



AGENDA

Lincoln City Planning Commission Work Session
Tuesday, February 7, 2023, 6:30 PM
Council Chambers,
801 SW Highway 101 - 3rd Floor, Lincoln City, OR 97367

I. CALL TO ORDER

II. COMPREHENSIVE PLAN COMPONENTS

2.1. 2043 Comprehensive Plan Review

2.2. Chapter 8 Housing Rough Draft

All information for this meeting is available on the City of Lincoln City website at www.lincolncity.org. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting. To request information in an alternate format or other assistance, please contact the City's ADA Coordinator, Kevin Mattias, at 541-996-1013 or kmattias@lincolncity.org. Visit the [ADA Accessibility / City of Lincoln City, OR](#) webpage to view how the City continues to remain in compliance with Title II of the Americans with Disabilities Act regarding City programs, services, processes, and facilities.

Planning Commission Communication

Outline

Meeting Date: February 7, 2023 Primary Staff Contact: AnneMarie Skinner
 Department: Planning Commission E-Mail: ASkinner@lincolncity.org
 Secondary Dept: Secondary Contacts:
 Approval: Estimated Time:

Outline for 2043 Comprehensive Plan, Questions, Next Steps

1. Outline

Introduction and Vision (final draft completed at last work session on January 19, 2023)

Chapter 1 Citizen Involvement (future work session date TBD)

- Will be copied from the current plan (Citizens Involvement Program) and updated to modernize language and change formatting
- Any desired changes the Commission has for the Citizen Involvement portion in land use planning will be discussed at the work session(s) that updates the Citizen Involvement component.

Chapter 2 Land Use Planning (future work session date TBD)

- Will be copied from the current plan and updated to modernize language and change formatting
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Chapter 3 Land Use Designations (future work session date TBD)

- Will be copied from the current plan (Development Categories)
- Updated to modernize language
- Updated to reflect current land use in Lincoln City
- Update to reflect feedback received

Chapter 3 Natural Resources, Scenic and Historic Areas, and Open Spaces (future work session date TBD)

- Will be copied from the current plan (Aesthetics) and updated to modernize language and change formatting
- Reflect feedback received in surveys and from Arts Committee and Parks Board

Chapter 4 Air, Water, and Land Resources Quality (future work session date TBD)

- Will be copied from the current plan (Overall Environmental) and updated to modernize language and change formatting
- Reflect any applicable feedback received in surveys and from Sustainable Committee

Chapter 5 Natural Hazards (future work session date TBD)

- Will be copied from the current plan (Natural Hazard) and updated to modernize language and change formatting
- Reflect any applicable feedback received as part of public outreach
- Include tsunami inundation portion prepared in 2019

Chapter 6 Recreational Needs (future work session date TBD)

- 2016 Lincoln City Parks and Recreation System Plan will be incorporated as an appendix
- Will be copied from the current plan and updated to modernize language and change formatting
- Reflect any applicable feedback received as part of public outreach, including Parks Board

Chapter 7 Economic Development (future work session date TBD)

- Will be copied from the current plan (Economy) and updated only to modernize language, change formatting, and reflect any feedback received in the surveys.
- This would be appropriate chapter for tourism, ecofriendly hospitality/tourism development, and sustainability regarding tourism.

Chapter 8 Housing (This will be the focus of the February 7th work session to finalize the draft)

- Identified by the Planning Commission as the #1 item to be revised and updated. In progress using feedback from surveys, public outreach, 2018 Vision Document, housing analyses, etc. that have been presented and discussed in past work sessions
 - Assess the impact of hazards such as tsunamis on our buildable lands inventory and the availability of land for potential housing;
 - Address the lack of available and affordable housing for people of all income levels;
 - Consider increasing allowable building heights with consideration for preserving public and private view sheds;
 - Recognize the four key segments of our community: tourism; retirees; second home owners; and the non-tourism basis of our workforce;
 - Expand the definition of a livable community to include walkability and creating more neighborhood-level services and commercial uses;
 - Reduce reliance on the automobile;
 - Incentivize the development of Accessory Dwelling Units as long-term rentals;

- Balance the value of short-term rentals (or VRDs) with the need for permanent housing and/or long-term rentals;
 - Incorporate partnerships with other agencies, including Lincoln County to reflect the reality of people commuting from rural areas;
 - Consider historic preservation elements into the Comprehensive Plan
- The latest iteration will be reviewed at the February 7th work session.

Chapter 9 Public Facilities and Services (future work session date TBD)

- Will be copied from the current comp plan (Public Services & Utilities); only updates will be those to modernize language, change the formatting, and reflect any feedback received in the surveys
- Master plans for stormwater, sewer, and water are in progress and will be incorporated into the 2043 Comprehensive Plan as they are completed and adopted

Chapter 10 Transportation (future work session date TBD)

- 2015 Lincoln City Transportation System Plan will be incorporated as an appendix
- Review of the current comp plan goals and updated to reflect feedback received regarding transportation

Chapter 11 Energy Conservation (future work session date TBD)

- Will be copied from the current plan (Energy)
- Updated to modernize language, change formatting, and reflect any applicable feedback from public outreach and Sustainability Committee

Chapter 12 Urbanization (future work session date TBD)

- Will be copied from the current plan and updated as applicable with any applicable feedback received as part of the surveys

Chapter 13 Coastal Shorelands, Beaches and Dunes, and Ocean and Estuarine Resources (future work session TBD)

- Will be copied from the current plan (Shoreland, Beaches, Dunes, Estuary & Ocean Resources) and updated as applicable with any applicable feedback received as part of the surveys

Appendices

- 2017 Housing and Economic Analysis
- 2022 Housing Analysis update
- Surveys
- 2018 Vision Statement
- 2015 Transportation Plan

- 2016 Parks & Rec Plan
- Natural resources maps
- Natural hazards maps
- Other supporting documents

2. Questions:

- Who writes the rough drafts? Staff prepares the rough drafts based upon the current comprehensive plan, existing documents, and Commission's identification of key points from the feedback received. This gives Planning Commission a starting point and the Commission may redo, review, edit, delete, change, add to that rough draft as it wishes.
- Is there one place that has all the feedback received? Yes, the website page 2043 Comprehensive Plan Update has all the comments posted, as well as both surveys. The comments received from commissioners on the introduction and housing drafts are posted on the website page, as well as the draft iterations. If there is something missing from the website page that you feel needs to be there in relation to the plan update, please notify Anne Marie Skinner.
- Does Lincoln City have a Citizen Involvement Committee? Yes, it's the Planning Commission.
- Does Lincoln City have a Citizen Involvement Plan? Yes, it's outlined in the current comprehensive plan and resolutions. The Commission may update it as they see fit as part of this comprehensive plan update. (see LCMC 2.08.015 and the comprehensive plan)

3. Next Steps

- The order of topics for the upcoming Work Sessions is as follows:
 - **Housing**
 - **Public Facilities and Services**
 - **Transportation**
 - **Coastal Shorelands, Beaches and Dunes, and Ocean and Estuarine Resources**
 - **Natural Resources, Scenic and Historic Areas, and Open Spaces**
 - **Air, Water, and Land Resources Quality and Energy Conservation**
 - **Citizen Involvement**
 - **Land Use Planning and Land Use Categories**
 - **Natural Hazards**
 - **Recreational Needs**
 - **Economic Development and Urbanization**

- Similar to Housing, the first work session for each component will go through the current comprehensive plan, applicable feedback and current documents to identify key bullet points to be addressed as objectives for that specific component.
- Staff will prepare a rough draft based upon the Commission's identified bullet points for presentation at a second work session for that component. The rough draft will be modified as approved by the Commission.
- At the third work session for that component, Staff will bring back a final draft incorporating the Commission's approved changes.
- Set dates for the 1st, 2nd, and 3rd work sessions for Public Facilities and Services; Transportation; Coastal Shorelands, Beaches and Dunes, and Ocean and Estuarine Resources; and Natural Resources, Scenic and Historic Areas, and Open Spaces.

Planning Commission Communication

Chapter 8 Housing Rough Draft

Meeting Date: February 7, 2023 Primary Staff Contact: AnneMarie Skinner
 Department: Planning Commission E-Mail: ASkinner@lincolncity.org
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The Planning Commission will review the rough draft for Chapter 8 Housing that was presented at the work session held on January 19, 2023. There was brief discussion about the rough draft with possible changes at that work session, but staff felt another work session was warranted to clarify the possible changes, with all the Commissioners present. Housing is such an important topic and it was the statewide planning goal prioritized as number 1 by the Planning Commission to address in the comprehensive plan update.

The current rough draft reflects changes made from the initial rough draft presented at the work session held on November 10, 2023.

An initial rough draft for Chapter 8 Housing was prepared after a work session on October 3, 2023, wherein the Planning Commission sifted through the current comprehensive plan, public outreach feedback, and the housing analysis update to identify key bullet points. Staff then created objectives from the key bullet points for the first initial rough draft.

The first initial rough draft was presented to the Planning Commission in a work session on November 10, 2023. At that work session, the Planning Commission made changes to the initial rough draft. Comments were received from DLCD

Attachments:

Draft Housing for Work Sessions 01.19.2023 and 02.07.2023 (PDF)
 Draft Housing for Work Session 11.10.2022 (PDF)

CHAPTER 8: HOUSING

Housing consists of buildings, structures, or shelters in which people live. Safe and sanitary permanent, year-round housing for all individuals is fundamental to a healthy and vibrant community. Provisions for housing is a primary element in the comprehensive plan. Statewide Planning Goal 10 requires jurisdictions to maintain and plan for an adequate land supply to accommodate at least 20 years of future residential growth.

Cities must complete an analysis of housing needs that includes information about population and housing demographics, among other information. The Lincoln City Housing Needs Analysis (HNA) was adopted in 2017 along with the Economic Opportunity Analysis (EOA). It is incorporated into and included as a part of the comprehensive plan as Appendix **XX**.

In 2022, an update was prepared to the housing needs projection and related residential land needs for inclusion in the comprehensive plan. The 2022 HNA update is hereinafter included as a part of and incorporated into the comprehensive plan as Appendix **XX**.

In response to the 2017 HNA and the updated 2022 HNA, the city's housing goal for the next 20 years is focused on providing a variety of housing and sheltering options for all citizens.

GOAL

To ensure Lincoln City residents have affordable housing through community partnerships and progressive planning; to create and maintain a community that cares about those in need and works together to provide housing and sheltering options for all income levels and ages—especially for our most vulnerable populations.

POLICIES AND OBJECTIVES

1. Support development of affordable housing and facilitate housing options for all demographics.
2. In conjunction and partnerships with state and regional efforts, develop programs, services, and policies to address the issue of homelessness and to serve the transient population.
3. Provide a 20-year supply of land to accommodate the city's housing and sheltering needs.
4. Participate in partnerships with agencies throughout the region for the provision of affordable and equitable housing options in Lincoln City.
5. Encourage comprehensive plan map amendments or zone map changes that would result in decreased residential densities or less intensive residential uses in tsunami, flood, or bluff erosion hazard areas in accordance with Statewide Planning Goals.
6. Encourage housing options for special needs populations, including shelters, transitional housing, independent living for seniors, assisted living, memory care, drug and alcohol rehabilitation, and mental health facilities.
7. Promote the provision of support services, including sustainable transportation options, to allow seniors and those with special needs to remain in their own residences or non-institutional settings.
8. Encourage proper building and property maintenance for the health and safety of residents through the redevelopment or rehabilitation of existing underdeveloped, derelict, poorly maintained, and/or underutilized housing stock.
9. Encourage development of housing for people of all ages and abilities who want to live and work in Lincoln City.

10. Promote housing and sheltering developments that honor the natural assets of the city and mitigate negative impacts.
11. Establish enough zoning classifications, and allowed housing types within those zoning classifications, to facilitate the development of a wide variety of housing throughout the city.
12. Encourage development of housing for no-income, limited-income, moderate-income, and affordable workforce-income households throughout the city versus being concentrated or designated in specific areas.
13. Enhance and/or maintain the safety, walkability, and livability of residential neighborhoods.
14. Encourage development of sustainable housing that more fully considers the interconnectedness of housing with jobs, transportation, recreation, energy and the environment.

HOUSING

Housing is buildings, structures, or shelters in which people live. Safe and sanitary permanent, year-round housing for all individuals is fundamental to a healthy community. Provisions for housing is a primary element in the comprehensive plan, and Statewide Planning Goal 10 requires jurisdictions to maintain and plan for an adequate land supply to accommodate at least 20 years of future residential growth.

Cities must complete a housing needs analysis and that analysis must provide information about the population and housing demographics, among other information. The Lincoln City Housing Needs Analysis (HNA) was adopted in 2017 along with the Economic Opportunity Analysis (EOA) and is hereinafter incorporated into and included as a part of the comprehensive plan as Appendix **XX**.

In 2022, FCS GROUP prepared an update to the housing needs projection and related residential land needs for inclusion in the comprehensive plan. The 2022 HNA update is hereinafter included as a part of and incorporated into the comprehensive plan as Appendix **XX**.

In response to the 2017 HNA and the updated 2022 HNA, the city's housing goal for the next 20 years is focused on providing a variety of housing and sheltering options for all citizens.

Goal: To provide for the housing needs of citizens of the city. Specifically, to provide for a range of housing and sheltering options to address the needs of all segments of the city, including price, location, type, and density.

Policies:

- Provide a 20-year supply of land to accommodate the city's housing and sheltering needs.
- Prohibit comprehensive plan map amendments or zone map changes that would result in increased residential densities or more intensive residential uses in tsunami hazard areas.
- Encourage housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab, and mental health facilities.

- Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own residences or non-institutional settings.
- Encourage redevelopment of existing underdeveloped and/or underutilized housing stock.
- Protect neighborhoods zoned for single-unit dwellings from incompatible uses, including commercial lodging and industrial uses.
- Encourage development of housing for people who work at businesses in the city and also want to live in the city in which they work
- Promote housing and sheltering developments that honor the natural assets of the city
- Establish enough zoning classifications, and allowed housing types within those zoning classifications, to facilitate the development of a wide variety of housing throughout the city.
- Encourage development of housing for no-income, limited-income, moderate-income, and affordable workforce-income households throughout the city and not concentrated or designated in specific areas.
- Enhance and/or maintain the safety, walkability, and livability of existing residential neighborhoods.