



AGENDA

Lincoln City Planning Commission
Thursday, November 10, 2022, 1:30 PM
NW Conference Room,
801 SW Hwy 101 - 3rd Floor, Lincoln City, OR 97367

I. CALL TO ORDER

II. PLANNING STAFF REPORT

2.1. Discussion on Draft Introduction and Vision

2.2. Draft Housing

All information for this meeting is available on the City of Lincoln City website at www.lincolncity.org. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting. To request information in an alternate format or other assistance, please contact the City's ADA Coordinator, Kevin Mattias, at 541-996-1013 or kmattias@lincolncity.org. Visit the [ADA Accessibility / City of Lincoln City, OR](#) webpage to view how the City continues to remain in compliance with Title II of the Americans with Disabilities Act regarding City programs, services, processes, and facilities.

*This meeting is a **work session only** and generally does not include public comment.*

Planning Commission Communication

Draft Introduction and Vision

Meeting Date: November 10, 2022 Primary Staff Contact: AnneMarie Skinner
Department: Planning Commission E-Mail: ASkinner@lincolncity.org
Secondary Dept: Secondary Contacts:
Approval: Estimated Time:

The group will discuss the attached draft Introduction and Vision for the 2043 Comprehensive Plan.

Attachments:

Draft Introduction Work Session 11_10_2022 (PDF)

Introduction

What is a comprehensive plan? Simply, a comprehensive plan is a document that serves as a general land-use plan to guide the future actions of a community. The document presents a vision for the community's future, along with goals and objectives to help bring the vision to fruition.

Why does Lincoln City need a comprehensive plan? On May 29, 1973, Oregon Senate Bill 100 created a structure for statewide planning. One of the requirements of the bill is that every Oregon city and county prepare a comprehensive plan in accordance with a defined set of statewide planning goals. State requirements notwithstanding, the comprehensive plan for Lincoln City sets forth a clear, long-term vision specific to the city. The goals and objectives set forth to assist in realization of the vision will celebrate and promote the identity of Lincoln City, while at the same time striking a balance between the competing demands on the land for development versus the preservation and enhancement of natural resources. The comprehensive plan also provides the foundation for the zoning code, which is the legal tool for implementing the long-term vision outlined in the comprehensive plan.

This comprehensive plan was developed pursuant to provisions of Oregon's Planning Act and implementing the Statewide Planning Rules. This plan serves as the blueprint for the city's development over the next 20 years, and replaces the previous adopted plans as well as subsequent amendments.

Background

Lincoln City is one of the largest cities on the Oregon Coast, located along Highway 101. Lincoln City unites seven neighborhoods from north to south. Each neighborhood has its own history, having developed independently before Lincoln City's election to incorporate on December 8, 1964. Much of the city is built on a marine terrace, and other areas of the city rest on headlands of the Coast Mountain Range or reach upward along the foothills of mountains that form the city's eastern backdrop.

Native Americans first inhabited the land along the Siletz River, Siletz Bay, and the Salmon River. The first approach of Europeans to the Pacific Northwest was by sea, during the eighteenth century as Spain, Portugal, England, and France explored the Pacific Coast looking for natural resources and a northwest passage through the continent. The first recorded tourists came in August of 1837. In 1856, the United States government moved the Native Americans to a 1.1 million-acre Siletz Reservation as their permanent home.

Homesteaders began arriving in what is now Lincoln City soon after Congress passed the Dawes Act in 1887. This act opened up the coast reservation lands to settlers and gave eighty-acre allotments to reservation Native Americans. Early settlers homesteaded the land and combined subsistence farming with fishing and hunting to survive on the isolated coast. The tribal population weakened and decreased in numbers as a result of the loss of land, starvation, exposure to the elements, epidemics, and unscrupulous government agents.

In 1886, Daniel Kern established the Kern Brothers Cannery on the Siletz River, which became the first major industry in North Lincoln County. The Siletz River, with abundant salmon, was a fisherman's paradise in those early years and homesteaders fished for extra income. The cannery provided a net, a cabin, net rack, and a boat to use on credit. By the early 1920s, however, the numbers of fish were diminishing and new regulations in 1935 prohibited drift net fishing altogether. The area then turned to logging for its industry. The small beach towns that now comprise Lincoln City grew up along what is now Highway 101. By the 1930s, these small beach towns competed with other coastal communities to attract tourists and increase business.

When population grew rapidly in the 1950s and the towns could not meet the subsequent need for improved water distribution, sewers, and fire protection, town leaders began to talk about consolidation, with the subsequent consolidation taking place in 1965, marking the official birth of Lincoln City. The Road's End neighborhood was added to the city at a much later date as part of an annexation in 2013.

Although the Western Oregon Termination Act took the last reservation land from tribal members in 1954, the Siletz people and culture endured and in 1977, the Confederated Tribes of the Siletz Indians became the second in the nation and the first in Oregon to regain federally recognized tribal status. In 1980, a modest land base consisting primarily of timberlands became the Siletz Reservation.

Today Lincoln City has two primary economic resources: tourism and retirement. The seven-plus miles of beaches are permanently accessible to the public due to a landmark legislation passed by the Oregon Legislature in 1967. In 1995, the Confederated Tribes of Siletz opened Chinook Winds Casino at the northern end of the city on property overlooking the Pacific Ocean. The Tribe also operates the Chinook Winds Golf Resort and the Chinook Winds Resort Hotel. Major employers in the city include Chinook Winds Casino, city government, Lincoln County School District, and Samaritan North Lincoln Hospital.

This community, orientated by the Pacific Ocean and coastline is one of the most dynamic landscapes known to man. The shoreline offers very spectacular qualities of continuous motion and wave action, majestic sunsets, torrential wind and rain storms, and a wide variety of wildlife and vistas to appreciate its beauty. In addition, the city has the unique and distinct feature of being part of the Cascade Head Biosphere Reserve. The Cascade Head Biosphere Reserve is a 102,100-acre-site designated originally in 1976 on the central Oregon Coast by the United Nations Man and Biosphere Program and reauthorized to the current footprint in 2017. The rare and diverse ecosystem includes the Salmon River and its estuary, a sandy littoral spit, densely forested uplands, a two-mile basalt headland covered in native coastal prairie and a marine reserve stretching west into the waters of the Pacific Ocean. The Cascade Head Biosphere is Oregon's last remaining UNESCO Biosphere Reserve.

Vision

In 2043, Lincoln City is the premier coastal community where the ocean, beach, rivers, lake, forest, and Cascade Head Biosphere come together to showcase the Oregon Coast's most extraordinarily beautiful setting for full-time and seasonal work, recreation, and retirement. Lincoln City is welcoming and inclusive, where diverse groups of people care for one another and have pride in their community. Through careful planning and collaboration, Lincoln City is a pleasant, safe, and prosperous town where everyone enjoys a high quality of life with a welcoming tourist environment that is also a great place to live.

Planning Commission Communication

Draft Housing

Meeting Date: November 10, 2022 Primary Staff Contact: AnneMarie Skinner
Department: Planning Commission E-Mail: ASkinner@lincolncity.org
Secondary Dept: Secondary Contacts:
Approval: Estimated Time:

The group will discuss the attached draft Housing component for the 2043 comprehensive plan.

Attachments:

Draft Housing Work Session 11_10_2022 (PDF)

HOUSING

Housing is buildings, structures, or shelters in which people live. Safe and sanitary permanent, year-round housing for all individuals is fundamental to a healthy community. Provisions for housing is a primary element in the comprehensive plan, and Statewide Planning Goal 10 requires jurisdictions to maintain and plan for an adequate land supply to accommodate at least 20 years of future residential growth.

Cities must complete a housing needs analysis and that analysis must provide information about the population and housing demographics, among other information. The Lincoln City Housing Needs Analysis (HNA) was adopted in 2017 along with the Economic Opportunity Analysis (EOA) and is hereinafter incorporated into and included as a part of the comprehensive plan as Appendix **XX**.

In 2022, FCS GROUP prepared an update to the housing needs projection and related residential land needs for inclusion in the comprehensive plan. The 2022 HNA update is hereinafter included as a part of and incorporated into the comprehensive plan as Appendix **XX**.

In response to the 2017 HNA and the updated 2022 HNA, the city's housing goal for the next 20 years is focused on providing a variety of housing and sheltering options for all citizens.

Goal: To provide for the housing needs of citizens of the city. Specifically, to provide for a range of housing and sheltering options to address the needs of all segments of the city, including price, location, type, and density.

Policies:

- Provide a 20-year supply of land to accommodate the city's housing and sheltering needs.
- Prohibit comprehensive plan map amendments or zone map changes that would result in increased residential densities or more intensive residential uses in tsunami hazard areas.
- Encourage housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab, and mental health facilities.

- Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own residences or non-institutional settings.
- Encourage redevelopment of existing underdeveloped and/or underutilized housing stock.
- Protect neighborhoods zoned for single-unit dwellings from incompatible uses, including commercial lodging and industrial uses.
- Encourage development of housing for people who work at businesses in the city and also want to live in the city in which they work
- Promote housing and sheltering developments that honor the natural assets of the city
- Establish enough zoning classifications, and allowed housing types within those zoning classifications, to facilitate the development of a wide variety of housing throughout the city.
- Encourage development of housing for no-income, limited-income, moderate-income, and affordable workforce-income households throughout the city and not concentrated or designated in specific areas.
- Enhance and/or maintain the safety, walkability, and livability of existing residential neighborhoods.