

**LINCOLN CITY
PLANNING COMMISSION**

IN THE MATTER OF:

Case File SUB 2025-01)	
Palisades Phase 6b)	Final Order No. 2025-02
Subdivision Preliminary Plat)	
_____)	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Findings of Fact and Conclusions of Law regarding compliance with applicable approval criteria as set forth in the Staff Report for SUB 2025-01 Palisades Phase 6b, dated March 6, 2025, together with supporting documents and application materials in the record, said Staff Report and documents being hereby adopted and incorporated into the Order by this reference.

The incorporated Staff Report finds that the application meets all applicable approval criteria; therefore, the Planning Commission finds and determines that all applicable approval criteria are met.

FINAL ORDER

Based on the evidence and testimony presented at the public hearing on March 18, 2025, including the Staff Report and supporting application materials contained in Case File SUB 2025-01 Palisades Phase 6b, the Planning Commission finds and determines that the application contained in the case file DOES SATISFY all applicable criteria, and the application is therefore APPROVED WITH CONDITIONS as noted below.

General

1. The property owner shall be responsible for complete knowledge of and full compliance with all applicable city, state, and federal codes, rules, regulations, policies, and standards in the development of the site.
2. The property owner shall adhere to all requirements of LCMC Chapter 16.16.
3. An application for a site development permit shall be obtained prior to any construction on the site if necessary. The permit shall be obtained through ePermitting and shall include the plans and reports as required to verify compliance with Planning and Public Works codes.

4. The applicant/property owner/developer shall route construction vehicles to NE Devils Lake Boulevard rather than through NE Port Lane and the established neighborhoods to the west.

Planning

1. Pursuant to LCMC 16.08.020, the sale or transfer of lots is prohibited by Title 16 and ORS Chapters 92 and 93 until the final plat is recorded.
2. Pursuant to LCMC 16.12.180, construction plans shall clearly and distinctly show and label the lot widths and depths to show compliance with the widths and depths noted in LCMC 16.12.180.
3. Pursuant to LCMC 17.52.120, all electrical, telephone and cable television utility service installations or connections made as part of new construction of a building or structure shall be placed underground in accordance with city standards.
4. All tree removal for the individual building lots must be done in accordance with LCMC 17.52.220
5. All conditions of approval contained in Lincoln City Planning Commission Final Order No. 2022-01 remain in full force and effect.

Fire

1. Development shall meet the current Oregon Fire Code requirements for access and water supply, as reviewed by North Lincoln Fire & Rescue District #1 through the final construction plans and final platting of the subdivision.

Public Works

1. The final plat shall demonstrate the presence of water & sewer services provided along each new lot's immediate frontage to NE 51st St in accordance with the requirements of 16.16.010

FINAL ORDER APPROVED THIS 1st DAY OF APRIL, 2025

Erick Albretsen

Erick Albretsen, Vice Chair

ATTEST:

Richard Townsend

Richard Townsend, Planning Director