

**LINCOLN CITY PLANNING COMMISSION
MINUTES
February 15, 2022**

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

Attendee Name	Title	Status	Arrived
Glenn Johnson	Commissioner	Excused	
Melissa Sumner	Commissioner	Present	
Marci Baker	Commissioner	Present	
Robert Vincent	Commissioner	Present	
Kim Blackerby	Chair	Present	
Lenny Nelson	Commissioner	Present	
Miles Schlesinger	Commissioner	Present	

2. AGENDA CHANGES OR REVISIONS

None.

3. MINUTES

3.1. Planning Commission - Regular Meeting - Feb 1, 2022 6:00 PM

MOTION:	Approve as written
MOVER:	Robert Vincent
SECONDER:	Melissa Sumner
AYES:	Sumner, Baker, Vincent, Blackerby, Nelson, Schlesinger
EXCUSED:	Glenn Johnson
RESULT:	Passed

4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS

4.1. Final Recommendation for ZOA 2022-03 Bluff

None.

MOTION:	Approve Final Recommendation for ZOA 2022-03 Bluff as written
MOVER:	Robert Vincent
SECONDER:	Miles Schlesinger
AYES:	Sumner, Baker, Vincent, Blackerby, Schlesinger
ABSTAIN:	Lenny Nelson
EXCUSED:	Glenn Johnson
RESULT:	Approved

5. PUBLIC HEARINGS/DELIBERATIONS

5.1. ZOA 2022-04 Duplexes - compliance with 2019 HB 2001

Commissioner Blackerby opened the Public Hearing for ZOA 2022-04 at 6:04 pm. No abstentions were noted. Director Skinner provided the staff report. This zoning ordinance amendment is required to revise applicable Title 17 sections referring to duplexes. Oregon State Law (HB 2001) was passed in 2019 requiring that codes for municipalities larger than 10,000 population not differentiate between single family and duplex dwellings. Recent demographic data certified by Portland State University gives Lincoln City's population at 10,067. ZOA 2022-04 revises requirements addressing minimum lot requirements and parking specifically. Responding to a question from Commissioner Vincent, Director Skinner clarified that the amendment would allow property owners to construct a second dwelling on any residential lot. Commissioner Baker asked if HB 2001 also included requirements relating to Accessory Units. Director Skinner said that it did, but that Lincoln City code already complied with these requirements.

No members of the public were in Council Chambers and none had requested to participate in the Zoom meeting. Director Skinner stated that she had not received any correspondence in response to ZOA 2022-04. Commissioner Vincent moved to close the public hearing, seconded by Commissioner Nelson. Chair Blackerby solicited additional comments or questions. Commissioner Baker stated that the Planning Commission should consider moving beyond the minimum requirements to address HB 2001, and to consider a range of housing options due to the low inventory of available and affordable housing. Director Skinner reminded the Commission that Housing would be the first topic addressed as part of the Comprehensive Plan Update next month, and that an Affordable Housing Ordinance was currently being drafted.

Commissioner Nelson moved that the Planning Commission send a recommendation to the Lincoln City City Council in favor of ZOA 2022-04, seconded by Commissioner Baker. The recommendation was approved unanimously. Director Skinner stated that the Council will consider ZOA 2022-04 at their March 14 meeting.

MOTION:	Approve ZOA 2022-04 Duplexes - compliance with 2019 HB 2001
MOVER:	Lenny Nelson
SECONDER:	Marci Baker
AYES:	Sumner, Baker, Vincent, Blackerby, Nelson, Schlesinger
EXCUSED:	Glenn Johnson
RESULT:	Approved

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. PLANNING COMMISSION TRAINING

None.

9. REPORTS AND COMMENTS

Commissioner Nelson requested that staff provide additional information to further describe contents of Final Recommendations.

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

Director Skinner provided an overview of upcoming meetings. On March 1st, the Planning Commission will host public hearings for a zone change (CPA ZC-2022-01) and for a property setback variance (VAR 2022-01) on Logan Road. At their March 15th meeting the Commission will also host two public hearings. One will address a housekeeping item to clean up portions of the code that refer to repealed sections. The second public hearing will be the first of a series for the Comprehensive Plan Update. Housing (Comprehensive Plan Goal 10) will be the focus of the public hearing and the Planning Commission discussion. Notices have been posted and shared on the City website and through social media, and Director Skinner will be on local radio March 2nd to encourage the community to provide input.

Director Skinner noted that the Mayor requested that City Council discuss a possible return to in-person meetings in the near future. Commissioner Schlesinger asked if the members of the Planning Commission could be polled to assess their level of comfort with a return to in-person meetings. Commissioners Schlesinger and Blackerby both expressed support, and requested information about the possibility of hybrid meetings. Bill Wyman responded that IT staff were looking into the system upgrades that would be needed for hybrid meetings to be effective.

11. ADJOURN

Commissioner Blackerby adjourned the meeting at 6:37 pm.

Respectfully submitted,

Anne Marie Skinner
Planning Director

Kim Blackerby
Chair