

**LINCOLN CITY PLANNING COMMISSION
MINUTES
October 17, 2023**

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

Attendee Name	Title	Status	Arrived
Brian Bunnett	Commissioner	Present	
Melissa Sumner	Commissioner	Excused	
Marci Baker	Commissioner	Present	
Robert Vincent	Chair	Present	
Kim Blackerby	Commissioner	Present	
Jason Corso	Commissioner	Present	

2. CONSENT AGENDA

MOTION:	Approve the consent agenda as presented (minutes from September 19, 2023 and September 28, 2023; FR 2023-09 for ZOA 2023-04; FR 2023-10 for ZOA 2023-05; and FR 2023-11 for ZOA 2023-06)
MOVER:	Blackerby
SECONDER:	Bunnett
AYES:	Bunnett, Baker, Vincent, Blackerby, Corso
EXCUSED:	Sumner
RESULT:	Passed

3. PUBLIC HEARINGS/DELIBERATIONS

3.1. ZOA 2023-07 RR Height

Chair Robert Vincent opened the public hearing for ZOA 2023-07 at 6:02 pm.

Director Anne Marie Skinner presented the staff report, stating that the amendment was minor in nature and was simply to add back a number that had been inadvertently omitted in an earlier zoning ordinance amendment process. The number related to the maximum building height allowed (35') in the Recreation Residential (RR) zone. In addition, Director Skinner requested that if the Planning Commission voted to recommend approval to the City Council that they also include a motion to authorize the Planning Commission Chair to sign the Final Recommendation.

No members of the public were in attendance.

Commissioner Kim Blackerby moved to close the public hearing. Commissioner Marci Baker seconded the motion which was approved unanimously.

Commissioner Baker moved to approve ZOA 2023-07, seconded by Commissioner Blackerby. The motion was approved unanimously.

Commissioner Baker moved to authorize the Planning Commission Chair to sign the Final Recommendation for ZOA 2023-07, seconded by Chair Vincent. The motion was approved unanimously.

MOTION:	Recommend approval of ZOA 2023-07 RR Height to City Council
MOVER:	Baker
SECONDER:	Blackerby
AYES:	Bunnett, Baker, Vincent, Blackerby, Corso
EXCUSED:	Sumner
RESULT:	Passed

MOTION:	Authorize Planning Commission Chair to sign the Final Recommendation for ZOA 2023-07 RR Height
MOVER:	Baker
SECONDER:	Blackerby
AYES:	Bunnett, Baker, Vincent, Blackerby, Corso
EXCUSED:	Sumner
RESULT:	Passed

3.2. ZOA 2023-08 Housing 2023 Legislation

Chair Vincent opened the public hearing for ZOA 2023-08 at 6:08 pm.

Director Skinner presented the staff report. The purpose of the zoning amendment was primarily to incorporate changes required by Oregon State legislation in 2023 related to housing, addressing definitions, permitted uses, residential use of commercial lands, emergency shelters and single room occupancy dwellings. She also added eating and drinking establishments to the list of permitted uses in the Oceanlake Plan District zone.

Commissioner Baker suggested a few minor edits and asked several clarifying questions. Relating to single-room occupancy, she asked if there was a reason to limit the number of units within each structure in the Multiple-Unit Residential zone. Director Skinner agreed to revise the statement. Commissioner Baker also provided comments regarding the table presenting land uses allowed in Nelscott. The table presenting land uses allowed in Oceanlake was missing data for manufactured homes and prefabricated structures in the Main Street Area. Director Skinner agreed to make the needed changes.

No members of the public were in attendance.

The motion to close the public hearing and record was seconded and approved.

Commissioner Blackerby moved to approve ZOA 2023-08 with the agreed upon changes, seconded by Commissioner Baker. The motion passed unanimously.

Commissioner Blackerby moved to authorize the Planning Commission Chair to sign the Final Recommendation, seconded by Commissioner Baker. The motion passed unanimously.

MOTION:	Recommend approval of ZOA 2023-08 Housing 2023 Legislation to City Council
MOVER:	Blackerby with changes to single-room occupancy in the RM zone and adding any missing data
SECONDER:	Baker
AYES:	Bunnett, Baker, Vincent, Blackerby, Corso
EXCUSED:	Sumner
RESULT:	Passed as Amended

MOTION:	Authorize Planning Commission Chair to sign the final recommendation for ZOA 2023-08 Housing 2023 Legislation
MOVER:	Blackerby
SECONDER:	Baker
AYES:	Bunnett, Baker, Vincent, Blackerby, Corso
EXCUSED:	Sumner
RESULT:	Passed

4. DIRECTOR'S REPORT

Director Skinner provided the following updates regarding previous land use cases.

The apartment project known as Wecoma Place located at NE 29th and Hwy 101 is making rapid progress and anticipates opening in Fall 2024. Commissioner Blackerby asked if the developer would be required to repair the damage to Hwy 101 caused by the construction. Director Skinner stated that she would pass along that concern to Public Works.

The affordable housing development at 25th and Hwy 101 is also proceeding rapidly, and will first complete Buildings A and B, the units fronting Hwy 101, with a Fall 2024 target date for occupancy. City staff have received a significant number of calls asking about the availability of all affordable units.

The conversion of the movie theatre to apartments at Hwy 101 and SE High School Drive has completed the permit review process and is awaiting payment.

The site north of Surfwood Manor has received a building permit for market-rate apartments in the Taft area.

The Ebb Street Lofts on SE 50th in Taft are nearing construction completion and are being marketed for sale as short-term rental use. The second site, which the Planning Commission reviewed and approved for a Natural Resource Development Variance, has not yet been forwarded to the City for additional permit review.

The building permit for Copeland Lumber has completed initial review by Planning, Fire, and Public Works.

Responding to a question from Chair Vincent, Director Skinner reported that the apartments under construction off West Devils Lake near the hospital are market-rate.

The 12-lot subdivision behind RiteAid has submitted for a site development permit and a request has been made to the applicant for additional information for Planning and Public Works.

Lincoln Palisades Phase V is well underway, while there have been no new materials submitted regarding Phase VI.

Director Skinner reported no progress related to the Overlook Subdivision.

Responding to a question from Commissioner Bunnett, Director Skinner stated that the tiny house development on SW Bard Loop has submitted for a site development permit. The City has responded with a request for additional information to complete the review. The tiny house development on City-owned property in conjunction with Coast Vineyard Church has also submitted for a site development permit.

Director Skinner had no new information regarding the grocery store development in Lighthouse Square.

Commissioner Blackerby asked whether or not there had been a surge in applications for Accessory Short Term Rentals. Director Skinner reported that there had not been any rush on these applications and confirmed that if the ordinance amendment was approved by City Council that it would take effect in 30 days.

The next Planning Commission Meeting is scheduled for November 7th. The only item on the agenda will be the public hearing for the Comprehensive Plan. Commissioner Bunnett asked what the Planning Commission could expect to occur at the public hearing. Director Skinner stated that there was really no way to know how many people might attend and choose to participate, and what type of feedback might be received. Assistant Planner Andrea Riner reported that she had mailed approximately 6,380 notifications to everyone who owns property in Lincoln City on Monday, telling them to take a look at the plan and to consider coming to the public hearing. Director Skinner reminded the Commission that we have been keeping the public involved and updated throughout the process, and we have already received positive feedback from stakeholders that we have created a good document.

Commissioner Bunnett asked about the process for finalizing the document, asking what Commissioners should do if they identify needed changes. Director Skinner suggested that the comments be included as part of the Planning Commission's recommendations for the Comprehensive Plan moving forward to City Council. Staff reviewed the schedule and stated that all attempts will be made to get the Planning Commission a pre-public hearing draft for editorial review. The pre-public hearing draft will also be posted on the website.

Commissioner Baker asked if there was time in the schedule for the Planning Commission if they saw a need to continue the public hearing and/or deliberate on needed changes without impacting the schedule for the City Council Public Hearing Date. Director Skinner suggested that the November 21st Planning Commission date could be used as a second date for additional public input or deliberation and that would be enough time to prepare for the December 11th City Council public hearing.

Several Planning Commissioners expressed interest in attending the December 11th City Council meeting.

Director Skinner announced that she had accepted a new job as a City Planner for the City of Concord, New Hampshire, starting October 31st, 2023. She reassured the Planning Commissioners that she would remain on contract to Lincoln City to complete the Comprehensive Plan likely through the end of the year.

All of the Planning Commissioners congratulated Director Skinner on her new position and wished her great success.

Responding to a question from Commissioner Blackerby, Director Skinner stated that the City was moving forward with posting the position as soon as possible. In the interim the City Manager would serve as the lead contact for the Planning Commission. The first Tuesday of 2024 falls on January 2nd, so likely the first Planning Commission meeting of 2024 would be January 16th.

5. COMMENTS BY PLANNING COMMISSIONERS/CCI

None.

6. ADJOURN

Respectfully submitted,

Anne Marie Skinner
Planning Director

Robert Vincent
Chair