

**LINCOLN CITY PLANNING COMMISSION WORK SESSION  
MINUTES  
April 18, 2023**

**I. CALL TO ORDER, ROLL CALL**

Commissioner Bunnett shared a recent newspaper article that cited a housing update provided by Director Skinner and Director Robertson to the Lincoln City City Council. Director Skinner stated that she would provide additional details to the Planning Commission for the May meeting.

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

**II. DISCUSSION ITEMS**

**2.1. Economy and Urbanization component**

Director Skinner read the first draft of the introductory paragraphs and the goal for the chapter on economic development and urbanization, and opened up the discussion.

Commissioner Baker stated that there was community feedback relating to the desire for more opportunities for local youth to find employment nearby, and for families to be able to remain in Lincoln City. She wondered if there could be an objective to incorporate youth and local entrepreneurship. She also suggested adding a reference to the Small Business Development Center and the Bay Area Merchants Association (BAMA) to policy/objective #2.

Commissioner Blackerby suggested adding entrepreneurship opportunities accessible to local youth within policy/objective #1.

Director Robertson suggested adding a new policy/objective to foster living wage job growth and making it policy/objective #1.

Commissioner Baker added that it will be important to reflect the need for a variety of job types, including entry-level and part-time work, in addition to family wage jobs. She supported adding sample objective #8 which states: “Develop partnerships to foster a culture of creativity and entrepreneurship to encourage the establishment and growth of commerce and industry.”

Director Robertson made a suggestion to revise policy/objective #4 to incorporate city and urban renewal agency references.

Commissioner Blackerby asked a question about whether there is a current trend in the state towards expanding urban growth boundaries. Director Skinner stated that there is a current discussion about amending the process cities need to follow to expand their urban growth

boundaries, as it is presently a complex and burdensome work effort. Commissioner Affuso added that the governor has considered a potential emergency action to expand urban growth boundaries to more effectively address the ongoing housing crisis. Director Robertson stated that city staff have discussed this issue and agree that expanding the Lincoln City urban growth boundary to accommodate housing is not necessary at the current time.

Commissioner Bunnett questioned whether the policy/objective relating to housing is appropriate in the chapter on economic development. Director Skinner stated that the issue of housing is important enough that it merits repetition within other chapters. Ms. Riner suggested reworking the text to emphasize the economic development benefit that housing provides. Commissioner Affuso added that we can't add good jobs if we don't have places for people like nurses and teachers to live. Commissioner Blackerby stated that having some repetition of core issues makes sense.

Commissioner Baker suggested adding sample objective #10, which states: "Foster a culture of creativity by working with partners to support the local workforce in obtaining technical and employability skills, recruiting out-of-area talent and supporting the needs of an innovative workforce."

Commissioner Bunnett provided a handout that summarized his comments for three of the chapters, including economic development and urbanization. He stated that he felt the goal as written was weak, suggested replacing the term "consider" with a stronger verb, and eliminating "to" at the beginning of all the goals. He also wanted to add a policy/objective to address the issue of community appearance, which was supported by the rest of the commission. Commissioner Baker suggested making it more of an objective to incentivize the improvement of private property through programs or events, reflecting community values.

Director Robertson suggested edits to clarify the relationship of the urban renewal agency to the city, or to remove the reference to the urban renewal agency.

Commissioner Baker requested clarification and/or changes to the first sentence of the introduction. Director Robertson supported the identification of retirees as an important component of our local economy.

## **2.2. Coastal Resources component**

Director Skinner introduced the second draft of the coastal resources chapter, which covers the statewide goals for estuarine resources, coastal shorelands, beaches and dunes, and ocean resources.

Responding to a question from Commissioner Bunnett, Commissioner Baker provided a general description of "foredune" as the edge of the highest tide and the beginning of beach vegetation.

The commissioners reviewed the two goal statement options provided, and developed a hybrid goal that states: "Conserve, protect, where appropriate develop and where appropriate restore the significant coastal resources of our community, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water dependent uses, economic resources, recreation, and aesthetics."

Commissioner Blackerby suggested adding a reference to the biosphere and marine reserve to the first paragraph of the introduction, and removing the reference to open dune sand in the last paragraph. The last sentence of that paragraph would stay. He also supported the five suggested additions to the policies/objectives with minor edits he presented via a copy of his notes.

Commissioner Baker questioned policy/objective #6 regarding breaching of foredunes. Director Skinner stated that since that area is already restricted from development that the entire statement could be eliminated. Ms. Baker also suggested adding a reference to D River within policy/objective #3, and adding a climate change objective. Director Skinner agreed that this chapter should include a climate component since the ocean resources are the most vulnerable to rising sea level and other impacts. Commissioner Blackerby cited a previous objective that had been moved, but that could be retained in the coastal resources chapter.

Commissioner Baker supported the addition of a policy/objective regarding beach safety, such as the fifth bullet under “possible additions.” Commissioner Blackerby suggested emphasizing increased education and information in support of beach safety.

### 2.3. Natural Resources component

Commissioner Blackerby suggested adding a reference to the biosphere reserve to the introduction, and removing the term “permanent residents” from the description of Taft Pioneer Cemetery.

Commissioner Baker supported stronger language for the goal, to emphasize a more proactive and aspirational approach to natural resource protection. Director Skinner suggested replacing “considers” with “protects, conserves and preserves.” To make it somewhat stronger, the commissioners suggested adding the term “proactive” to the goal.

Commissioner Bunnett provided an edit to the second paragraph of the introduction, to say “as well as,” and replacing “consider” with “investigate” to the first policy/objective within the energy category.

Commissioner Bunnett also wanted to add a specific objective to address the proliferation of litter, especially in those areas where people first enter the city. Commissioner Affuso asked whether the comprehensive plan is the appropriate place to address illegal behaviors. Commissioners Blackerby and Baker supported a more community-wide emphasis towards waste reduction and stewardship through partnerships with businesses, volunteers, and the community. The other commissioners concurred, and Director Skinner agreed to add a new policy/objective. She also asked the commissioners if policy/objective #3 around enforcing property maintenance codes should revisit the current complaint-based approach. All of the commissioners present supported a more proactive approach to code enforcement.

Commissioner Baker asked about the discussion in the previous work session about watershed protection. Director Skinner reported that this work will be incorporated into the water management plans which are included by reference in the comprehensive plan (natural resources policy/objective #2).

Commissioner Baker also suggested revisions that would strengthen natural resources policy/objective #5, using the words prevent, protect, and/or preserve instead of minimize and

avoid. She also suggested adding a reference to vehicles and equipment within energy policy/objective #1, and to go beyond investigation to implementation.

Commissioner Blackerby suggested broadening Natural Resource policy/objective #1 to include all drainageways within the city, and adding runoff.

Director Robertson suggested changing the order of the policies/objectives to follow the title of the chapter, starting with natural resources, followed by energy, scenic, and then historic resources. This was supported by the commissioners.

#### **2.4. Citizen Involvement draft**

Director Skinner provided an overview of the third draft of the citizen involvement chapter, again clarifying the differences between the citizen involvement chapter within the comprehensive plan and the subsequent development of the citizen involvement plan, which is specifically described within policy/objective #2.

Commissioner Baker asked whether the comments which have been deleted from the comprehensive plan are being tracked and catalogued for use by the commissioners in that next phase. She added that she had listened to the audio of the previous work session, although it was extremely difficult to follow the discussion due to poor audio and lack of video. Director Skinner stated that all of the commissioners comments were being retained for future development of the citizen involvement program.

Commissioner Baker suggested that text from the second paragraph of the introduction be moved to policy/objective #2 to identify more specific outcomes of the community involvement program.

Commissioner Baker expressed her concern that the term “educate” was in any way controversial, and asked if the commission fully agreed with removing the term. Commissioner Blackerby also wanted to expand the goal from simply informing the public, but also by providing opportunities to learn. Ms. Riner acknowledged that she had a bias against using the term in planning documents because it is often perceived negatively and patronizing coming from public agencies. Ms. Baker shared the definition for educate, which means to enhance the mental, moral, and social capabilities, which goes beyond informing and engaging. She suggested the goal incorporate the message to facilitate understanding. She also supported using “engage” instead of “involve” throughout.

Commissioner Baker requested that policy/objective #2 address the importance of creating a written community involvement plan, such as by setting a deadline or identifying it as a high priority. She also wanted to include a statement to expand current practices to provide more than the minimum legally required notification to stakeholders.

Based on comments from Commissioner Baker, Director Skinner suggested moving policy/objective #4 relating to project-specific public involvement to the list of items to be included in the future community involvement plan. Commissioner Baker stressed the need to provide a high level of specificity and clarity due to the confusion and misunderstandings over the past several months such as those relating to the identity and purpose of the committee for citizen involvement. Commissioner Blackerby agreed, and asked if the city council had identified citizen involvement as one of their goals. Directors Skinner and Robertson stated that the council

winnowed down a larger list and citizen involvement did not make the last iteration, although a final report has not been provided. Commissioners Baker and Blackerby agreed to removing objective #4.

Commissioner Baker described her intention around the idea of organizational culture and the need for improved feedback mechanisms, especially from existing and past citizen volunteers. Since this is not directly related to land use planning, but to the overall management practices of the city, Director Skinner was not supportive of incorporating this language into the comprehensive plan. Commissioner Baker also supported improving data collection methods around community ideas and priorities on an ongoing basis. Director Robertson and Ms. Riner shared a few ideas of how this might be accomplished on a community-wide basis, with a subcomponent relating to land use. Commissioner Baker added this would be an important tool for the committee for citizen involvement for the next comprehensive plan update. Director Skinner suggested it be added to the background information for development of the citizen involvement plan.

Commissioner Blackerby stated that he felt that the chapter had come a long way since the initial draft, and that the commission was well prepared to move into developing the community engagement plan.

### **III. ADJOURN**

Chair Vincent adjourned the meeting at 9:10 PM.

Respectfully submitted,

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Anne Marie Skinner  
Planning Director

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Robert Vincent  
Chair