



# MINUTES OF THE

## Lincoln County Board of Commissioners

Board of Commissioners  
225 West Olive Street  
Room 110  
Newport, OR 97365  
Phone: 541.265.4100  
FAX: 541.265.4176

REGULAR MEETING OF JUNE 14, 2023, AT 9:00 AM

This meeting was audio and video recorded and a link is available at  
[co.lincoln.or.us/meetings](https://co.lincoln.or.us/meetings)

### I. CALL TO ORDER

Chair Jacobson called the meeting to order.

### II. ROLL CALL - ESTABLISHMENT OF A QUORUM

Attending were Chair Jacobson, Commissioner Hall, Commissioner Miller, Assistant County Counsel Holbrook. A quorum was established.

### III. RECOGNITION/PROCLAMATION

### IV. ADOPTION OF CONSENT CALENDAR

- A. Minutes of Board of Commissioners Meeting
- B. Commission Appointments and Resignations
- C. License Applications or Renewals
- D. Tax Foreclosure, Right-of-Way, Sales and Deeds
- E. General Budget Resolutions
- F. Acting as Governing Body of County Wide Service
- G. Documents and Recording Matters in the Commissioners Journal
- H. Execution of Documents

### V. PUBLIC HEARING

#### A. 02-ZC-PC-22-Olalla Valley Golf Course Zone Change

Chair Jacobson stated that the Board was holding a public hearing on Case File 02-ZC-PC-22 to consider a request by Michael Wilson for a zone change of the Olalla Golf Course from P-F (Public Facilities) to RR-5 (Rural Residential) on two tax lots totaling 55.11 acres. She opened the public hearing at 9:01 a.m. She further stated that the Comprehensive Plan designation for the subject property is Dispersed Residential. The applicant is requesting that the zoning be changed from Public Facilities, P-F, to Rural Residential, RR-5. The following criteria from Chapter 1 of the Lincoln County

Code are applicable to the request:

- I. Section 1.1235: Quasi-Judicial Amendments
- II. Section 1.0190(3): Plan Designations, Dispersed Residential
- III. Section 1.1355: Rural Residential Zone (RR-5)
- IV. Section 1.1377: Public Facilities Zone (P-F)"

Testimony, arguments and evidence must be directed towards the criteria just described or other criteria in the plan or land use regulation which the person believes to apply to the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to LUBA based on that issue.

She asked the Board of Commissioners to disclose any ex-parte communications they may have had, and / or any bias or conflicts of interest they may have regarding this application. All commissioners stated that they had no such information to disclose. Chair Jacobson then asked for the staff report.

John O'Leary, Senior Planner for Lincoln County Planning and Development, presented the report with additional comment from Onno Husing, Planning Director. Senior Planner O'Leary explained the history of the land in question and the various zoning regulations. He and Director Husing addressed questions from the Board. Senior Planner O'Leary stated that his department had not received any public input on this matter.

Chair Jacobson then called for testimony. She specified that speakers had five minutes to make their presentation. She first asked for applicant's testimony.

Tracey McDowell represented the applicant. She pointed out the differences in zone P-F and Zone RR-5. She also stated that the uses available when converting to RR-5 would not be lost, but would become conditional. The only usage that would be lost is the possibility of a solid waste disposal site. She also pointed out that the property in question is completely surrounded by RR-5 zoning. She reminded the Board that there was not an application for development before the Board today, just an application for a zone change. She urged the Board to approve.

Chair Jacobson asked if there was testimony in person or online from others in favor. Hearing none, she moved on to testimony opposing the application. There was no opposing testimony online. Cynthia George provided opposing testimony in person and voiced concerns about the watershed.

The applicant was invited to present a rebuttal. Tracey McDowell reminded all present that the matter before them was a zone change, not a development application. She also reminded them that the property in question is private property, and has never been public. She reiterated that an application for development would require a separate and thorough process.

Chair Jacobson asked if there was a request to hold the record open. Cynthia George requested that the record be held open. The Commissioners agreed. The cut-off date for submitting additional evidence was set for June 21. The cut-off date for rebuttal was set for June 28, and the date to continue the hearing was set for July 5. Chair Jacobson reminded all present that the Commissioners cannot respond to or discuss additional evidence, but will still receive and review it. This hearing is continued to July 5.

**VI. DECISION/ACTION**

**VII. DISCUSSION/INFORMATION (Note the Board could act on the following topics)**

**VIII. REPORTS**

**IX. PUBLIC COMMENT (please limit comments to no more than 3 minutes)**

**X. EXECUTIVE SESSION**

**XI. ADJOURN**

**XII. OTHER SCHEDULED MEETINGS AND APPOINTMENTS OF THE BOARD**

- Tuesday, June 20, 2023 – 10:00 a.m. – Office Staff Meeting - Hybrid
- Wednesday, June 21, 2023 – 10:00 a.m. – Board of Commissioners Regular Meeting– Hybrid
- Wednesday, June 28, 2023 – 10:00 a.m. – Board of Commissioners Special Meeting– Hybrid