



## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### LINCOLN COUNTY PLANNING COMMISSION

7:00 PM, Monday, June 11, 2018

Depoe Bay Fire District Station 2200

Training Room

6445 Gleneden Beach Loop, Gleneden Beach, Oregon 97388

## A G E N D A

1. CALL TO ORDER
2. APPROVAL OF MINUTES
  - 2.1 Minutes of April 09, 2018 public hearing
  - 2.2 Minutes of May 14, 2018 public hearing
3. ITEMS FROM THE AUDIENCE
4. PAST ACTION REVIEW FOR PLANNING COMMISSION
5. UNFINISHED BUSINESS
6. ACTION ITEMS
  - Adoption of Findings, Conclusions, and Final Order

**6.1 Case File #01-TA-18:** Cross Development LLC requested a goal exception to gain authorization to establish a 9,100-square foot Dollar General retail store at 1261 Salmon River Highway. Statewide Planning Goal 14 limits non-residential uses outside of Urban Growth Boundaries or acknowledged Goal 14 exception areas to a building or buildings not exceeding 4,000 square feet of floor space. The subject property is outside of Urban Growth Boundaries and acknowledged Goal 14 exception areas.

The subject property is located on the northeast corner of the intersection of State Highway 18 and N Old Scenic Highway 101.

**6.2 Case File #09-C-PC-18:** Oregon State University requested conditional use approval of a private utility facility to construct a Utility Connection and Monitoring Facility (UCMF) on property zoned Rural Residential. The UCMF will be part of the Pacific Marine Energy Center South Energy Test Site (PMEC-SETS) project. The ocean test site, located approximately seven miles offshore, will allow for the testing of up to 20 wave energy converters. The power generated at the ocean test site will run to shore through buried subsea transmission cables. The shore side cable landing site will be Driftwood Beach State Recreation Site (Driftwood), and the power will be transmitted through buried cables from Driftwood to the UCMF. At the

UCMF, the power will be monitored and conditioned before being fed into the Central Lincoln People's Utility District (PUD) distribution system.

The UCMF is proposed to be located on proposed Parcel 1 of the accompanying partition case file #01-PAR-PC-18.

**6.3 Case File #01-PAR-PC-18:** Oregon State University is requesting to partition a parcel 20.05 acres in size into two parcels. Proposed Parcel 1 will be 4.42 acres in size. Proposed Parcel 2 will be 15.63 acres in size. If approved, Parcel 1 is to be acquired by Oregon State University for the use of a private utility facility under case file #09-C-PC-18.

The subject property is located at 939 NW Wenger Lane.

7. PUBLIC HEARING:

**7.1 Case File #02-TA-18:** The Lincoln County Planning Commission will consider an Ordinance adopting new provisions to permit accessory dwelling units within Urban Growth Boundaries.

The Lincoln County Board of Commissioners initiated the text amendment with Resolution #18-9-5D.

**7.2 Case File #01-PD-PC-18:** AWI Salishan LLC is requesting to amend the existing Salishan Planned Development to incorporate workforce housing, glamping, and an eco-adventure park.

The property is located on Hwy 101 south of the intersection with S Immonen Road.

8. PLANNING COMMISSION CONCERNS

9. ADJOURNMENT

***For special physical, language or other accommodations at the Planning Commission meeting, please contact the Lincoln County Planning Department at 541-265-4192 or dial 7-1-1 Relay Service and include e-mail as soon as possible but at least 48 hours before the meeting.***