

**LINCOLN CITY PLANNING COMMISSION WORK SESSION
MINUTES
February 28, 2023**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brian Bunnett	Commissioner	Present	
Mellissa Sumner	Commissioner	Present	
Marci Baker	Commissioner	Present	
Robert Vincent	Chair	Present	
Kim Blackerby	Commissioner	Present	
Charlsy Affuso	Commissioner	Present	

Chair Robert Vincent called the work session to order. He requested that any Commissioners wishing to speak raise their hand and he would call on them.

II. DISCUSSION ITEMS

2.1. Housing Component of the Comprehensive Plan Update

Commissioner Baker reviewed a number of proposed edits, revisions, and additions, copies of which she provided to all participants. She suggested adding an objective to make housing options for special needs populations an allowed use in all zones. Per Director Skinner, most of the development types are conditional uses in the current plan. Responding to a question from Chair Vincent, Director Skinner confirmed that there would be additional public review of such a significant proposed change. She added that this is proposed as a goal within the comprehensive plan, which does not become a rule or an enforcement measure. The next step would be to develop zoning ordinance(s) to implement the goals, and these zoning ordinance amendments would require public review. She cited tiny house developments and marijuana dispensaries as examples of special uses added to the code. Commissioner Baker also proposed an objective to prioritize creation of a strategic housing plan.

Commissioner Baker also suggested additions to address short-term rentals (STRs) and to reflect the differences between owner occupied and non-owner occupied STRs. Director Skinner shared that there is work underway in regards to STRs and cautioned the Planning Commission to not create any more prescriptive language within the comp plan. The objective was recrafted to a broader statement to recognize STRs as a commercial use and that accordingly are not compatible with residential neighborhoods. There was a brief discussion regarding the existing VR zone.

Commissioner Blackerby also provided handouts to the Planning Commission. His comments were limited to minor edits to the document and required no additional discussion. Commissioner Bunnett also provided a few minor edits.

Commissioner Bunnett asked for additional information about how the city might work to gradually phase out STRs in residential zones. Director Skinner shared some of the strategies used in other communities, such as Cannon Beach, which generally set forward specific timeframes and license transfer limitations that would take effect when properties are sold. The

goal of such a strategy is to increase short-term rentals within non-residential zones thereby reducing impacts to neighborhoods.

Responding to a question from Commissioner Bunnett, Director Skinner stated that the Housing Chapter will be finalized and published on the website. A revised draft will be provided at the March 2nd work session.

2.2. Public Facilities and Services Component of the Comprehensive Plan Update

Recording 00:36:00

Commissioner Baker reviewed the notes she shared as handouts. She identified some key bullet points and summarized the community feedback relating to public facilities and services. She asked if the comprehensive plan could include goals relating to solid waste disposal. Director Skinner was not sure exactly where in the plan it would be included, but was open to proposed language. Other community feedback included a need for mental health services, increased police enforcement, and drainage improvements.

In response to the community input regarding the need for a youth center and a senior center, Commissioner Affuso stated that the existing Lincoln City Community Center hosts programs for both of these demographic groups.

Commissioner Blackerby requested that the goal requiring new development to pay for extending utilities be amended to require land for parks and schools. Commissioner Affuso supported the language to include parks, but not for schools which are the purview of the county. Director Skinner added that the school district already owns property in north Lincoln City that is intended for future school development. She also noted that provisions for institutional development will be addressed when the commission considers the zoning map, and that the Parks & Recreation Master Plan should govern the location of public parks. Commissioner Blackerby also presented two objectives moved from elsewhere in the comprehensive plan relating to tsunami risks and evacuation routes.

In response to a question from Commissioner Blackerby, Director Skinner stated that the referenced objective was included in response to DLCD concerns about public utilities being extended outside of city limits and/or the urban growth boundary and the potential for subsequent development in rural areas.

In response to a question from Commissioner Baker, Director Skinner confirmed that the section titled "Individual Public Facility Policies" was for policies related to sanitary sewer, water, and stormwater drainage.

Commissioner Bunnett provided additional recommended edits to improve the readability of the document and make it less infelicitous.

Commissioner Baker made additional suggestions to revise the objectives regarding ambulance services, which are a county service, and the preservation of natural drainageways.

2.3. Transportation Component of the Comprehensive Plan Update

Recording 01:09:50

The Transportation chapter discussion started with a review of Commissioner Baker's notes. She provided several findings she had drawn from the community survey categorized under the

headings of public transportation, safety/congestion, and parking. She noted that there was a desire for bike/ebike rental infrastructure, recognizing that the City Council had not supported a scooter rental program proposed in recent years. After discussion, the consensus was that improving pedestrian infrastructure was a more pressing need, and adding other transportation options would present significant safety concerns. She noted that public comment also supported improved public transit.

Commissioner Baker shared that she had included all eight of the primary goals of the existing Transportation System Plan (TSP) in her notes, in order to identify any gaps that the comprehensive plan might address. She noted specific safety concerns around pedestrian crossing and maintenance of clear vision triangles. A discussion of the existing TSP goals followed, including the implementation planning represented by the capital improvement program (CIP). Parking issues the Commissioners addressed included eliminating on-street parking on Hwy 101, development of a downtown parking garage, and metered parking.

Commissioner Blackerby noted that he was especially interested in the topic of transportation as he had studied transportation management in college, and that he had read the entire TSP. He stated that he found it to be a strong and comprehensive document. His recommended edits included a number of objectives moved from the housing chapter, evacuation routes and tsunami considerations, alternative pedestrian facilities, and Hwy 101 alternative routes.

Commissioner Baker requested clarification regarding the chapter numbering. Director Skinner stated that she would remove all of the chapter numbers for now. Commissioner Baker also asked if street lighting would be addressed in the Transportation chapter, suggesting a goal to increase lighting for pedestrian and bicycle facilities as well.

NEXT STEPS

Commissioner Blackerby asked what would be on the agenda for the March 2nd work session. Director Skinner identified the Ocean Resources and Natural Resources chapters as the next two priority chapters. When these have been completed the next chapter to review will be Citizen Involvement. The next regular Planning Commission meeting will be March 7th, and will include a public hearing for a recently submitted land use application to appeal a Director's Interpretation. The March 21st regular meeting will include public hearings for six city-initiated comprehensive plan map amendment/zone change applications. Commissioner Affuso stated that her availability for March was extremely limited, and Commissioners Sumner and Baker also had a number of scheduling conflicts in March and April. Work sessions were tentatively scheduled for March 9th at 6 pm and March 23rd at 6 pm. The April 4th regular Planning Commission meeting was cancelled due to lack of a quorum.

Chair Vincent adjourned the work session at 8:04 pm.

Respectfully submitted,

Anne Marie Skinner
Planning Director

Robert Vincent
Chair