



**CITY OF LINCOLN CITY
PLANNING COMMISSION
MINUTES OF THE MEETING**

April 7, 2026, 6:00 pm

Commissioners Present: Brian Bunnett – Chair
 Erick Albretsen – Commissioner
 Carol Seeley – Commissioner
 Margaret Powell – Commissioner
 Michael Redman—Commissioner
 Trisha Kannan--Commissioner

Commissioners Absent: Patrick Dunne – Commissioner (excused)

Staff Present: Richard Townsend - Planning & Community
 Development Director
 Andrea Riner - Planning Project Manager
 Weston Fritz – Senior Planner
 Terry Chamberlin – Public Works Engineer

The final minutes for this meeting are supplemented by an electronic recording of the meeting, which may be viewed online at www.lincolncity.org/publicmeetings. The staff reports and other documents related to this meeting are also available at the same location. This meeting is rebroadcast on Cable Channel 4. (See Channel 4 guide on the hour at www.lincolncity.org/publicmeetings.)

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

Chair Brian Bunnett opened the meeting at 6:00 pm.

B. CONSENT AGENDA

Motion: Approve the Consent Agenda

Moved By Erick Albretsen - Commissioner

Seconded By Carol Seeley -- Commissioner

Motion: **PASSED VIA VOICE VOTE**

C. FINAL ORDERS & FINAL RECOMMENDATIONS

C.1 Final Recommendation 2026-01 for CPA ZC 2026-01

Director Richard Townsend provided an overview of the application and added that the Planning Commission's final recommendation would go to City Council at their meeting April 13th, public hearing.

Motion:	Approve Final Recommendation of CPA/ZC 2026-01 to City Council
Moved By	Erick Albretsen - Commissioner
Seconded By	Trisha Kannan--Commissioner
Ayes (6):	Brian Bunnett - Chair, Erick Albretsen - Commissioner, Carol Seeley, Margaret Powell - Commissioner, Michael Redman--Commissioner, and Trisha Kannan--Commissioner
Absent (1):	Patrick Dunne - Commissioner
Motion:	PASSES BY ROLL CALL VOTE (6 to 0)

D. PUBLIC HEARINGS/DELIBERATIONS

D.1 CUP 2026-01 and NRDR 2026-01 Public Hearing

Chair Bunnett introduced the item and opened the public hearing at 6:07 pm. He read the required statements.

Senior Planner Weston Fritz provided the applicable substantive criteria.

Chair Bunnett summarized the public hearing procedures as adopted by the Planning Commission.

Senior Planner Fritz presented the staff report for CUP 2026-01 and NRDR 2026-01 for the 2nd Street Inflow & Infiltration sewer line project. Mr. Fritz included a PowerPoint presentation that depicted the proposed route of the sewer line replacement and the existing sewer line.

Senior Planner Fritz stated that comments were provided by the Lincoln City Urban Renewal Agency and the Department of State Lands., and from two local residents. These two local residents supported the projects, but also commented on localized flooding, invasive species, and maintaining recreation access.

The staff report states that all relevant criteria are either met, or can be met by successful completion of work included within the conditions of approval. Mr. Fritz discussed the implications of the Marine Waterway zone and noted that the adjacent aesthetic resource was Devils Lake State Park. Mr. Fritz closed his presentation with an overview of the conditions of approval recommended by staff.

Planning Commissioners asked a number of questions that were determined to be more relevant for the applicant to respond to, and so they were tabled for later in the hearing.

Scott Little, the project manager for DOWL, the consultants on the project, and Terry Chamberlin, the City's engineering project manager, presented the key components of their application, including a review of the land use planning issues, other required permits, and the need for the project. Several photos of existing conditions in the area were provided.

Commissioner Redman asked about how the sewer replacement project might impact the proposed Devils Lake dredging project. Mr. Little stated that they had been working with the plans from Devils Lake Water Improvement District in order to accommodate the dredging depths.

Responding to a question from Commissioner Powell, Mr. Little stated that there would be no impacts to the Highway 101 bridge over D River.

Commissioner Redman requested additional information about how the City developed the project scope, and the general justification for the route of the sewer replacement.

Mr. Little stated that they started the project by looking at a number of alternatives and assessed each as to how they might impact Highway 101, the amount of in-water work and pumping required, and limiting impacts to existing residences.

Dave Wilmes, local resident, provided testimony. Mr. Wilmes had some questions about the construction process and how it might impact the use of his residence. He asked about the duration of the work, ongoing access, and the possibilities of additional flooding.

City Project Manager Terry Chamberlin stated that this would be design/build project and that the construction methodologies will be worked out early to limit impacts to local residents. He added that the lake dredging project is not a City project and is not associated with the need to replace the sewer line. He stated that the Devils Lake Water Improvement District is moving forward with plans to dredge the canal, including applications for City permits, in the coming months. There is a potential to use the same construction contractor for both projects in order to ensure a well-coordinated project. He added that the project would likely take several months.

Commissioner Powell asked for clarification about the plans not being 100% complete. Mr. Chamberlin stated that the plans are complete, but there are additional details that will be worked out through the subsequent permitting processes with state and federal agencies.

Responding to a question from Commissioner Redman, Mr. Chamberlin stated that a specific plan will be developed to ensure access to area residences.

Brian Myers, local resident, provided testimony. He stated that the plans looked pretty good, but that he felt they might be somewhat incomplete. He is particularly concerned about the lack of adequate rights-of-way, easements, and access to the sewer line where it crosses private property. He expressed the opinion that those considerations needed to be resolved before the construction should be allowed to start. Mr. Myers also provided written comments.

Commissioner Albretsen asked Mr. Myers for additional clarification of the impacts to his property.

Director Townsend noted that the conditions of approval included in the staff report address the fact that easements will be required.

Ronald Holland, local resident, stated that the flooding is the biggest issue. He has no use of his house in the winter due to flooding. He is concerned that the Army Corps of Engineers will continue to refuse the permit application for the dredging project.

Chair Bunnett clarified that the dredging and flooding issues were significant neighborhood concerns, but that they were not relevant to the Land Use applications for the sewer replacement project. He noted that there will be opportunities for public comment when the Conditional Use Permit for the dredging project comes to the Planning Commission later this year.

Mr. Kevin Kaster spoke on behalf of his mother, who is a local resident. He stated that she has a sewer manhole in her backyard, and he wondered if the line will be abandoned whether or not the manhole would remain. Mr. Chamberlin responded that the City is interested in removing the manhole.

Responding to a comment from Commissioner Seeley, Director Townsend stated that the lake level and the ground level will be returned to the pre-construction levels.

Responding to a comment from Commissioner Albretsen, Director Townsend reiterated that one of the conditions of approval requires that the necessary easements be secured. He added that as with any construction project there will be disruptions experienced in the surrounding area.

Commissioner Redmon expressed concern about approving the project with so many issues still not resolved. Commissioner Powell and Chair Bunnett agreed but added that the sewer replacement is important and that the timing is fairly important. Commissioner Albretsen stated that he understood that the conditions of approval did address the need for additional work to obtain required permits and easements.

Motion:	Close the public hearing and the record
Moved By	Margaret Powell - Commissioner
Seconded By	Michael Redman--Commissioner
Motion:	PASSED VIA VOICE VOTE

Motion:	Approve CUP 2026-01 and NRDR 2026-01 with conditions as recommended in the staff report
Moved By	Michael Redman—Commissioner
Seconded By	Brian Bunnett - Chair
Ayes (6):	Brian Bunnett - Chair, Erick Albretsen - Commissioner, Carol Seeley -- Commissioner, Margaret Powell - Commissioner, Michael Redman--Commissioner, and Trisha Kannan--Commissioner
Absent (1):	Patrick Dunne - Commissioner
Motion:	PASSES BY ROLL CALL VOTE (6 to 0)

E. COMMENTS FROM THE PUBLIC

None.

F. DIRECTOR'S REPORT

F.1 ENGAGE Lincoln City Workshop Results

Planning Project Manager Andrea Riner presented an update on the ENGAGE Lincoln City project, including an overview of the Community Workshop held on March 31st.

Chair Bunnett stated that he shared Commissioner Albretsen's confusion about the relationship of the ENGAGE Lincoln City Ad Hoc Committee and the Planning Commission's role as the Committee on Citizen Involvement. He asked for clarification regarding this issue.

Ms. Riner clarified that the Ad Hoc Committee was created as a short-term, project specific committee to assist with the development of the Community Engagement Plan. The Ad Hoc Committee will sunset when the plan is completed and approved by the Planning Commission.

Ms. Riner stated that the Community Engagement Plan will include a recommendation for developing a separate standing committee, advisory to the Planning Commission, that would serve as the required Committee for Citizen Involvement. She agreed that putting together this new committee could be an immediate action of the Planning Commission following the adoption of the

ENGAGE Lincoln City Community Engagement Plan. Ms. Riner agreed that the current Ad Hoc Committee serves as an excellent model of how a future Committee on Citizen Involvement could operate. Ms. Riner asked the Planning Commissioners if they generally supported the creation of a separate committee to serve as the Committee on Citizen Involvement.

Commissioner Albretsen stated that he has more clarity about the process since attending the Community Workshop, and that he felt the diversity of participants at the workshop showed the value of having a committee outside of the Planning Commission.

Responding to a question from Commissioner Seeley, Ms. Riner clarified that the community engagement to be included in the ENGAGE Lincoln City plan is specific to the relationship between community members and their local government body about the decisions made by staff and elected officials.

F.2 Annual Report to City Council (2025)

Director Townsend stated that the City Council has requested Annual Reports from all City Boards and Committees. He suggested that the report of the Planning Commission be presented by the Planning Director and a representative of the Planning Commission. He pointed out that the recent staff-prepared annual report of land use applications, as well as building permit activity, had been provided as background in the agenda packet. Mr. Townsend stated that the Planning Commission could choose to wait until their next meeting to work on the specifics of their presentation.

Chair Bunnett suggested that the presentation include some key statistics related to planning issues, along with a narrative. He stated that providing statistics regarding such things as available housing and short-term rentals, including comparisons to similar communities, would make a compelling story.

Director Townsend stated that he and Urban Renewal Director Alison Robertson will be presenting a housing report at the next City Council Meeting.

Chair Bunnett encouraged the Planning Commission to include goals for the coming year, including implementing ENGAGE Lincoln City and establishing a new Committee for Citizen Involvement. He also suggested the presentation include information about the Villages.

G. PLANNING COMMISSION TRAINING

None.

H. COMMENTS BY COMMISSIONERS

Chair Bunnett announced that this was his last meeting, as he is moving out of Lincoln City in the next month. He added that he had enjoyed working on the Planning Commission, and how it has given him insight into the community. He especially enjoyed working with Richard and Andrea, and his fellow commissioners.

Chair Bunnett commented on the recent City Council resolution regarding ICE detention facilities in Lincoln County. He added that he would be interested in the Planning Commission looking into the zoning implications for detention facilities, and whether there would be a way to bar this as an allowed use.

Director Townsend stated that the Planning Commission is one of entities permitted to initiate zoning code amendments.

Chair Bunnett added that from the recent public discussions at City Council that really no one wants a prison in their community. Based on the public input, Chair Bunnett suggested that the Planning Commission consider this issue in detail.

Commissioner Kannan asked if a motion was required to direct staff to initiate this process. Director Townsend stated that a motion was in order.

Motion:	Develop a set of options for the Planning Commission to consider that would eliminate a detention facility as a permitted, accessory, or conditional use within any zone in Lincoln City city limits.
Moved By	Trisha Kannan--Commissioner
Seconded By	Carol Seeley -- Commissioner
Motion:	PASSED VIA VOICE VOTE

Following approval of the motion, Director Townsend thanked Chair Bunnett for his service to the community and his time on the Planning Commission.

I. ADJOURN

Chair Bunnett closed the meeting at 8:32 pm.

Brian Bunnett - Chair

Richard Townsend - Planning Director