as provided in the Bylaws. If Declarant does not call the meeting required under this Section 8.2, any Owner may do so.

ARTICLE 7

DECLARANT’S SPECIAL RIGHTS

7.1 **General.** Declarant is undertaking the work of developing Lots and other improvements within Lincoln Palisades Phase Two. The completion of the development work and the marketing and sale of the Lots is essential to the establishment and welfare of the Property as a residential community. Until the Homes on all Lots on the Property have been constructed, fully completed and sold, with respect to each Lot on the Property, Declarant shall have the special rights set forth in this Article 9.

7.2 **Marketing Rights.** Declarant shall have the right to maintain a sales office and model on one (1) or more of the Lots that Declarant owns, which sales office(s) and model(s) shall be staffed by the employees of Declarant or any licensed real estate sales agents. Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week. Declarant may maintain a reasonable number of “For Sale” signs at reasonable locations on the Property.

7.3 **Declarant Easements.** Declarant has reserved easements over, in, upon, under or across the Property as more fully described in Article 3 of this Declaration.

ARTICLE 8

GENERAL PROVISIONS

8.1 **Enforcement: Attorney’s Fees.** The ARC, the Owners, and any mortgages on any Lot shall have the right to enforce all of the covenants, conditions, restrictions, reservations, easements, liens and charges now or hereinafter imposed by any of the provisions of this Declaration as may pertain specifically to such parties or Owners by any proceeding at law or in equity. Failure by the ARC, any Owner, or a mortgage to enforce any covenant, condition or restriction herein contained shall in no event be deemed to be a waiver of its right to do so thereafter.

8.2 **Duration.** The covenant, conditions and restrictions of this Declaration shall run with and bind the land for a term of thirty-five (35) years from the date on which this Declaration is recorded, after which time they shall be automatically extended for successive periods of (10) years, unless rescinded by a vote of at least seventy-five percent (75%) of the Owners; provided, however, that amendments that do not constitute rescission of the planned community may be adopted as provided in Section 11.7 below.

8.3 **Unilateral Amendment by Declarant.** Declarant may amend this Declaration to comply with the requirements of the Federal Housing Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Mortgage Loan Corporation, any department, bureau, board, commission or agency of the United States or the State of Oregon, or any other state in which the Lots are marketed and sold, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon, or such other state, the approval of which entity is required in order for it to insure, guarantee or provide financing in connection with development of the Property and sale of Lots. Before the Turnover Meeting, no such amendment shall require notice to or approval by any Class A member. In addition, Declarant may amend this Declaration as provided for under Article 12 below.

8.4 **Private Agreement.** This Declaration and the covenants and agreements contained herein constitute a private agreement among the Owners of Lots in Lincoln Palisades Phase Two, Lincoln City or County is under no obligation to enforce any of its provisions. Likewise, the ARC and Declarant are under no obligation or duty to enforce Lincoln City or County regulations or to warrant to Owners that proposed improvements comply with Lincoln City or County regulations, such being the sole and exclusive responsibility of the Owner. This Declaration does not restrict Lincoln City or County's authority to adopt or amend its development regulations. Lincoln City and County shall limit its review of a development application to the requirements of its regulations. It is the duty of every person engaged in development or remodeling of a Lot or an improvement in Lincoln Palisades Phase Two to know the requirements of this Declaration and the covenants and agreements contained herein. In the event that a Lincoln City or County regulation conflicts with a provision of this Declaration, any question regarding which provision controls shall be directed to the ARC. While the ARC lacks authority to authorize the Owner to violate a Lincoln City or County standard, it may require the Owner to meet standards that meet or exceed the City or County's standards. Lincoln City and County shall not be liable for any approvals or permits that are granted in compliance with Lincoln City or County regulations but that are not in compliance with this Declaration.

8.5 **Resolution of Document Conflicts.** In the event of a conflict among any of the provisions in the documents governing Lincoln Palisades Phase Two, such conflict shall be resolved by looking to the following documents in the order shown below:

8.5.1 Declaration of Covenants, Conditions and Restrictions;

8.5.2 Rules and Regulations. The provisions of the Oregon Planned Community Act, ORS 94.550 et, seq, shall be paramount to the provisions in all of the above listed documents.

ARTICLE 9

RIGHT TO AMEND DOCUMENTS

9.1 Declarant hereby reserves the right to amend this Declaration and other documents relating to formation of Lincoln Palisades Phase Two, including, without limitation, the unilaterally and without obtaining the consent of any other Owner. Declarant may exercise such right to amend only to facilitate the partition or subdivision of Lots. Amendments made under this Article 9 shall be limited to those that Declarant in its sole and unfettered discretion deems to be necessary to identify Lots properly.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this _____ day of _____, 2007.

Palisades Properties, LLC

By: _____
Thomas H. Scott

STATE OF OREGON }
 } ss.
County of Lincoln }

This instrument was acknowledged before me on this _____ day of _____, 2007, by Thomas H. Scott, as _____ of Palisades Properties, LLC.

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

LINCOLN PALISADES LEGAL DESCRIPTION

Real Property in the County of Lincoln, State of Oregon, described as follows:

Tracts 61 and 62, EXCEPTING from tract 61 that portion conveyed in deed recorded December 6, 2002, Book 466, Page 871, Microfilm Records, All in LINCOLN PALISADES, In Lincoln County, Oregon.

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

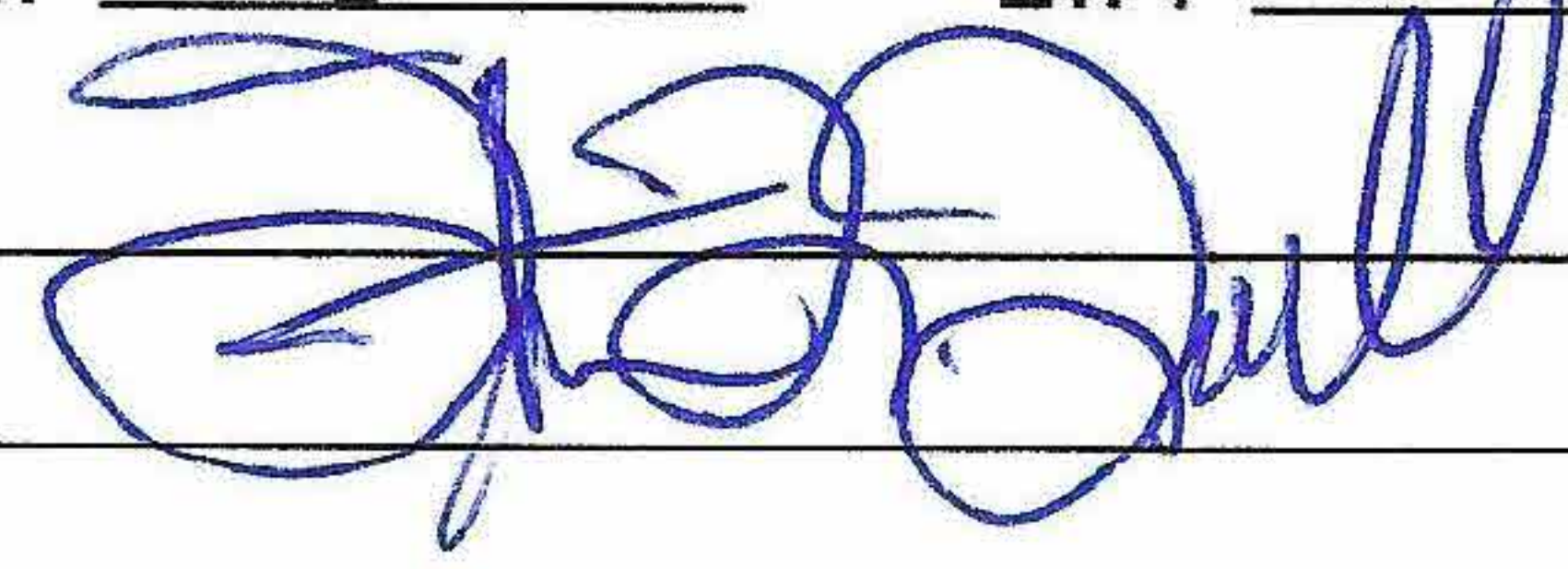
APPLICATION TYPE

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

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

MAILING ADDRESS: P.O. Box 688

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

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

EMAIL (OPTIONAL): stephenlindell6@gmail.com

OWNER OF RECORD (if other than applicant)

NAME: Same as applicant.

MAILING ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

DAYTIME PHONE: _____ **Signature:** _____

EMAIL (OPTIONAL): _____

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

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

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

PROJECT ADDRESS: Unaddressed.

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

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

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

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

SECTION 17.52.210 (A) Purpose.

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

SECTION 17.52.210 (B) Planning Commission Authority.

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

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

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

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

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

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

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

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

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

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

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

b. Prohibiting open burning during construction.

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

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

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

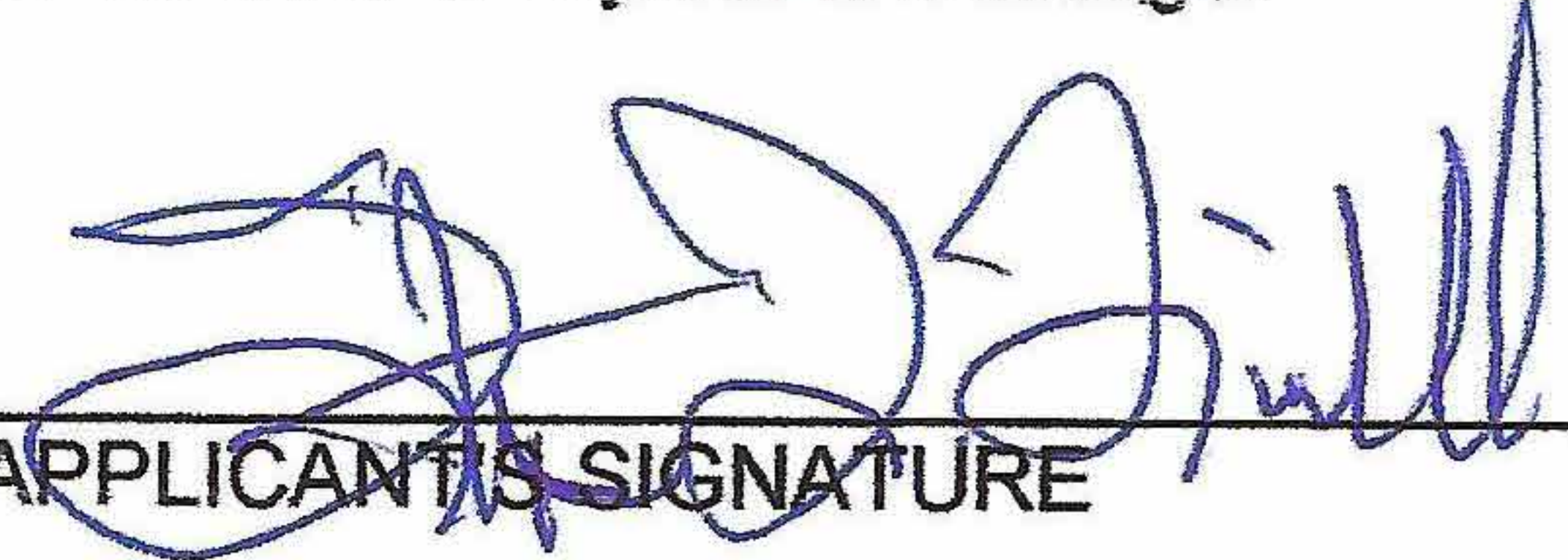
- 6. Street, water, sewer, drainage and drainage pre-treatment, storm water detention and other similar facilities proposed to be constructed as part of the development are adequate to provide for the health, safety and welfare for the population densities and the type of development proposed.

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

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

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

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


APPLICANT'S SIGNATURE

7-2-21
DATE

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

2 documents behind this sheet:

1. Approved preliminary plan for Lincoln Palisades Phase III showing that Phase VI was originally intended to be part of Phase III
2. Final Order approving Phase III that shows the condition requiring dedication of open space to accommodate previous approvals and to meet the landscaping requirement

Approved Plan

LINCOLN PALISADES - PHASE 3 TENTATIVE PLAN



RECEIVED
JUL 12 2007
PLANNING

OWNER/APPLICANT:
PALISADES PROPERTIES, LLC
11002 SE 200th ST
PORTLAND, OR 97224

REPRESENTATIVE:
REED & ASSOCIATES, INC.
100 CALADROA ST EX BITE 4
ALBANY, OR 97321-2007
TELEPHONE: 503 892-2400

TRACT DESIGNATION:
MAP NO. 62-119-023-04
TAX LOTS 100-200
MAP NO. 62-119-023-05
TAX LOT 200

ZONING:
R-1-1.2 - SINGLE FAMILY RESIDENTIAL

SANITARY SEWER:
CITY SANITARY SYSTEM

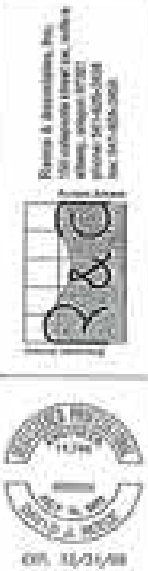
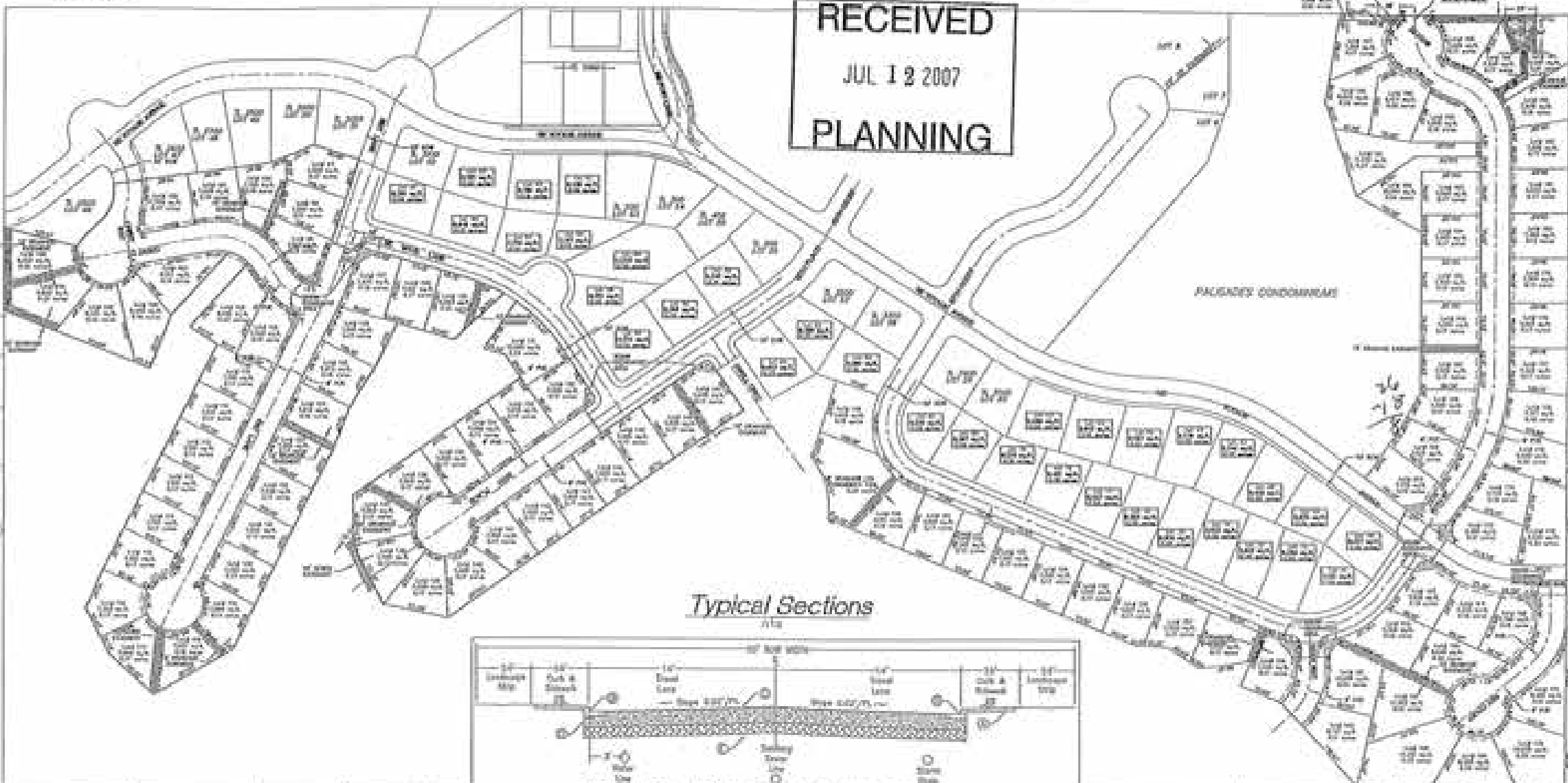
DOMESTIC WATER:
CITY WATER SYSTEM

LAND USE DESIGNATION:
TOTAL SUBDIVISION AREA - 214 ACRES
PROPOSED PARCELS UNITS - 100 LOTS - PHASE 3
24 LOTS - PHASE 2 (PAPER COVER)
64 LOTS - PHASE 1 (COMPLETED)

SURVEYOR:
BOB BROWN, INC.
6700 SE PINEHURST BLVD.
P.O. BOX 2009
CORVALLIS, OR 97331
TEL: (503) 839-2000
FAX: (503) 839-2000

HORIZONTAL DATA:
PER SURVEY

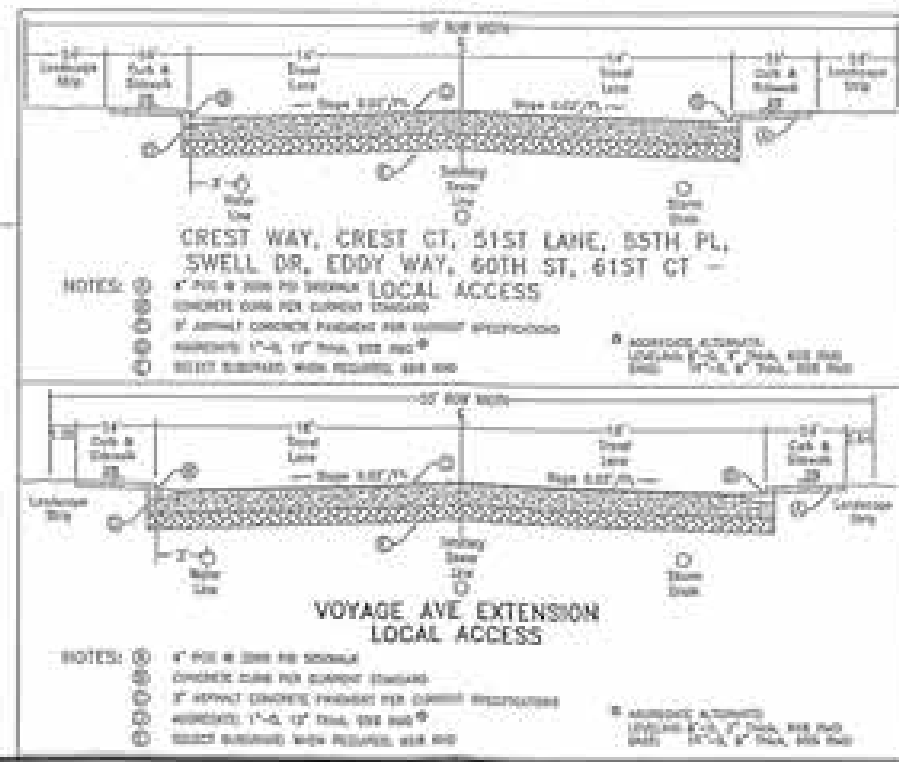
VERTICAL DATA:
ELEVATION ESTABLISHED USING
LINCOLN COUNTY GEODETIC
CONTROL, MARCH 2004



Lincoln Palisades Phase 3 - Tentative Plan

Palisades Properties, LLC
Portland, Oregon

Typical Sections



- REVISION LIST**
1. WEST END OF ROW BY STREET GRID LABEL
 2. LOT 100 DELETED
 3. WETLAND LABELS BY LOTS 179-180
 4. CREST WAY RE-ALIGNED TO AVOID WETLAND
 5. LOTS 124, 125, 126, 128, 127, 128, REMOVED TO AVOID WETLANDS
 6. TRACT "A" CREATED ON 80th ST FOR PEDESTRIAN ACCESS

Symbol	Description	Symbol	Description	Symbol	Description
---	Proposed City Utility Easement	---	Existing Property Line	○	Existing Manhole
---	New Property Line	---	Existing Center Utility	+	Existing Water Meter
---	New Concrete	---	Existing Center	+	Existing Water Valve
---	Proposed Sanitary Sewer Line	---	Existing Fence	+	Existing Fire Hydrant
---	Proposed Water Line	---	Existing Sign	+	Existing Gas Valve
---	Proposed Storm Water Line	---	Existing Pole	+	Existing Sign
---	Proposed Driveway	---	Existing Pole	+	Existing Choker/Line
---	Proposed Fire Hydrant	---	Existing Pole	+	Existing Storm / Gas to Street
---	Proposed Water Meter	---	Existing Pole	+	Existing Storm
---	Proposed Water Valve	---	Existing Pole	+	Existing Wharf
---	Proposed Man-Off Valve	---	Existing Pole	+	Existing Drainage Pipe
---	Proposed Streetlight	---	Existing Pole	+	
---	Proposed Sanitary Sewer Easement	---	Existing Pole	+	
---	Proposed Storm Drain Easement	---	Existing Pole	+	
---	Proposed Curb Inlet	---	Existing Pole	+	
---	Proposed Driveway	---	Existing Pole	+	
---	Proposed Water Easement Area	---	Existing Pole	+	
---	Proposed Wetland Buffer	---	Existing Pole	+	

PROJECT NO: 8000501

DATE: 05/15/07

SCALE: AS SHOWN

SHEET NUMBER: 1

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

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

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

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

PLANNING CONDITIONS

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

PUBLIC WORKS CONDITIONS10. Stormwater

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

Draft notes on applicant revised Lincoln Palisades VI showing details of my research in preparation for the January 4, 2022 Planning Commission Meeting.

Submitted by:
 Patrick M. Dunne
 5155 NE Voyage Ave
 Lincoln City, OR 97367
 December 26, 2021

Revised Narrative 12172021.pdf, page 6 III.3.d. Watercourses exist and the standard does apply. Page 18 V.6.d. Existing watercourses are not identified; the standard is not met.

Pages 7 and 19 open space deleted

Page 13 Lot 22 subdivided

Pages 16 and 20 36 units 32 lots vs “This application seeks approval of a 24-lot residential planned unit development/subdivision for Lincoln Palisades Phase VI.”

Page 19 CC&Rs exhibit E

Revised Plans 12162021.pdf

Sheet 1.0 date 11/19/2021 all sheets same date, both sets – no plan revision entry *

Tract A Stormwater Facilities combined with Lot 1 10.913 /= 7.851 + 3.061 **

Tract B Landscape Common Lot combined with Lot 22 (32 lots total)

Sheet 2.0 * no change

Sheet 3.0* ** 39.0' circle radius, lots 22/23 retaining wall – child safety 2'x 4' x 42.5/76?***

Sheet 3.1* **

Sheet 3.2 *

Sheet 4.0 * *** 42.5' contour line 144 – 116 = 28'; 76' contour line 142 – 110 = 32'

$$144 - 126 = 18'$$

$$142 - 120 = 22'$$

Sheet 4.1 *

Sheet 4.2 *

Sheet 4.3 *

Sheet 4.4 *

Sheet 4.5 * ***

Sheet 4.6 * ***

Sheet 4.7 *

CCRs, Exhibit 6

1.1 ARC = Declarant, Turnover Meeting – 8.2, Board of Directors, Article 6 functions

4.5 Delete; ORS, Lincoln County and Lincoln City Statutes adequately cover this topic Animal Control Officer 2000-2001 Lincoln County Sheriff Board Board of Directors

4.7 add “a driveway,” between of and an on line 3.

4.16 Delete “...so long...properties.” And add “or approved structure.”

6.2 Class A members Turnover (8.2)

8.3 Turnover Meeting, Class A member not defined

WRITTEN TESTIMONY IN OPPOSITION

Submitted by:
 Patrick M. Dunne
 5155 NE Voyage Ave
 Lincoln City, OR 97367

December 5, 2021

My objective is to show cause for the Lincoln City Planning Commission to deny PUD 2021-02 SUB 2021-01 Lincoln Palisades VI (Parcel 1) and consider a halt to Lincoln Palisades V (Parcel 2).

Justification (references to Agenda Packet page numbers):

1. Page 99 D – There will be no contribution to affordable housing Lincoln City needs for bed makers and meal servers in our tourist town.
2. Pages 46 #11, 101 #6 and #7, 102 #11 – What is peak hour for every minute and 30 seconds? The capability of NE Port Lane is an opinion, not fact. Thirty two houses (*plus 20 from Parcel 2*) easily result in 104 vehicles. The 2013 study had no experience with a mandatory evacuation with many single occupant vehicles loaded or pulling trailers with all their stuff being observed by those directing traffic, nor does it consider all the “short-cut” traffic using NE Port Lane daily.
3. Page 27 List of Exhibits D. Reference to the November 16 hearing packet: How much water will go to West Devils Lake Blvd from Parcel 1 and Parcel 2? I am concerned storm sewer collection will concentrate, rather than disperse, water over a former wide open area of natural land and vegetation. Consider the open area impervious by paved streets, driveways, sidewalks, roof gutter and downspout collections and uncollected roof runoff. Page 115 Storm Sewer. Given the rainfall criteria and the 8” pvc in the various sheets (pages 18, 21, 22 and 25) what is the impact to 3005 NE 48TH ST and Owner PRIVATE SENIOR CARE HOMES LLC, Mailing Address: PO BOX 326, GLENEDEN BEACH, OR 97388? There is a structure there now. Were they notified? How many feet of water will flow across NE West Devils Lake Blvd given the rain event and size of pipe? The submitted information is too vague.
4. Page 31 d. Incorrect: Watercourses (Dictionary from Google) “noun a brook, stream, or artificially constructed water channel. the bed along which a watercourse flows. ‘a dry watercourse’”. See Page 100, Finding bottom of page, Sheet 2.0 is Page 14: Lines are drawn to appear that shaded areas are not within the property. Where will rainfall go along contour lines and through outfalls described throughout Parcels 1 and 2 and from earlier development on the north of the Vicinity Map along NE Voyage Way? Parcels 1 and 2 are big arrows pointing toward NE Devils Lake Blvd where I have witnessed over one foot of water covering the road shown on InkedVI High Water Area.jpg (attached). Pg 43 d. Incomplete. Watercourses are not included.
5. Page 97 Finding (bottom of page) - Is 500 feet a suitable notification distance requirement given recent new experience with wind, fire, and water since relevant city code was created? We have seen the far reaching impact of increased population and supporting development. Lincoln Palisades development impacts Roads End traffic. Heavy rain runoff raising the lake level impacts Devils Lake lakefront property owners and folks who kayak over SE 2nd Ct water too deep for vehicles. Commissioners should consider updating relevant code, deny Parcel 1 and halt and reconsider Parcel 2.

Page 1

Page 110 16.12.100, Page 15 Shows a radius of 39 feet (also shown for Parcel 2 elsewhere) while North Lincoln Fire Rescue fire truck turn radius must be 26' in width, with an inside turning radius of 30' and an outside turning radius of 56'. http://www.nlfr.org/images/NLFR_Access_Water_Supply_Info.pdf Is Parcel 2 a turnaround in two lots or a cul-de-sac as shown in different drawings of record?

Page 32 6. a. Unacceptable response: There is no proposed attachment in this agenda packet.

Page 114 3. And bullet points: How will this be verified in the future? Page 91, Lots 150 and 151: Has compliance been verified to Commissioners? Has anyone in this assembly actually looked toward these backyards? Pages 14, 18, 19, 20, 21, 22, 23, 24, and 25: How are slopes of 1:2, 1:3, > 12' understood by these distorted drawings with horizontal scales 1" = 20' and vertical scale 1" = 5'? I went to LCPW and searched for LCPW 610 with a result of "nothing found." Commissioners should consider how steep are the slopes given the contour lines shown.

Page 14 Note the trees depicted on lot 95 and 96 (TL4000 and TL41000) and TL 3900 all have since been removed. Page 102 10. Other than Palisades Condos built in 1981, few old growth trees remain; Commissioners and staff should question the tree criteria, pages of distraction from affordable housing, evacuation traffic, erosion, and flooding potential.

Page 92 appears to be a different project?

Page 50 VI Conclusion: Not all provisions have been satisfied.

Attachments:

- LinPalTestimony.pdf Note: Item 2. Correction – I believe there is no active homeowners association; I have been informed CCRs duration is 30 years.
- LP-VI Needed Access.jpg
- Sal La Sea to 101 City Master Plan.jpg
- Sal La Sea D1 D4.jpg
- Sal La Sea Extension D7-2.jpg
- InkedVI High Water Area.jpg



WRITTEN TESTIMONY IN OPPOSITION

Submitted by:
Patrick M. Dunne
5155 NE Voyage Ave
Lincoln City, OR 97367
Page 2

WRITTEN TESTIMONY

Submitted by:
 Patrick M. Dunne
 5155 NE Voyage Ave
 Lincoln City, OR 97367

November 15, 2021

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

Justification (references to Agenda Packet page numbers):

1. This is a very complex request needing more time to consider the impact thoroughly. A motion to approve would be inappropriate. Staff shows problems on page 11. Why should approval be granted now that may well be denied for a building permit? Page 19, H.1.a Finding seems to indicate in complex verbiage a condition to be met in a "final master plan." The application should be modified appropriately prior to any approval. Item 11, page 30.
2. Planning item 5. States, "...homeowners' association." Page 29. To my knowledge, no one has renewed an association over 20 years; it no longer exists. I have been a resident of this neighborhood for over 21 years. This needs further explanation. Also see pages 39-53 and 75-88 are unsigned documents.
3. Page 31, Storm Sewer concerns me as Phase V and this proposal terminate near a truck wash on West Devils Lake Blvd near and across from the intersection to the street to the golf course (possibly NE 50th St.). I have seen flooding of at least one foot in this area. Page 37
4. Pages 54-64 and "accompanying plan set" contain too much information and the Agenda Packet format requires zooming in and out to view details making it difficult to determine beginnings and endings. More time than from November 10 to November 16 is needed understand the information presented. Pages 65 – 74 purpose is unclear. Page 68 identifies Parcel 2 and Parcel 1. Work started on Parcel 2 in 2021, for which I will be seeking details on that process as Parcel 1 herein presents similar problems. Page 69 does not show two houses built opposite Lot 81 and Lot 80 that have significant drop-off and water drainage to Parcels 1 and 2. Pages 89 - 100 are time consuming to understand as full zoom out is difficult to read requiring many levels of zoom to read details. Pages 101 – 135 likewise and planning staff needs to explain their purpose.

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

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

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


Patrick M. Dunne

From: [Margaret Rogers](#)
To: [Planning](#)
Subject: PUD 2021-02 SUB 2021-01
Date: Monday, December 6, 2021 12:38:55 PM

I request a zoom meeting link to testify December 7, 2021 @ 6:00 pm

Please give the attached written testimony to the entire hearing body

I request further information regarding the Homeowners Association
I was advised when purchasing my property that the area had CCR's but no formal HOA or dues
I based my purchase decision on this information
There has been no vote among homeowners to my knowledge

Thank you

Margaret Powell
310-245-2796 cell
margaretrogerscostumes@gmail.com

From: [Don/Leslie Suva](#)
To: [Anne Marie Skinner](#)
Cc: funpadunne@gmail.com
Subject: RE: PUD 2021-02 SUB 2021-01 Lincoln Palisades VI - a 32-lot subdivision/planned unit development
Date: Monday, December 6, 2021 8:15:55 PM

Lincoln Palisades VI

Hello. We are Voyage Ave. neighbors and have been forwarded email and docs by another neighbor.

While we are not "public" as far as participation, we appreciate and are supportive of the Patrick Dunne overview, concerns, and suggestions. We support his testimony presentation; we believe the particulars should be prioritized for importance, recognition, and action.

We concur with Mr. Dunne's position paper that before ANYthing further **continues** on the 32-lot subdivision the items for inclusion must be addressed/completed. **We are adamantly opposed to any implementation of HOA.** This would be totally a misrepresentation of our lot purchase in Lincoln Palisades. (The realtor and builder will be called into question.)

Though not pertinent to considerations in this hearing, we are totally opposed to any "improvement" to one of the last "wild" areas in Roads End, the Sal-La-Sea project for sidewalks (following paving, no doubt). That would only increase the amount and speed of traffic, not to mention displacing the last of the wildlife we now have.

We will be in attendance at the Dec. 7 commission hearing.

Thank you for your enlightened participation.

Leslie and Don Suva

5740 NE Voyage Ave.

From: tnjstoelb@gmail.com
To: [Planning](#)
Cc: [Van Bruggen, Bonnie](#); [Lenz, Lynne & Phil](#); [Fordham, Nathan & Liz](#)
Subject: Proposed development PUD 2021-02
Date: Friday, November 5, 2021 12:47:55 PM

Good afternoon,

We received notice of the proposed development and meeting date. There are some concerns we have with this development proposal and we would ask that they be taken into consideration.

1. We question that the size of some lots do not meet LCMC 17.77.120.B minimum size requirements for Zone R-1-7.5. The first sentence on the top of Page 5 in the narrative indicates that the property is zoned R-1-7.5 which according to ordinance has a minimum lot size requirement of 7500 sqft. The master plan shows some lots that are smaller (Zone R-1-5). Are we re-zoning a portion of this development?
2. Some of these small lot sizes have narrow road frontage, particularly around lots 32-36. What type of single-family dwelling do you envision being built on these lots? If they are two story units, they would potentially block the scenic views that existing residents currently enjoy which is hardly fair to them.
3. The master plan indicates that trees will be planted on the new lots. What type of trees are going to be planted? How tall will they get and how fast will they develop? With the high winds we occasionally experience in this area from the south and west, is it wise to place trees potentially in front of the homes?
4. Who will be maintaining Tract A (storm drain route) or is it going to turn into a weed field? Will it be surrounded by fencing or what? Will it have a walkway?
5. We do not see any indication that there will be streetlights included as part of this plan. Currently, the north end of Wave Lane has streetlights. If not part of the plan, is there any thought of those being included at a later date? If so, who will be paying for them? If not, could they be included at least at the intersections where there are ADA crosswalks?
6. There was a "traffic analysis" conducted as part of the preparations for this plan. Are there going to be traffic controls (stop signs) on either end of Wave Lane or at the intersection of Street A and 51st Loop? With this development, both 51st Loop and 55th Place would effectively become main thoroughfares and there should be some control to prevent accidents.
7. We have some safety concerns with regards to evacuation in case of wildfires or other emergencies.
 - a. In 2020 when we were directed to evacuate our homes there was really only one way to get out of the area, namely Voyage Avenue to 47th Street. Port Lane was a pathetic bottleneck. Adding these 36 lots plus the 19 lots currently under development will potentially compound evacuation times should this occur again.
 - b. Neither the current 19 lot development on 55th Place nor this proposal allow for two routes of entry or exit. This would be potentially disastrous for those lower lot (east end) residents in the event of an emergency. Rather than have two dead-end streets, would it not be wiser to connect the ends of these two streets east of the wetland boundary area to offer a second route out?

It is our understanding that this is a virtual meeting (via Zoom?) and would like to attend. Is there a "sign up" for the meeting?

Thank you for your consideration.

George (Tim) and Joyce Stoelb

2511 NE 51st Loop

From: tnjstoelb@gmail.com
To: [Anne Marie Skinner](#)
Subject: Revised PUD 2021-02 Lincoln Palisades Phase VI comments
Date: Sunday, November 28, 2021 8:06:02 PM
Attachments: [Lincoln Palisades Amended & Recorded CC&R's 01_14_2021.pdf](#)
[Preliminary Phase VI.pdf](#)

Good morning Anne,

Here are our latest comments regarding the Palisades Phase VI project. We were going to refer back to the staff report but saw that it was taken down so tried going from memory on a couple things.

1. The revised narrative for this proposal references the CC&Rs as Exhibit E. They are currently posted as Exhibit F on the Planning Department PUD website. The version on the web that is posted was from 14 years ago. It should be noted that the CC&Rs for The Palisades have been amended twice since 2007, most recently in January 2021. We found out about the recent amendment over the course of reviewing this proposal. Admittedly, the developer has the right to make changes to the CC&Rs as stipulated in Article 9 but a common courtesy would be to let those of us who are impacted know about the changes. We can only assume someone in the city must have known those revisions occurred. The most recent documents should be posted in their entirety with this proposal for the affected homeowners to access. I am attaching a copy of what I found on the county clerk website although you will see the pages are not in order.
2. Within the posted and most current CC&Rs, Article 8 (specifically sections 8.2 and 8.3), refer to Section 11.7 and Article 12 which appear to have been omitted from the PDF file that is posted or nothing past Article 9 ever existed. This just leaves us wondering what other surprises are in store.
3. Maintenance of Tract A stormwater facilities should belong to and be maintained by the city. Why should homeowners be expected to pay for maintenance of a storm sewer facility that serves homes not under the Phase II CC&R jurisdiction.
4. Rather than have Tract B (common lot) on the corner of Street A and 51st Loop, why not simply add it to Lot 22 and adjust the east and south sides of 22 to expand the water quality dam area surroundings that belong to the city? There is no need for a vacant area that would need to be maintained. If the commission determines that it should remain as reflected in the preliminary drawings, the city should maintain it and not the homeowners. We did not ask for it.
5. Requiring sidewalks (like the current Phase V development) as part of this new development is not being very considerate to potential buyers. While it may look nice, having the sidewalks pre-installed will cause an increase in the sale price of the "undeveloped" lots as the developer is incurring additional costs. Once a lot is purchased (at a higher price) and the buyer develops it, they will have to turn around and demolish part of the existing sidewalk to install the driveway approach. Ultimately, the buyer pays for a portion of the concrete twice (once at purchase, once during

development). Why not just require curb and asphalt and leave the sidewalk to the buyer when they develop their lot like what was done to the rest of us in Phases II, III and IV.

6. Currently, the north end of Wave Lane has streetlights as do other streets in the neighborhood yet there is no indication that lights will be part of this development. Streetlights should be included at least at the intersections where there are ADA crosswalks. A lack of lighting for pedestrian traffic is a public safety concern. A previous comment in the last staff report stated lighting was to be installed by developer and maintained by the homeowners. Who currently pays for and maintains lights on Voyage Ave, Wave Lane, or anywhere else in the city for that matter? The homeowners should not be encumbered with a public safety need.
7. With this development, there should be some traffic control (stop signs) to prevent accidents at the intersections of both Wave Lane and Street A.
8. How was the traffic analysis actually completed? It appears that traffic analysis for this proposal is based on book theory, not comparing current actual traffic volume and then factoring the estimated additional traffic volume these lots will generate. Have traffic patterns been looked at? Port Lane is a highly popular route for individuals heading to work or to run errands in town, more so than north or south on Voyage Ave. If memory serves correctly, one of the commissioners lives on Port Lane and brought the traffic issue up at the last meeting.
9. Port Lane is NOT a safe street to walk along, and neither is Logan Road. Both roads need some serious review and improvements, especially if the additional homes increase traffic.
10. We have some safety concerns with regards to evacuation in case of wildfires or other emergencies.
 - a. In September 2020 we were directed to evacuate our homes for the wildfires. It took 2-3 hours for us to get from our house on 51st Loop to Highway 101 and leave the area. Exit options are limited. Individuals can head either north or south on Voyage Avenue. To the north is Devil's Lake Road; to the south is 47th Street; to the west is Port Lane.
 1. Port Lane was not an expedient exit route. It was a pathetic bottleneck with families evacuating from Palisades AND Roads End. Traffic was backed up on Voyage Avenue by the Port Lane route. We could not exit to the west.
 2. In both north and south cases, the outlet to Hwy 101 converges at the intersection of 47th and Devil's Lake Road which was a bottleneck but at the time it was the lesser of two evils. This evacuation route headed towards the fires instead of away from them. Had the fires jumped and blocked Devil's Lake Road, the results would have been obviously worse for a lot of folks.
 3. Adding these 32 lots plus the 19 lots currently under development will

further compound evacuation times should this occur again.

- b. Neither the current 19 lot development on 55th Place nor this proposal allow for two routes of entry or exit to the properties east of Wave Lane and Street A. Instead, both 55th Place and 51st Loop end in cul-de-sacs.
- c. The original proposal for this development showed that 51st Loop “may” be extended to The Villages in the future. The current revision took away that future option. Should there be a situation where 51st Loop is blocked, those future residents will not have an alternative path out nor will there be an alternate route for emergency services to get in. Please refer to Page 3 of the revised preliminary master plan that I attached.
- d. If extending through to The Villages is not in the cards, we would ask that a connecting road between proposed Lot 12 on 51st Loop and the new east end of 55th Place around the wetlands perimeter following the existing sewer easement be considered as a method to provide a secondary route for those lots. What would be even better yet would be an additional alternate route to Highway 101 as was suggested by Mr. Dunne but that would probably be way beyond the scope of this development.

11. As for Street “A” naming, we have Port Lane to the north. How about Starboard Lane for Street “A”? Or might we suggest have a street naming contest to get the neighborhood a little more engaged?

Lastly, we are not aware of any HOA having been established at this time for Phase II-VII. We found no record of one being officially created and I would wager not many other residents are aware either. If there is a HOA in place, it would be nice for all of us to know considering that a turnover meeting has been declared in the most recent (January 2021) CC&R revision. There is a bit of concern and not just from us.

We may have more comments once the new Staff Report is developed and posted.

Thank You.

Joyce & Tim Stoelb

WRITTEN TESTIMONY IN OPPOSITION

Submitted by:
 Patrick M. Dunne
 5155 NE Voyage Ave
 Lincoln City, OR 97367
 December 29, 2021

My objective is to show cause for the Lincoln City Planning Commission to deny PUD 2021-02 SUB 2021-01 Lincoln Palisades VI (Parcel 1) and consider a halt to Lincoln Palisades V (Parcel2).

Justification:

1. Revised Narrative 12172021.pdf, page 6 III.3.d. is incorrect as watercourses exist and the standard does apply, and page 18 V.6.d. existing watercourses are not identified; the standard is not met. If Commissioners approve this application, will staff's recommended conditions of approval be changed to correct these inaccuracies?
2. What assurance do Commissioners have, following a comment by the applicant earlier in the hearing regarding flood plain and permitting for the 48th street build and having incorrectly ignored watercourses, that a combination of Lincoln Palisades V and VI concentrated storm water runoff from streets, roofs, and yard landscaping will not have far reaching impact as we have recently seen on the Devils Lake shoreline and D River overflowing and resulting flood of SE 2nd Court if the application is approved without further conditions stipulated?
3. Have Commissioners been assured the 48th street property is beyond the notification distance criteria and if not, the owner has been notified as required?
4. In order to eliminate reference to a homeowners association, why has Tract A, Stormwater Facilities at 3.061 and Lot 1 at 7.851 been combined and labeled 10.913 on Sheets 1.0, 3.0, and 3.1 without apparent attention to detail (correct addition)?
5. Sheets 1.0 through 4.7 are dated 11/19/2021; however, revised plans 12162021.pdf show no updated revision date in the legends. How will Commissioners be assured plans, if approved, are the correct plans to be followed?
6. Have Commissioners determined the retaining wall depicted with lots 22 and 23, Sheets 3.0, 3.1, 4.0, 4.5, and 4.6 subject to any Lincoln City code regarding child safety and falling hazard?
 NOTE: dimensions are 2' x 4' x 42.4' and 76'. Contour lines on the 42.5' side range 144 – 116 = 28' to 144 – 126 = 18' and on the 76' side range 142 – 110 = 32' to 142 – 120 = 22' depending on magnification of the drawings.
7. Does how the 39.0' circle radius of NE 51 Loop on Sheet 3.0 comply with North Lincoln Fire and Rescue turning radius criteria been explained to Commissioners?
8. Does the naming of NE 51 Loop on Sheet 3.0 and others meet naming standards as the street is not connected to the stub street that is signed NE 51 Loop further south along Voyage Avenue?

9. Regarding CCRs, Exhibit 6, I recommend Commissioners require the following changes:
- a. 4.5 – Delete all; ORS, Lincoln County and Lincoln City Statutes adequately cover this topic (I was Lincoln County Sheriff’s Animal Control Officer 2000-2001). If not deleted, Board and Board of Directors need to be defined and explained.
 - b. 4.7 add “a driveway,” between of and an on line 3.
 - c. 4.16 Delete “...so long...properties.” And add “or approved structure.”
 - d. 6.2 Define “Class A members” and “Turnover” [cited (8.2) at the beginning (1.1), but not present in 8.2] and define in 8.3 “Turnover Meeting.”

Planning Commission Communication

VAR 2021-03 Northwest Coastal Investments

Meeting Date:	January 4, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	Planning Commission	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:		Estimated Time:	

Question:

Should the Planning Commission approve or deny the requested variance?

Staff Recommendation:

Staff recommends the Planning Commission hold the public hearing, close the public hearing and the record, deliberate, and move to approve or deny the requested variance.

Authority:

Lincoln City Municipal Code (LCMC) 17.76.050.G states that Table 17.76.020-1 identifies the decision authority for each Type III application. Table 17.76.020-1 of LCMC Chapter 17.76 identifies a variance as a Type III application with the decision authority given to the Planning Commission.

Background:

See attached Staff Report

Planning Commission Options:

1. Hold the public hearing, close the public hearing and the record, deliberate, and move to approve or deny the requested variance.
2. Hold the public hearing, keep the hearing and record open, and continue it to a future meeting, date and time certain.
3. Hold the public hearing, close the public hearing but keep the record open to allow additional submittals, and continue deliberation to a future meeting, date and time certain.

Financial Impact

None

Potential Motions:

1. Move to approve VAR 2021-03 to vary the minimum garage entrance setback from 20 feet to 14 feet at the south and 16 feet at the north.
2. Move to deny VAR 2021-03 to vary the minimum garage entrance setback from 20 feet to 14 feet at the south and 16 feet at the north because the request doesn't meet all the criteria for approval, specifically (then state which of the criterion are not met and why).

Attachments:

VAR 2021-03 Application Package(PDF)

VAR 2021-03 Survey Stake Plan (PDF)

VAR 2021-03 Vicinity Map (JPG)

VAR 2021-03 Zoning Map (BMP)

521-21-000070 Workflow History (PDF)

521-21-000070 Plans Original (PDF)

521-21-000070 Plans Revised (PDF)

VAR 2021-03 Contours (BMP)

521-21-000070 Inspection History(PDF)

Staff Report VAR 2021-03 (PDF)


Comments Public Works 12_7_2021 (PDF)

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

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

NAME OF APPLICANT: NORTHWEST COASTAL INVESTMENTS
MAILING ADDRESS: 5 CENTERPOINTE DR #400 A
CITY: LAKE OSWEGO **STATE:** OR **ZIP:** 97035
DAYTIME PHONE: 503-635-3400 **Signature:** 
EMAIL (OPTIONAL): ROYTHOMPSON@COMCAST.NET AND AMYMBOGRAN@COMCAST.NET

OWNER OF RECORD (if other than applicant)
NAME: PICTUREBOOK PROPERTIES DBA NORTHWEST COASTAL INVESTMENTS
MAILING ADDRESS: 5 CENTERPOINTE DR #400 A
CITY: LAKE OSWEGO **STATE:** OR **ZIP:** 97035
DAYTIME PHONE: 503-635-3400 **Signature:** 
EMAIL (OPTIONAL): ROYTHOMPSON@COMCAST.NET AND AMYMBOGRAN@COMCAST.NET

APPLICANT AND/OR OWNER'S INTEREST IN PROPERTY SUBJECT TO REQUEST:
 AGENT, FEE OWNER, CONTRACT PURCHASER, OPTION HOLDER, LESSEE, OTHER
PROJECT LOCATION: LOTS 8 AND 9, BLOCK 5, CITY OF LINCOLN CITY, LINCOLN COUNTY
PROJECT ADDRESS: 4930 SW COAST AVE
ASSESSOR'S MAP NO.: 07-11-27-CD-08000-00 **TAX LOT(S):** 8000
AREA: .11 (acres) **SQ. FT.:** 4800 **ZONING:** R5

**VARIANCE
EVIDENCE TO SUPPORT OF FINDINGS OF FACT**

NATURE OF VARIANCE REQUEST:

Allowance of a garage to be located 17 ft. away from property line which is less than the 20ft. requirement per City of Lincoln City Code requirements, recognizing that the actual driveway will be 35ft. from the curb. The 17 ft distance was on the plans approved by Lincoln City Planning Dept. Applicant was not aware there was a problem with the plans until it called for the inspection to pour the foundation and the inspection was denied.

FINDINGS OF FACT:

The Planning Commission may authorize variances from the requirement of Ordinance No. 84-02 (as amended) where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of the ordinance would cause an undue or unnecessary hardship. No variances shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions that it finds necessary to protect the best interests of the surrounding property or neighborhood and otherwise achieve the purposes of the ordinance.

A VARIANCE MAY BE GRANTED ONLY IN THE EVENT THAT ALL THE FOLLOWING CIRCUMSTANCES EXIST:

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape legally existing prior to the date of the ordinance, topography, or other circumstances over which the applicant has not control.

This is a very steep and narrow lot which limited the buildable space of this lot. All the other houses along this street were allowed to be built very close to the street with driveways closer to the property lines than the proposed house. Neither planning nor applicant realized that a change requested to original plans by Planning, to move location of the house, brought the garage so close to the property that it was now within 17 feet of the property line.

2. The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property in the same zone or vicinity possess.

All houses that have already been built along the east side of this street have been located with much shorter driveways in relation to the property lines. The driveway for this house will actually be approximately 10 feet longer than all these other houses.

- 3. The variance should not be materially detrimental to the purposes of the ordinance, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city planning policy.

The objective of the ordinance is to have houses in neighbors have 20 ft driveways to allow parking of cars. Where the house is located at the present time, it will have a 35 ft driveway, approximately 10 feet longer than any other house along this street.

- 4. The variance requested is the minimum variance that would alleviate the hardship.

A variance of three feet will avoid a very costly redesign of the entire house and the removal of footing forms that are already in place as a result of plans already approved by Lincoln City.

THE FOLLOWING ATTACHMENTS SHALL ACCOMPANY THE FILING OF A VARIANCE REQUEST APPLICATION:

- SITE PLAN AND/OR ELEVATIONS. (Or other depiction or documents indicating the nature of variance request).
- LEGAL DESCRIPTION OF PROPERTY SUBJECT TO VARIANCE REQUEST.
- EVIDENCE IN SUPPORT OF REQUISITE FINDINGS OF FACT.

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

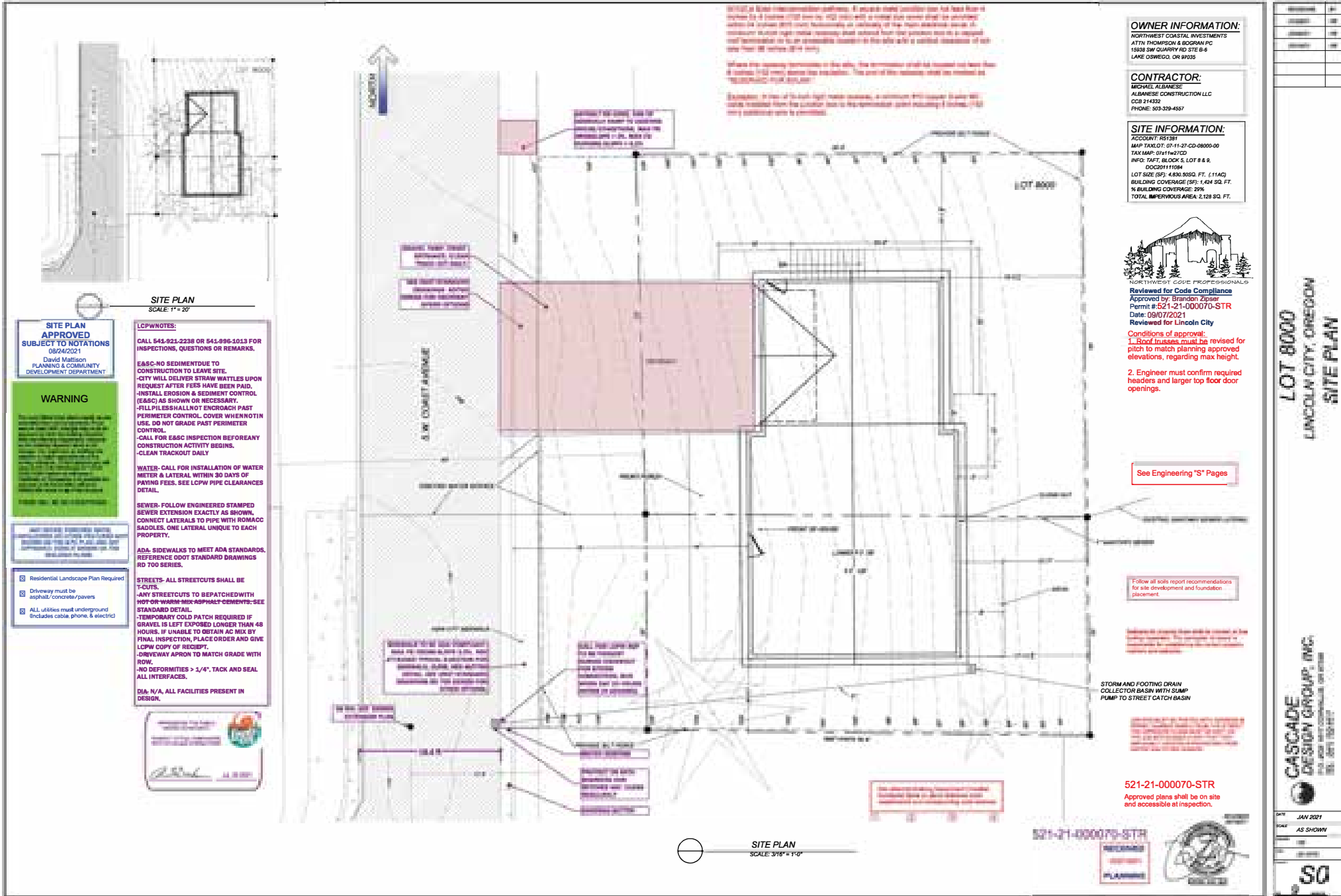


 APPLICANT'S SIGNATURE

12/6/21

 DATE

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



OWNER INFORMATION:
 NORTHWEST COASTAL INVESTMENTS
 ATTN THOMPSON & BOGRAN PC
 16938 SW QUARRY RD STE B-8
 LAKE OSWEGO, OR 97035

CONTRACTOR:
 MICHAEL ALBANESE
 ALBANESE CONSTRUCTION LLC
 CDB 21432
 PHONE: 503-529-4557

SITE INFORMATION:
 ACCOUNT: RS1381
 MAP TAXLOT: 07-11-27-CD-08000-00
 TAX MAP: 0711161702
 INFO: TACT, BLOCK 5, LOT 8 & 9,
 OCC20111084
 LOT SIZE (SF): 4,936,380. FT. (1.11AC)
 BUILDING COVERAGE (SF): 1,424 SQ. FT.
 % BUILDING COVERAGE: 29%
 TOTAL IMPERVIOUS AREA: 2,128 SQ. FT.



NORTHWEST CODE PROFESSIONALS
 Reviewed for Code Compliance
 Approved by Brandon Zepher
 Permit #: 521-21-000070-STR
 Date: 09/07/2021
 Reviewed for Lincoln City

Conditions of approval:
 1. Roof trusses must be revised for pitch to match planning approved elevations, regarding max height.
 2. Engineer must confirm required headers and larger top floor door openings.

See Engineering "S" Pages

Follow all soils report recommendations for site development and foundation placement.

STORM AND FOOTING DRAIN COLLECTOR BASIN WITH SLUMP PUMP TO STREET CATCH BASIN

521-21-000070-STR
 Approved plans shall be on site and accessible at inspection.

SITE PLAN APPROVED
 SUBJECT TO NOTATIONS
 09/24/2021
 David Mattison
 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

WARNING
 This site plan is subject to the following conditions:
 1. All work must be done in accordance with the approved plans.
 2. The applicant is responsible for obtaining all necessary permits.
 3. The applicant is responsible for paying all applicable fees.
 4. The applicant is responsible for maintaining access to all adjacent properties.
 5. The applicant is responsible for maintaining the site in accordance with all applicable codes and ordinances.

SITING PLAN
 SCALE: 1" = 20'

LCPWNOTES:
 CALL 541-821-2238 OR 541-896-1013 FOR INSPECTIONS, QUESTIONS OR REMARKS.
 09/24/2021

E&SC-NO SEDIMENT DUE TO CONSTRUCTION TO LEAVE SITE.
 -CITY WILL DELIVER STRAW WATTLES UPON REQUEST AFTER FEES HAVE BEEN PAID.
 -INSTALL EROSION & SEDIMENT CONTROL (E&SC) AS SHOWN OR NECESSARY.
 -FILL PILES SHALL NOT ENCRUMB PAST PERIMETER CONTROL. COVER WHEN NOT IN USE. DO NOT GRADE PAST PERIMETER CONTROL.
 -CALL FOR E&SC INSPECTION BEFORE ANY CONSTRUCTION ACTIVITY BEGINS.
 -CLEAN TRACKOUT DAILY

WATER-CALL FOR INSTALLATION OF WATER METER & LATERAL WITHIN 30 DAYS OF PAYING FEES. SEE LCPW PIPE CLEARANCES DETAIL.

SEWER-FOLLOW ENGINEER STAMPED SEWER EXTENSION EXACTLY AS SHOWN. CONNECT LATERALS TO PIPE WITH ROMACC SADDLES, ONE LATERAL UNIQUE TO EACH PROPERTY.

ADA-SIDEWALKS TO MEET ADA STANDARDS. REFERENCE ODOT STANDARD DRAWINGS RD 700 SERIES.

STREETS-ALL STREETCUTS SHALL BE 7'-CUTS.
 -ANY STREETCUTS TO BE PATCHED WITH HOT OR WARM MIX ASPHALT CEMENTS-SEE STANDARD DETAIL.
 -TEMPORARY COLD PATCH REQUIRED IF GRAVEL IS LEFT EXPOSED LONGER THAN 48 HOURS. IF UNABLE TO OBTAIN AC MIX BY FINAL INSPECTION, PLACE ORDER AND GIVE LCPW COPY OF RECEIPT.
 -DRIVEWAY APRON TO MATCH GRADE WITH ROW.
 -NO DEFORMITIES > 1/4". TACK AND SEAL ALL INTERFACES.

DIA-N/A. ALL FACILITIES PRESENT IN DESIGN.

SITING PLAN
 SCALE: 3/16" = 1'-0"

LOT 8000
 LINCOLN CITY, OREGON
 SITING PLAN

CASCADE DESIGN GROUP, INC.
 1010 NW 10TH STREET
 SEASIDE, OR 97138
 TEL: 503-738-1877

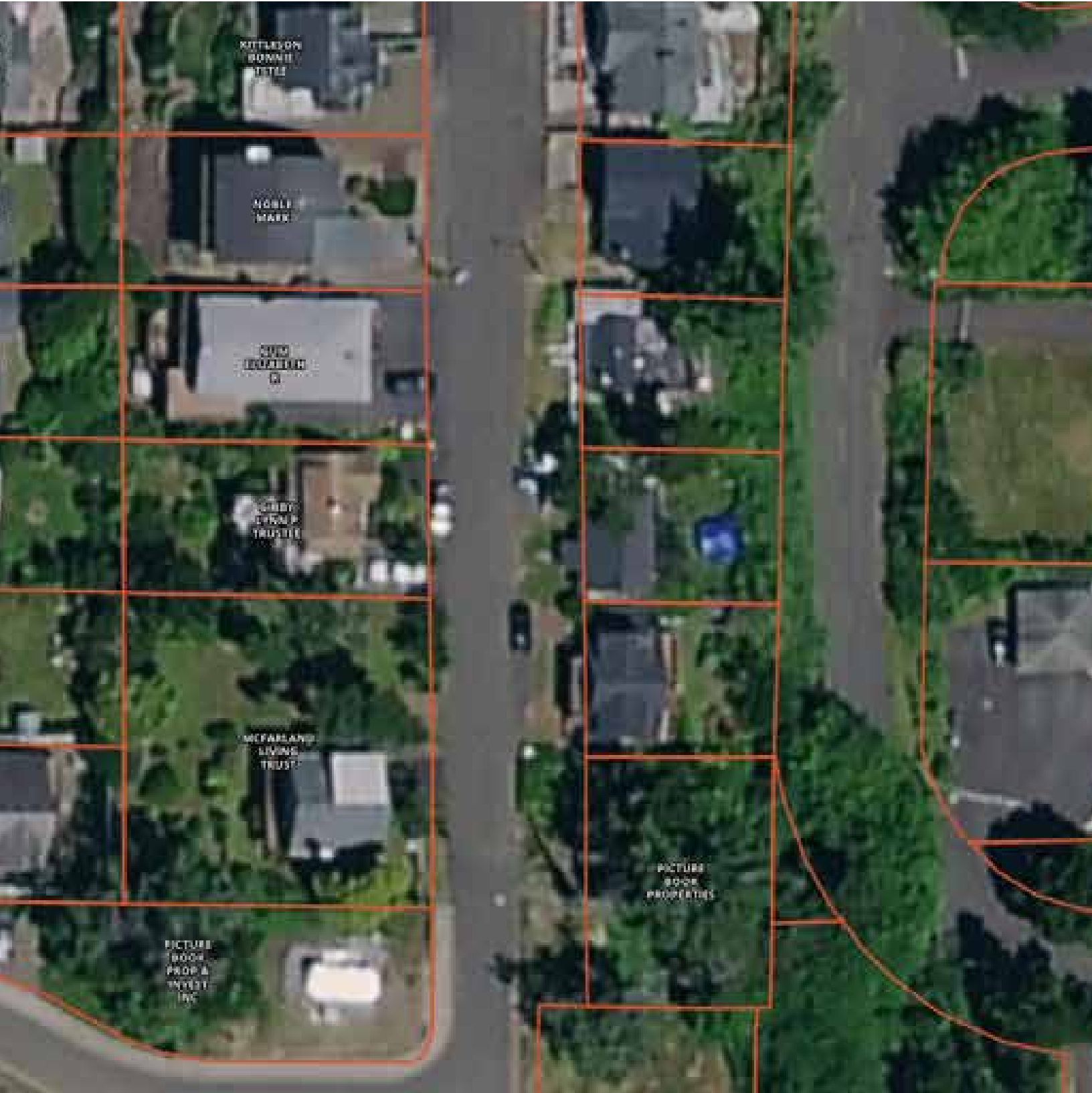
DATE: JAN 2021
 SCALE: AS SHOWN
 30

ATTACHMENT B
NORTHWEST COASTAL INVESTMENTS
APPLICATION FOR VARIANCE

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO VARIANCE REQUEST

Lots 8 and 9, Block 5, TAFT, in the City of Lincoln City, Lincoln County, Oregon.

Attachment C - Northwest Coastal Investments Application for Variance



LAND MARKERS SURVEYING
4068 HUDSON AVE. NE
SALEM, OR 97301
OFFICE (503) 581-0911



STAKE PLAN

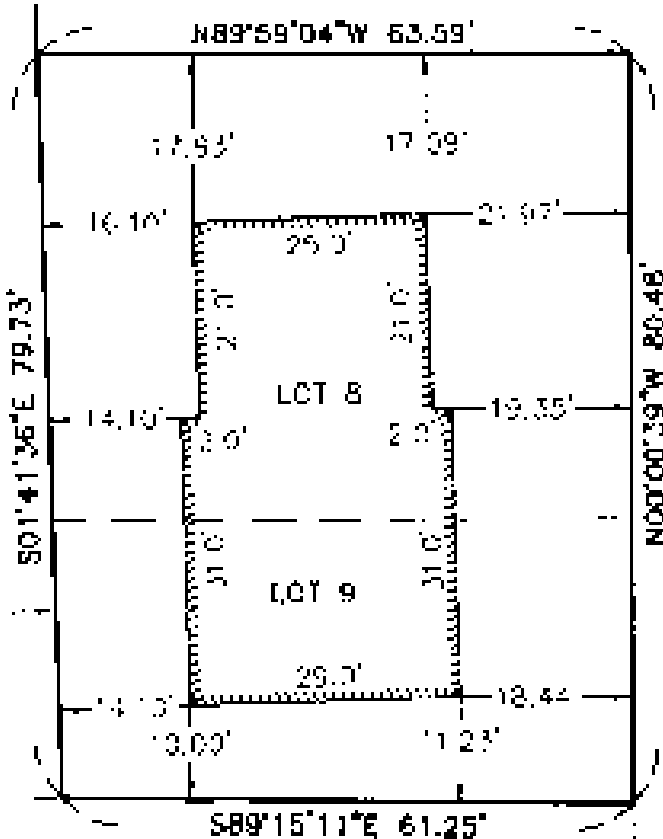
PREPARED FOR: MICHAEL ALBANESE JOB #21-222
DATE: NOVEMBER 30, 2021

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN,
LINCOLN CITY, LINCOLN COUNTY, OREGON

521-21-00070-STR

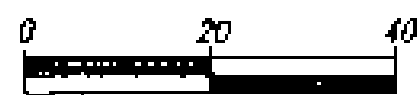
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12/01/2021
PLANNING

LOT 7
BLOCK 5
"TAFT"
VOLUME 7, PAGE 13,
BOOK OF TOWN PLATS



SW COAST AVE
R/W=VARIES

50'
35'
SW BEACH AVE
R/W=35.00'



SCALE IN FEET
1"=20'

NARRATIVE:
The purpose of this map is to illustrate a where a building was sited upon Lots 8 and 9, Block 5 of "TAFT", as recorded in Volume 7, Page 13, Book of Town Plats. No monuments were set for this map. Some of Bearing for this project is the West line of Block 4 from said subdivision plat.

LEGEND:
R/W - RIGHT OF WAY
BOTP - BOOK OF TOWN PLATS

NOTE:
ALL BOUNDARY INFORMATION SHOWN HEREON IS INFORMATION "TAFT", AS RECORDED IN VOLUME 7, PAGE 13, BOOK OF TOWN PLATS AND FROM A FIELD SURVEY TO BE RECORDED WITH THE LINCOLN COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Troy E. Petersen
OREGON
JANUARY 13, 2008
TROY E. PETERSEN
81409

EXPIRES 12/31/22

SIGNED: 11/30/21



Vicinity Map

City of Lincoln City government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date: 12/23/2021



Location



Vicinity Map

City of Lincoln City government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the capability of the information.

Date: 12/23/2021



Location

Status Date	Task	Status	Action By	Comments	Record Date/Time
10/7/2021	Inspection Process	Revisions Received	Amanda Gustafson		10/7/2021 10:48
10/6/2021	Permit Issuance	Permit Issued	Amanda Gustafson		10/6/2021 12:06
				Ready to Issue: Pay the Current balance = \$14,784.97, once the structural and mechanical permit # 521-21-000486-MECH has been paid the full approved job site copies are usually sent via drop box link within 3 to 4 business days.	
9/17/2021	Completeness	Ready to Issue	Amanda Gustafson		9/17/2021 14:03
9/17/2021	Building Review	Approved	Brandon Zipser		9/17/2021 14:01
9/1/2021	Building Review	Awaiting Review	Amanda Gustafson	uploaded ready for review.	9/1/2021 8:54
8/30/2021	Infrastructure Review	Approved	Ammon Bonham		8/30/2021 11:54
8/24/2021	Planning Review	Approved	David Mattison		8/24/2021 11:35
8/17/2021	Planning Review	Awaiting Review	Amanda Gustafson	Revised plans uploaded to everyone folder	8/17/2021 12:07
8/17/2021	Infrastructure Review	Awaiting Review	Amanda Gustafson	Revised Plans uploaded to everyone folder	8/17/2021 12:05
7/20/2021	Infrastructure Review	Approved	Ammon Bonham		7/20/2021 16:46
				-Record easement across lot 07-11-27-CD-08100-00 (address 4918 SW DUNE AVE) for sewer lateral.	
				-Verify integrity of lateral with TV scoping. Submit digital copy of lateral to Public Works.	
3/8/2021	Infrastructure Review	Addl Info Needed	Ammon Bonham	Building Height must be reduced to 35 ft as required by LCMC 17.16.070.	3/8/2021 8:35
3/2/2021	Planning Review	Addl Info Needed	David Mattison		3/2/2021 14:58
3/1/2021	Building Review	Addl Info Needed	Amanda Gustafson	Pay plan review fee	3/1/2021 15:16
				Plans uploaded to everyone folder awaiting review	
3/1/2021	Planning Review	Awaiting Review	Amanda Gustafson	Plans uploaded to everyone folder awaiting review	3/1/2021 15:15
3/1/2021	Infrastructure Review	Awaiting Review	Amanda Gustafson		3/1/2021 15:13
3/1/2021	Application Intake	Ready for Plan Review	Amanda Gustafson		3/1/2021 15:12
2/24/2021	Application Intake	Application Submitted		Updated by EMSE, CTRCA:Building/*/*/*	2/24/2021 11:49

OWNER INFORMATION:
NORTHWEST COASTAL INVESTMENTS
ATTN THOMPSON & BOGRAN PC
15938 SW QUARRY RD STE B-6
LAKE OSWEGO, OR 97035

CONTRACTOR:
MICHAEL ALBANESE
ALBANESE CONSTRUCTION LLC
CCB 214332
PHONE: 503-329-4557

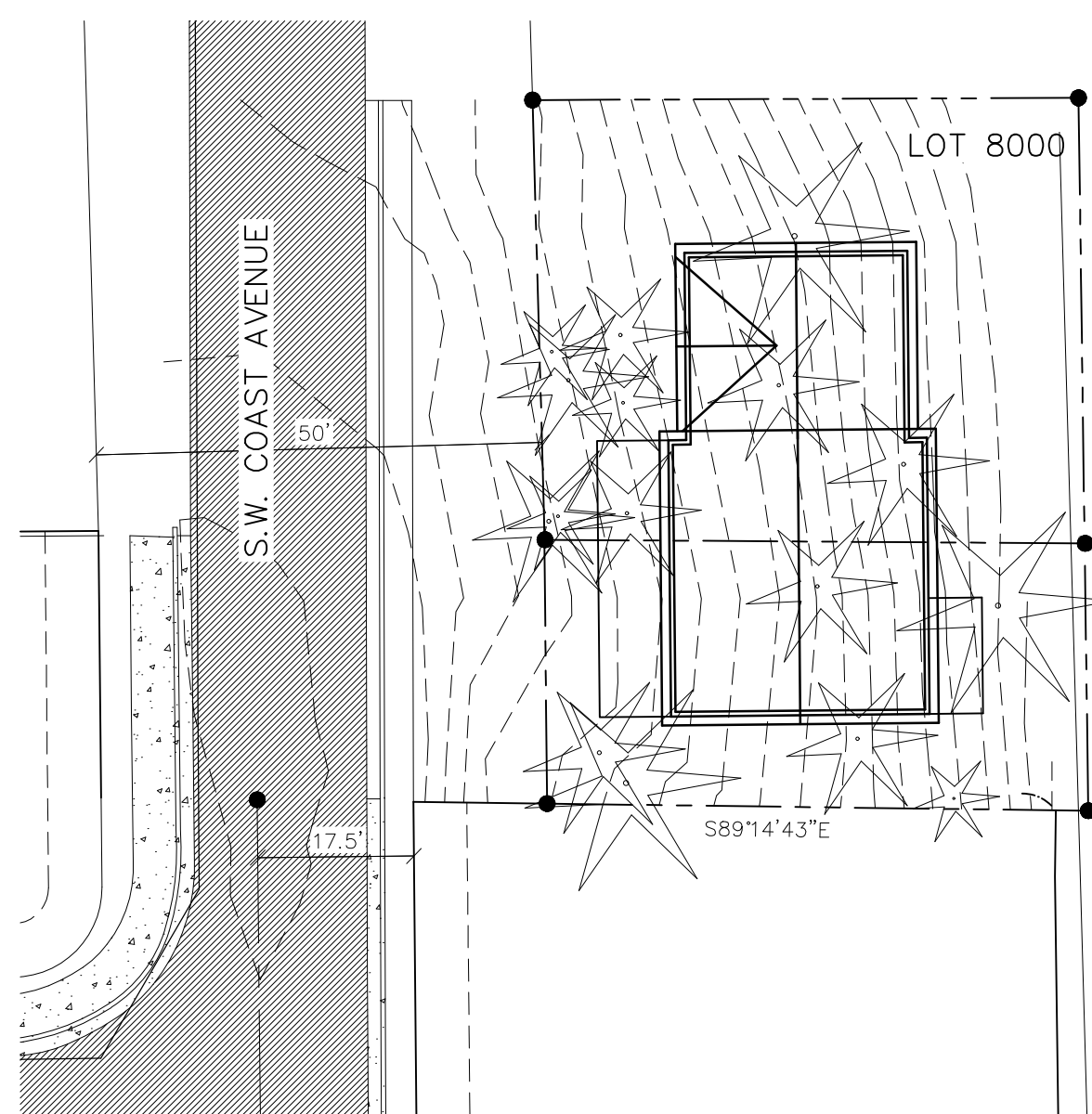
SITE INFORMATION:
ACCOUNT: R51381
MAP TAXLOT: 07-11-27-CD-08000-00
TAX MAP: 07s11w27CD
INFO: TAFT, BLOCK 5, LOT 8 & 9,
DOC201111084
LOT SIZE (SF): 4,830.50SQ. FT. (.11AC)
BUILDING COVERAGE (SF): 1,424 SQ. FT.
% BUILDING COVERAGE: 29%
TOTAL IMPERVIOUS AREA: 2,128 SQ. FT.

REVISIONS	BY
01/28/21	PB
02/09/21	PB
02/19/21	PB

LOT 8000
LINCOLN CITY, OREGON
SITE PLAN

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417

DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9



SITE PLAN
SCALE: 1" = 20'

SITE PLAN APPROVED
SUBJECT TO NOTATIONS
03/02/2021
David Mattison
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

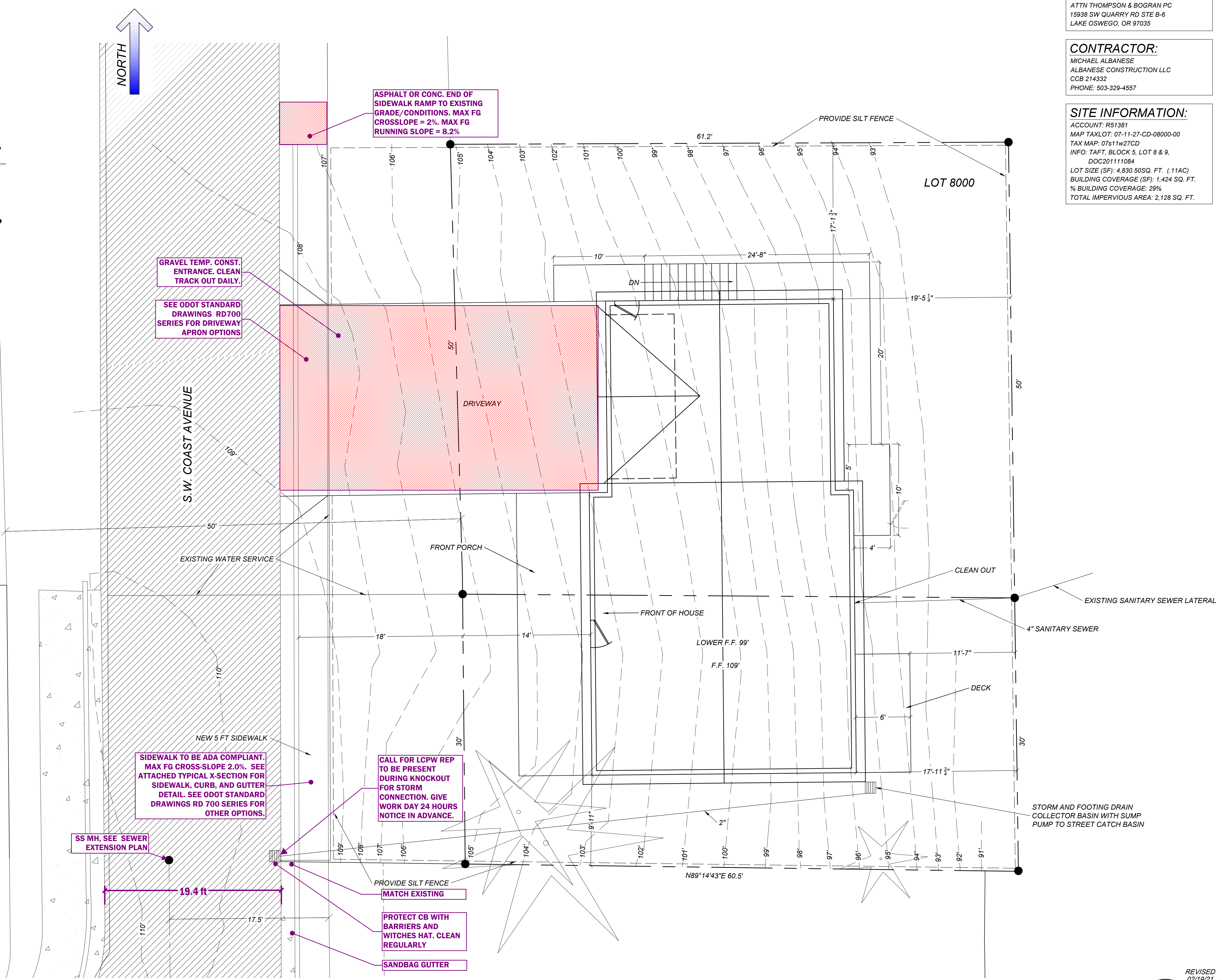
WARNING
You must follow these plans exactly as you submitted them and as approved. If you want to make ANY changes they must be approved by Both the building inspector AND the Planning Department. Approval by the building inspector alone is not enough. You might end up violating the setback or height requirements of the zoning ordinance. If that happens you will have to FIX THE PROBLEM AT YOUR OWN COST before we will issue a Certificate of Occupancy. It is possible the only way to fix the problem will be to DEMOLISH some or all of the structure.
THERE WILL BE NO EXCEPTIONS!

ANY DECKS, PORCHES, BAYS, CANTILEVERS OR OTHER FEATURES NOT SHOWN ON THE SITE PLAN ARE NOT APPROVED, EVEN IF SHOWN ON THE BUILDING PLANS.

- Residential Landscape Plan Required
- Driveway must be asphalt/concrete/pavers
- ALL utilities must underground (includes cable, phone, & electric)

LCPW NOTES:
CALL 541-921-2238 OR 541-996-1013 FOR INSPECTIONS, QUESTIONS OR REMARKS.
E&SC- NO SEDIMENT DUE TO CONSTRUCTION TO LEAVE SITE.
-CITY WILL DELIVER STRAW WATTLES UPON REQUEST AFTER FEES HAVE BEEN PAID.
-INSTALL EROSION & SEDIMENT CONTROL (E&SC) AS SHOWN OR NECESSARY.
-FILL PILES SHALL NOT ENCRoACH PAST PERIMETER CONTROL. COVER WHEN NOT IN USE. DO NOT GRADE PAST PERIMETER CONTROL.
-CALL FOR E&SC INSPECTION BEFORE ANY CONSTRUCTION ACTIVITY BEGINS.
-CLEAN TRACKOUT DAILY
WATER- CALL FOR INSTALLATION OF WATER METER & LATERAL WITHIN 30 DAYS OF PAYING FEES. SEE LCPW PIPE CLEARANCES DETAIL.
SEWER- FOLLOW ENGINEERED STAMPED SEWER EXTENSION EXACTLY AS SHOWN. CONNECT LATERALS TO PIPE WITH ROMACC SADDLES. ONE LATERAL UNIQUE TO EACH PROPERTY.
ADA- SIDEWALKS TO MEET ADA STANDARDS. REFERENCE ODOT STANDARD DRAWINGS RD 700 SERIES.
STREETS- ALL STREETCUTS SHALL BE T-CUTS.
-ANY STREET CUTS TO BE PATCHED WITH HOT OR WARM MIX ASPHALT CEMENTS. SEE STANDARD DETAIL.
-TEMPORARY COLD PATCH REQUIRED IF GRAVEL IS LEFT EXPOSED LONGER THAN 48 HOURS. IF UNABLE TO OBTAIN AC MIX BY FINAL INSPECTION, PLACE ORDER AND GIVE LCPW COPY OF RECEIPT.
-DRIVEWAY APRON TO MATCH GRADE WITH ROW.
-NO DEFORMITIES > 1/4". TACK AND SEAL ALL INTERFACES.
DIA- N/A, ALL FACILITIES PRESENT IN DESIGN.

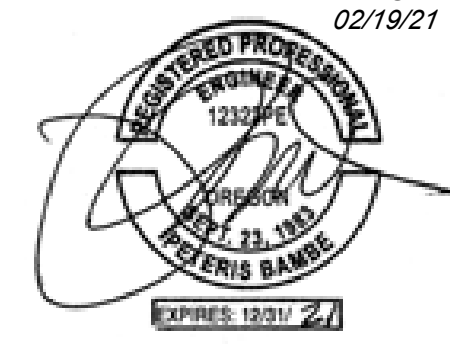
APPROVED BY THE PUBLIC WORKS DEPARTMENT
SUBJECT TO FULL COMPLIANCE WITH ATTACHED CORRECTIONS
ASB
Jul, 20 2021



SITE PLAN
SCALE: 3/16" = 1'-0"

521-21-00070-STR

RECEIVED
03/01/2021
PLANNING



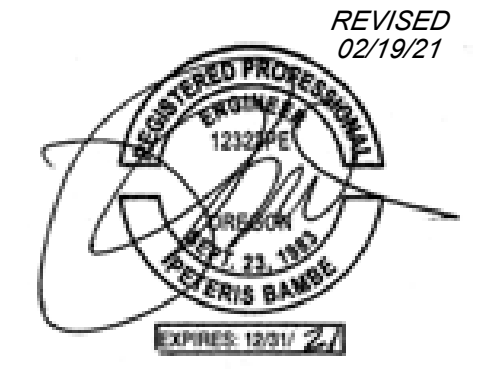
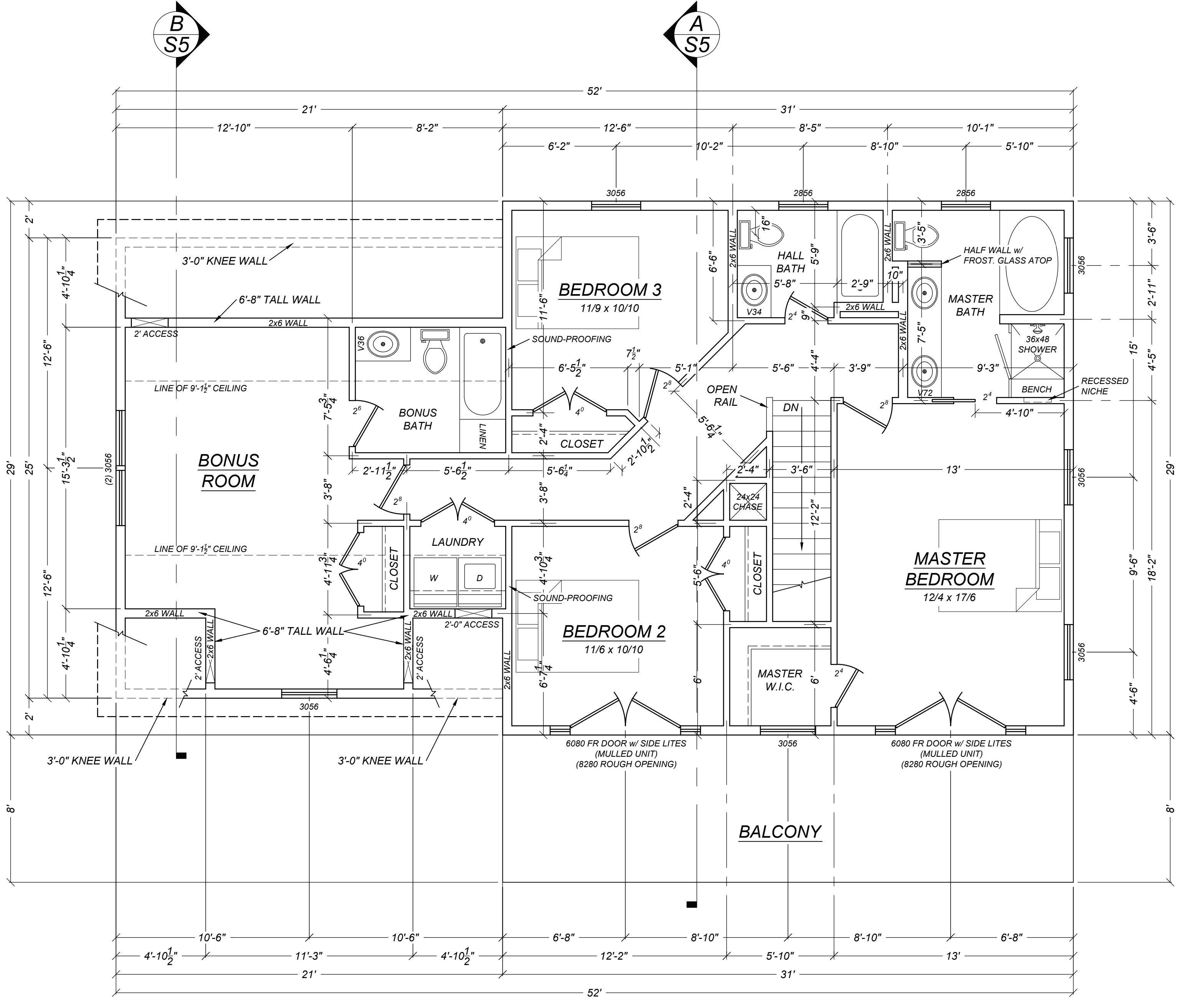
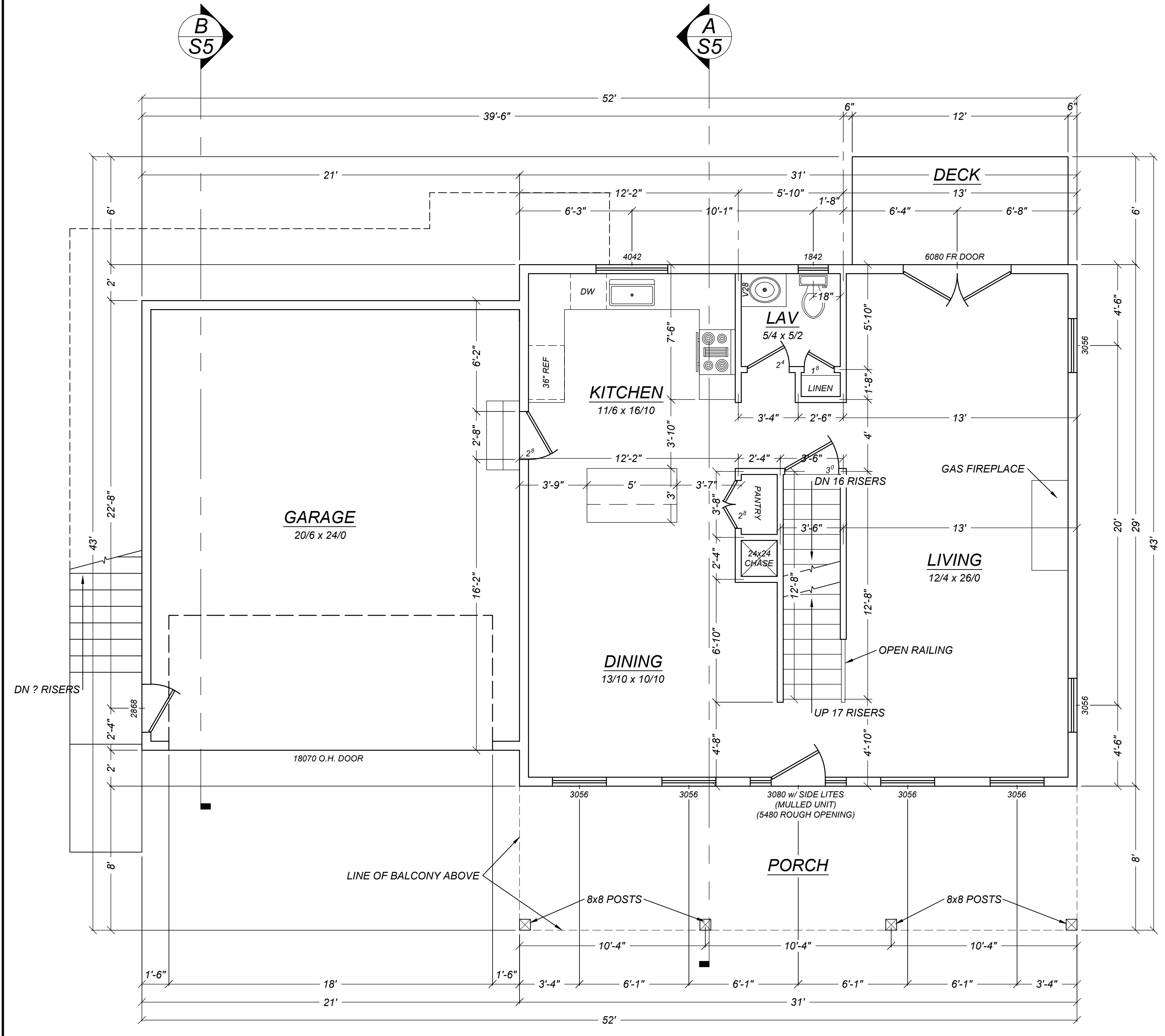
REVISIONS	BY
02/19/21	PB

LOT 8000
LINCOLN CITY, OREGON
FLOORPLANS

CASCADE
DESIGN GROUP, INC.
 P.O. BOX 1617 CORVALLIS, OR 97339
 TEL: (541) 753-4417

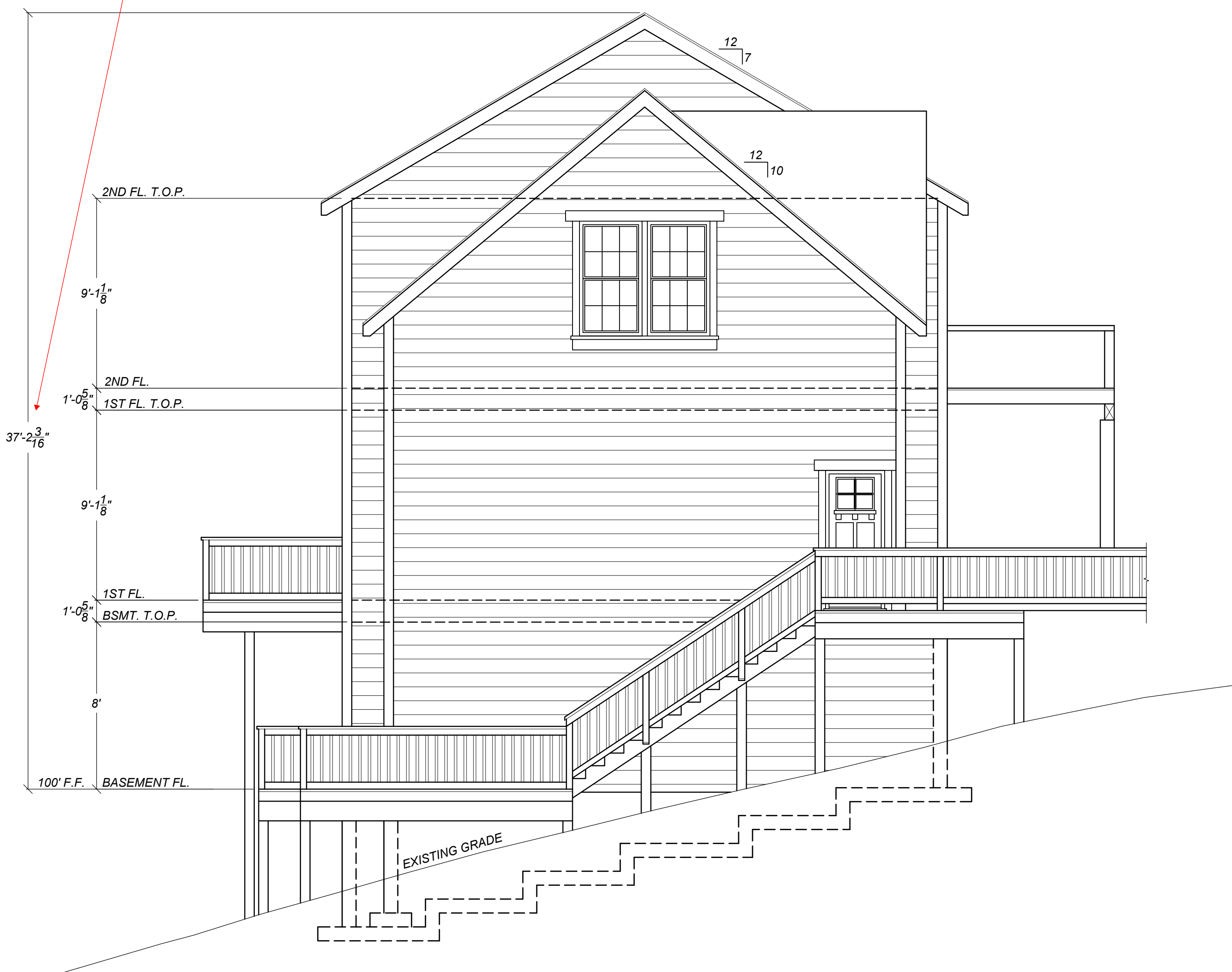
DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9

LIVING AREA:	
MAIN FLOOR:	899 SQ.FT.
UPPER FLOOR:	1252 SQ.FT.
TOTAL LIVING:	2151 SQ.FT.
GARAGE:	525 SQ.FT.
PORCH:	248 SQ.FT.
BALCONY:	248 SQ.FT.
DECK:	72 SQ.FT.



REVISIONS	BY
02/09/21	PB
02/19/21	PB

Building Height must be reduced to 35 feet



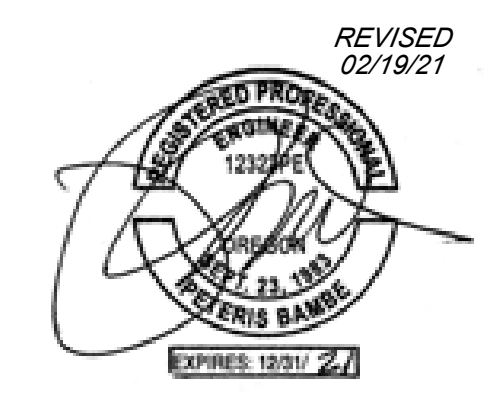
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LOT 8000
LINCOLN CITY, OREGON
ELEVATIONS

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417

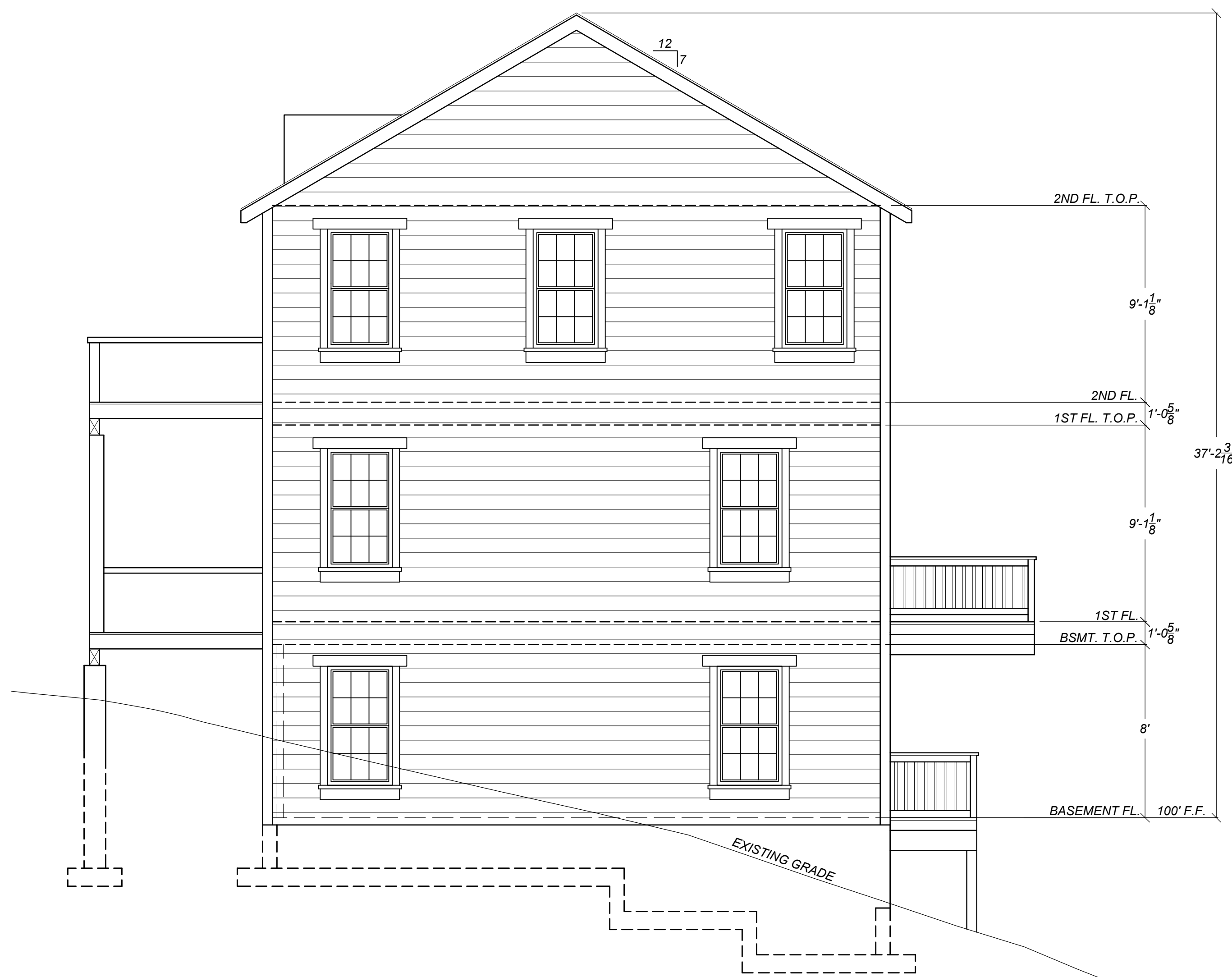


DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9
OF	9

REVISIONS	BY
02/09/21	PB
02/19/21	PB



REAR ELEVATION
SCALE: 1/4" = 1'-0"

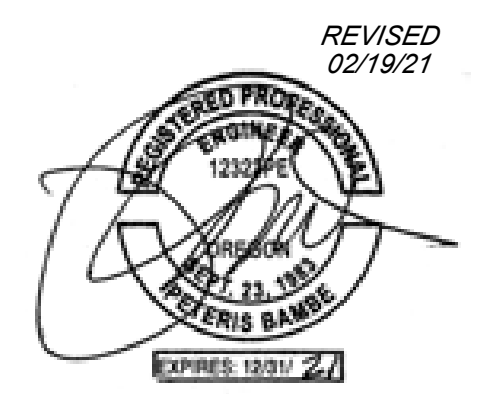


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LOT 8000
LINCOLN CITY, OREGON
ELEVATIONS

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417

DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	S2.1
OF	9 SHEETS

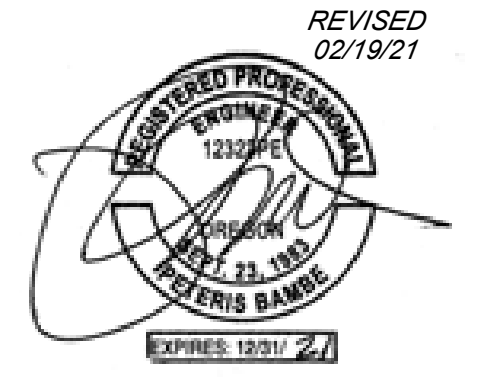
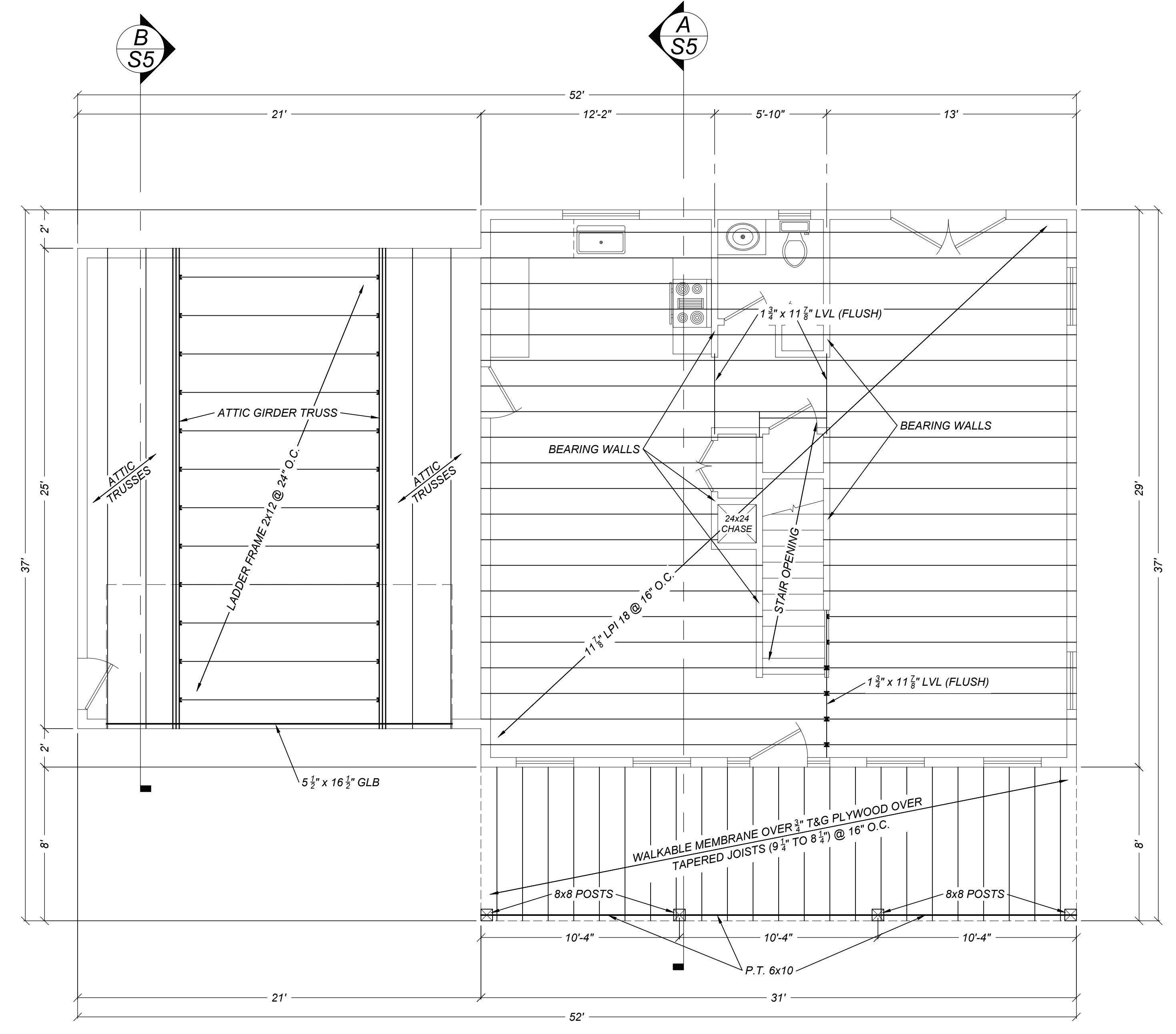
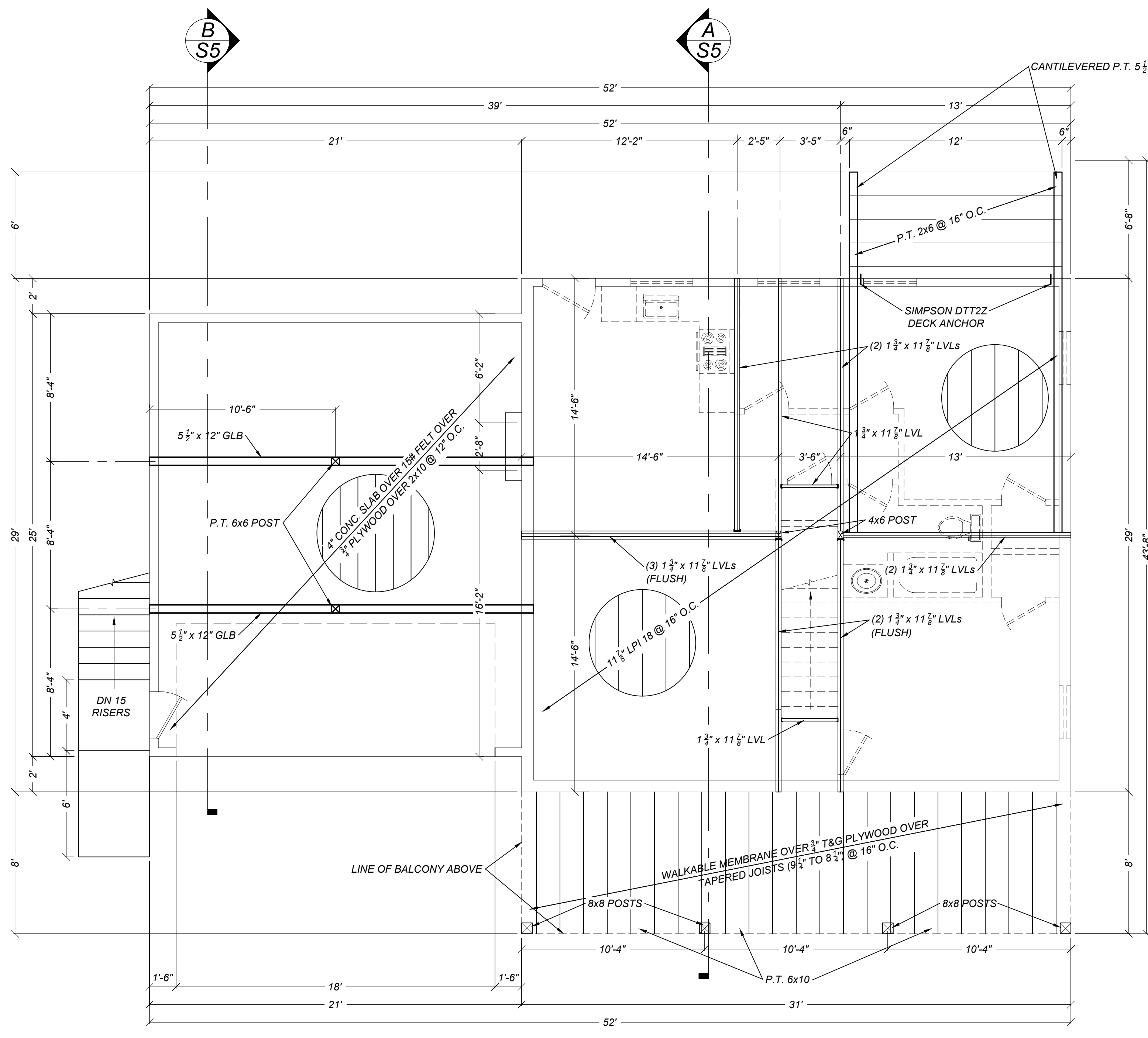


REVISIONS	BY
02/19/21	PB

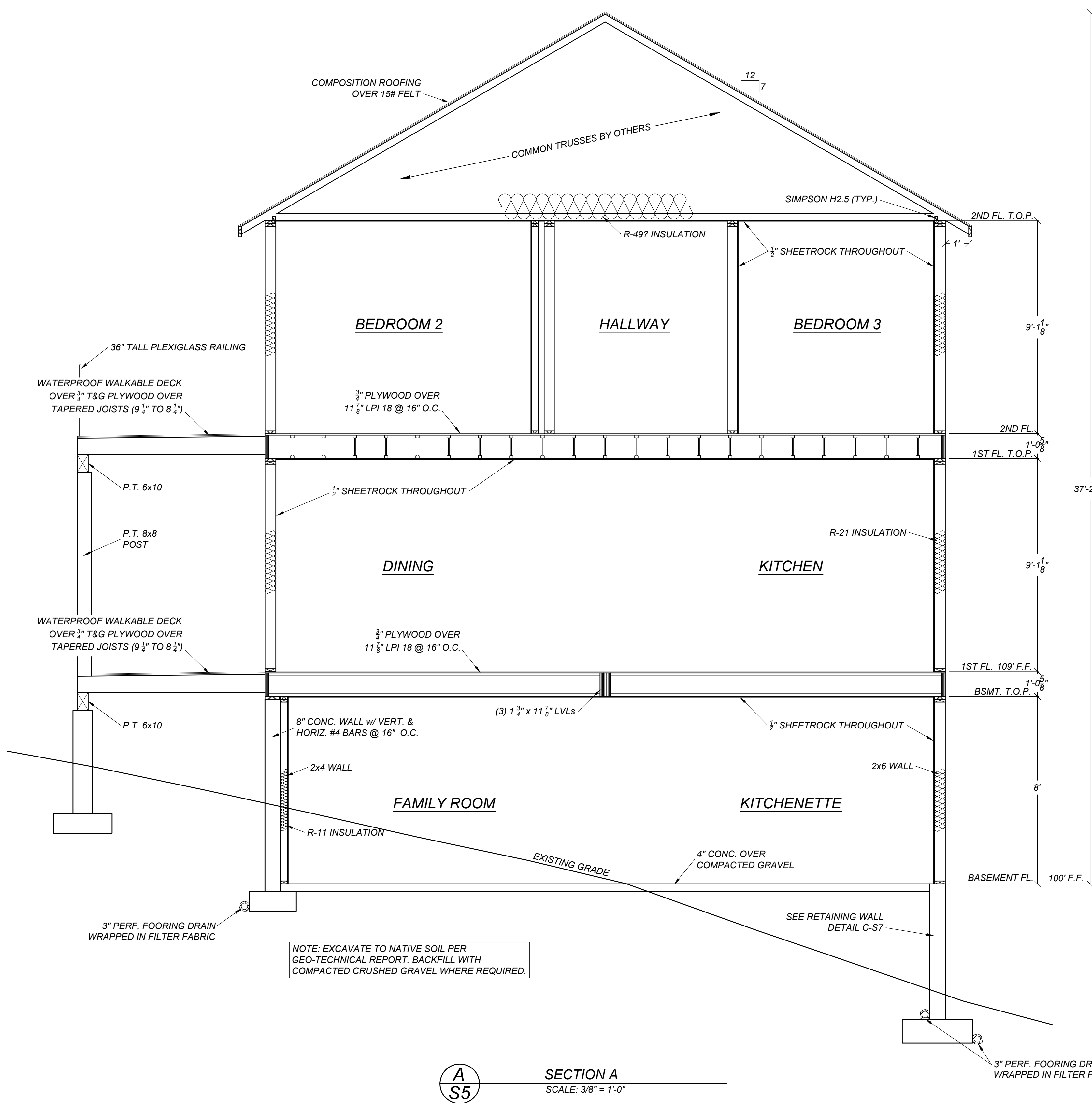
LOT 8000
 LINCOLN CITY, OREGON
FLOOR FRAMING PLANS

CASCADE DESIGN GROUP, INC.
 P.O. BOX 1617 CORVALLIS, OR 97339
 TEL: (541) 753-4417

DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9 OF 9



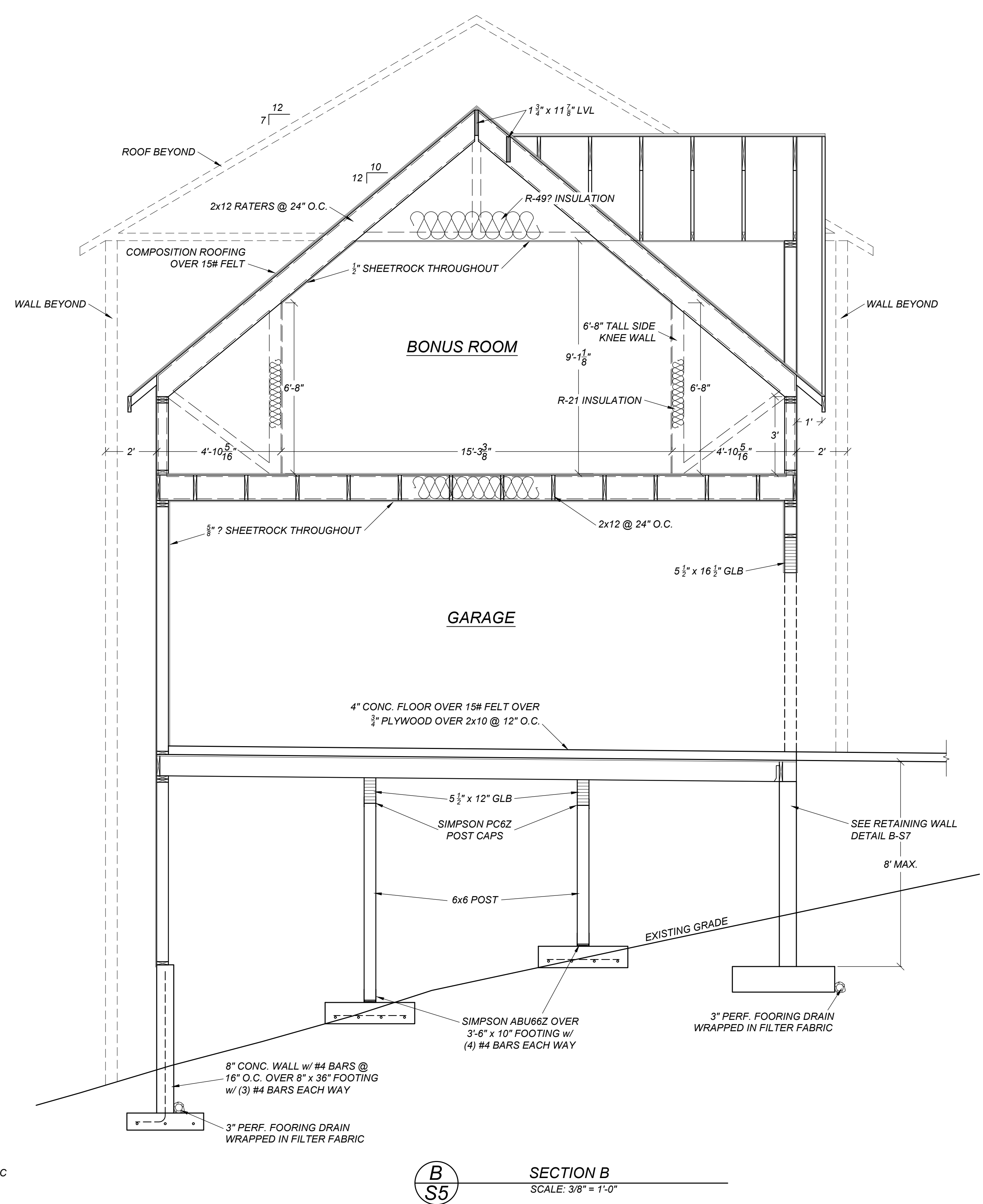
REVISIONS	BY
02/19/21	PB



A
S5 SECTION A
SCALE: 3/8" = 1'-0"

NOTE: EXCAVATE TO NATIVE SOIL PER GEO-TECHNICAL REPORT. BACKFILL WITH COMPACTED CRUSHED GRAVEL WHERE REQUIRED.

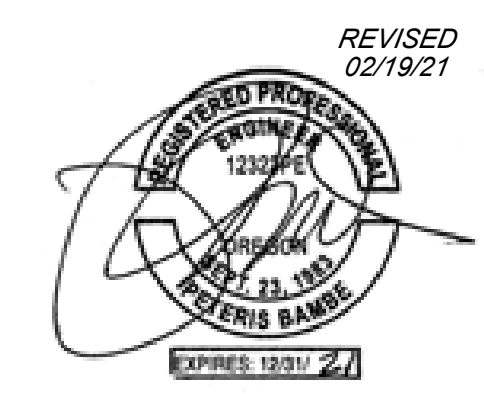
NOTE: PROVIDE 1/2" SILL BOLTS @ 32" O.C. w/ 3" x 3" x 1/4" PLATE WASHERS



B
S5 SECTION B
SCALE: 3/8" = 1'-0"

LOT 8000
LINCOLN CITY, OREGON
SECTIONS VIEWS

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417



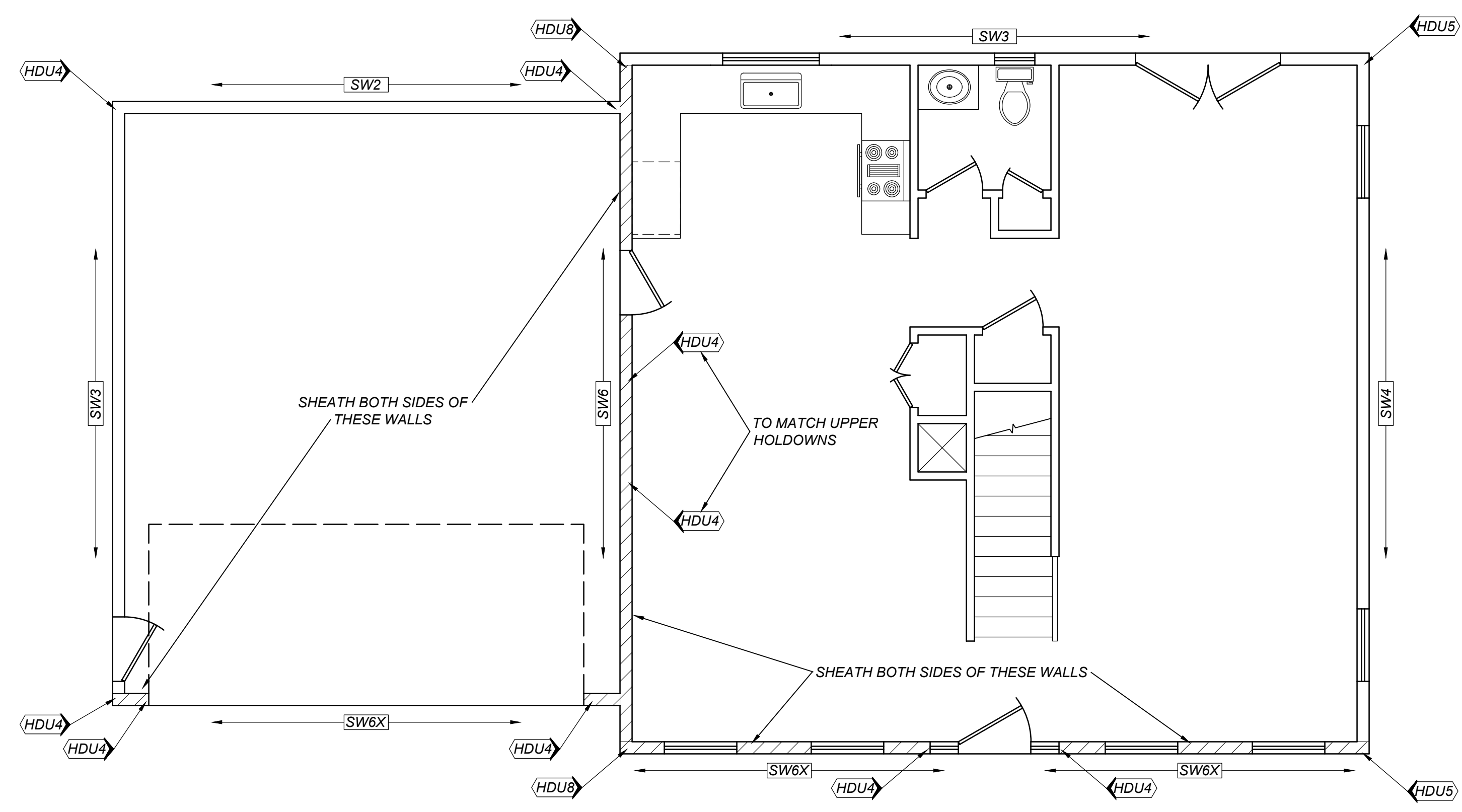
DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9 OF 9

REVISIONS	BY
02/19/21	PB

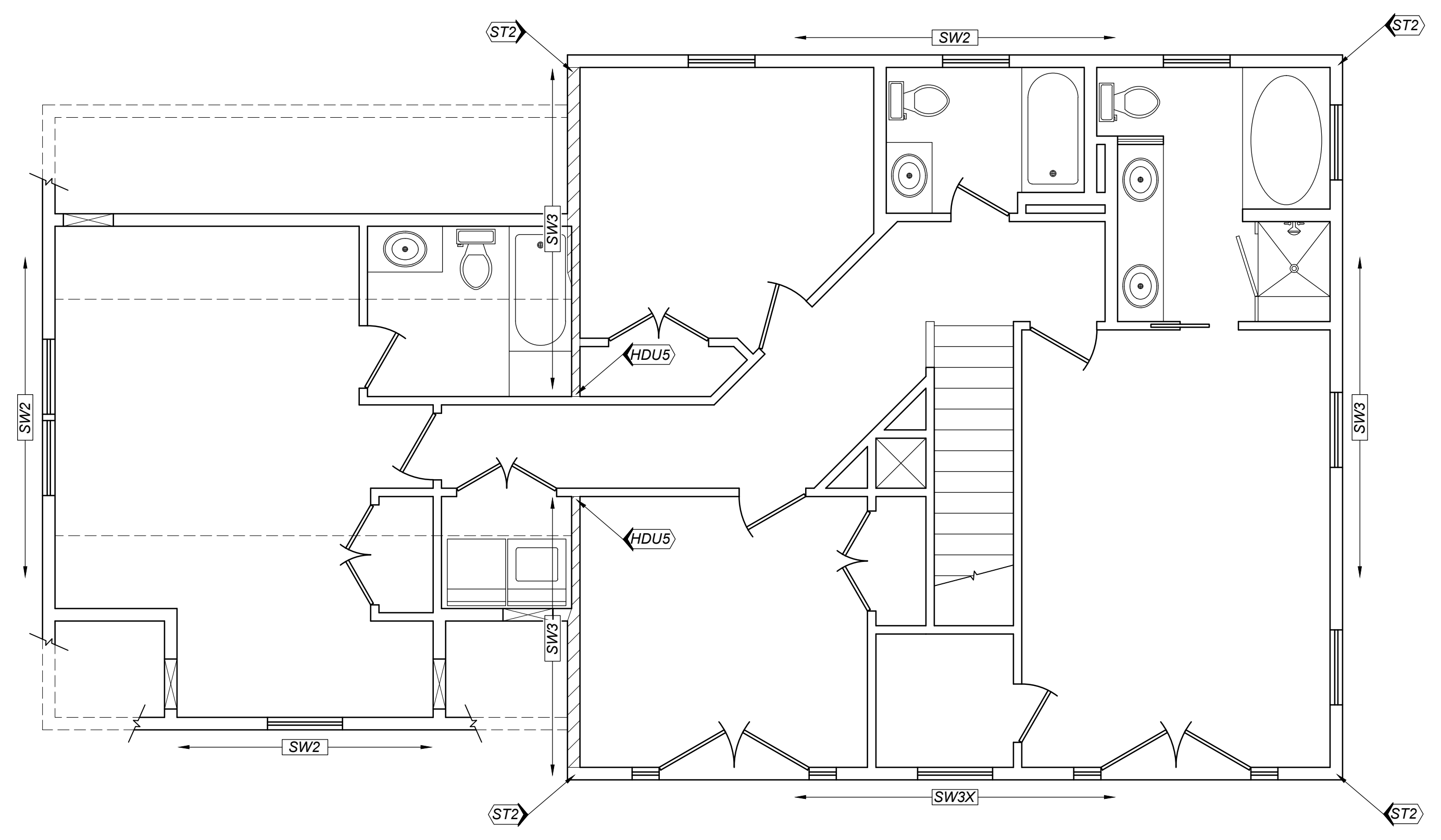
LOT 8000
 LINCOLN CITY, OREGON
LATERAL DESIGN REQUIREMENTS

CASCADE DESIGN GROUP, INC.
 P.O. BOX 1617 CORVALLIS, OR 97339
 TEL: (541) 753-4417

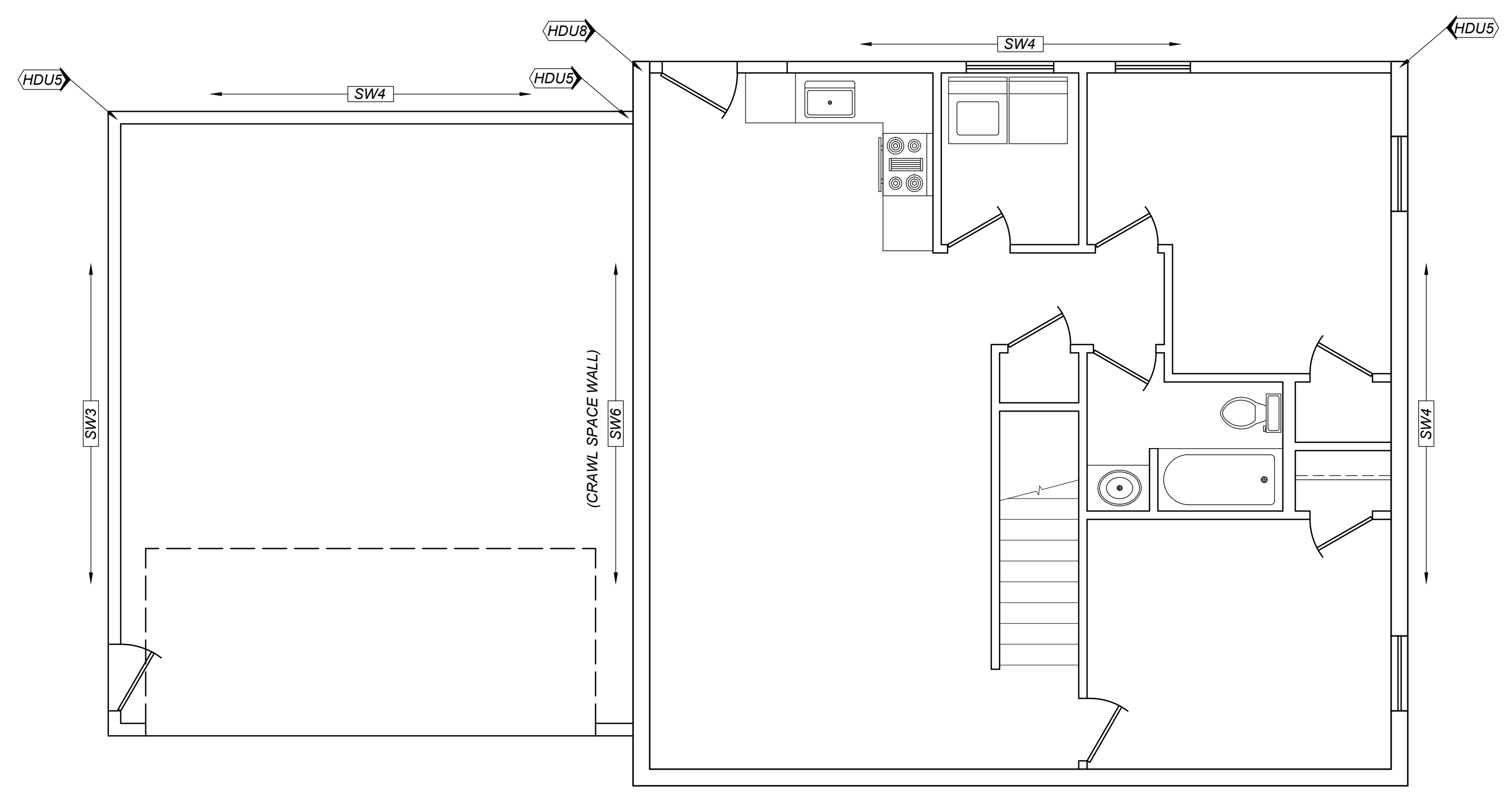
DATE: JAN 2021
 SCALE: AS SHOWN
 DRAWN: PB
 JOB: 20-107G
 SHEET: **S6**
 OF 9 SHEETS



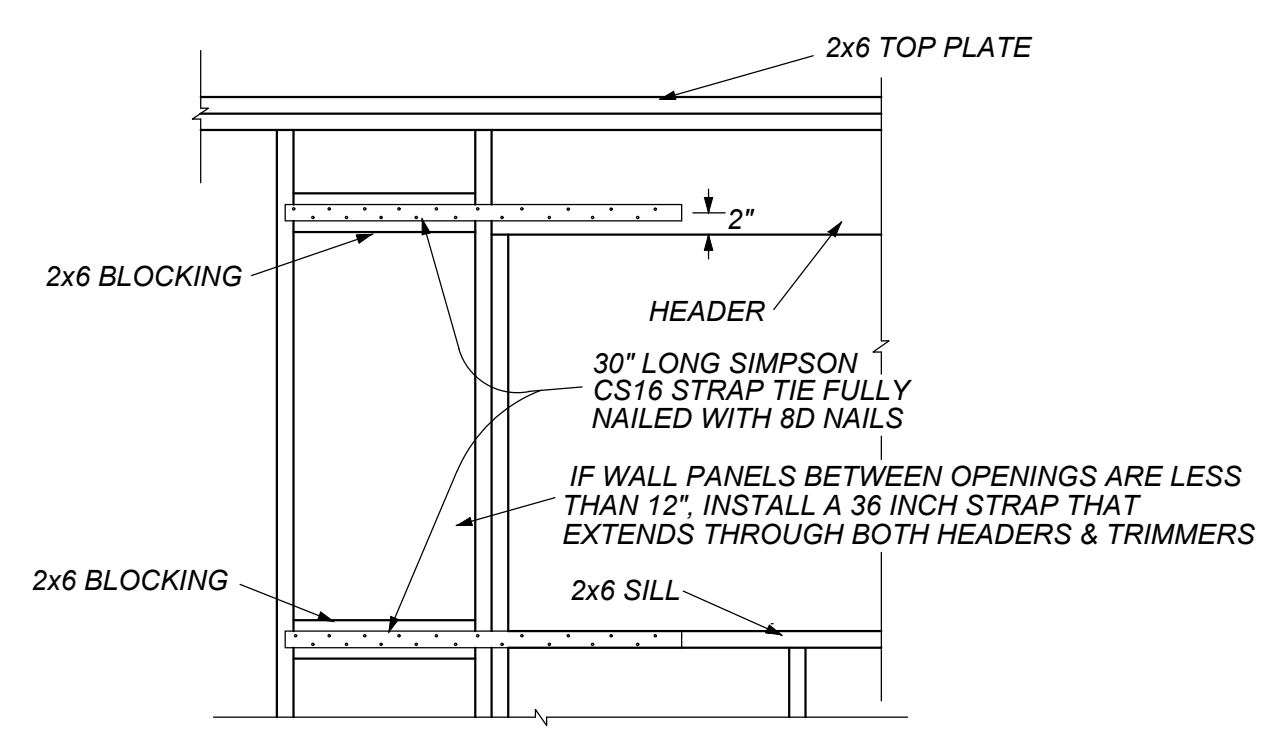
A
S6 LOWER SHEARWALL PLAN
SCALE: 1/4" = 1'-0"



B
S6 UPPER SHEARWALL PLAN
SCALE: 1/4" = 1'-0"

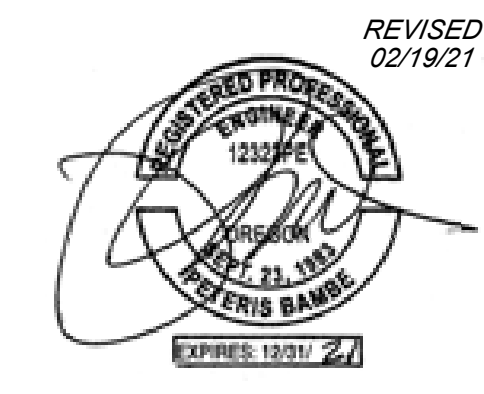


C
S6 BSMT SHEARWALL PLAN
SCALE: 1/4" = 1'-0"



D
S6 SHEARWALL SW(X) DETAIL
NOT TO SCALE

- SHEAR WALL SCHEDULES**
- SW2 1/2" PLYWOOD WITH ALL PANEL EDGES TO BE NAILED 8D @ MAXIMUM 4" O.C.
 - SW3 1/2" PLYWOOD WITH ALL PANEL EDGES TO BE NAILED 8D @ MAXIMUM 3" O.C.
 - SW3X 1/2" PLYWOOD WITH ALL PANEL EDGES TO BE NAILED 8D @ MAXIMUM 3" O.C. PROVIDE STRAPPING AROUND ALL WINDOW AND DOOR OPENINGS AS SHOWN ON SHEARWALL DETAIL C-S5.
 - SW4 1/2" PLYWOOD WITH ALL PANEL EDGES TO BE NAILED 8D @ MAXIMUM 2" O.C. USE 3" OR 4" NOMINAL FOR ALL PANEL EDGES.
 - SW6 BOTH SIDES OF WALL SHEATHED WITH 1/2" PLYWOOD. ALL PANEL EDGES TO BE NAILED 8D @ MAXIMUM 3" O.C.
 - SW6X BOTH SIDES OF WALL SHEATHED WITH 1/2" PLYWOOD. ALL PANEL EDGES TO BE NAILED 8D @ MAXIMUM 3" O.C. REINFORCE ALL DOOR AND WINDOW OPENINGS WITH STRAP TIES AS INDICATED ON SHEARWALL DETAIL C-S5.
 - HDU4 PROVIDE SIMPSON HDU4-SDS2.5 HOLDDOWNS WITH SIMPSON SSTB20 ANCHOR RODS AT LOCATIONS DENOTED HDU4 ON THE PLANS.
 - HDU5 PROVIDE SIMPSON HDU5-SDS2.5 HOLDDOWNS WITH SIMPSON SSTB24 ANCHOR RODS AT LOCATIONS DENOTED HDU5 ON THE PLANS.
 - HDU8 PROVIDE SIMPSON HDU8-SDS2.5 HOLDDOWNS WITH SIMPSON SSTB28 ANCHOR RODS AT LOCATIONS DENOTED HDU8 ON THE PLANS.
 - ST2 PROVIDE (2) 48" LONG SIMPSON CS18 STRAP TIES ACROSS FLOOR FRAMING (WHERE APPLICABLE) AT ST2 LOCATIONS SHOWN.
- SHEARWALL NOTES:**
- 1) 7/16" ORIENTED STRANDBOARD (OSB) MAY BE USED IN LIEU OF 1/2" PLYWOOD IN SHEARWALL APPLICATIONS
 - 2) FIELD NAILING FOR PLYWOOD TO BE 8D @ 12" O.C. UNLESS NOTED OTHERWISE.
 - 3) UNLESS NOTED OTHERWISE ON PLANS OR BY TRUSS MANUFACTURER, PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL TRUSS AND/OR RAFTER SUPPORT LOCATIONS.
 - 4) ALL SHEARWALL NAILINGS ARE TO EXTEND DOWN TO THE FOUNDATION PLATE LINE.
 - 5) PROVIDE 2X BLOCKING ALONG ALL UNSUPPORTED PLYWOOD PANEL EDGES UNLESS NOTED OTHERWISE.
 - 6) USE HOT-DIP GALVANIZED NAILS FOR ALL NAILS IN PRESSURE TREATED PLATES.
 - 7) INSTALL 1/2" SILL BOLTS AT 32" O.C. AROUND ENTIRE PERIMETER OF BUILDING UNLESS NOTED OTHERWISE ON THE FOUNDATION PLAN.
 - 8) PROVIDE 3" X 3" X 1/4" GALVANIZED PLATE WASHERS AT ALL SILL BOLT LOCATIONS.
 - 9) FOR SHEARWALL APPLICATIONS WHERE 4X NOMINAL FRAMING IS REQUIRED ALONG PANEL EDGES, DOUBLE 2X MEMBERS CAN BE USED PROVIDED THEY ARE NAILED TOGETHER WITH (2) ROWS 12D NAILS SPACED 6 INCHES ON CENTER.
 - 10) FOR FLOOR TO FLOOR HOLDOWN APPLICATIONS, USE 5/8" THREADED RODS FOR SIMPSON HDU4 AND HDU5 HOLDDOWNS; USE 7/8" THREADED RODS FOR SIMPSON HDU8 HOLDDOWNS.
 - 11) USE BORATE TREATED (GREEN BOARD) SILL PLATES AT FOUNDATION PLATES FOR ALL SHEARWALLS. SHOULD AC2 (STANDARD) PRESSURE TREATED BOARDS BE USED, THEN ALL CONNECTIONS INCLUDING SILL PLATES SHOULD BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
 - 12) CONTRACTOR RESPONSIBLE FOR ALL MATERIALS TO PREVENT CORROSION DUE TO COASTAL WEATHER ELEMENTS.

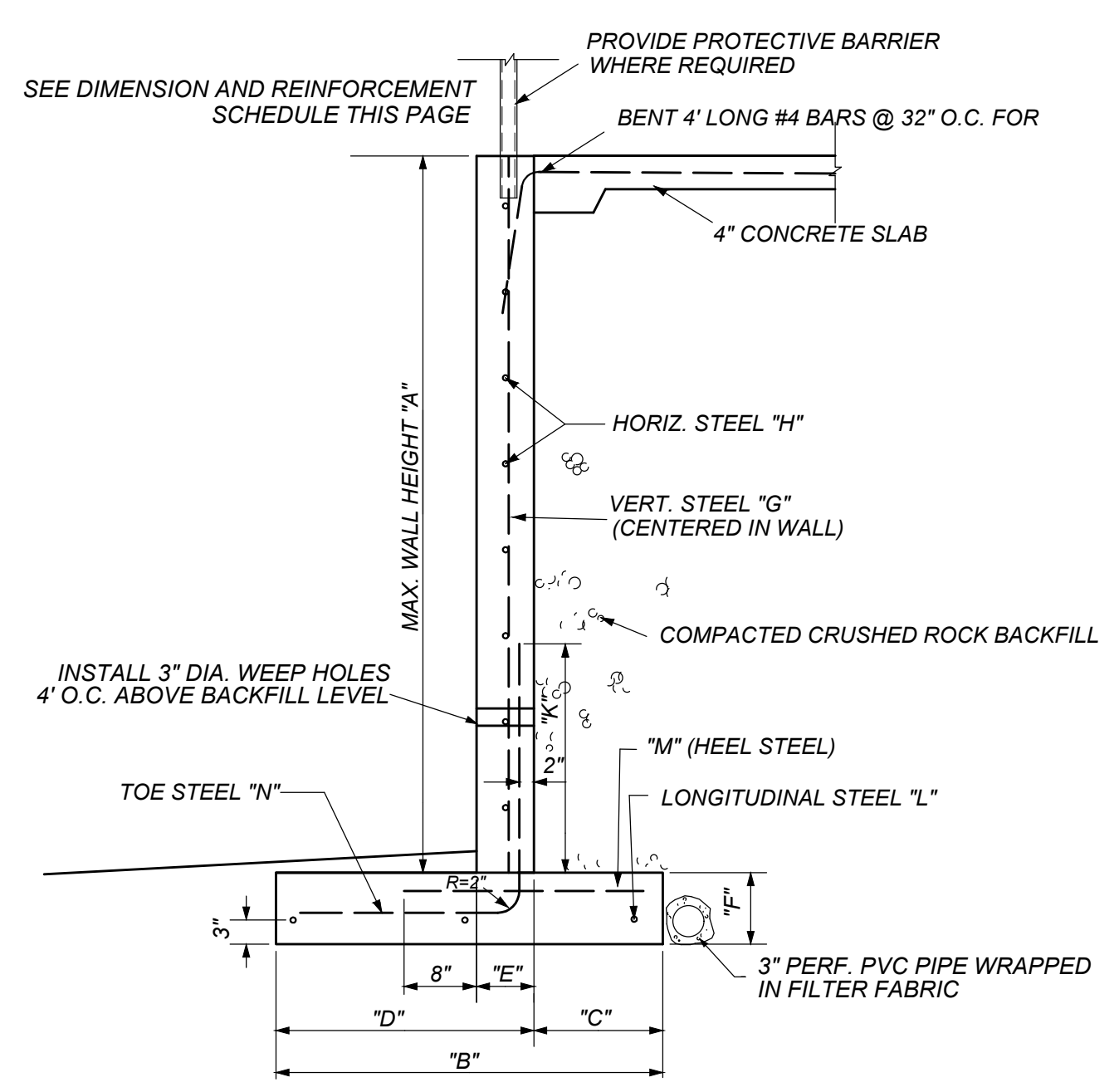


REVISIONS	BY
02/19/21	PB

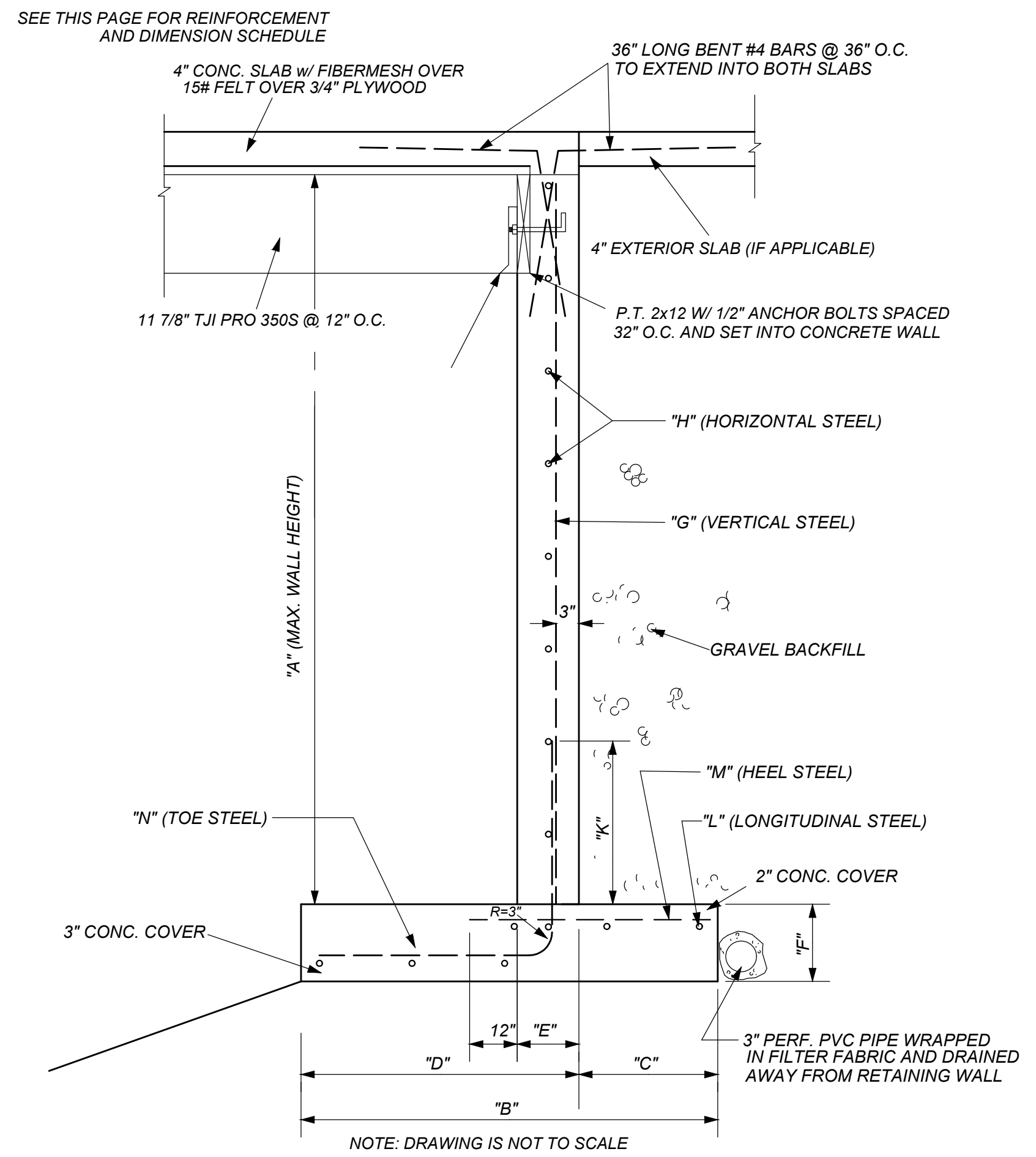
RETAINING WALL SCHEDULE

INDEX	DESCRIPTION	6'-3" WALLS	4'-6" WALLS	0'-4" WALLS
A	WALL HEIGHT	6'-3"	4'-6"	0'-4"
B	TOTAL FOOTING WIDTH	5'-3"	3'-6"	2'-0"
C	HEEL LENGTH	2'-3"	1'-6"	0'-3"
D	TOE LENGTH	2'-6"	2'-0"	1'-4"
E	STEMWALL WIDTH	8"	8"	8"
F	FOOTING DEPTH	12"	10"	8"
G	STEMWALL VERTICAL STEEL	#4 @ 16"	#4 @ 24"	#4 @ 24"
H	STEMWALL HORIZONTAL STEEL	#4 @ 16"	#4 @ 16"	#4 @ 16"
K	STEMWALL STEEL SPLICE LENGTH	24"	24"	24"
L	FOOTING LONGITUDINAL STEEL	(8) #4s	(5) #4s	(3) #4s
M	HEEL STEEL	#4 @ 12"	NOT REQD	NOT REQD
N	TOE STEEL	#4 @ 8"	#4 @ 12"	#4 @ 12"

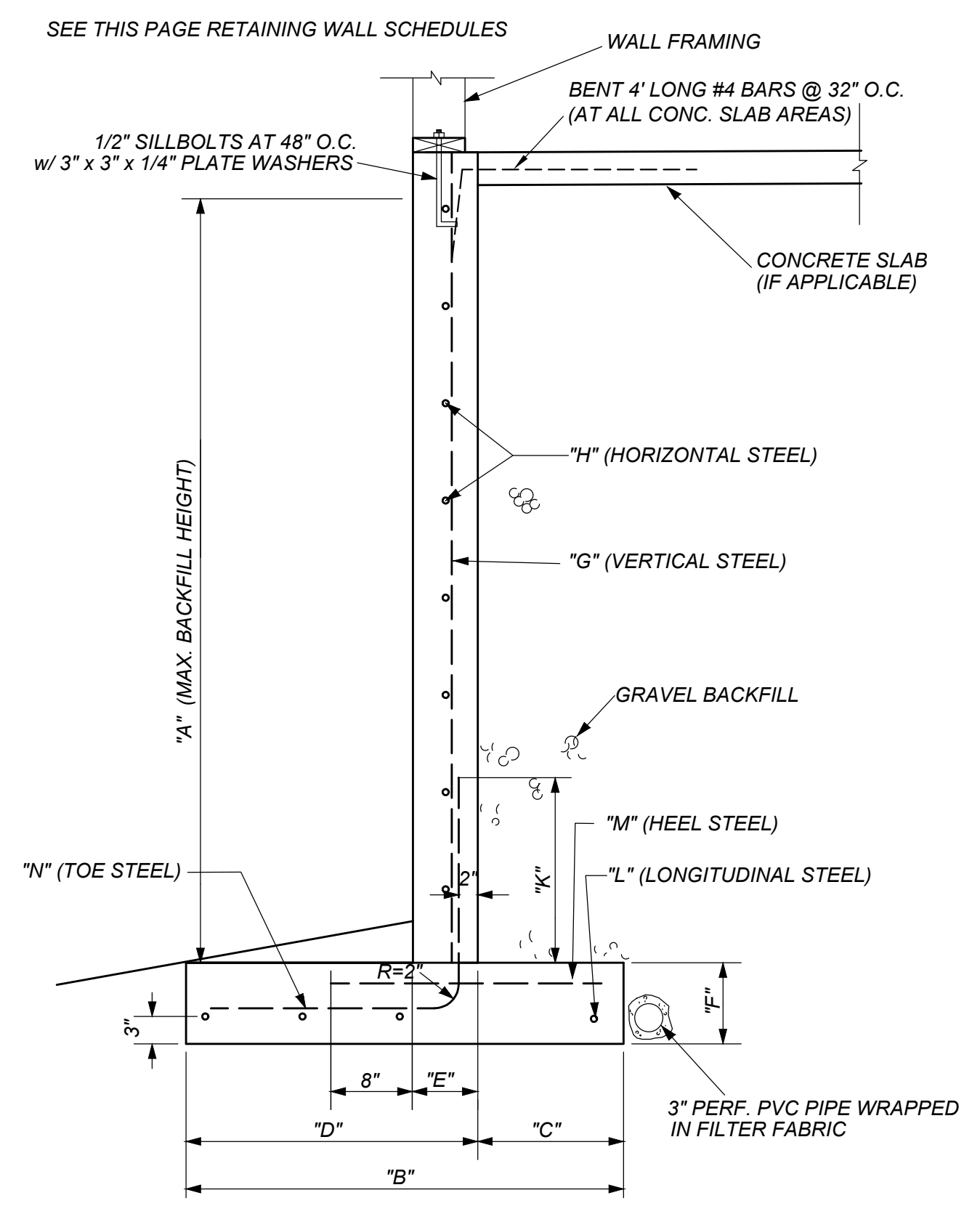
- NOTES:
 1) USE GRADE 60 STEEL FOR ALL REINFORCEMENT. USE 3000 PSI CONCRETE. NOTE THAT CALCULATIONS WERE BASED ON DESIGN OF 2500 PSI CONCRETE, THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.
 2) TOE STEEL IS TO EXTEND A DISTANCE "K" UP THE STEMWALL.
 3) BACKFILL OF WALL TO BE OF GRANULAR (ROCK OR SAND) MATERIAL.
 4) SHOULD SPRINGS OR UNUSUAL UNDERGROUND CONDITIONS BE ENCOUNTERED DURING SITE EXCAVATIONS, CONTACT CASCADE DESIGN GROUP, INC. FOR RECOMMENDATIONS.



A
S7
RETAINING WALL DETAIL
NOT TO SCALE



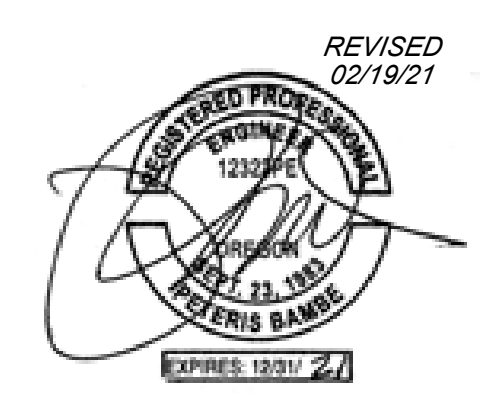
B
S7
RETAINING WALL DETAIL
NOT TO SCALE



C
S7
RETAINING WALL DETAIL
NOT TO SCALE

LOT 8000
 LINCOLN CITY, OREGON
 STRUCTURAL DETAILS

CASCADE DESIGN GROUP, INC.
 P.O. BOX 1617 CORVALLIS, OR 97339
 TEL: (541) 753-4417



DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9 OF 9

OWNER INFORMATION:
 NORTHWEST COASTAL INVESTMENTS
 ATTN THOMPSON & BOGRAN PC
 15938 SW QUARRY RD STE B-6
 LAKE OSWEGO, OR 97035

CONTRACTOR:
 MICHAEL ALBANESE
 ALBANESE CONSTRUCTION LLC
 CCB 214332
 PHONE: 503-329-4557

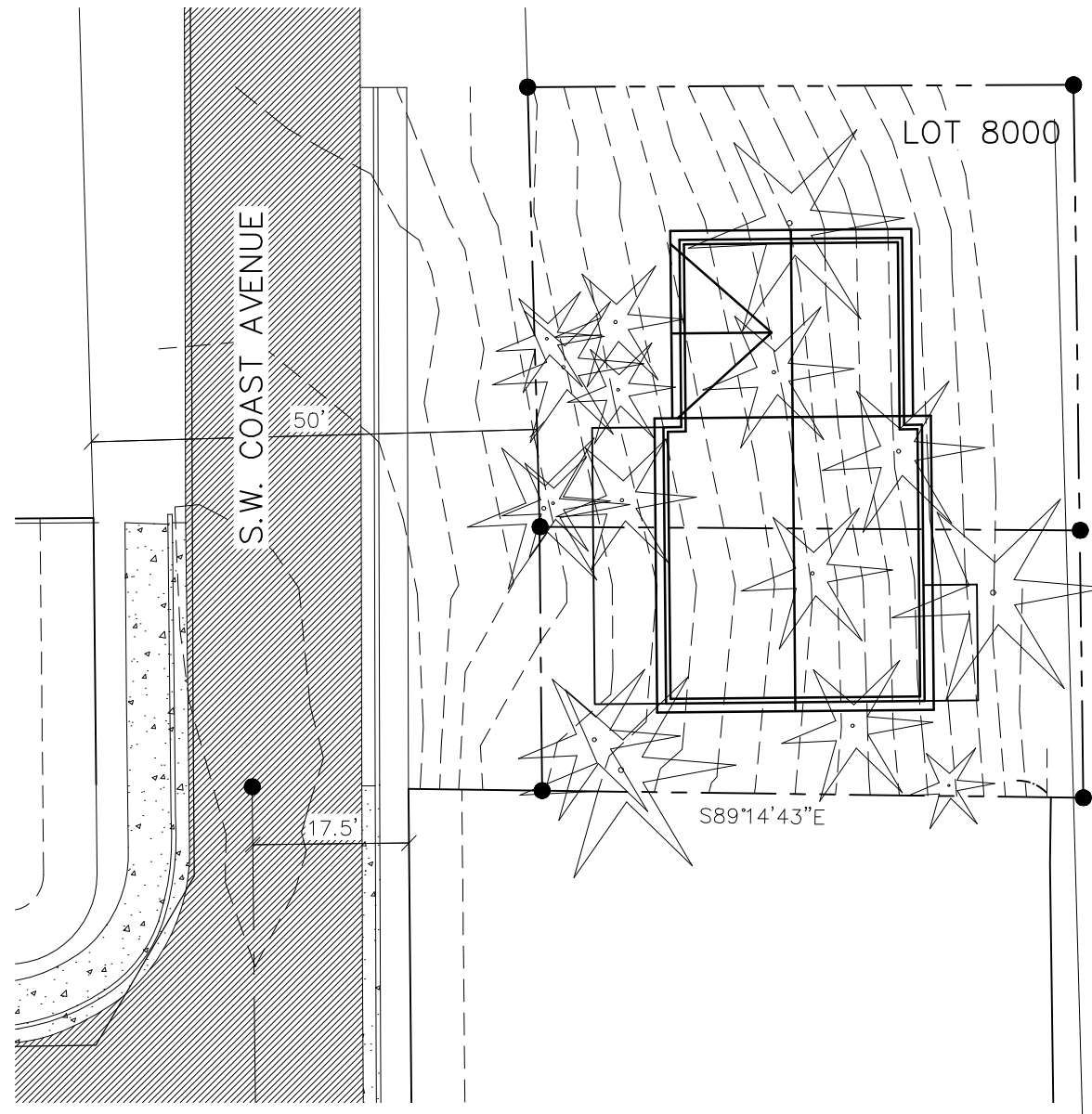
SITE INFORMATION:
 ACCOUNT: R51381
 MAP TAXLOT: 07-11-27-CD-08000-00
 TAX MAP: 07s11w27CD
 INFO: TAFT, BLOCK 5, LOT 8 & 9.
 DOC201111084
 LOT SIZE (SF): 4,830.50SQ. FT. (.11AC)
 BUILDING COVERAGE (SF): 1,424 SQ. FT.
 % BUILDING COVERAGE: 29%
 TOTAL IMPERVIOUS AREA: 2,128 SQ. FT.

REVISIONS	BY
01/28/21	PB
02/09/21	PB
02/19/21	PB
08/02/21	PB

LOT 8000
 LINCOLN CITY, OREGON
SITE PLAN

CASCADE DESIGN GROUP, INC.
 P.O. BOX 1617 CORVALLIS, OR 97339
 TEL: (541) 753-4417

DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9



SITE PLAN
 SCALE: 1" = 20'

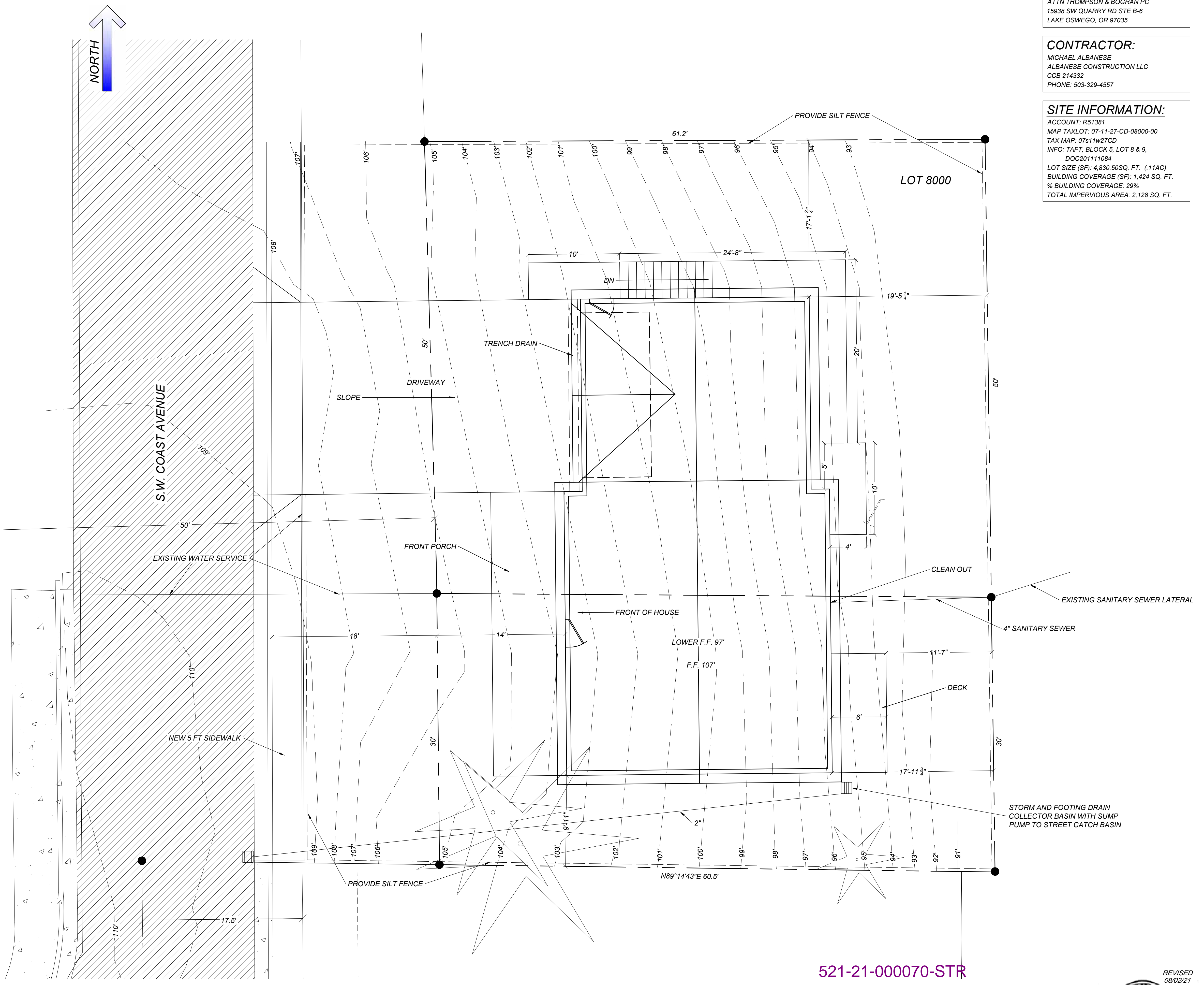
SITE PLAN APPROVED
 SUBJECT TO NOTATIONS
 08/24/2021
 David Mattison
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

WARNING
 You must follow these plans exactly as you submitted them and as approved. If you want to make ANY changes they must be approved by Both the building inspector AND the Planning Department. Approval by the building inspector alone is not enough. You might end up violating the setback or height requirements of the zoning ordinance. If that happens you will have to FIX THE PROBLEM AT YOUR OWN COST before we will issue a Certificate of Occupancy. It is possible the only way to fix the problem will be to DEMOLISH some or all of the structure.
THERE WILL BE NO EXCEPTIONS!

ANY DECKS, PORCHES, BAYS, CANTILEVERS OR OTHER FEATURES NOT SHOWN ON THE SITE PLAN ARE NOT APPROVED, EVEN IF SHOWN ON THE BUILDING PLANS.

- Residential Landscape Plan Required
- Driveway must be asphalt/concrete/pavers
- ALL utilities must underground (includes cable, phone, & electric)

SETBACKS SHALL BE MARKED AT THE FOOTING INSPECTION. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR ESTABLISHING CORRECT PROPERTY LINES AND SETBACKS

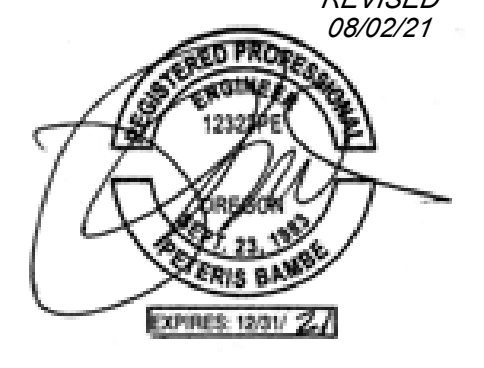


SITE PLAN
 SCALE: 3/16" = 1'-0"

521-21-00070-STR

RECEIVED
 08/17/2021
PLANNING

REVISED

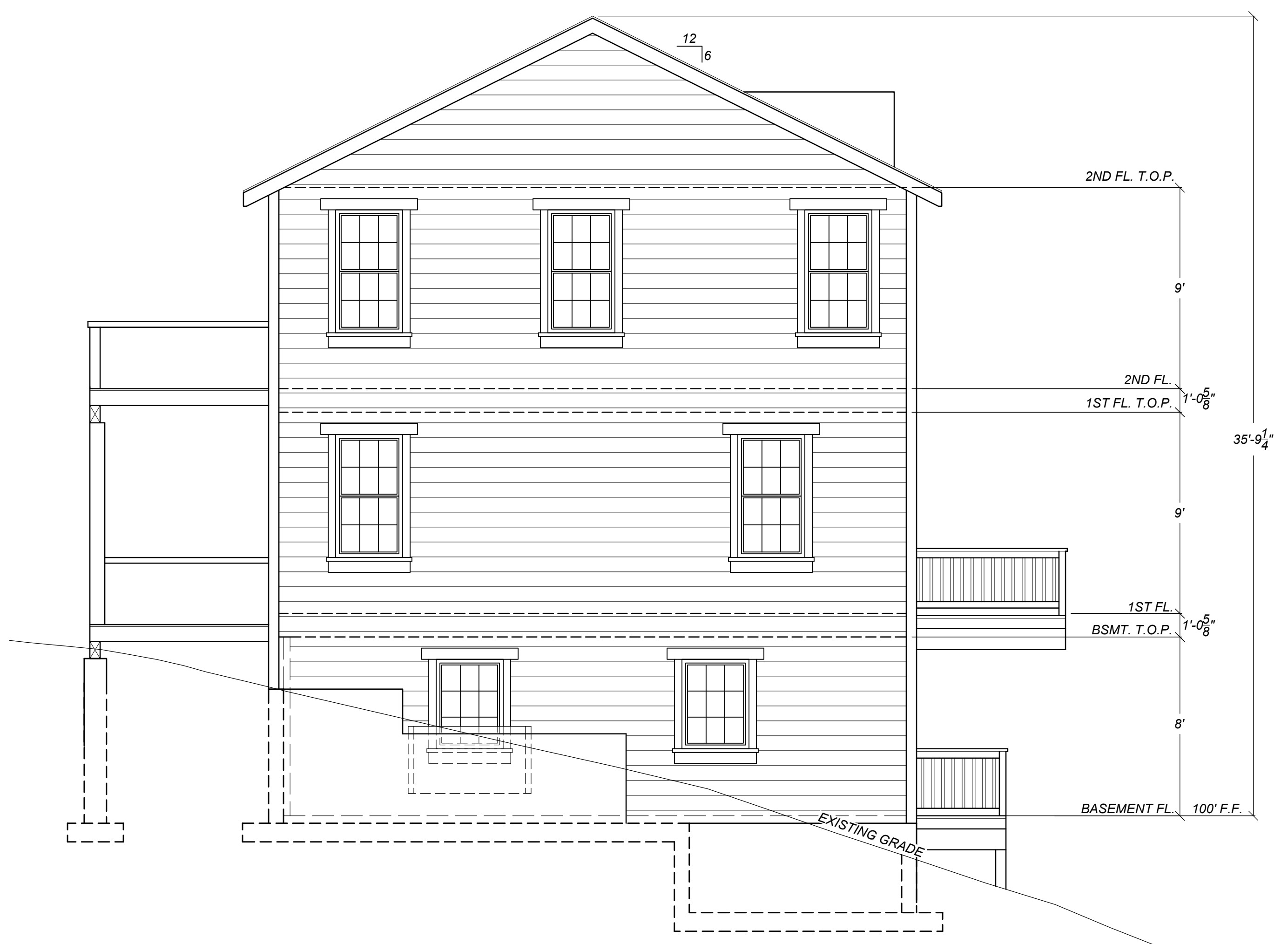


REVISED 08/02/21

REVISIONS	BY
02/09/21	PB
02/19/21	PB
08/02/21	PB



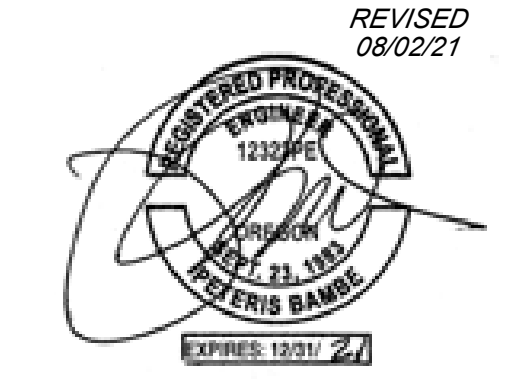
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

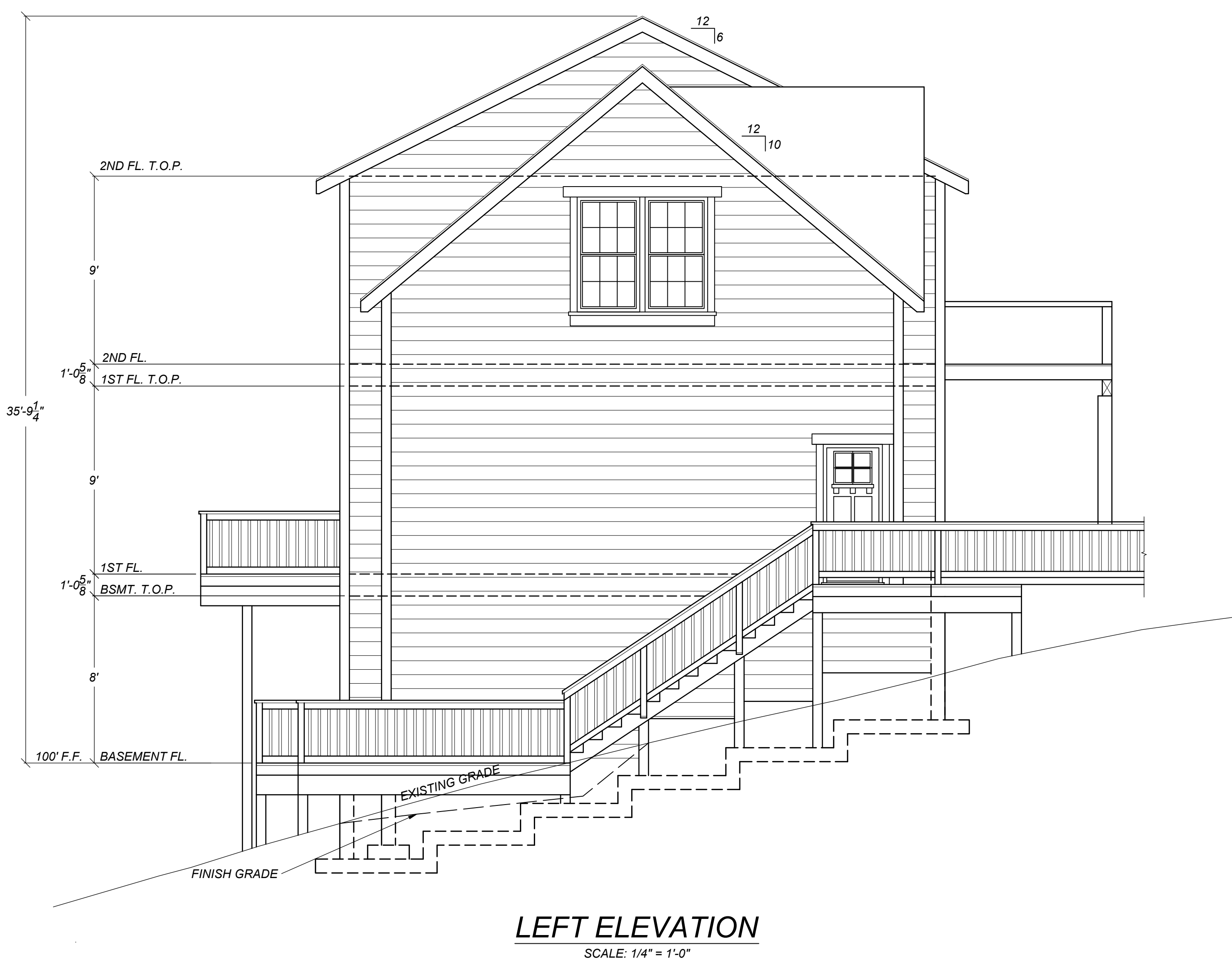
LOT 8000
LINCOLN CITY, OREGON
ELEVATIONS

CASCADE
DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417

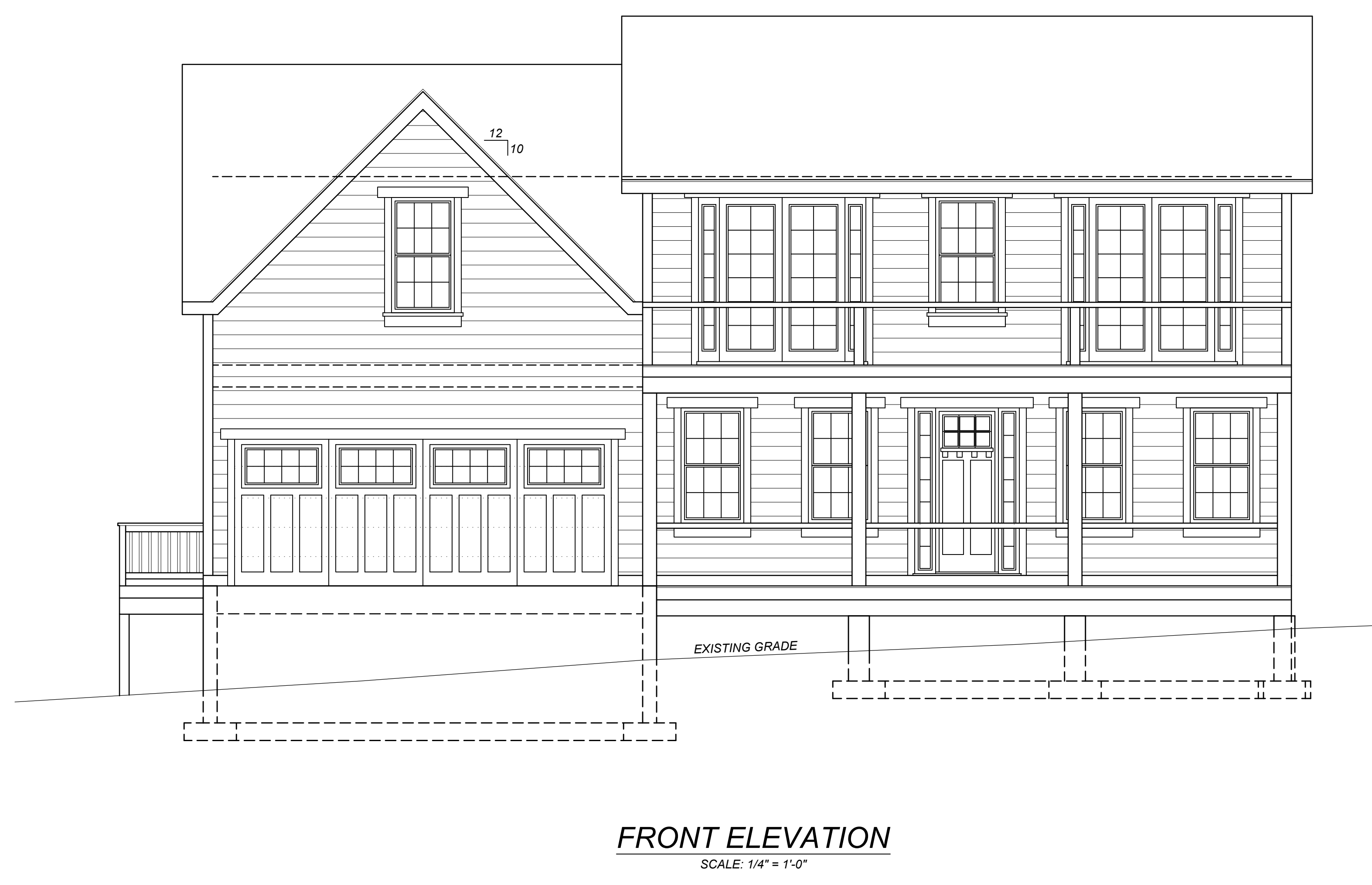


DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	S2.1
OF	9 SHEETS

REVISIONS	BY
02/09/21	PB
02/19/21	PB
08/02/21	PB



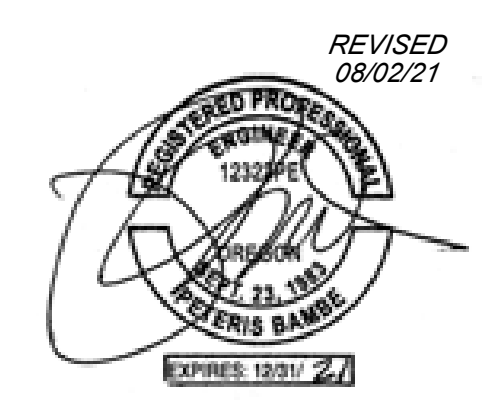
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

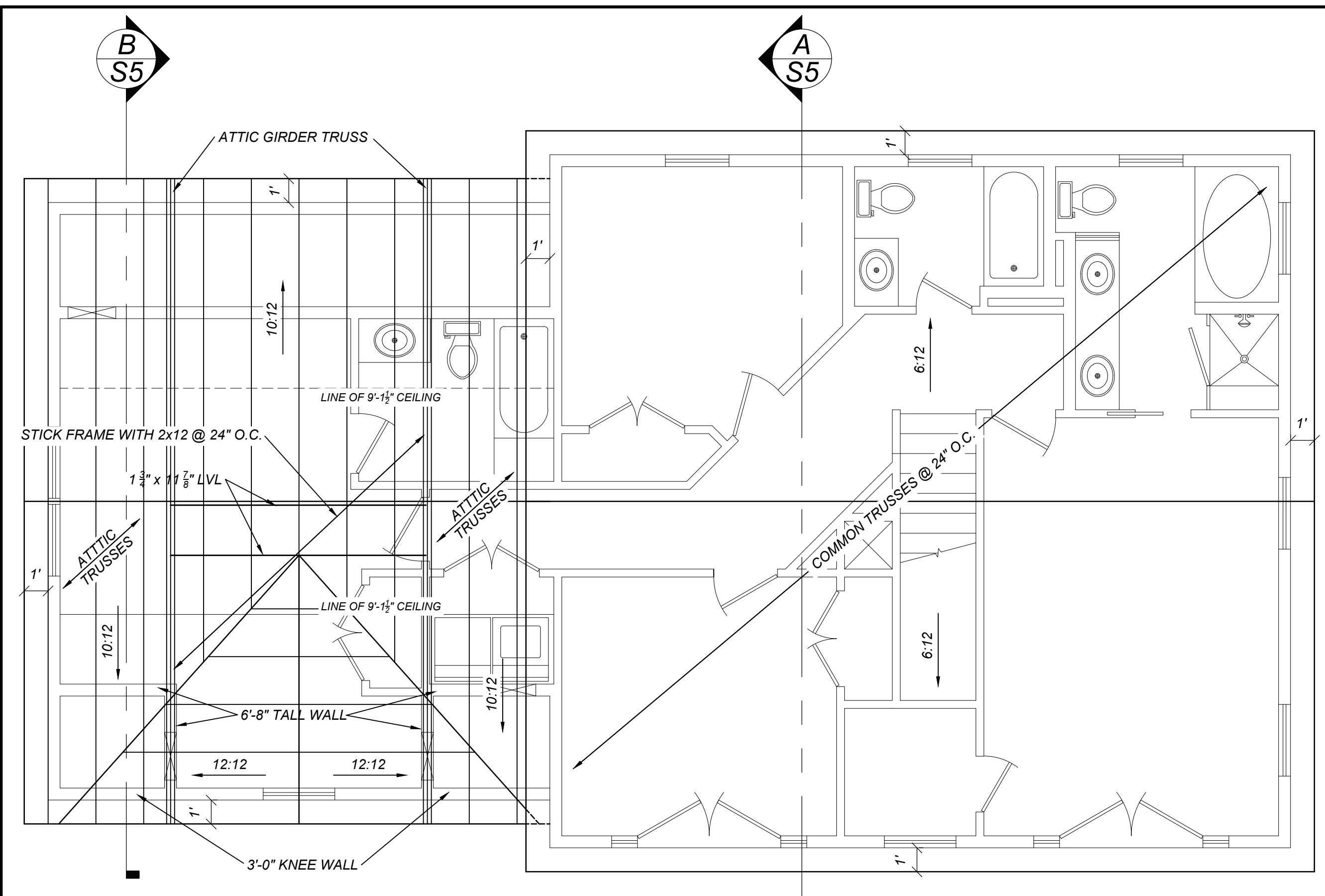
LOT 8000
LINCOLN CITY, OREGON
ELEVATIONS

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417

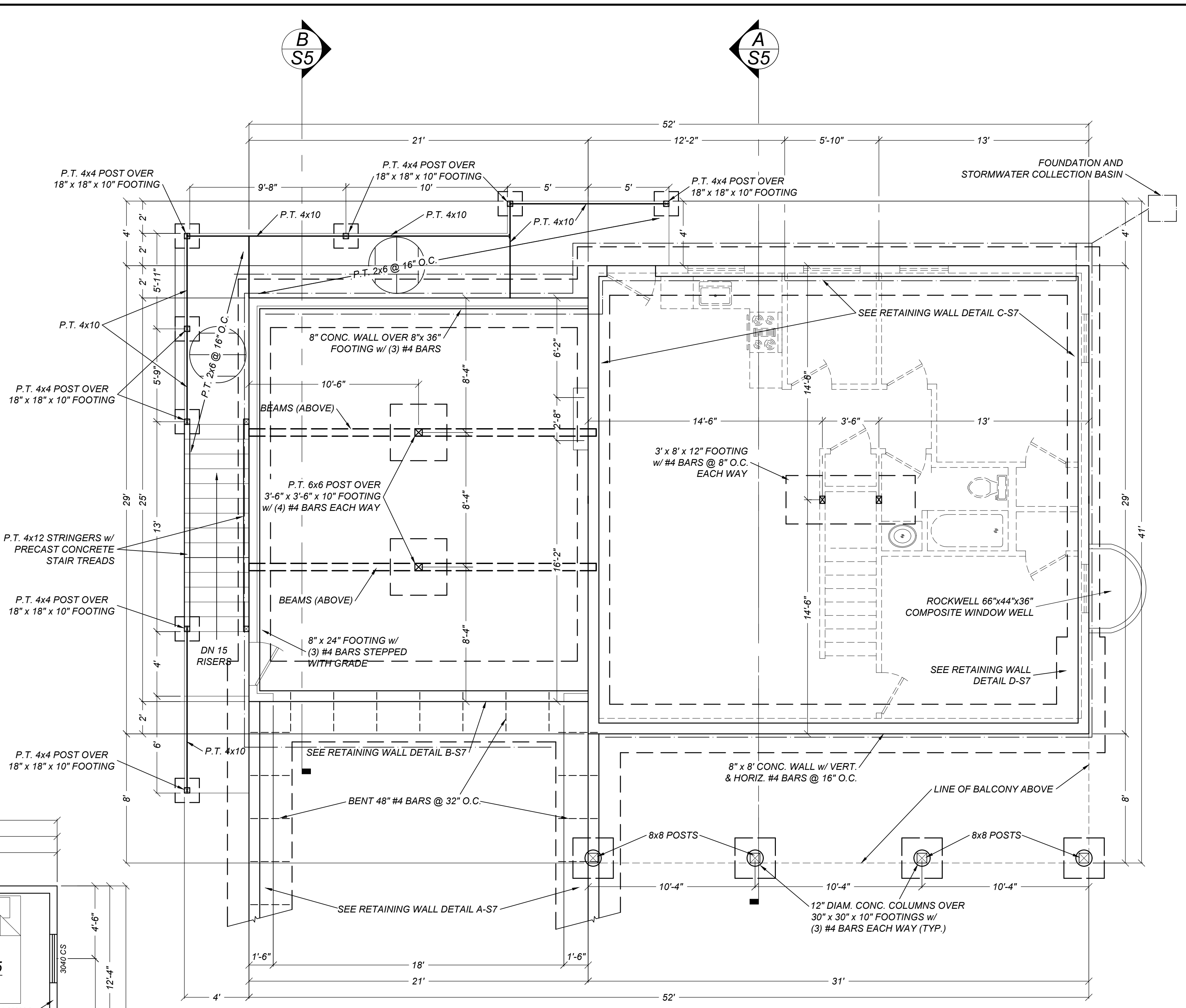


DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9 S2

REVISIONS	BY
02/19/21	PB
08/02/21	PB

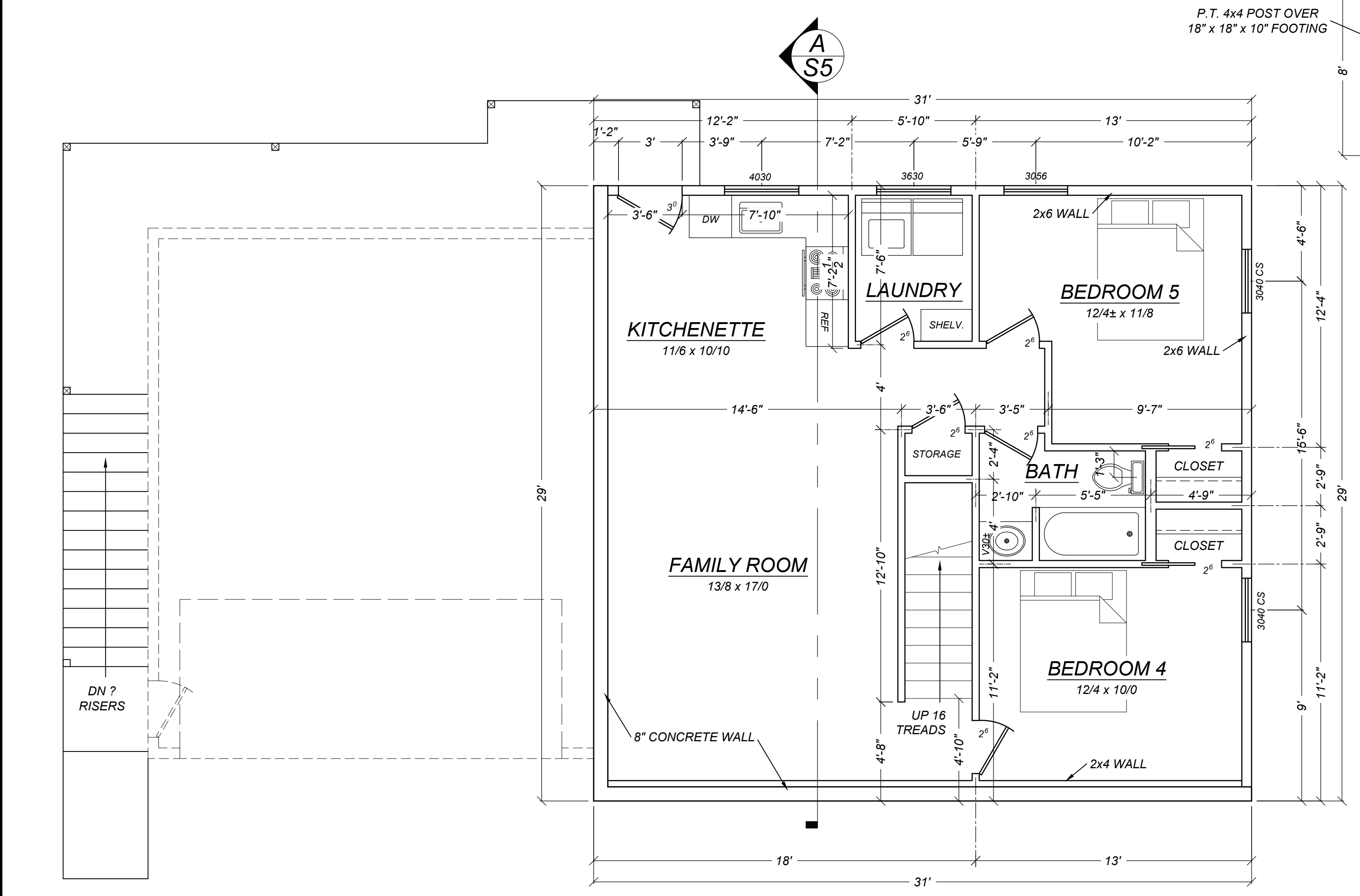


ROOF PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION & BASEMENT FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE 1/2" SILL BOLTS @ 32" O.C. w/ 3" x 3" x 1/2" PLATE WASHERS

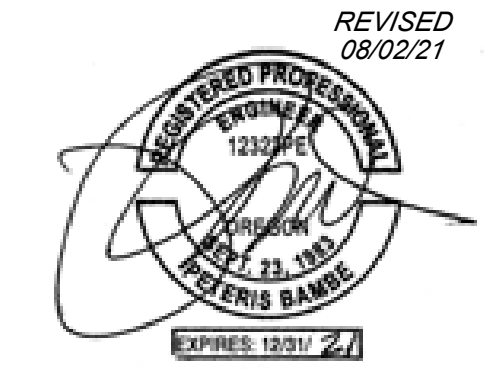


BASEMENT PLAN
SCALE: 1/4" = 1'-0"

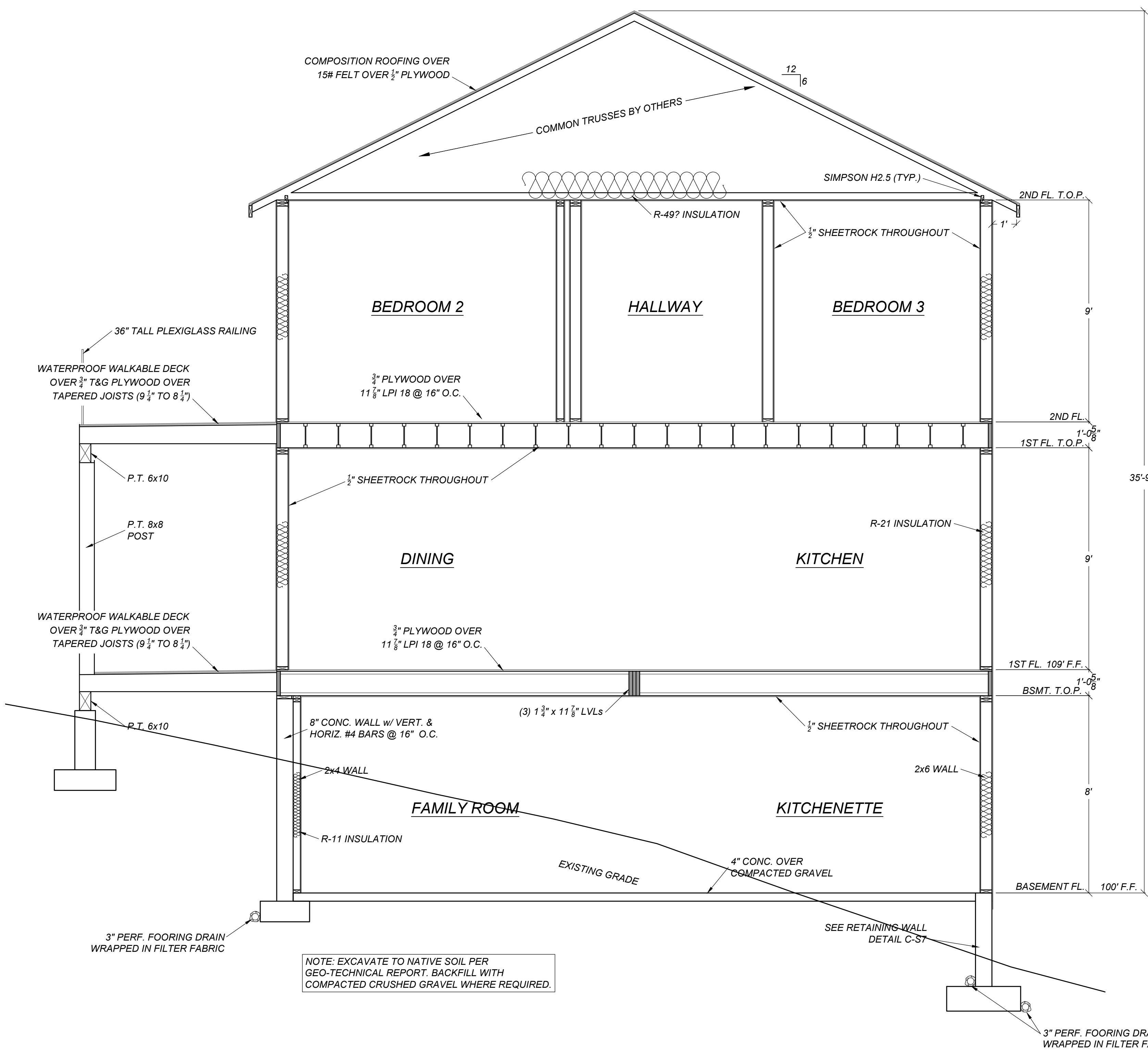
LOT 8000
LINCOLN CITY, OREGON
ROOF, BASEMENT AND FOUNDATION PLANS

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417

DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	



REVISIONS	BY
02/19/21	PB
08/02/21	PB

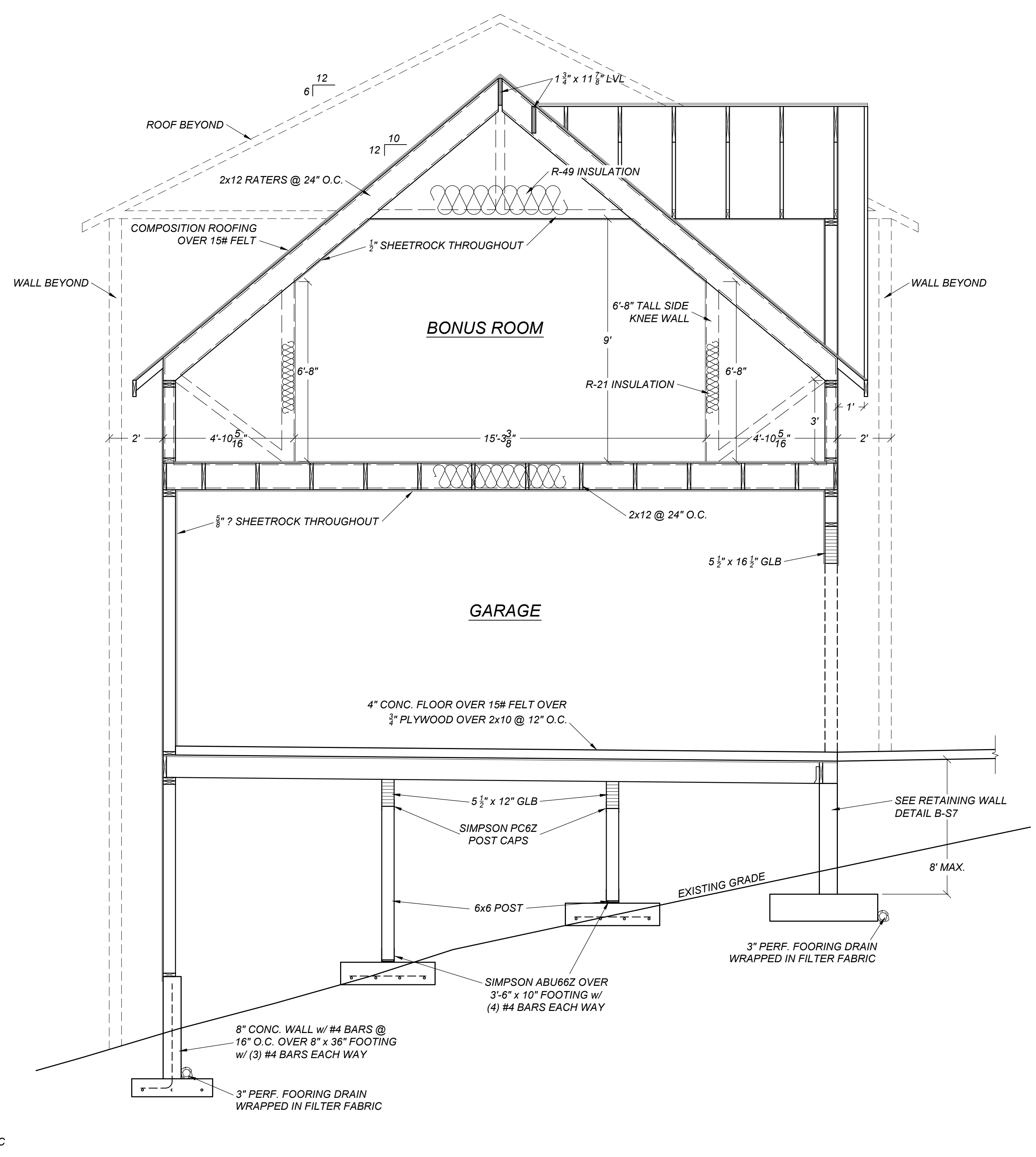


A
S5

SECTION A
SCALE: 3/8" = 1'-0"

NOTE: EXCAVATE TO NATIVE SOIL PER GEO-TECHNICAL REPORT. BACKFILL WITH COMPACTED CRUSHED GRAVEL WHERE REQUIRED.

NOTE: PROVIDE 1/2" SILL BOLTS @ 32" O.C. w/ 3" x 3" x 1/4" PLATE WASHERS

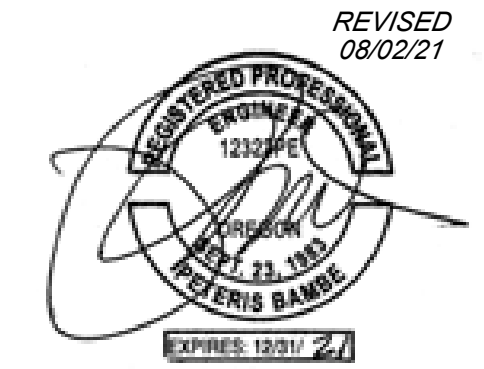


B
S5

SECTION B
SCALE: 3/8" = 1'-0"

LOT 8000
LINCOLN CITY, OREGON
SECTIONS VIEWS

CASCADE DESIGN GROUP, INC.
P.O. BOX 1617 CORVALLIS, OR 97339
TEL: (541) 753-4417



DATE	JAN 2021
SCALE	AS SHOWN
DRAWN	PB
JOB	20-107G
SHEET	9
S5	
SHEETS	



Vicinity Map

City of Lincoln City government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the capability of the information.

Date: 12/23/2021



Location

521-21-000070-STR - Lot 8000

A notice was added to this record on 2021-10-07.
 Condition: Revision Submitted : Revisions have been received for this project. Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Manage Inspections Delete Search Edit Flow View Log Reports Help

"Record Inspections" Related Records Inspections

<input type="checkbox"/>	Inspection Type	Status	Required/Optional	Scheduled Date	Scheduled Start Time	AM/PM	ETA Start	ETA End	Insp. Date	Inspector	Department
<input type="checkbox"/>	1020 Zoning/Setbacks	Pending	Required								
<input type="checkbox"/>	1020 Zoning/Setbacks	Denied	Required	12/01/2021					12/01/2021	Weston Fritz	Planning
<input type="checkbox"/>	1110 Footing	Pending	Required								
<input type="checkbox"/>	1110 Footing	Not Ready	Required	12/01/2021					12/01/2021	Amanda Gustafson	Building
<input type="checkbox"/>	1120 Foundation	Pending	Required								
<input type="checkbox"/>	1150 Slab/Flatwork	Pending	Required								
<input type="checkbox"/>	1220 Underfloor Framing/Post an...	Pending	Required								
<input type="checkbox"/>	1260 Framing	Pending	Required								
<input type="checkbox"/>	1400 Perimeter Slab Insulation	Pending	Required								
<input type="checkbox"/>	1460 Insulation	Pending	Required								
<input type="checkbox"/>	1520 Interior Shearwall	Pending	Required								
<input type="checkbox"/>	1530 Exterior Shearwall	Pending	Required								
<input type="checkbox"/>	1995 Final Inspection - Enginee...	Pending	Required								
<input type="checkbox"/>	1996 Final Inspection - Planning	Pending	Required								
<input type="checkbox"/>	1999 Final Building	Pending	Required								
<input type="checkbox"/>	6030 Erosion Control	Approved with Cond...	Required	12/01/2021					12/01/2021	Ammon Bonham	Public Work

Staff Report

Planning Commission Hearing on January 4, 2022

Case File VAR 2021-03

Date: December 23, 2021

Case File: VAR 2021-03 Northwest Coastal Investments

Applicant: Northwest Coastal Investments
5 Centerpointe Dr #400 A
Lake Oswego, OR 97035
amymbogran@comcast.net

Property Owner: Picturebook Properties dba Northwest Coastal Investments
5 Centerpointe Dr #400 A
Lake Oswego, OR 97035

Situs Address: 4930 SW Coast Ave

Location: Northeast of SW Coast Ave/SW Beach Ave tee turnaround

Tax Map and Lot: 07-11-27-CD-08000

Comprehensive Plan Designation: Single-Family Residential District (R-5)

Zoning District: Single-Family Residential (R-1-5) Zone

Site Size: Approximately 4,800 square feet or 0.11 acre

Proposal: Vary the minimum garage entrance setback from the required 20 feet to the proposed 14 feet at the south end and 16 feet at the north end

Surrounding Land Uses and Zones: North: Residential; R-1-5
South: Residential; R-1-5
East: Residential; R-1-5
West: Residential; R-1-5

Public Notice: The Planning and Community Development Department mailed notice to the owners of all properties within 250 feet of the site on December 8, 2021. The *News Guard* published the public hearing notice on December 29, 2021.



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

Applicable LCMC Chapter 17.08 Definitions
Substantive LCMC Chapter 17.16 Single-Family Residential (R-1-5) Zone
Criteria: LCMC Section 17.77.140 Variance

BACKGROUND

The subject property (site) is currently undeveloped. However, a structural (building) permit application for a new 3,050-square-foot detached dwelling with an attached garage was submitted on February 24, 2021. A former Planning staff member reviewed the application on March 2, 2021, and requested a plan revision to show a reduced building height of 35 feet or less. The applicant submitted the requested revised plans on August 17, 2021. A former Planning staff member reviewed and approved the revised plans on August 24, 2021. Permit 521-21-000070 was issued on October 6, 2021. (The application workflow history for Permit 521-21-000070 is attached to this staff report and labeled 521-21-000070 Workflow History.) Both the original plans (attached and labeled 521-21-000070 Plans Original) and the revised plans (attached and labeled 521-21-000070 Plans Revised) show the garage entrance setback as less than the required minimum of 20 feet.

With the issued permit, the applicant proceeded to site preparation. This includes clearing and grading, as well as setting the footings for the pouring of the foundation. The applicant requested the required setback inspection on December 1, 2021. The purpose of the setback inspection is to ensure compliance with the minimum setback requirements prior to construction of the foundation. A current Planning staff member was assigned the setback inspection of the footings. The current Planning staff member observed that the minimum 20-foot garage entrance setback was not met, and subsequently, the setback inspection was denied. (The inspection history for Permit 521-21-000070 is attached to this staff report and labeled 521-21-000070 Inspection History.) The applicant was informed that the garage entrance did not meet the required 20-foot minimum setback from the property line. Subsequently, the applicant submitted an application for a variance to vary the setback to what is shown on both the original and revised plans.

COMMENTS

One written comment was received from Lincoln City Public Works on December 7, 2021. The full comment is attached to this staff report but generally notes that, if the variance is approved, the additional public works standard of 20 feet from the back of the sidewalk to the face of the garage would still be met.

ANALYSIS

17.08 Definitions

“Setback” means the minimum or maximum distance required between a specified object and another point. Typically, a setback refers to the minimum or maximum distance from a building or structure to a specified property line. “Garage/carport entrance setback” means the distance from the property line to the garage/carport entrance.

17.16.070 Lot requirements.

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

REQUIRED MINIMUMS								
<i>Zone</i>	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>	<i>Front Yard⁽³⁾</i>	<i>Side Yard</i>	<i>Street Side Yard⁽³⁾</i>	<i>Rear Yard</i>	<i>Maximum Lot Coverage⁽⁵⁾</i>
R-1-5	5,000 sq. ft.; 8,000 for duplex or two-family	50' detached; 35' attached	70'	5 ⁽¹⁾ 7-1/2 ⁽²⁾	5 ⁽¹⁾ 7-1/2 ⁽²⁾ or 0' for common wall of attached dwellings	5 ⁽¹⁾ 7-1/2 ⁽²⁾	5 ⁽¹⁾ 7- 1/2 ⁽²⁾	35% ⁽⁴⁾
R-1-7.5	7,500 sq. ft.; 8,000 for duplex or two-family	70' detached; 35' attached	80'	same as above				35% ⁽⁴⁾
R-1-10	10,000 sq. ft.	80'	80'	same as above				35% ⁽⁴⁾

(1) For one-story structures.

(2) For structures more than one story.

(3) The front and street side yards shall be increased to a minimum of 20 feet in front of a garage/carport and/or driveway entrance to a garage/carport. The increase in setback shall not apply to portions of the dwelling that are below or to the side of the garage/carport or driveway entrance. The increase in setback shall not apply to any portion of the dwelling above the garage/carport that is cantilevered (i.e., supported only by the wall of the structure from which it projects), provided the lowest point of the cantilever is a minimum of seven feet above grade. On corner lots, the clear-vision area requirement of LCMC [17.52.060](#) and [17.52.070](#) shall apply.

Finding: Per LCMC 17.16.070 footnote 3, the required distance between the garage entrance and the front property line is 20 feet. The submitted survey stake plan that was prepared by Land Markers Surveying on November 30, 2021, and subsequent verification by current Planning staff, shows that the actual distance between the garage entrance and the front property line is 14.10' at the south corner of the garage entrance and 16.10' at the north corner of the garage entrance. The proposed location of the garage entrance does not meet the minimum 20-foot garage entrance setback.

17.77.140 Variance

C. *Approval Criteria.* To approve a variance, the planning commission shall make findings of fact, based on evidence provided, that all of the following circumstances exist:

1. *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape legally existing prior to the date of the ordinance codified in this title, topography, or other circumstances over which the applicant has no control;*

Finding: A review of the site's contours shows that the site has steeper slopes along the eastern portion than the western portion. The western portion of the site is the front of the site and the side from which access is obtained from SW Coast Ave. The site's steep eastern slopes are steeper than those on either the north or south adjacent lots. The existing topography of the eastern portion of the site is a circumstance over which the applicant has no control. Staff concludes that this circumstance for granting a variance exists.

2. *The variance is necessary for the preservation of a property right of the applicant which is substantially the same as owners of other property in the same zone or vicinity possess;*

Finding: The site's R-1-5 zone allows a detached dwelling, subject to applicable requirements of Title 17. Garages, either attached or detached, are considered an accessory use to the primary allowed use. Detached dwellings and garages are allowed uses on anyone's property in the R-1-5 zone, subject to applicable requirements of Title 17. Title 17 does not require construction of a garage as part of a detached dwelling, but any property owner that owns property zoned R-1-5 has the right to construct a garage as an accessory use to a dwelling, provided the minimum requirements are met. In the case of VAR 2021-03, for the property owner to accomplish the construction of the attached garage as part of the detached dwelling and utilize the right to have such a garage, and because of the significant slope along the eastern portion of the site, the garage entrance cannot be located any farther from the property line than the proposed distances of 16.10' at the north and 14.10' at the south. Staff concludes that this circumstance for granting a variance exists.

3. *The variance should not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city planning policy;*

Finding: The site is in the R-1-5 zone. The site is surrounded on all sides by properties also in the R-1-5 zone. Surrounding properties either already contain detached dwellings or are platted for future construction of detached dwellings. Most of the surrounding sites contain garages. Allowing the garage entrance to be closer to the front property line than the required 20 feet will not negatively impact any of the surrounding properties. The impact will be to the site itself as it will limit the driveway length such that the required off-street parking spaces will need to be contained in the garage. This will not impact the surrounding properties, though, only the site itself. Staff concludes that this circumstance for granting a variance exists.

4. *The variance requested is the minimum variance which would alleviate the hardship.*

Finding: The hardship in this case is the ability to provide the required 20-foot-minimum setback from the front (west) property line to the garage entrance. The design and structural plans were completed for the house utilizing the setback distances shown on the submitted survey stake plan by Land Markers Surveying, and the property owner has proceeded with grading, erosion control, and setting the footings for the foundation based on these same distances. The design and structural plans would have to be altered significantly, as would the grading and erosion control plan, to accommodate the 20-foot minimum setback for the garage entrance. Additionally, the footings would need to be removed and set again. Additional grading could result in erosion and removal of more vegetation. All of these items combined would be at great expense to the property owner, as well as jeopardizing the integrity of the eastern slope's stability. The minimum necessary to alleviate this hardship is varying the garage entrance setback to 14.10' at the south end of the garage entrance and 16.10' at the north end of the garage entrance, as shown on the submitted survey stake plan. Staff concludes that this circumstance for granting a variance exists.

RECOMMENDATION

Staff submits that the evidence presented in the submitted application materials, as concluded in the findings in this report, warrants approval of the request to vary the 20-foot-minimum garage entrance setback to 14 feet at the south end of the garage entrance and 16 feet at the north end of the garage entrance, and recommends approval accordingly.

From: [Daniel Wentz](#)
To: [Anne Marie Skinner](#)
Cc: [Planning](#); [Ammon Bonham](#); [Stephanie Reid](#)
Subject: RE: VAR 2021-03 4930 SW Coast Ave
Date: Tuesday, December 7, 2021 11:40:23 AM
Attachments: [image001.png](#)

LCPW standards state:

“Driveway length shall be a minimum of 20’ from back of sidewalk (*if outside the right of way*) or from property line to face of garage.”

The right of way width, from the required back of sidewalk to property line, at 4930 SW Coast is ~14 feet. This 14-foot length, from back of sidewalk to property line, plus the current 16-foot setback from property line to existing face of garage totals 30 feet.

If this variance were granted for the setback requirement, the additional public works standard of 20 feet from back of sidewalk to face of garage would still be met.

Thank you,



Daniel Wentz, MPH
ENGINEERING TECHNICIAN III

City of Lincoln City | Public Works
 801 SW Hwy 101 | PO Box 50 | Lincoln City, OR
 P: 541.996.1238 | C: 541.364.1029
 E: Dwentz@lincolncity.org | W: LincolnCity.org

To help ensure equal access to City programs, services and activities, the City of Lincoln City will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 541-996-1221, Oregon Relay 7-1-1 with such request or visit www.lincolncity.org

From: Anne Marie Skinner <askinner@lincolncity.org>

Sent: Tuesday, December 7, 2021 11:03 AM

To: Department Heads <Department_Heads@lincolncity.org>; Ammon Bonham <abonham@lincolncity.org>; Brian.S.NELSON (Brian.S.NELSON@odot.state.or.us) <Brian.S.NELSON@odot.state.or.us>; BROWN Jevra * DSL <Jevra.BROWN@dsl.oregon.gov>; Daniel Wentz <dwentz@lincolncity.org>; Devils Lake Water Improvement District (lake.manager@dlwid.org) <lake.manager@dlwid.org>; director.nlchm (director.nlchm@gmail.com) <director.nlchm@gmail.com>; duane.j.liner (duane.j.liner@odot.state.or.us) <duane.j.liner@odot.state.or.us>; Frederick Ulrich (fulrich@nlfr.org) <fulrich@nlfr.org>; Joshua.Lee (Joshua.Lee@PacifiCorp.com) <Joshua.Lee@PacifiCorp.com>; Lon French (lfrench@northlincolnsanitary.com) <lfrench@northlincolnsanitary.com>; pamelal

(pamelal@ctsi.nsn.us) <pamelal@ctsi.nsn.us>; PHIPPS Lisa * DLCDC (Lisa.PHIPPS@dlcd.oregon.gov) <Lisa.PHIPPS@dlcd.oregon.gov>; Sarah.Hibbs (Sarah.Hibbs@lincoln.k12.or.us) <Sarah.Hibbs@lincoln.k12.or.us>; Schurter, Andrew <Andrew.Schurter@nwnatural.com>; UNITIS Matthew * DSL (Matthew.UNITIS@dsl.oregon.gov) <Matthew.UNITIS@dsl.oregon.gov>

Subject: VAR 2021-03 4930 SW Coast Ave

Hello,

An application has been received requesting a variance of the minimum 20-foot garage entrance setback to approximately 16 feet. The public hearing is scheduled for January 4, 2022, at 6:00 p.m.

Please provide any comments or conditions of approval to me, via email, **no later than December 22, 2021, at 5:00 p.m.**

Thank you,
Anne Marie



Anne Marie Skinner
DIRECTOR

City of Lincoln City | Planning & Community Development
801 SW Hwy 101 | PO Box 50 | Lincoln City, OR
P: 541.996.1228
E: askinner@LincolnCity.org | W: LincolnCity.org

Planning Commission Communication

ZOA 2021-06 Initiation Authority

Meeting Date:	January 4, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	Planning Commission	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	Richard Appicello
Approval:		Estimated Time:	

Question:

Should the Planning Commission conduct a public hearing on ZOA 2021-06 (Type IV application initiation) and make a recommendation to the City Council?

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the proposed ordinance amending the zoning code.

Authority:

Legal authority for text amendments is as follows:

17.76.060 Type IV (Legislative).

- A. General Description. Type IV procedures apply to "legislative" matters. Legislative decisions are made by the City Council and involve the adoption or amendment of policy by ordinance. Legislative decisions may also apply to applications involving a geographic area containing many properties. Type IV procedures require general public notice and a public hearing.
- H. Recommendation Authority.
 1. Following receipt of testimony and deliberation at the public hearing held before the Planning Commission, the Planning Commission shall provide a recommendation to the City Council for all Type IV applications. The Planning Commission shall recommend that the City Council approve or deny the proposed amendments, with or without changes.
 2. Decision Authority. Upon receiving the Planning Commission's Final Recommendation, the City Council shall hold a public hearing on the Type IV application.

Background:

This amendment to Title 17 was initiated by the Lincoln City City Council on September 27, 2021. Ordinance 2020-15 dealt with the initiation of text and map amendments to Title 17 and inadvertently eliminated the Director's authority to initiate text and map (Type IV) amendments. The proposed amendment will restore the Director's authority to initiate Type IV amendments.

Planning Commission Options:

1. Hold the public hearing; close the public hearing; make a recommendation.
2. Hold the public hearing; continue the public hearing to a future meeting.

Potential Motions:

1. Motion to recommend approval of the ordinance for ZOA 2021-06 as written.
2. Motion to recommend denial of the ordinance for ZOA 2021-06.

Attachments:

FINAL 2022-initiate revised 12-27-21 (DOCX)

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 17 (ZONING), CHAPTER 17.76 (ADMINISTRATIVE PROVISIONS), SECTION 17.76.080 (INITIATION OF APPLICATION) TO AUTHORIZE THE PLANNING DIRECTOR TO INITIATE TYPE 4 APPLICATIONS ON BEHALF OF THE CITY

Annotated to show deletions and additions to the code sections being modified. Deletions are bold ~~lined through~~ and additions are **bold underlined**.

WHEREAS, Chapter 2, Section 2.1 and 2.2., of the City of Lincoln City Charter provides:

2.1 Powers of the City

The city has all powers which the constitutions, statutes and common law of the United States and of this state expressly or impliedly grant or allow municipalities as fully as though this charter specifically enumerated each of those powers.

2.2 Construction of Charter

In this charter no mention of a particular power shall be construed to be exclusive or to restrict the scope of the powers which the city would have if the particular power were not mentioned. The charter shall be liberally construed to the end that the city may have all powers necessary or convenient for the conduct of its municipal affairs, including all powers that cities may assume pursuant to state laws and to the municipal home rule provisions of the state Constitution; and

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop, 20 Or. App. 293; 531 P 2d 730, 734 (1975); LaGrande/Astoria v. PERB, 281 Or 137, 142 (1978), aff'd on reh'g 284 Or 173 (1978); and

WHEREAS, the amendments to the Lincoln City Municipal Code are in conformance with the Statewide Planning Goals and Lincoln City Comprehensive Plan goals as addressed in attached Exhibit "A".

WHEREAS, the proposed amendments are in conformance with the Zoning Ordinance, including, but not limited to, required initiation, processing and noticing requirements; and

WHEREAS, on September 27, 2021, the City Council initiated this text amendment. On November 3, 2021, the City duly notified the Oregon Department of Land Conservation and Development pursuant to ORS 197.610, of its consideration of the proposed amendment(s); and

1 **WHEREAS**, City staff has determined the proposed amendment does not require individual
2 notice to property owners under Measure 56, accordingly no ORS 227.186(4) notice was sent to
3 property owners; and
4

5 **WHEREAS**, the Planning Commission, on January 4, 2022, held a public hearing and considered
6 the amendments contained within this ordinance. On January 4, 2022, the Planning Commission
7 voted to transmit the amendments to the City Council with a recommendation that the
8 ordinance be adopted; and
9

10 **WHEREAS**, the City Council held a public hearing on February 14, 2022. On February 14, 2022
11 Council closed the record and deliberated on the proposed amendments. All persons were
12 given an opportunity to provide written and/or oral testimony on the proposed ordinance. After
13 deliberation, Council provided direction that an ordinance be returned for required readings.
14

15 **THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**

16
17 **SECTION 1.** Chapter 17.76 (*Administrative Provisions*), Section 17.76.080 (*Initiation of an*
18 *Application*) is hereby amended, as follows:
19

20 17.76.080 Initiation of an Application.

- 21
22 A. Applications may be initiated by either the property owner of record or the contract
23 purchaser of the subject property, or any person authorized in writing to act as agent
24 of the owner or contract purchaser. All applications shall be signed by all property
25 owners of record as shown on the most-current recorded deed, as well as all contract
26 purchasers if applicable, prior to submittal. Type IV applications may also be initiated
27 by the city **council by motion or by the planning director**.

28
29 **SECTION 2. Findings Adopted.**

30
31 The findings contained in the Whereas Clauses of this Ordinance, and Exhibit A, as well as the
32 competent substantial evidence in the whole record of this legislative proceeding are
33 incorporated into this section by reference as if fully set forth herein, and are adopted in support
34 of this legislative action.
35

36 **SECTION 3. Severability.**

37
38 The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity
39 of one section, subsection, paragraph, or clause shall not affect the validity of the remaining
40 sections, subsections, paragraphs and clauses.
41

42 **SECTION 4. Ordinance Effective Date.**
43

1 This ordinance shall be effective in thirty days as provided by Chapter IX, Section 9.3 of the City
2 Charter.

3

4 **SECTION 5. Codification.**

5

6 Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and
7 the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word,
8 and the sections of this Ordinance may be renumbered, or re-lettered, provided that any

9 Whereas clauses and boilerplate provisions (i.e. Sections 2-5) need not be codified and the City
10 Recorder is authorized to correct any cross-references and any typographical errors. The City
11 Attorney is specifically authorized to work with Code Publishing to correct all cross-references to
12 the procedures chapters impacted by this amendment regardless of where they occur in the
13 municipal code.

14

15 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
16 9.2 of the City of Lincoln City Charter on the 14th day of February 2022 (First Reading) and on the
17 14th day of February, 2022 (Second Reading).

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PASSED AND ADOPTED by the City Council of the City of Lincoln City this ___ day of _____,
2022.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG CITY RECORDER

APPROVED AS TO FORM:

RICHARD APPICELLO, CITY ATTORNEY

Planning Commission Communication

ZOA 2021-07 EMC signs

Meeting Date:	January 4, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	Planning Commission	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	Lila Bradley
Approval:		Estimated Time:	

Question:

Should the Planning Commission conduct a public hearing on ZOA 2021-07 (EMC signs) and make a recommendation to the City Council?

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the proposed ordinance amending the zoning code.

Authority:

Legal authority for text amendments is as follows:

17.76.060 Type IV (Legislative).

- A. General Description. Type IV procedures apply to "legislative" matters. Legislative decisions are made by the City Council and involve the adoption or amendment of policy by ordinance. Legislative decisions may also apply to applications involving a geographic area containing many properties. Type IV procedures require general public notice and a public hearing.
- H. Recommendation Authority.
 1. Following receipt of testimony and deliberation at the public hearing held before the Planning Commission, the Planning Commission shall provide a recommendation to the City Council for all Type IV applications. The Planning Commission shall recommend that the City Council approve or deny the proposed amendments, with or without changes.
 2. Decision Authority. Upon receiving the Planning Commission's Final Recommendation, the City Council shall hold a public hearing on the Type IV application.

Background:

This amendment to Title 17 was initiated by the Interim City Manager and Planning and Community Development Director in response to a request from Taft High School. Notice was given to the Oregon Department of Land and Conservation Development of the proposed amendment on November 29, 2021. Notice of the public hearings was emailed to the local newspaper on December 14, 2021, for publication on December 21, 2021, and December 28, 2021.

LCMC Chapter 17.72 currently prohibits electronic message centers, changeable copy signs, and internally-illuminated signs in the R-1-5, R-1-7.5, R-1-10, R-1-RE, R-M, R-R, VR, and NP-NCR zones, without exception. Taft High School wishes to place an electronic message center at their site that is located in the R-1-7.5 zone. The amendment proposes to allow electronic message centers, changeable copy signs, and internally-illuminated signs at public and private schools (K-12, colleges, educational institutions), subject to the provisions of LCMC 17.72.110, 17.72.120, and building and electrical permitting codes.

Note: Two versions of the proposed amendment are included in the draft ordinance. The first version limits the exception to schools; The second version allows the use in any of the listed zones but requires a conditional use process.

Planning Commission Options:

1. Hold the public hearing; close the public hearing; make a recommendation.
2. Hold the public hearing; continue the public hearing to a future meeting.

Potential Motions:

1. Motion to recommend approval of the ordinance for ZOA 2021-07 as written.
2. Motion to recommend denial of the ordinance for ZOA 2021-07.

Attachments:

FINAL 2022-electronic sign amendment 12-28-21 (DOCX)

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 17 (ZONING), CHAPTER 17.72 (SIGN REGULATIONS), SECTION 17.72.090 (PERMANENT SIGNS IN THE R-1-5, R-1-7.5, R-1-10, R-1-RE, R-M, RR,VR,AND NP-NCR ZONES), PARAGRAPH C, TO CREATE AN EXCEPTION OF ELECTRONIC MESSAGE SIGNS.

Annotated to show deletions and additions to the code sections being modified. Deletions are bold ~~lined through~~ and additions are **bold underlined**.

WHEREAS, Chapter 2, Section 2.1 and 2.2., of the City of Lincoln City Charter provides:

2.1 Powers of the City

The city has all powers which the constitutions, statutes and common law of the United States and of this state expressly or impliedly grant or allow municipalities as fully as though this charter specifically enumerated each of those powers.

2.2 Construction of Charter

In this charter no mention of a particular power shall be construed to be exclusive or to restrict the scope of the powers which the city would have if the particular power were not mentioned. The charter shall be liberally construed to the end that the city may have all powers necessary or convenient for the conduct of its municipal affairs, including all powers that cities may assume pursuant to state laws and to the municipal home rule provisions of the state Constitution; and

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. *City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop*, 20 Or. App. 293; 531 P 2d 730, 734 (1975); *LaGrande/Astoria v. PERB*, 281 Or 137, 142 (1978), *aff'd on reh'g* 284 Or 173 (1978); and

WHEREAS, the amendments to the Lincoln City Municipal Code are in conformance with the Statewide Planning Goals and Lincoln City Comprehensive Plan goals as addressed in attached Exhibit "A".

WHEREAS, the proposed amendments are in conformance with the Zoning Ordinance, including, but not limited to, required initiation, processing and noticing requirements; and

WHEREAS,. On November 29, 2021, the City duly notified the Oregon Department of Land Conservation and Development pursuant to ORS 197.610, of its consideration of the proposed amendment(s); and

1 **WHEREAS**, City staff has determined the proposed amendment does not require individual
2 notice to property owners under Measure 56, accordingly no ORS 227.186(4) notice was sent to
3 property owners; and
4

5 **WHEREAS**, the Planning Commission, on January 4, 2022, held a public hearing and considered
6 the amendments contained within this ordinance. On January 4, 2022, the Planning Commission
7 voted to transmit the amendments to the City Council with a recommendation that the
8 ordinance be adopted; and
9

10 **WHEREAS**, the City Council held a public hearing on February 14, 2022. On February 14, 2022
11 Council closed the record and deliberated on the proposed amendments. All persons were
12 given an opportunity to provide written and/or oral testimony on the proposed ordinance. After
13 deliberation, Council provided direction that an ordinance be returned for required readings.
14

15 **THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**

16
17 **SECTION 1.** Chapter 17.72 (*Sign Regulations*), Section 17.72.090 (*Permanent signs in the R-1-5,*
18 *R-1-7.5, R-1-10, R-1-RE, R-M, RR, VR, and NP-NCR zones*), Paragraph C. is hereby amended, as
19 follows:
20

21 **C. Changeable copy signs, electronic message centers, and signs that are internally**
22 **illuminated are prohibited-, except that changeable copy signs, electronic message**
23 **centers, and signs that are internally illuminated are allowed at public or private**
24 **schools (kindergarten through 12th grade and educational institutions), subject to**
25 **the following:**

- 26 **1. Compliance with provisions of LCMC 17.72.110;**
- 27 **2. Compliance with provisions of LCMC 17.72.120;**
- 28 **3. Compliance with all required building and electrical code permitting;**
- 29 **4. Animation is prohibited;**
- 30 **5. Light colors such as white and cream are prohibited. Lettering shall**
31 **be on a black background. Red lettering is recommended.**
- 32 **6. Full-screen illumination is prohibited.**

33
34 **D.1.** External illumination may be provided in accordance with the provisions of LCMC
35 17.72.110.
36

37 **[Second option]:**

38 **C. Changeable copy signs, electronic message centers, and signs that are internally**
39 **illuminated are prohibited-, except that changeable copy signs, electronic message**

centers, and signs that are internally illuminated may be approved as a conditional use under LCMC 17.77.060, and subject to the following:

- 1. Compliance with provisions of LCMC 17.72.110;
- 2. Compliance with provisions of LCMC 17.72.120;
- 3. Compliance with all required building and electrical code permitting;
- 4. Animation is prohibited;
- 5. Light colors such as white and cream are prohibited. Lettering shall be on a black background. Red lettering is recommended.
- 6. Full-screen illumination is prohibited.

D.4. External illumination may be provided in accordance with the provisions of LCMC 17.72.110.

SECTION 2. Findings Adopted.

The findings contained in the Whereas Clauses of this Ordinance, and Exhibit A, as well as the competent substantial evidence in the whole record of this legislative proceeding are incorporated into this section by reference as if fully set forth herein, and are adopted in support of this legislative action.

SECTION 3. Severability.

The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 4. Ordinance Effective Date.

This ordinance shall be effective in thirty days as provided by Chapter IX, Section 9.3 of the City Charter.

SECTION 5. Codification.

Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided that any Whereas clauses and boilerplate provisions (i.e. Sections 2-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors. The City Attorney is specifically authorized to work with Code Publishing to correct all cross-references to the procedures chapters impacted by this amendment regardless of where they occur in the municipal code.

1 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
2 9.2 of the City of Lincoln City Charter on the 14th day of February 2022 (First Reading) and on the
3 14th day of February, 2022 (Second Reading).
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PASSED AND ADOPTED by the City Council of the City of Lincoln City this ___ day of _____,
2022.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG CITY RECORDER

APPROVED AS TO FORM:

RICHARD APPICELLO, CITY ATTORNEY

Planning Commission Communication

ZOA 2022-01 Annexation Procedure Amendment

Meeting Date: January 4, 2022	Primary Staff Contact: AnneMarie Skinner
Department: Planning Commission	E-Mail: ASkinner@lincolncity.org
Secondary Dept:	Secondary Contacts: Alison Robertson
Approval:	Estimated Time:

Question:

Should the Planning Commission conduct a public hearing on ZOA 2022-01 (annexation procedure amendment) and make a recommendation to the City Council?

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the proposed amendment to the zoning code.

Authority:

Legal authority for text amendments is as follows:

17.76.060 Type IV (Legislative).

- A. General Description. Type IV procedures apply to "legislative" matters. Legislative decisions are made by the City Council and involve the adoption or amendment of policy by ordinance. Legislative decisions may also apply to applications involving a geographic area containing many properties. Type IV procedures require general public notice and a public hearing.
- H. Recommendation Authority.
 1. Following receipt of testimony and deliberation at the public hearing held before the Planning Commission, the Planning Commission shall provide a recommendation to the City Council for all Type IV applications. The Planning Commission shall recommend that the City Council approve or deny the proposed amendments, with or without changes.
 2. Decision Authority. Upon receiving the Planning Commission's Final Recommendation, the City Council shall hold a public hearing on the Type IV application.

Background:

Notice was given to the Oregon Department of Land Conservation and Development on November 5, 2021. Notice of the public hearings was published in the local newspaper on December 21, 2021, and December 28, 2021.

Planning Commission Options:

1. Hold the public hearing; close the public hearing; make a recommendation.
2. Hold the public hearing; continue the public hearing to a future meeting.

Potential Motions:

1. Motion to recommend approval of ZOA 2022-01, as written.
2. Motion to recommend approval of ZOA 2022-01 with recommended changes.
3. Motion to recommend denial of ZOA 2022-01.

Attachments:

Annexation Ordinance Draft (DOCX)

ORDINANCE NO. 2022-??

AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 17 (ZONING), AMENDING CHAPTER 17.77 (APPLICATIONS) 17.77.020 (ANNEXATION)

Annotated to show deletions and additions to the code sections being modified. Deletions are bold ~~lined through~~ and additions are **bold underlined**.

WHEREAS, Chapter 2, Section 2.1 and 2.2., of the City of Lincoln City Charter provides:

2.1 Powers of the City

The city has all powers which the constitutions, statutes and common law of the United States and of this state expressly or impliedly grant or allow municipalities as fully as though this charter specifically enumerated each of those powers.

2.2 Construction of Charter

In this charter no mention of a particular power shall be construed to be exclusive or to restrict the scope of the powers which the city would have if the particular power were not mentioned. The charter shall be liberally construed to the end that the city may have all powers necessary or convenient for the conduct of its municipal affairs, including all powers that cities may assume pursuant to state laws and to the municipal home rule provisions of the state Constitution; and

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop, 20 Or. App. 293; 531 P 2d 730, 734 (1975); LaGrande/Astoria v. PERB, 281 Or 137, 142 (1978), aff'd on reh'g 284 Or 173 (1978); and

WHEREAS, the amendments to the Lincoln City Municipal Code are in conformance with the Statewide Planning Goals and Lincoln City Comprehensive Plan goals as addressed in attached Exhibit "A"; and

WHEREAS, the proposed amendments are in conformance with the Zoning Ordinance, including, but not limited to, required initiation, processing and noticing requirements; and

WHEREAS, on November 5, 2021, the City duly notified the Oregon Department of Land Conservation and Development pursuant to ORS 197.610, of its consideration of the proposed amendments; and

WHEREAS, on December 15, 2021, the City duly notified the Lincoln County Planning Department of its consideration of the proposed amendment(s); and

1
2 **WHEREAS**, the Planning Commission, on January 4, 2022, held a public hearing and considered
3 the amendments contained within this ordinance. On January 4, 2022, the Planning Commission
4 voted to transmit the amendments to the City Council (as written/with changes/not transmit);
5 and
6

7 **WHEREAS**, the City Council held a public hearing on February 14, 2022. Following the close of
8 the public hearing on February 14, 2022, Council closed the record and deliberated on the
9 proposed amendments. All persons were given an opportunity to provide written and/or oral
10 testimony on the proposed ordinance. After deliberation, Council proceeded with required
11 readings.
12

13 **THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**
14

15 **SECTION 1.** Lincoln City Municipal Code, Title 17 (*Zoning*), is hereby amended to amend
16 Section 17.77.020 (*Annexation*) to read as follows:
17

18 A. Purpose. The annexation application process is intended to facilitate efficient urban and
19 economic development opportunities by transferring jurisdiction over properties within the
20 urban growth boundary from Lincoln County to the city of Lincoln City. The process is intended
21 to comply with the requirements of ORS Chapters 222 and 268.
22

23 B. Procedure. An annexation application is subject to a Type IV procedure.
24

25 C. Submittal Requirements **for Property-Owner Initiated Annexation Applications.**

26 **1.** An annexation application on the application form prescribed by the department must be
27 completed and submitted and must contain the signatures of every current property
28 owner of record.

29 **2. Metes and bounds legal boundary description and boundary map prepared in**
30 **accordance with ORS 308.225. Such metes and bounds legal boundary description**
31 **shall be prepared by a professional land surveyor licensed in the state of Oregon.**
32 **The boundary shall be surveyed, with necessary monuments set, as required by**
33 **statute subsequent to city council approval of the annexation.**

34 **3. Written narrative addressing the approval criteria in section 17.77.020.F.**
35

36 D. Zone Change Process Concurrent with Annexation Application. A request for zone change
37 from the county zone to **an the applicable** city zone **that is consistent with the city’s**
38 **comprehensive plan map designation for the subject site** must be submitted with the
39 annexation application on the zone change form prescribed by the department.
40

41 **E. Initiation by City Council**

42 **The City Council on its own motion may initiate a proposal for annexation. The approval**
43 **criteria and standards in subsection 17.77.020.F shall apply. Provided, however, that in the**

1 **case of annexation pursuant to a current or probable public health hazard or the subject**
2 **site proposed for annexation is an island completely surrounded by lands within the city**
3 **limits, then the approval criteria in subsection 17.77.020.F shall not apply.**
4

5 **E.F.** Approval Criteria. The city may or may not approve an annexation application at its
6 discretion based upon the following:
7

- 8 1. The subject site must be contiguous to city limits.
- 9 2. The subject site must be within the urban growth boundary.
- 10 3. The city must be willing and able to provide services to the newly annexed area.
- 11 4. The deficit of income against expense to the city must not be unreasonable.
- 12 5. The advantages of annexing the subject site, both to the city and the subject site, must
13 outweigh the disadvantages of annexation.

14
15 **F.G.** Conditions of Approval. Approval of an annexation application cannot be conditioned by
16 the city.
17

18 **G.H.** Appeal of a Decision. The final decision on an annexation application may be appealed to
19 the Land Use Board of Appeals.
20

21 **H.I.** Expiration of a Decision. The final decision on an annexation application is not subject to
22 expiration.
23

24 **I.J.** Extension of a Decision. The final decision on an annexation is not subject to extension.
25

26 **SECTION 2. Findings Adopted.**
27

28 The findings contained in the Whereas Clauses of this Ordinance, as well as the competent
29 substantial evidence in the whole record of this legislative proceeding are incorporated into this
30 section by reference as if fully set forth herein, and are adopted in support of this legislative
31 action.
32

33 **SECTION 3. Severability.**
34

35 The sections, subsections, paragraphs and clauses of this Ordinance are severable. The invalidity
36 of one section, subsection, paragraph, or clause shall not affect the validity of the remaining
37 sections, subsections, paragraphs and clauses.
38

39 **SECTION 4 . Savings.**
40

41 Notwithstanding the amendment to this Title, the existing Title remains valid and in full force and
42 effect for purposes of all criminal, civil or administrative code enforcement cases or land use

1 actions or applications filed or commenced during the time said ordinances were operative.
2 Nothing in this Ordinance affects the validity of prosecutions commenced and continued under
3 the laws in effect at the time the matters were originally filed.

4
5 **SECTION 5. Ordinance Effective Date.**

6
7 Pursuant to Chapter IX, Section 9.3, this ordinance takes effect 30 days after the date of its
8 adoption.

9
10 **SECTION 6. Codification.**

11
12 Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and
13 the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word,
14 and the sections of this Ordinance may be renumbered, or re-lettered, provided that any
15 Whereas clauses and boilerplate provisions (i.e. Sections 2-6) need not be codified and the City
16 Recorder is authorized to correct any cross-references and any typographical errors.

17
18 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
19 9.2 of the City of Lincoln City Charter on the ___ day of _____, 2022 (First Reading) and
20 on the ___ day of _____, 2022 (Second Reading).

21
22 PASSED AND ADOPTED by the City Council of the City of Lincoln City this ____ day of
23 _____, 2022.

24
25
26
27 _____
28 SUSAN WAHLKE, MAYOR

29
30 ATTEST:

31
32
33 _____
34 JAMIE YOUNG, CITY RECORDER

35
36 APPROVED AS TO FORM:

37
38
39 _____
40 RICHARD APPICELLO, CITY ATTORNEY
41

Planning Commission Communication

ZOA 2022-02 UGB adjustment

Meeting Date:	January 4, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	Planning Commission	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	Alison Robertson
Approval:		Estimated Time:	

Question:

Should the Planning Commission conduct a public hearing on ZOA 2022-02 (urban growth boundary [UGB] adjustment) and make a recommendation to the City Council?

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the proposed amendment to the zoning code.

Authority:

Legal authority for text amendments is as follows:

17.76.060 Type IV (Legislative).

- A. General Description. Type IV procedures apply to "legislative" matters. Legislative decisions are made by the City Council and involve the adoption or amendment of policy by ordinance. Legislative decisions may also apply to applications involving a geographic area containing many properties. Type IV procedures require general public notice and a public hearing.
- H. Recommendation Authority.
 1. Following receipt of testimony and deliberation at the public hearing held before the Planning Commission, the Planning Commission shall provide a recommendation to the City Council for all Type IV applications. The Planning Commission shall recommend that the City Council approve or deny the proposed amendments, with or without changes.
 2. Decision Authority. Upon receiving the Planning Commission's Final Recommendation, the City Council shall hold a public hearing on the Type IV application.

Background:

On June 28, 2021, City Council initiated an amendment to Lincoln City's adopted comprehensive plan map regarding the urban growth boundary (UGB). The pages from the City Council packet on June 28, 2021, that pertain to this initiation are included as an attachment. Notice was given to the Oregon Department of Land Conservation and Development on November 5, 2021. Notice of the public hearings was published in the local newspaper on December 21, 2021, and December 28, 2021. Notice of the public hearings was mailed to affected property owners, and to property owners within 250 feet of affected property owners, on December 15, 2021.

Planning Commission Options:

1. Hold the public hearing; close the public hearing; make a recommendation.
2. Hold the public hearing; continue the public hearing to a future meeting.

Potential Motions:

1. Motion to recommend approval of ZOA 2022-02.
2. Motion to recommend denial of ZOZ 2022-02.

Attachments:

June 28_2021 City Council Packet Item Information (PDF)
Now shown in UGB on city map (PDF)
Properties to Remain in UGB (PDF)
FINAL 2022-CONFORM UGB changed to Ex B (PDF)
Exhibit B UGB conform Official 1982_County_Map (003) (PDF)

CITY OF LINCOLN CITY

LINCOLN CITY COUNCIL AGENDA

MONDAY JUNE 28, 2021 6:00 PM

6:00 PM - The Lincoln City Council meeting for June 28, 2021 will be held via Zoom. The City Council Chambers will be open and the meeting will be broadcast live in the Council Chambers. It will also be live on Channel 4 and through streaming on the web at www.lincolncity.org.

Public comments can be submitted to publiccomment@lincolncity.org, by attending the City Council meeting, or by attending through Zoom invitation.

Public comments submitted by email to publiccomment@lincolncity.org will be summarized and entered into the record.

Citizens present in the Council Chambers will be given the opportunity to comment via Zoom. Laptops will be set up for those comments. Citizens present in the Council Chambers will be required wear a face covering and must observe social distancing. A member of the Information Technology staff will be present during the meeting to assist with any technical issues.

Citizens requesting to give public comment via Zoom must email publiccomment@lincolncity.org no later than 12 pm on the meeting day. The request must include the person's name, the subject the person wishes to address and the Zoom screen name the person intends to use for the meeting. A Zoom invitation will be sent to the person requesting prior to the meeting. Persons who will give public comment via Zoom will be placed in a Zoom waiting room upon entering the meeting until the public comment portion of the meeting at which time they will be admitted into the meeting through Zoom.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing-impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder, 541-996-1203.

The Lincoln City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

All information for this meeting is available at www.lincolncity.org under "Agenda, Packets & Video". This meeting will be televised on Channel 4. For additional rebroadcast times, please consult the Channel 4 guide on the hour.

A. CALL TO ORDER**B. ROLL CALL****C. PLEDGE OF ALLEGIANCE****D. CONSENT AGENDA**

1. Regular Meeting – Minutes of Regular Meeting – June 14, 2021 6:00 PM
2. Initiation of Amendments to Adopted City Comprehensive Plan Map regarding the UGB
3. Initiation of Amendments to restore Administrative Adjustment to Title 17.

E. COUNCIL DELIBERATIONS**F. COMMENTS FROM CITIZENS PRESENT ON AGENDA/NON-AGENDA ITEMS****G. PRESENTATIONS****H. PUBLIC HEARING / ORDINANCE****I. PUBLIC HEARINGS / PUBLIC COMMENTS**

1. Public Hearing: Zoning Ordinance Amendment (ZOA 2021-01) Ordinance 2021-09 Time Extension Due to Covid 19
2. Public Hearing: Alternative Contracting method - ESTER LEE PUMP STATION IMPROVEMENT PROJECT
3. Public Comment: Resolution 2021-29 Setting Water/Sewer Rates
4. Public Hearing: Resolution 2021-30 Supplemental Budget FY2020-2021
5. Public Hearing: Zoning Ordinance Amendment (ZOA 2021-02) Ordinance 2021-10 Chapter 15.16 Variance and Appeal Amendments

J. ORDINANCES

6. ORDINANCE NO. 2021-09 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 17 (ZONING), CHAPTER 17.76 (ADMINISTRATIVE PROVISIONS), ADDING A NEW SECTION LCMC 17.76.155, (COVID TIMETABLE EXTENSION) TO CREATE A PROCESS TO GRANT ALL ELIGIBLE APPROVALS AN 18 MONTH TIMETABLE EXTENSION DUE TO THE ECONOMIC IMPACT OF COVID 19
7. ORDINANCE NO. 2021-10 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, CHAPTER 15.16 (FLOOD DAMAGE PREVENTION); SECTION 15.16.450 TO SPECIFY APPLICABLE PROCEDURES FOR APPEALS AND VARIANCES
8. ORDINANCE 2021-11 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING ORDINANCE 2019-42, CONCERNING THE VACATION OF A PORTION OF NW 44th PLACE, TO CORRECT AN ERROR IN EXHIBIT A

K. RESOLUTIONS

9. RESOLUTION NO. 2021-22 A RESOLUTION OF THE CITY OF LINCOLN CITY, ADOPTING FINDINGS FOR A PUBLIC CONTRACT EXEMPTION AND AUTHORIZING AN ALTERNATIVE CONTRACTING METHOD FOR THE ESTER LEE PUMP STATION IMPROVEMENT PROJECT.
10. RESOLUTION NO. 2021-29 A RESOLUTION SETTING FORTH WATER/SEWER RATES

11. RESOLUTION 2021-30 A RESOLUTION ADOPTING THE SUPPLEMENTAL BUDGET OF THE CITY OF LINCOLN CITY, OREGON, FOR THE FISCAL YEAR 2020-2021, AS APPROVED BY THE CITY COUNCIL, AND MAKING APPROPRIATIONS
12. RESOLUTION NO. 2021-32 A RESOLUTION OF THE CITY OF LINCOLN CITY ESTABLISHING PARKING AND TRAFFIC CONTROL MEASURES FOR A PORTION OF SW BEACH AVENUE
13. RESOLUTION 2021-33 A RESOLUTION OF THE CITY OF LINCOLN CITY AUTHORIZING STAFF TO APPLY FOR A HB 2003 PLANNING ASSISTANCE GRANT FROM THE OREGON STATE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT TO PRODUCE THE LINCOLN CITY HOUSING PRODUCTION STRATEGY.

L. SPECIAL ORDER OF BUSINESS

14. Reestablishing Late Fees and Water Shutoffs
15. Re-appointment to Sustainability Committee - Applicant Victoria McOmie

M. CITY MANAGER/CITY ATTORNEY REPORTS

N. ACTIONS, IF ANY, BASED ON WORK SESSION OR EXECUTIVE SESSION

O. ADDITIONAL COMMENTS FROM CITIZENS PRESENT ON NON-AGENDA ITEMS

P. ANNOUNCEMENTS OR COMMENTS BY CITY COUNCIL

Q. ADJOURNMENT

Council Communication

Initiation of Amendments to Adopted Comp Plan Map

Meeting Date: June 28, 2021 Primary Staff Contact: Alison Robertson
 Department: Economic Development E-Mail: alisonr@lincolncity.org
 Secondary Dept: Planning Department Secondary Contacts: Sungman Kim, Richard Appicello
 Approval: Lila Bradley Estimated Time: 5 minutes

Question:

Should the City Council initiate an amendment to the City's adopted Comprehensive Plan Map to adopt the County's DLCD-accepted urban growth boundary with the City?

Staff Recommendation:

Staff recommends Council initiate the requested amendment to the City's adopted Comprehensive Plan Map (i.e. to co-adopt the County's UGB)

Authority:

LCMC 17.76.060 Type IV (Legislative).

LCMC 17.76.080 Initiation of an Application. (Type IV applications may be initiated by the City).

LCMC 17.77.130 Text Amendment.

- A. Purpose. The text amendment process shall be used for legislative amendments to this title, Title 16, or the comprehensive plan. Such amendments are necessary to reflect changing community conditions, needs, and desires, to fulfill regional obligations, and to address changes in state law.*
- B. Procedure. Text amendments are subject to the Type IV procedure, as described in LCMC 17.76.060. However, the director is authorized to make typographical, grammatical and cross-referencing corrections as needed without initiating the text amendment process.*
- C. Submittal Requirements. Type IV application submittal requirements are set forth in LCMC 17.76.060.*
- D. Approval Criteria. In order to approve a text amendment, the review authority shall make findings of fact, based on evidence provided, that the following criteria are satisfied:*

1. *The text amendment is consistent with relevant goals and policies of the comprehensive plan and any applicable adopted master plans; and*
 2. *The text amendment is consistent with relevant provisions of the Statewide Planning Goals, the Oregon Administrative Rules, and State statutes.*
- E. Appeal of a Decision. Refer to LCMC 17.76.180.*
- F. Expiration of a Decision. Text amendments are not subject to expiration.*
- G. Extension of a Decision. Text amendments are not subject to extension.*

Background:

This communication presents a request the Council initiate amendment to the City's adopted Comprehensive Plan Map by adopting the County's Urban Growth Boundary (UGB) lines in their adopted Planning and Zoning Map.

The County adopted their DLCD-approved map in 1982. In order to reconcile mapping discrepancies in the City, as a housekeeping practice, the City can amend its map by adopting the County's map (thereby having a co-adoption of the same map). This will provide added clarity and correct mapping errors by housekeeping prior to future City and County shared long-range planning objectives.

Attached please find the Lincoln County Comprehensive Plan and Zoning for Lincoln City map (with signature block and file date) and the associated County Ordinance #183 (September 22, 1982).

Council Options:

The City Council may:

1. Initiate proposed amendment to Lincoln City Comprehensive Plan Map to co-adopt Lincoln County Urban Growth Boundary in the County Comprehensive Planning and Zoning Map;
2. Do not initiate the proposed amendment.

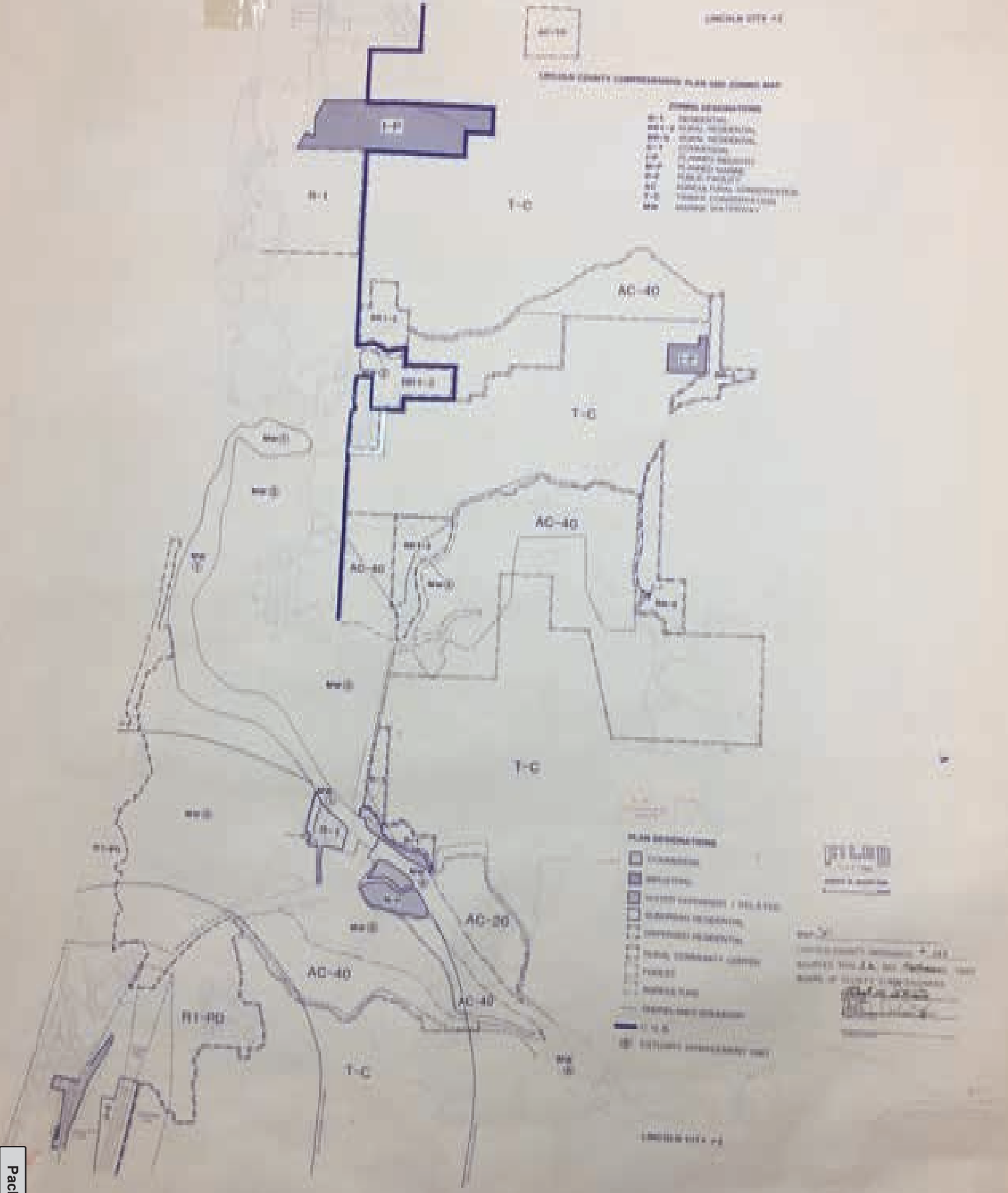
Potential Motion:

Council:

1. Motion to initiate proposed amendment to Lincoln City Comprehensive Plan Map to co-adopt the Lincoln County Planning and Zoning Map to resolve Urban Growth Boundary discrepancy.

Attachments:

Lincoln County Official Comprehensive Plan and Zoning for Lincoln City Map 2 (JPG)
#183 (PDF)



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE COUNTY OF LINCOLN

ORDINANCE # 183

AN ORDINANCE AMENDING LINCOLN COUNTY ORDINANCE #175, MAKING MINOR AMENDMENTS TO THE COMPREHENSIVE PLAN, REPEALING CERTAIN EXHIBITS OF ORDINANCE #175, ADOPTING THE EXCEPTIONS PAPER, AND THE PLAN AND ZONING MAPS, AND DECLARING AN EMERGENCY

WHEREAS, the Lincoln County Planning Commission at public hearings discussed plan and zoning amendments to existing Comprehensive Plan and Zoning Ordinance and maps, and

WHEREAS at these hearings, citizen advisory committees were given the opportunity to submit committee reports, containing findings, recommendations, possible alternatives, and

WHEREAS amendments to the comprehensive plan are needed to comply with the statewide land use goals, and

WHEREAS the Lincoln County Planning Commission and the Lincoln County Board of Commissioners established in a legislative manner that documentation for the original plan designations for several areas was adopted in error, and

WHEREAS the Lincoln County Board of Commissioners has found that these amendments are in accordance with the land use plan for the area, and

WHEREAS public need justifies changes in the zoning maps and land use plan and the public need is best met by these changes, and

WHEREAS funds were not made available to Lincoln County from the Department of Land Conservation and Development as provided in ORS 215.508 for individual property-owner notices,

NOW, THEREFORE, the Lincoln County Board of Commissioners ORDAINS as follows:

SECTION I: Land Use Plan: The Lincoln County Land Use Plan adopted as exhibit "AA" as a part of Ordinance #175 is hereby amended as follows:

1. An introduction to the Lincoln County Comprehensive Plan consisting of 16 pages numbered 1 through 16 is hereby adopted and added to exhibit "AA" as the first 16 pages of the Lincoln County Comprehensive Plan, as set forth in exhibit "AA".

2. The urbanization policies of the Lincoln County Comprehensive Plan, pages 6 and 7 of exhibit "AA" of Ordinance #175 are hereby amended in full as set forth as pages 6 and 7 in exhibit "AA".

3. Public Facility Policies, page 53 of exhibit "AA" of Ordinance #175, are hereby amended as set forth on page 53 of the Lincoln County Comprehensive Plan, exhibit "AA".

4. The Plan Designation Section, page 55, #4 -- Rural Community Centers, is hereby amended and said section as set forth in exhibit "AA" is hereby amended to reflect the change.

These plan text amendments as set forth in §§ 1 - 4 above are to be added to exhibit "AA" as adopted in ordinance #175, and the planning department is hereby directed to note on the amended pages the ordinance number of these amendments to reflect the amended language.

5. The Lincoln County Comprehensive Plan, as amended, is hereby adopted as set forth in exhibit "AA".

SECTION II: Maps: The maps titled Lincoln County Comprehensive Plan and Zoning Maps filed February 22, 1982 with the Lincoln County Clerk, labelled exhibits "A" through "Z", and as amended as set out on exhibits "M" and "T" of ordinance #175 are hereby repealed. The maps titled Lincoln County Comprehensive Plan and Zoning Maps labelled exhibits A through Z, dated September 22, 1982, are hereby adopted and shall be filed with the Lincoln County Clerk. The ordinance #183 adopting these exhibits is to be numbered on maps by the Lincoln County Planning Department.

SECTION III: Exceptions: The Lincoln County Exception Paper adopted as exhibit "DD" of ordinance #175 is hereby repealed. The Lincoln County Exception Paper labelled exhibit DD as set forth is hereby adopted.

SECTION IV: ALPRS: The Agricultural Lands Priority Rating System (ALPRS) as adopted as exhibit "CC" of Lincoln County Ordinance #175 is hereby adopted.

SECTION V: Findings: The findings of fact as shown by the record of the planning commission and this Board are hereby adopted.

SECTION VI: Rights and Liabilities: Any use of land established as provided by law of the state of Oregon prior to adoption of this ordinance may continue subject to the restrictions of the Lincoln County Zoning Ordinance.

SECTION VII: Severability Clause: If any portion of the Land Use Plan text, maps, or zoning text ordinance is declared invalid or void, all other portions of the text amendments shall remain in effect.

NOV 28 1982 4

SECTION VIII: Emergency Clause: This ordinance being necessary for the immediate preservation of public peace, health, and safety, an emergency is declared to exist and this ordinance takes effect on its adoption.

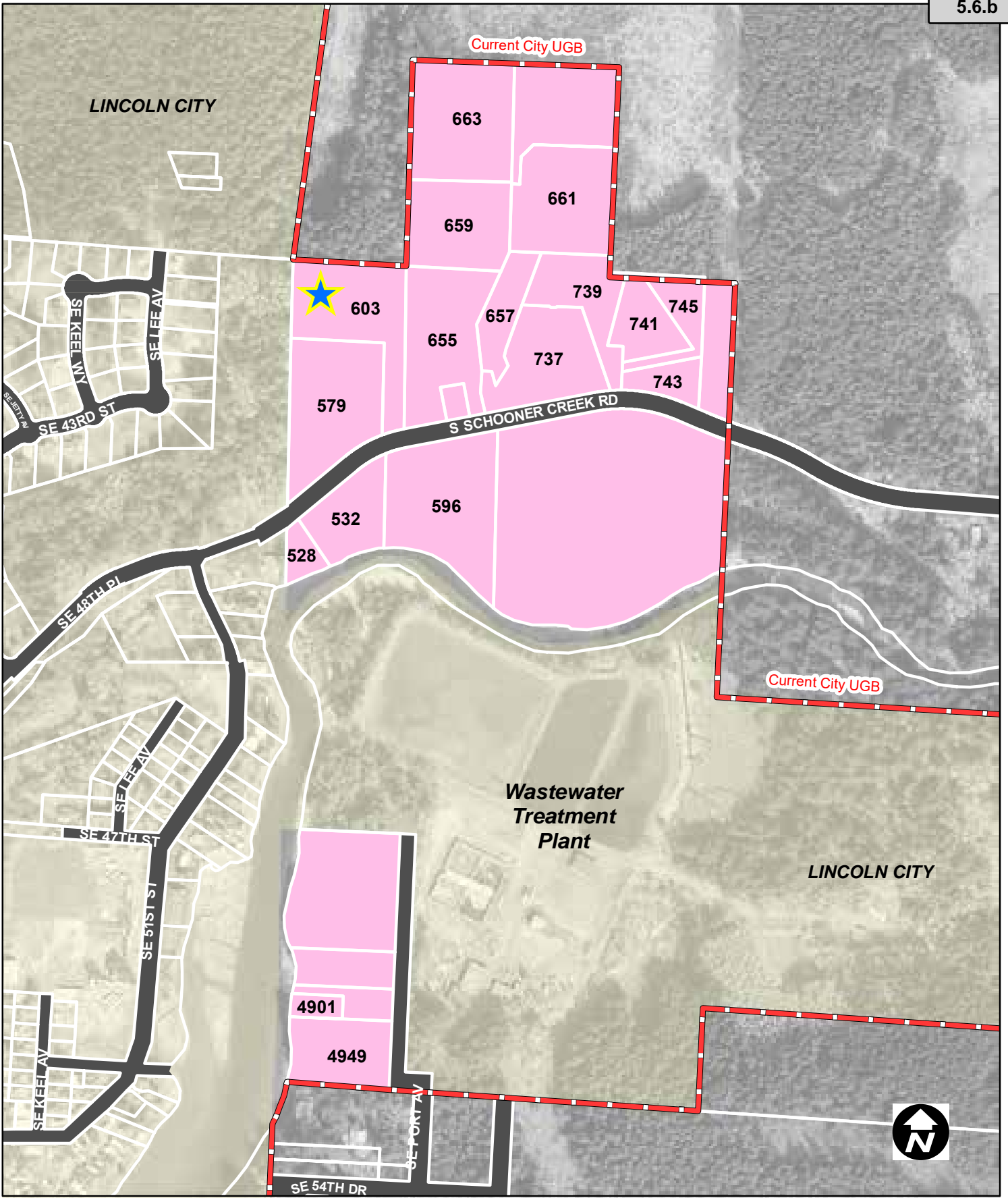
DATED this 22nd day of September, 1982.

LINCOLN COUNTY BOARD OF COMMISSIONERS

Albert R. Strand
Albert R. Strand, Chairman

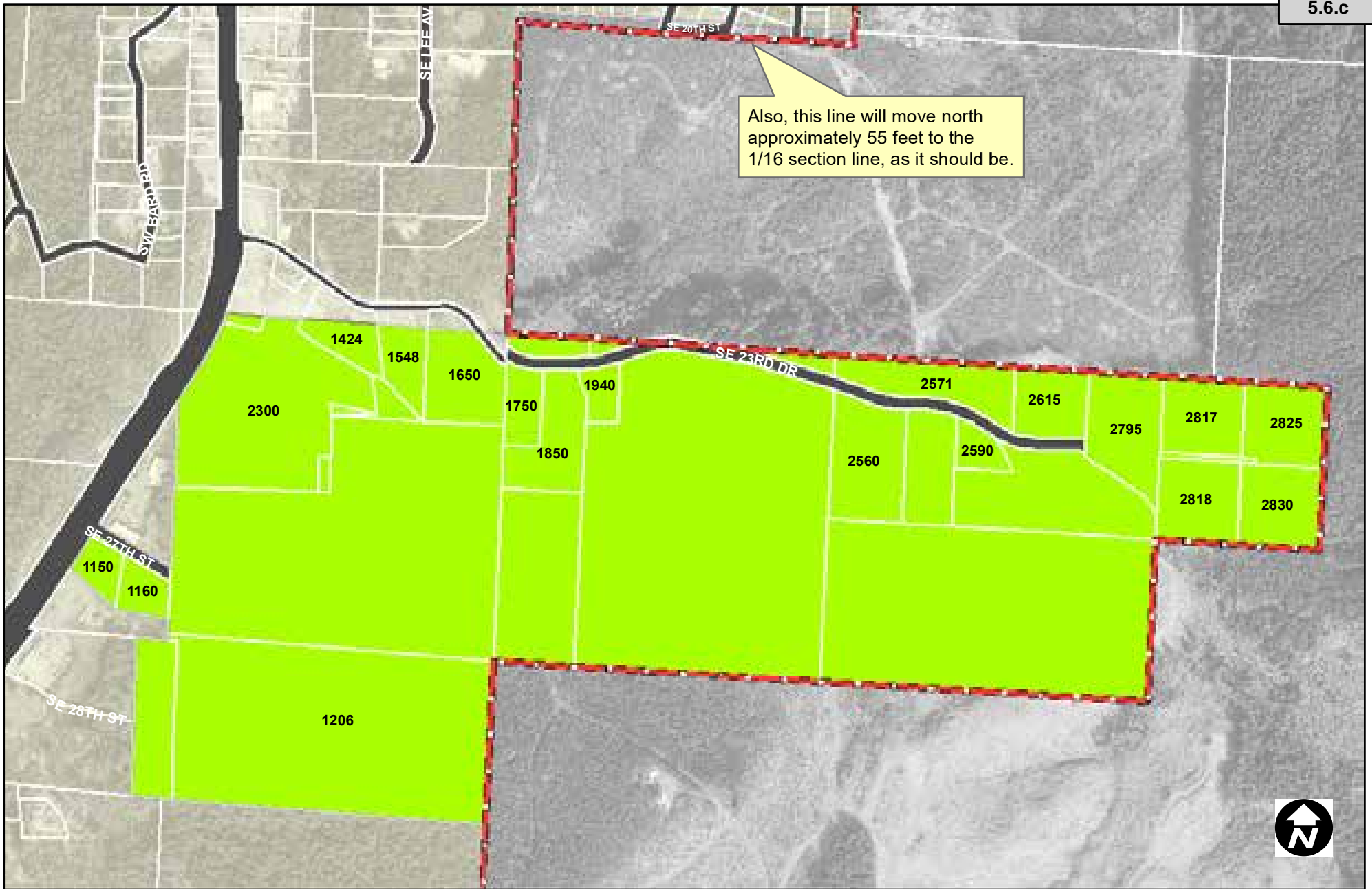
Jean Bradshaw
Jean Bradshaw, Secretary

(Excused)
G.E. Stuart, Commissioner
W.S. Ouderkirk, Commissioner



**Properties in Current City-Displayed UGB
that would be omitted if County UGB Adopted
47 Acres**

Starred property is only addressed property NOT receiving water service at thist ime.



**Properties in Current City-Displayed UGB
that would remain in if County UGB Adopted
150 Acres**

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY COMPREHENSIVE PLAN, ORDINANCE 84-01, AS AMENDED, TOGETHER WITH ORDINANCE 84-02, AS AMENDED, TO AMEND THE LINCOLN CITY COMPREHENSIVE PLAN MAP AND ZONING MAP TO CONFORM THE CITY'S URBAN GROWTH BOUNDARY LINE TO MATCH THE LINE ADOPTED BY LINCOLN COUNTY IN ORDINANCE 183 ON SEPTEMBER 22, 1982

Annotated to show deletions and additions to the code sections being modified. Deletions are bold ~~lined through~~ and additions are **bold underlined**.

WHEREAS, Chapter 2, Section 2.1 and 2.2., of the City of Lincoln City Charter provides:

2.1 Powers of the City

The city has all powers which the constitutions, statutes and common law of the United States and of this state expressly or impliedly grant or allow municipalities as fully as though this charter specifically enumerated each of those powers.

2.2 Construction of Charter

In this charter no mention of a particular power shall be construed to be exclusive or to restrict the scope of the powers which the city would have if the particular power were not mentioned. The charter shall be liberally construed to the end that the city may have all powers necessary or convenient for the conduct of its municipal affairs, including all powers that cities may assume pursuant to state laws and to the municipal home rule provisions of the state Constitution; and

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. *City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop*, 20 Or. App. 293; 531 P 2d 730, 734 (1975); *LaGrande/Astoria v. PERB*, 281 Or 137, 142 (1978), *aff'd on reh'g* 284 Or 173 (1978); and

WHEREAS, the amendments to the Lincoln City Municipal Code are in conformance with the Statewide Planning Goals and Lincoln City Comprehensive Plan goals as addressed in attached Exhibit "A".

WHEREAS, the proposed amendments are in conformance with the Zoning Ordinance, including, but not limited to, required initiation, processing and noticing requirements; and

WHEREAS, The City County and Department of Land Conservation and Development met to discuss discrepancies between the County and City Urban Growth Boundary Map; it was agreed that co-adoption of the 1982 County map would resolve all issues; and

1 **WHEREAS**, an area consisting of approximately 47 areas, generally surrounding the City’s
 2 Wastewater Treatment Plant will be removed from the UGB with the adoption of this ordinance.
 3 The inclusion of the area is a mapping error. The text of the 1984 City’s Comprehensive Plan
 4 and Zoning adoption (Ordinances 84-01 and 84-02) states that the UGB in the south area of the
 5 City is the then-existing city limit line. The 47 acres at issue is located at the south end of
 6 Lincoln City, but was not in 1984, nor is it now [in 2021] within the city limits; Similarly, neither
 7 the Official Lincoln County maps, nor DLCDC maps show the 47 acres in the Urban Growth
 8 boundary. Staff concludes the inclusion of the 47 acres is a City mapping error, as no land use
 9 action, nor City ordinance shows the required Goal 14 analysis or map amendment to add the
 10 property to the UGB. The State of Oregon and Lincoln County concur in the conclusion that the
 11 47 acres at issue is not within the UGB; and
 12

13 **WHEREAS**, an area consisting of approximately 150 acres generally south of SE 23rd Drive is
 14 shown by the City, County and State maps as being within the City’s UGB. The adoption of this
 15 ordinance will re-affirm that the properties are within the UGB. Since the Nelscott
 16 Neighborhood Gap Planning effort, certain owners of property along 23rd have alleged they are
 17 not in the urban growth boundary. These assertions are erroneous; and

18 **WHEREAS**, City staff has determined the proposed amendment does not require individual
 19 notice to property owners under Measure 56, accordingly no ORS 227.186(4) notice was sent to
 20 property owners; and

21 **WHEREAS**, the Planning Commission, on January 4, 2022, held a public hearing and considered
 22 the amendments contained within this ordinance. On January 4, 2022, the Planning Commission
 23 voted to transmit the amendments to the City Council with a recommendation that the
 24 ordinance be adopted; and
 25

26 **WHEREAS**, the City Council held a public hearing on March 14, 2022. On March 14, 2022
 27 Council closed the record and deliberated on the proposed amendments. All persons were
 28 given an opportunity to provide written and/or oral testimony on the proposed ordinance. After
 29 deliberation, Council provided direction that an ordinance be returned for required readings.
 30

31 **THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**

32
 33 **SECTION 1.** The Lincoln City Comprehensive Plan, Ordinance 84-01, as amended, together with
 34 Ordinance 84-02, as amended, including specifically the Comprehensive Plan Map and Zoning
 35 Map is hereby amended to adopt the Urban Growth Boundary (UGB) line as depicted and shown
 36 in County Ordinance 183, adopted September 22, 1982. It is the City’s intention to co-adopt the
 37 UGB line so that City and County UGB lines are consistent. The County UGB line as depicted in
 38 the attachment to Ordinance 183 is attached hereto as Exhibit B and made a part hereof by this
 39 reference.
 40

41 **SECTION 2. Findings Adopted.**
 42

1 The findings contained in the Whereas Clauses of this Ordinance, and Exhibit A, as well as the
2 competent substantial evidence in the whole record of this legislative proceeding are
3 incorporated into this section by reference as if fully set forth herein, and are adopted in support
4 of this legislative action.

5
6 **SECTION 3. Severability.**

7
8 The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity
9 of one section, subsection, paragraph, or clause shall not affect the validity of the remaining
10 sections, subsections, paragraphs and clauses.

11
12 **SECTION 4. Ordinance Effective Date.**

13
14 This ordinance shall be effective in thirty days as provided by Chapter IX, Section 9.3 of the City
15 Charter.

16
17 **SECTION 5. Codification.**

18
19 Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal Code and
20 the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word,
21 and the sections of this Ordinance may be renumbered, or re-lettered, provided that any
22 Whereas clauses and boilerplate provisions (i.e. Sections 2-5) need not be codified and the City
23 Recorder is authorized to correct any cross-references and any typographical errors. The City
24 Attorney is specifically authorized to work with Code Publishing to correct all cross-references to
25 the procedures chapters impacted by this amendment regardless of where they occur in the
26 municipal code.

27
28 The foregoing ordinance was distinctly read by title only in accordance with Chapter IX, Section
29 9.2 of the City of Lincoln City Charter on the 14th day of March 2022 (First Reading) and on the
30 14th day of March, 2022 (Second Reading).

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PASSED AND ADOPTED by the City Council of the City of Lincoln City this 14th day of March, 2022.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG CITY RECORDER

APPROVED AS TO FORM:

RICHARD APPICELLO, CITY ATTORNEY

