

**MINUTES OF THE
LINCOLN COUNTY PLANNING COMMISSION
MEETING OF OCTOBER 12, 2015**

Chair Torp called the Lincoln County Planning Commission meeting to order at 7:32pm and roll call was taken.

OTHER COMMISSIONERS PRESENT

ANDRA BOBBITT
DICK JOHNSON
BOB PORCH
PHIL SPULNIK
MARK ESTES

COMMISSIONERS ABSENT

SAM GALASSO
MARK MCMAHON
JUDITH PELLETIER

Staff Present- Planning Director Onno Husing, Senior Planner Joshua Shaklee, Associate Planner Hui Rodomsky and Permit Specialist Kristine Castillo.

QUORUM STATUS

With Commissioners present a Quorum has been reached for the October 12, 2015 Planning Commission Meeting.

APPROVAL OF MINUTES

Chair Torp asked if there were any changes or additions to the draft August 24, 2015 or the September 8, 2015 meeting minutes.
No changes were requested.

Commissioner Johnson moved to approve the August 24, 2015 meeting minutes.
Commissioner Porch seconded the motion.
The vote was taken and the motion passed with all in favor.

Commissioner Johnson moved to approve the September 8, 2015 meeting minutes.
Commissioner Porch seconded the motion.
The vote was taken and the motion passed with all in favor.

ITEMS FROM THE AUDIENCE

There were no items from the audience.

PUBLIC HEARING

Case # 08-C-PC-15 The Applicant is requesting a Conditional Use Permit to implement a number of upgrades to B'nai B'rith Camp facilities identified in a submitted master plan. Approval of the master plan will streamline future development and eliminate the need for land use review on a project-by-project basis. Proposed facilities – a campus center, double cabins and a gymnasium – are replacing existing facilities that have become obsolete or are scattered in multiple locations that need to be consolidated for more effective programming. The campus center will house the entire arts and crafts program now located in several different locations on the subject property. Two story cabins are designed to reduce the

footprint on the land, providing additional open space for other camp activities. The Gymnasium replaces a building that is too small, with ceilings too low, to be useful for most indoor athletic activities.

Applicant: B'nai B'rith Camp
Agent: Stewart Straus, Stewart Gordon Straus Architect PC

Chair Torp cites the applicable criteria as follows:

- A. Lincoln County Code 1.1315 and Section 1.1310.
- B. Lincoln County Code 1.1401.
- C. Lincoln County Code 1.1405.
- D. Lincoln County Code 1.1415.
- E. Lincoln County Code 1.1601-1.1630.

Chair Torp asks for any ex parte conflicts or contacts. There were no ex parte conflicts or contacts. Chair Torp asks for the Staff Summary.

STAFF REPORT

Senior Planner Shaklee informed the Commissioners that planning staff will give a staff report. The applicant's testimony will be provided. Testimony in opposition to the application is provided to the Commission and entered into the record and the applicant will be able to respond to the opposition's comments. Any requests for the record to remain open will be considered. The applicant's final arguments will then be scheduled or waived, at which time the hearing will be closed and the Planning Commission can deliberate and make a decision.

Chair Torp asks for the staff report.

STAFF REPORT

Senior Planner Shaklee presents the application for the B'nai B'rith Men's Camp. Facility is located on the east side of Devils Lake. The property in its entirety is 14.19 acres and is zoned R-1 for single family residential. It's also in Lincoln City's urban growth boundary. Surrounding land use to the north and south there exists residential.

Development on the other side of NE East Devils Lake Road is where KOA Campground is located. The property's topography and vegetation is bounded on the west by Devils Lake and the topography slopes towards the road gently down to the shore of the lake. Portions of the property that are steeper are vegetated with native vegetation.

Identified development constraints include the portion of the property most near the lake is located in a regulatory floodplain and also an inventory wetland. None of the proposed improvements to be considered at this hearing impact these areas. A more substantial development constraint is the capacity of the current onsite sewage system which is a limiting factor in what can be located on the property and the size of the facilities. The applicant will likely address that to some degree.

The main improvements for consideration are the CAZ (campus center) which is proposed to be constructed beginning this year, it will include a number of flexible meeting spaces and house the new arts and crafts programs allocated in a number of facilities across the camp, seven new two-story residential cabins will replace existing one-story cabins, and construction potentially will take place beginning this year and continue through 2018. The proposed gymnasium will potentially begin construction in 2018 and will be upgraded to allow for activities which are limited now due to the size of

the gymnasium. Also under consideration are toilets to be provided to existing yurts on the property which serve the day camp which is operational in the summer.

Senior Planner Shaklee stated prior to the hearing tonight he provided supplemental information to the Planning Commissioners in regards to a conversation he had with Kelly Foley (Lincoln County Road Department) asking him to be more specific about Road Department recommendations for the road improvements to the access coming off of NE East Devils Lake Road. From this conversation, the Road Department requests that the applicant acquire a road access permit, and Senior Planner Shaklee invites the applicant to have a conversation with the Lincoln County Road Department staff and discuss what will be required in detail.

The supplemental information packet given to the Planning Commission which includes three items to review:

1. As per the conversation with Kelly Foley (Lincoln County Road Department) the amendment to the condition #5 page #3 of the Staff Report shall read as follows:

The applicant shall provide a new access permit or other written documentation that improvements required by the Lincoln County Road Department to the drive providing access to the subject property from East Devil's Lake Road have been accomplished.

2. Comments by the City of Lincoln City. They have expressed their support for the application. They have also expressed a concern that improvements to existing facilities, and increasing events could cause an impact on the traffic on NE East Devils Lake Road, and ultimately create a need for improvements to the road.
3. A letter of opposition of the conditional use permit has been submitted into the record.

The Planning Commission has the discretion to impose conditions or limitations to improvements proposed to determine compatibility impacts such as noise, traffic to local residents, road impacts.

The Lincoln County Planning and Development Staff recommends that the Commission approve the conditional use permit with the conditions of approval as have been set forth in the Staff Report beginning on page #11.

If the Planning Commission approves the conditional use, it can grant tentative approval and have the Applicant prepare the Findings, Conclusions and Final Order. If the conditional use permit is denied, the commission can recommend the Planning Staff prepare the denial with the explanation of the denial.

Commissioner Bobbitt inquired after the adjacent lots sizes and zoning.

Senior Planner Shaklee stated the minimum lot size in this location is 5 acres and the zoning is R-1 Residential.

Chair Torp asked for the definition of the term "substantial change" as it's related to the response from Lincoln City. He stated any "substantial change" must be submitted to Lincoln City Planning Commission. What does a substantial change constitute? How can we manage this?

Senior Planner Shaklee stated it is not defined, B'nai Brith came to us with a proposal and we brought it to you because of the scope of the proposal.

A discussion ensued as to whether the proposal was unprecedented for Lincoln County and the criteria that a proposal meets when it is turned over to the Planning Commission for decision.

Commissioner Bobbitt asks if the KOA Campground is also under a conditional use permit. Senior Planner Shaklee stated that the KOA Campground is under a conditional use permit.

Commissioner Bobbitt comments that the camp predated land use planning. She asks how the parking capacity was determined. She also asked what the impact on off street parking will be if events increase.

Senior Planner Shaklee stated the applicant can address that issue.

APPLICANT TESTIMONY

Applicant: B'nai B'rith Men's Camp
Agents: Stewart Straus, Stewart Gordon Straus Architect PC
Irving Potter, Chairmen of the Board

STEWART STRAUS
12600 SW CRESCENT ST, STE. 100
BEAVERTON, OREGON 97005

Mr. Straus stated he is the architect for project. He has been working with the project for some time. He stated that Mr. Irving Potter, the Chairmen of the Board for B'nai B'rith Camp, would like to provide a little historical background to begin their testimony.

IRVING POTTER
9400 SW BEAVERTON HILLS DALE HWY. #131A
BEAVERTON, OREGON 97005

Mr. Potter stated the camp was formed originally in 1921, and started in Wallula, Washington then moved to Neskowin for two years. In 1925 the camp moved to the current site (ninety years ago), the property was actually a gift from the Julius Meier family of Meier & Frank (he was later the Governor of Oregon).

Mr. Potter described how the site of the camp was heavily wooded when his father first came to the camp in 1925. Virtually no home sites were present, only tent sites. When he started coming in 1955 there were cabins and a dining hall that had been built several years before. The cabins today are basically in the same place as the original cabins. When his sons came in 1985 the cabins had been upgraded to have windows and some bathrooms. Mr. Potter stated that his family has been evolving the cabins for the last ninety years.

The purpose of the master plan was to get away from evolving the camp piecemeal and having a master plan enables development of the camp in a thoughtful way. The camp would like to start replacing some of the buildings (some of which are at least ninety years old). The dining hall was replaced five years ago; it was originally from the 1930's.

The existing cabins (the last of which was built in the 1970s) need to be modernized. It is a very small area for the kid's campsite. The original master plan proposed that single story cabins be replaced with two story cabins. There are seventeen cabins now. Two story cabins will cover fifty percent less land

coverage and generate a lot more open space. There is a letter in the record from Paul Robertson at the Lake Commission (Devils Lake Water Improvement District) talking about the effect of having less building structures covering less land space giving more permeability and more green and vegetated open space.

The camp is in use approximately twenty weekends a year for these other groups that come in. In addition to the seven new cabins and the existing new cabin, the community center that's been built (Mr. Potter refers to map and shows commissioners the building) is planned to centralize some uses in one location. The arts and craft center or pottery studio are spread out over the camp and will be brought in on the ground floor.

Mr. Potter referred to the map and showed the Commissioners a building that has been removed to make room for another building. The new facilities in this building will be four indoor spaces that can be modified to accommodate different sized activity, and can be used as classes during the summer sessions. It is a relatively rustic facility, would not be appropriate for a corporate retreat but for a kids retreat, or for groups ready to sleep in dormitory cabins or to have activities indoors.

Mr. Potter refers to maps and points out a building that currently houses a gymnasium and library. The library will be relocated to another facility.

Mr. Potter addressed questions about off street parking and explained several overflow options that are on property, including grassy areas in the ball field and tennis court area. If there was an event that brought over one hundred cars, the property could accommodate that. Most staff (about ninety mostly young people) park on-site (about forty percent have vehicles and the rest come by bus) and when they leave on break every ten days they take their cars with them. Buses come to drop off/pick up kids six times a year.

An increase in camp capacity by twenty kids and two staff members will not create a significant increase in traffic. Number of cars going in and out during the camp session is quite minimal. There may be a small increase in the number of events in the dining hall as the capacity will increase. The dining hall seats about three hundred and ten people.

The adjacent parcels are already platted; the camp owns the property to the north with two parcels. One is a single family residence on a third of an acre and the Camp caretaker lives there. The other one is approximately one and a half acres. He stated the camp owns the one on the other side of the ball field with a five hundred square foot house on one third of a lot and the camp gardens.

Mr. Potter stated the lower end of the property is at a nine foot elevation.

There will be some excavation for the daylight basement cabins which will be one half flights up and one half flights down and completely handicap accessible.

A discussion ensued regarding the height of the proposed buildings.

A discussion ensued regarding current vegetation.

Mr. Straus commented that the buildings are in the center of the property to reduce external impacts, they will be one and a half stories and no one can see them except from the lake. Also, most of the larger more intense uses of outdoor activities that take place at the camp are centralized in the camp.

Every cabin has two counselors that live with the kids and keep them under control. He stated that he has been at the camp during a session and it is one of the most amazingly disciplined youth groups that he has come across.

Mr. Straus remarked that all the buildings look like ordinary cabins on the property side and are at least one hundred feet to the property line; the area where there is the most activity is facing the center of the property.

Mr. Potter remarked that he is obsessed with security and protection of the kids which is why most activities are directed inside the camp.

The gym is surrounded by existing or mature trees and has at least one hundred to three hundred feet to the property lines on either side or maybe even more.

Chair Torp asked if the cabins will use the same footprint as the existing buildings, or will the footprint be substantially smaller?

Mr. Potter stated the new footprint of the cabins will be substantially smaller because they are two-story. The goal is to gain more green space for outdoor camp activities.

Commissioner Bobbitt asked if the new cabins are going to be so nice that they would possibly attract unwanted clientele for the neighborhood i.e.; bachelor parties.

Mr. Straus stated that the new cabins will be bunk houses. One room with nineteen beds and there are more suitable hotel style facilities for that type of gathering. The caretaker is careful to inform each potential booking of the type of facilities available as well as the rules and regulations for the camp.

Commissioner Bobbitt asked if there was going to be paving and asphalt.

Mr. Potter stated that currently it is gravel and we would like to keep as much of it that way as possible.

Mr. Straus felt the code implied that asphalt and concrete is a necessary surface.

Commission Johnson asked if the Lincoln County Road Department has required some improvements to East Devils Lake Road.

Mr. Straus remarked that this is the first time he has heard of required road improvements. They do not have any specifics as to what they are looking for.

Senior Planner Shaklee stated the one thing the Road Department is looking for is straightening the access, as of right now it comes in at an angle. The Road Department would like to see it at a ninety degree angle, in order to meet current Lincoln County road standards.

Commissioner Johnson asked why they had not been informed.

Senior Planner Shaklee stated they had not been received by the time the staff report was finished.

Mr. Potter asked if they could make improvements to the road in Phase II of the project as the camp is on an extension for the grants they received for Phase I. Mr. Potter stated building in the summer is not an option as the camp is full of children. Mr. Potter also stated if they are required to do the improvements in Phase I to the road, the Community Center may never be built.

Senior Planner Shaklee stated in his conversations with the Road Department, they have conveyed they are willing to let the improvements be phased over time so as not to hold up any particular project. He stated the condition he proposed in the supplemental information has addressed the issue with the road department by modifying the language of the original condition. Commissioners could adopt the proposal to include an access permit or get something in writing from the road department, they have made this arrangement to phase those improvements over time.

Mr. Straus stated they are willing to include the improvements if they are phased in over time, and as long as it does not include Phase 1, then he does not see a problem. The project is expected to be accomplished over a ten year time frame.

Mr. Potter stated with the Commissioners approval and permits in hand they are hoping to break ground on December 1, 2015 and the project to be completed by June 1, 2016.

A discussion ensued regarding vegetation with the neighbor as well as fencing and an easement. Planning Director Husing stated that neighbor has concerns about building heights.

Mr. Straus commented that there is a prototype cabin onsite and only thing that would be different will be external.

OPPOSITION

MIKE FITZPATRICK

PO BOX 983

LINCOLN CITY, OREGON 97367

Letter by Mr. Fitzpatrick dated October 12, 2015 given to the Planning Commission in the supplemental information packet.

APPLICANT'S FINAL ARGUMENTS

Mr. Potter stated over the last ten years, the casino (Chinook Winds Resort) was serving as a day camp for parents who wanted to gamble and kids could be picked up at 6 pm. They do have a day camp for children during the day from 8:00am to 6:00pm for seven one week sessions.

A discussion ensued about the day and resident campers' integration for all the daily activities during the summer months.

DELIBERATIONS

A discussion ensued regarding the letter of opposition.

Commissioner Johnson stated he feels comfortable with the twelve conditions suggested by the Planning staff. He stated it makes it secure in his mind.

Commissioner Bobbitt moved to tentatively approve Case # 08-C-PC-15 with the twelve conditions recommended by planning staff, including section five imposed by the Lincoln County Road Department, and requests that the applicant prepare findings.

Commissioner Johnson seconded the motion.

The vote was taken and the motion passed with all in favor.

**MOTION TO TENTATIVELY APPROVE CASE # 08-C-PC-15.
APPLICANTS: B'NAI B'RITH MENS CAMP; STEWART STRAUS
AND IRVING POTTER, AGENTS; APPLICANTS' AGENT TO DRAFT
FINDINGS, CONCLUSIONS AND FINAL ORDER REFLECTING THE
DECISION OF THE COMMISSION.**

PLANNING COMMISSION CONCERNS

There were no planning commission concerns.

ADJOURNMENT

The meeting was adjourned at 8:50PM.

Respectfully Submitted,

Kristine M. Castillo
Permit Specialist