

**LINCOLN CITY PLANNING COMMISSION  
MINUTES  
March 1, 2022**

**1. CALL TO ORDER & ROLL CALL**

Chair Blackerby called the meeting to order at 6:03 pm. Director Skinner announced that long-time Planning Commissioner Lenny Nelson died on Thursday, February 24th, and expressed her sadness for the loss and her great appreciation for the Commissioner's community service.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Glenn Johnson	Commissioner	Present	
Mellissa Sumner	Commissioner	Excused	
Marci Baker	Commissioner	Present	
Robert Vincent	Commissioner	Present	
Kim Blackerby	Chair	Present	
Lenny Nelson	Commissioner	Excused	
Miles Schlesinger	Commissioner	Present	

**2. AGENDA CHANGES OR REVISIONS**

Director Skinner noted that the Public Hearing for VAR 2022-01, regarding the street side setback variance for 6604 NE Logan Rd, would be continued to the Planning Commission meeting on Tuesday, March 15<sup>th</sup>, at the applicant's request.

**3. MINUTES**

**3.1. Planning Commission - Regular Meeting - Feb 15, 2022, 6:00 PM**

<b>MOTION:</b>	<b>Approve the minutes of the Feb. 15, 2022, Planning Commission meeting</b>
<b>AYES:</b>	Baker, Vincent, Blackerby, Schlesinger
<b>ABSTAIN:</b>	Johnson
<b>EXCUSED:</b>	Sumner, Nelson
<b>RESULT:</b>	<b>Passed</b>

**4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**

**4.1. FR 2022-06 for ZOA 2022-04 Duplex fix**

<b>MOTION:</b>	<b>Approve FR 2022-06 for ZOA 2022-04 Duplex fix</b>
<b>MOVER:</b>	<b>Baker</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Johnson, Baker, Vincent, Blackerby, Schlesinger
<b>EXCUSED:</b>	Sumner, Nelson
<b>RESULT:</b>	<b>Passed</b>

## 5. PUBLIC HEARINGS/DELIBERATIONS

### 5.1. VAR 2022-01 6604 NE Logan Rd Street Side Setback Variance

At the request of the applicant, the public hearing was continued to the Planning Commission meeting on March 15, 2022.

### 5.2. CPA ZC 2022-01 Purvine - zone change from Multiple-Unit Residential (R-M) to Single-Family Residential (R-1-7.5)

Chair Blackerby opened the public hearing at 6:11 pm, introduced the application, read the required statements, and explained the order of proceedings for the hearing. No Commissioners were excused for conflicts of interest, no challenges were offered. Chair Blackerby disclosed that he had driven by the property to observe site conditions. Director Skinner listed the applicable substantive criteria.

Director Skinner presented the staff report. The proposal is to change the Comprehensive Plan designation and the zoning of the property at 3508 NE 40<sup>th</sup> Ct from R-M Multiple Unit Residential to R-1-7.5. Director Skinner described the site, details of the application, and provided an overview of existing development in the vicinity of the parcel, which includes primarily single-family residences within the City and in unincorporated Lincoln County. The site is not encumbered by the Natural Resource Overlay, flood hazard areas, bluff protection requirements, nor does it contain aesthetic resources or designated trails. The primary reason for the request is to allow more diverse housing options than those available under the current zoning, primarily that of single-family residential.

Director Skinner reported that she had not received any substantive comments from City Departments or public agencies. Comments received from a few adjacent neighbors were in support of the requested zone change. Following staff review and analysis of the applicable criteria, Director Skinner made a finding that the zone change meets the needs of Statewide Goal 10 Housing, and recommended approval of the request.

Responding to a question from Commissioner Baker, Director Skinner replied that the minimum development possible under current zoning was a duplex. Chair Blackerby added that building coverage requirements would also limit the overall development per current and requested zoning.

Gary Purvine, an owner of the property, presented on behalf of the property owners. Mr. Purvine shared that they had owned the property for a number of years and had always been under the impression it was zoned for a single-family residence. He added that providing parking would likely be problematic if they were to develop multiple units on the property.

Responding to a question from Commissioner Vincent, Mr. Purvine stated that the applicants' intent is to construct a single-family residence. Responding to a question from Chair Blackerby, the applicant stated that the remainder of the lot would likely be left undeveloped and serve as a yard for the residence.

There were no members of the public present in Council chambers or in attendance by Zoom.

Commissioner Baker moved to close the public hearing and Commissioner Vincent seconded. The motion passed. Chair Blackerby closed the public hearing at 6:38.

<b>MOTION:</b>	<b>Recommend approval of CPA ZC 2022-01 to change the comprehensive plan map and zone from Multiple-Unit Residential (R-M) to Single-Family Residential (R-1-7.5)</b>
<b>MOVER:</b>	<b>Vincent</b>
<b>SECONDER:</b>	<b>Johnson</b>
<b>AYES:</b>	Johnson, Baker, Vincent, Blackerby
<b>EXCUSED:</b>	Sumner, Nelson
<b>AWAY:</b>	Schlesinger
<b>RESULT:</b>	<b>Passed</b>

**6. OLD BUSINESS**

None.

**7. NEW BUSINESS**

None.

**8. PLANNING COMMISSION TRAINING**

None.

**9. REPORTS AND COMMENTS**

Chair Blackerby echoed Director Skinner's appreciation of Lenny Nelson and her work and commitment to serving the community.

**10. FUTURE AGENDA ITEMS & NEXT MEETINGS**

Director Skinner provided an overview of a very busy Planning Commission in the coming months. The March 15th meeting will include the Public Hearing for VAR 2022-01 that was continued from tonight's meeting, as well as a public hearing for an upcoming Zoning Ordinance amendment addressing some general housekeeping items. The first public comment opportunity for the Comprehensive Plan Update process will be provided, and will focus on the Commission's top priority of Statewide Planning Goal 10 Housing. In conjunction with the housing discussion, a consultant will be on hand to discuss issues related to the housing needs analysis, funded by a recent grant. Finally, there are approximately nine or ten zone change cases in the pipeline that pertain to City-owned properties that will be changed from current zones to either P Parks or OS Open Space depending on the intended uses.

Responding to a question from Commissioner Vincent, Director Skinner cited that the March 15th meeting will still be via Zoom, as public outreach materials have already been published. A decision as to the format of the April Planning Commission meeting has not yet been made.

**11. ADJOURN**

Chair Blackerby adjourned the meeting at 6:46 pm.

Respectfully submitted,

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Anne Marie Skinner  
Planning Director

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Kim Blackerby  
Chair