

**LINCOLN CITY PLANNING COMMISSION  
MINUTES  
May 17, 2022**

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

Chair Kim Blackerby called the May 17th Lincoln City Planning Commission meeting to order at 6:01 PM, followed by the Pledge of Allegiance and Roll Call.

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

**2. AGENDA CHANGES OR REVISIONS**

There were no changes to the Agenda.

**3. MINUTES**

**3.1. Planning Commission - Regular Meeting - May 3, 2022**

<b>MOTION:</b>	Approve May 3, 2022 minutes with the two minor edits from Commissioner Baker
<b>MOVER:</b>	<b>Vincent</b>
<b>SECONDER:</b>	<b>Schlesinger</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Blackerby, Schlesinger
<b>EXCUSED:</b>	Johnson
<b>RESULT:</b>	<b>Passed</b>

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

**4.1. FO 2022-05 for CUP 2022-01 Resnikoff dock**

Commissioner Robert Vincent moved to approve Final Order 2022-05 for CUP 2022-01 denying the dock request. Commissioner Baker seconded. Approved unanimously.

<b>MOTION:</b>	<b>Approve FO 2022-05 for CUP 2022-01 Resnikoff dock</b>
<b>MOVER:</b>	<b>Vincent</b>
<b>SECONDER:</b>	<b>Baker</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Blackerby, Schlesinger
<b>EXCUSED:</b>	Johnson
<b>RESULT:</b>	<b>Passed</b>

**4.2. FR 2022-15 for ZOA 2022-08 Housing**

Commissioner Baker requested that language be added to the Final Recommendation for ZOA 2022-08 based on the discussion from the May 3rd Planning Commission meeting to allow any non-profit “that has staff with at least two years’ (or seasons) experience running emergency shelter facilities.” The Final Recommendation was unanimously approved with this amendment included.

<b>MOTION:</b>	<b>Approve FR 2022-15 for ZOA 2022-08 Housing with Commissioner Baker’s additional language</b>
<b>MOVER:</b>	<b>Baker</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Blackerby, Schlesinger
<b>EXCUSED:</b>	Glenn Johnson
<b>RESULT:</b>	<b>Passed</b>

## 5. PUBLIC HEARINGS/DELIBERATIONS

### 5.1. VAR 2022-03 Weston - continued to June 21, 2022

This item was continued to June 21, 2022.

<b>MOTION:</b>	<b>VAR 2022-03 Weston - continued to June 21, 2022</b>
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### 5.2. CUP 2022-03 Taft HS Sign

Chair Blackerby opened the public hearing at 6:07 PM, introduced the application, read the required statements, and explained the order of proceedings for the hearing. No one was excused for conflicts of interest, no challenges were offered. Director Anne Marie Skinner listed the applicable substantive criteria.

Director Skinner presented a summary of the staff report for the application. The Lincoln County School District is requesting a conditional use permit to install an electronic display center at Taft 7-12 High School, located at 3780 SE Spyglass Ridge Drive. No comments were received.

Susan Graves, Safety Coordinator for Lincoln County School District, provided a brief overview of the need for the electronic display center, and shared maps and drawings detailing the proposal. She was accompanied by Dr. Karen Gray, Superintendent of Lincoln County School District.

Commissioner Vincent stated that he felt it was a great idea.

Responding to a question from Commissioner Baker, Ms. Graves clarified that the design was not a single-panel sign with front and back components, but was proposed to be at right angles so that people coming from different directions would be able to see and read the sign.

Director Skinner responded, noting that her review had assumed that there was only a single double-sided panel, and that additional review of the code would be required. Superintendent Gray assured the Commission that they were willing to comply with whatever the code required, but that they were hopeful for an immediate answer so that they could move quickly on placing the order for the sign.

Responding to a question from Chair Blackerby regarding the removal of two shore pine trees, the school district’s representatives agreed to provide appropriate landscaping.

Chair Blackerby closed the public hearing at 6:52 PM.

The Planning Commission voted unanimously to approve CUP 2022-03 for the Taft 7-12 High School electronic display center with the staff’s recommended conditions and the additional condition to landscape the sign area with living ground cover.

Director Skinner clarified that formal approval through a Final Order would be on the agenda for the next Planning Commission meeting.

<b>MOTION:</b>	<b>Approve CUP 2022-03 Taft HS Sign with conditions noted in the staff report and the additional condition to landscape the sign area with living ground cover</b>
<b>MOVER:</b>	<b>Sumner</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Blackerby, Schlesinger
<b>EXCUSED:</b>	Johnson
<b>RESULT:</b>	<b>Passed</b>

### 5.3. CUP 2022-02 Rainbow Villa

Chair Blackerby opened the public hearing at 7:00 PM, introduced the application, read the required statements and explained the order of proceedings. No one was excused for conflicts of interest, and no challenges were offered. Director Skinner listed the applicable substantive criteria.

Director Skinner presented a summary of the staff report. The owners of the property at 4230 and 4250 SE Highway 101 are requesting a conditional use permit for a 46-unit multiple-unit residential development. Comments were received from the Oregon Department of Transportation and North Lincoln Sanitary Service, and Public Works submitted a list of recommended conditions of approval.

Gene Pfeifer, a design-build specialist, presented on behalf of the property owners. He highlighted several key aspects of the proposal, including a green roof, sizable balconies, preservation of existing trees, a rooftop patio, and a signature color scheme.

Responding to a question from Commissioner Vincent Mr. Pfeifer stated that the existing bus stop would remain. Responding to a question from Commissioner Baker, Mr. Pfeifer clarified that all of the units would be equipped with kitchens. He added that the project includes six two-bedroom units, 13 one-bedroom units, and 22 studios. Chair Blackerby suggested that some accommodation of the existing residents be considered as the project moves forward.

Chair Blackerby closed the public hearing at 7:41 PM.

The Planning Commission voted unanimously to approve CUP 2022-02 for Rainbow Villa with the conditions listed in the staff report.

Following this initial vote, Director Skinner provided recent input from Public Works regarding the condition to install a rectangular rapid flashing beacon (RRFB). Director Skinner noted that there isn't proportionality to require this specific project to install an entire RRFB and suggested a proportional in-lieu fee payment instead of an entire installation.

Commissioner Sumner moved to amend the motion for CUP 2022-02 to reflect the appropriate proportionality in-lieu fee payment for an RRFB, rather than entire installation. The motion was seconded by Commissioner Vincent.

<b>MOTION:</b>	<b>Approve CUP 2022-02 Rainbow Villa with the conditions listed in the staff report and the change to the RRFB from entire installation to a proportional in-lieu fee payment</b>
<b>MOVER:</b>	<b>Sumner</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Blackerby, Schlesinger
<b>EXCUSED:</b>	Johnson
<b>RESULT:</b>	<b>Passed</b>

**6. OLD BUSINESS**

There was no old business to discuss.

**7. NEW BUSINESS**

There was no new business to discuss.

**8. PLANNING COMMISSION TRAINING**

There was no training.

**9. REPORTS AND COMMENTS**

Director Skinner provided a status update on outreach efforts for the development of the Comprehensive Plan Update. Staff are continuing to receive completed community questionnaires, primarily via the online version. Specific materials have been developed and distributed for outreach to the Hispanic community, high school students, and senior adults. Responses to the questionnaire will continue to be tallied through the end of May, at which time results will be published on the City website and shared with the Planning Commission, likely at one or both of the July meetings.

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

Director Skinner requested updates on the Commissioners' summer schedules. Chair Blackerby will be missing the June 7, June 21, July 5, and August 2 meetings. Commissioner Sumner will miss the June 7 and June 21 meetings. Responding to a question from Commissioner Baker, Director Skinner provided an update regarding the selection of a new Planning Commissioner. Interviews are being held, but a new appointment will not be made in time for the June 7 meeting. One Conditional Use Permit for a City project had been tentatively scheduled for the June 7th meeting, along with final approval for CUP 2022-02 Rainbow Villa and 2022-03 Taft High School Sign.

Commissioner Baker made a motion to give authority to Chair Blackerby to sign the Final Orders for Conditional Use Permits 2022-02 (Rainbow Villa) and 2022-03 (Taft HS Sign) outside of the June 7, 2022 meeting. The motion was seconded by Commissioner Sumner and passed unanimously.

**11. ADJOURN**

Chair Blackerby adjourned the meeting at 7:58 PM.

Respectfully submitted,

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Anne Marie Skinner  
Planning Director

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Kim Blackerby  
Chair