

**LINCOLN CITY PLANNING COMMISSION  
MINUTES  
December 6, 2022**

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

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Steve Griffiths	Commissioner	Present	
Mellissa Sumner	Commissioner	Absent	
Marci Baker	Commissioner	Present	
Robert Vincent	Commissioner	Present	
Kim Blackerby	Chair	Present	
Charlsy Affuso	Commissioner	Present	
Miles Schlesinger	Commissioner	Present	

**2. AGENDA CHANGES OR REVISIONS**

There were no changes to the agenda.

**3. MINUTES**

**3.1. Planning Commission - Workshop - Oct 3, 2022 1:30 PM**

<b>MOTION:</b>	The minutes of the October 3, 2022 Planning Commission Work Session were approved as written.
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Steve Griffiths,</b>
<b>AYES:</b>	Griffiths, Baker, Vincent, Blackerby, Affuso, Schlesinger
<b>ABSENT:</b>	Mellissa Sumner
<b>RESULT:</b>	<b>Passed</b>

**3.2. Planning Commission - Regular Meeting - Oct 4, 2022 6:00 PM**

<b>MOTION:</b>	The minutes of the October 4, 2022 Planning Commission Meeting were approved as written.
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Marci Baker, Commissioner</b>
<b>AYES:</b>	Griffiths, Baker, Vincent, Blackerby, Affuso, Schlesinger
<b>ABSENT:</b>	Mellissa Sumner
<b>RESULT:</b>	<b>Passed</b>

**3.3. Planning Commission - Workshop - Nov 10, 2022 1:30 PM**

<b>MOTION:</b>	The minutes of the November 10, 2022 Planning Commission Work Session were approved as written.
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Charlsy Affuso,</b>
<b>AYES:</b>	Griffiths, Baker, Vincent, Blackerby, Affuso, Schlesinger
<b>ABSENT:</b>	Mellissa Sumner
<b>RESULT:</b>	<b>Passed</b>

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

##### 4.1. FR 2022-18 for ZOA 2022-10

The Planning Commission approved the Final Recommendation for ZOA 2022-10, amendments to Title 17 Zoning regarding special events as an accessory use, lodging definitions, boundaries of zones, and procedural revisions.

<b>MOTION:</b>	<b>FR 2022-18 for ZOA 2022-10</b>
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Marci Baker, Commissioner</b>
<b>AYES:</b>	Griffiths, Baker, Vincent, Blackerby, Affuso, Schlesinger
<b>ABSENT:</b>	Mellissa Sumner
<b>RESULT:</b>	<b>Passed</b>

#### 5. PUBLIC HEARINGS/DELIBERATIONS

##### 5.1. VAR 2022-05 Kirk Rucker wetland

Chair Blackerby opened the public hearing at 6:05 PM, introduced the application, read the required statements, and explained the order of proceedings for the hearing. Chair Blackerby and Commissioner Griffiths both reported visiting the site, but stated that their activities did not represent a prejudice against the application. No one was excused for conflicts of interest and no challenges were offered.

Director Skinner presented the Staff Report for the Natural Resources Development Variance for eight lots in the Taft Neighborhood Core. Comments were received from Lincoln City Public Works and from an adjacent neighbor, William Thomas, both citing concerns about stormwater drainage issues. The findings of the staff report include a recommendation that any approval include conditions related to stormwater mitigation. Director Skinner reviewed the four specific circumstances that must exist in order for the variance to be granted. She also provided a description of the applicant's planning process, including the preparation of a wetland delineation in 2020, an updated assessment in 2022, and concurrence from the Oregon Division of State Lands.

Responding to a question from Commissioner Griffiths, Director Skinner stated that the property to the east and north of the site are owned by a different property owner.

Responding to questions from Chair Blackerby, Director Skinner shared that her recommendation for a wider 10' buffer is based on her professional planning experience. She also stated that staff supported the placement of a construction fence to protect the wetlands during construction, but

that she did not feel a permanent fence was required or beneficial. The staff report also recommended native wetland vegetation be required, but that no specific species need to be referenced.

Commissioner Griffiths also supported the 10' buffer and the construction fence. He requested that the conditions state that such a fence would be placed outside of the buffer area. He desired language be added that required the involvement of wetland specialists in the removal of exotic or invasive species and placement of native plant materials.

Trisha Clark presented on behalf of the applicants, using a powerpoint that showed the property, the wetland delineation, the applicant's proposed 5' buffer, and the area to be developed. She also provided an overview of their planning and design process.

Responding to a question from Commissioner Vincent, Ms. Clark stated that any development proposal would look to consolidate access points, and that driveways would be located so as not to impact the wetland or buffer areas. She stated that no specific designs have been developed but that approximately 4-5 multifamily residential or mixed-use buildings were likely. The final design would be dependent upon meeting city requirements for parking, setbacks, and wetland buffers.

Commissioner Baker encouraged the applicant to consider the unique set of uses allowed in the Taft Village Core zone, including Mixed Use that would promote a walkable neighborhood commercial development.

Responding to a question from Chair Blackerby, Director Skinner stated that the planning and public review process would be dependent on the type of proposal. If the development is an allowable use, such as a multi-unit dwelling or mixed use, the review would be conducted at the staff level.

Responding to a question from Commissioner Vincent, Mr. Reed Kirk stated that they would provide adequate on-site parking.

Chair Blackerby requested a motion to close the public hearing. Commissioner Affuso moved to close the hearing, seconded by Commissioner Vincent, and all voted in favor. The public hearing was closed at 7:01 PM. The applicant waived their opportunity to provide final written documents.

Responding to a question from Commissioner Vincent, Director Skinner stated that future development of the site may or may not require further action by the Planning Commission, depending on the type of development proposed.

Responding to a question from Commissioner Griffiths, Director Skinner stated that planning staff could not waive any of the conditions placed on the development by the Planning Commission. She added that the staff report and the conditions of approval would be readily available on the City's website for members of the public to review.

Responding to a question from Commissioner Baker, Director Skinner stated that the size of the buffer is generally determined by the significance of the resource which would be indicated within the findings of the wetland assessment.

Commissioner Griffiths restated his recommendation to support the 10' buffer, to require a temporary fence be located outside of this buffer and placed prior to the start of any site development. He added that conditions 4 and 5 include a reference to require the use of individuals with wetland expertise.

Commissioner Griffiths moved to approve VAR 2022-05 with the changes discussed by the Planning Commission, seconded by Commissioner Vincent. The Planning Commission voted 6-0 to approve the application.

<b>MOTION:</b>	<b>VAR 2022-05 Kirk Rucker wetland</b>
<b>MOVER:</b>	<b>Steve Griffiths,</b>
<b>SECONDER:</b>	<b>Robert Vincent, Commissioner</b>
<b>AYES:</b>	Griffiths, Baker, Vincent, Blackerby, Affuso, Schlesinger
<b>ABSENT:</b>	Mellissa Sumner
<b>RESULT:</b>	<b>Passed as Amended</b>

#### 5.2. SUB 2022-01\_P NW 40th

This agenda item was continued by request of the applicant.

<b>MOTION:</b>	<b>SUB 2022-01_P NW 40th</b>
<b>RESULT:</b>	<b>Withdrawn</b>

### 6. OLD BUSINESS

#### 6.1. Update on 2043 Comprehensive Plan

Director Skinner stated that she will be completing the recommended changes to the Introduction and the Housing goal soon, and asked the Commissioners how they would like to proceed. Based on their input Director Skinner will schedule a work session in January 2023 to complete these two components and to begin discussions regarding additional goals.

<b>MOTION:</b>	<b>Update on 2043 Comprehensive Plan</b>
<b>RESULT:</b>	<b>Reviewed</b>

### 7. NEW BUSINESS

There was no new business.

### 8. PLANNING COMMISSION TRAINING

Director Skinner announced that the City will be hosting the Chinook Institute planning training on January 24 and 25 from 6 to 9 pm at City Hall. She encouraged and invited all Planning Commissioners to attend. Commissioner Affuso stated that she has a possible conflict with that date.

### 9. REPORTS AND COMMENTS

Chair Blackerby suggested that the Planning Commission may want to grant him the authority to sign the Final Recommendation without waiting until after the new year for a full meeting. Commissioner

Vincent moved to grant that authority, seconded by Commissioner Affuso. The motion was passed unanimously.

Commissioner Schlesinger announced that this would be his last planning commission meeting. He thanked the City Council for appointing him and giving him the opportunity to participate and to learn. He thanked previous City staff that helped him in his initiation to planning, and cited the various obstacles the Planning Commission has encountered over the past three and a half years. He shared that it remains his priority for the City to make significant transportation improvements. Everyone thanked him for his service.

## 10. FUTURE AGENDA ITEMS & NEXT MEETINGS

### 10.1. Planning Commission 2023 Schedule

The Commissioners voted to cancel the December 20th meeting. Following a review of the 2023 schedule the Planning Commission voted to approve the schedule as written. Commissioner Baker did not support the decision to cancel the January meeting due to the cancellation of several prior meetings and the need to continue progress on the Comprehensive Plan.

<b>MOTION:</b>	<b>Planning Commission 2023 Schedule</b>
<b>MOVER:</b>	<b>Robert Vincent, Commissioner</b>
<b>SECONDER:</b>	<b>Charlsy Affuso,</b>
<b>AYES:</b>	Griffiths, Vincent, Blackerby, Affuso, Schlesinger
<b>NAYS:</b>	Marci Baker
<b>ABSENT:</b>	Mellissa Sumner
<b>RESULT:</b>	<b>Passed</b>

## 11. ADJOURN

Chair Blackerby closed the meeting at 7:31 PM.

Respectfully submitted,

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Anne Marie Skinner  
Planning Director

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Kim Blackerby  
Chair