

**LINCOLN CITY PLANNING COMMISSION
MINUTES
February 20, 2024**

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

Attendee Name	Title	Status	Arrived
Brian Bunnett	Commissioner	Present	
Jason Corso	Commissioner	Present	
Erick Albretsen	Commissioner	Present	
Mellissa Sumner	Commissioner	Absent	
Kim Blackerby	Commissioner	Present	

2. CONSENT AGENDA

2.1. Commissioner Erick Albretsen moved to approve the minutes as written. The motion was seconded by Commissioner Jason Corso and approved unanimously.

MOTION: Planning Commission - Regular Meeting - Feb 6, 2024 6:00 PM

3. PUBLIC HEARINGS/DELIBERATIONS

1. None.

4. DIRECTOR'S REPORT

4.1. Planning Commission Attendance 2023

Planning Director Richard Townsend provided an overview of the annual Planning Commission Attendance report.

Chair Blackerby requested that additional research be conducted to clarify the difference between meetings that were cancelled due to lack of quorum and those that were cancelled due to staff vacations or lack of agenda items. He also noted that most members of the Planning Commission had attended regularly, but that Commissioner Sumner had missed a majority of the meetings in 2023 and that fact should be noted in reporting back to the City Recorder and City Council.

Director Townsend stated that Lincoln City Municipal Code states that a position is automatically deemed vacant if a member has three or more unexcused absences in a six-month period.

4.2. Commercial Space Inventory 2023

Director Townsend presented the findings of the 2023 Commercial Space Inventory. The department has conducted annual inventories of available commercial space for most of the last 20+ years, and this past year showed the highest recorded square footage of available space at more than 164,000 square feet. He cited several reasons for the increase, including varying methodologies, but stated that likely the biggest factor was the reduction of brick and mortar retail business, especially since the pandemic.

Responding to a question from Chair Blackerby, Assistant Planner Andrea Riner clarified that the Rite Aid space is not vacant but it is being offered for lease. Ms. Riner described the challenges of completing the inventory, and the dynamic nature of the information.

Responding to a question from Commissioner Corso, Director Townsend stated that BiMart moved to their new location approximately ten years ago. He also clarified that the vacant square footage in Lighthouse Square included the Grocery Outlet and the Goodwill spaces, but not the old BiMart which is currently undergoing tenant improvements for a new grocery store.

Commissioner Albretsen and Chair Blackerby asked whether or not there were any City-based initiatives aimed at collaborating with the business community to address commercial vacancies. Director Townsend responded that he did not believe there were any significant efforts currently underway. Surveys have been conducted in prior years to try and identify needed business types in the area.

Chair Blackerby thanked staff for the information.

3. Project Updates

Director Townsend used a powerpoint presentation to provide updates on a number of planning and building department reviewed projects, including:

- Wave Fresh Markets in the old BiMart space;
- Subdivision and construction of a single unit residence at NW 40th St, behind Rite Aid;
- Wecoma apartments at NE Hwy 101 and NE 29th St (44 units of affordable housing);
- Innovative Housing apartments across from North Lincoln Fire & Rescue District north station (107 units of affordable housing);
- SAM apartments on West Devils Lake Rd near the hospital (18 units of market-rate housing);
- Lincoln City Cultural Center landscaping, art, and parking improvements;
- Camy Court Tiny House site development
- Copeland Lumber retail store and warehouse construction and apartments at former Cinema (38 units of market-rate housing);
- Ebb Street Lofts (12 units of market-rate housing); and
- Taft Community Park development.

The planning commissioners thanked Director Townsend for the information.

5. COMMENTS BY PLANNING COMMISSIONERS

Commissioner Corso stated that the idea of a joint Planning Commission/City Council meeting had been raised by City Councilor Marci Baker at a recent meeting, and supported by the entire Council. Director Townsend stated that he was working on providing a tentative date for the joint meeting, as requested by the City Manager.

6. ADJOURN

Chair Blackerby adjourned the meeting.

Respectfully submitted,

Richard Townsend
Planning Director

Kim Blackerby
Chair