

**LINCOLN CITY PLANNING COMMISSION WORK SESSION
MINUTES
November 10, 2022**

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Steve Griffiths	Commissioner	Present	
Melissa Sumner	Commissioner	Present	
Marci Baker	Commissioner	Present	
Robert Vincent	Commissioner	Present	
Kim Blackerby	Chair	Present	
Charlsy Affuso	Commissioner	Present	
Miles Schlesinger	Commissioner	Present	

II. AGENDA ITEMS

2.1. Discussion on Draft Introduction and Vision

Planning Director Anne Marie Skinner opened the meeting with a review of the agenda, and opened the floor to comments from the Planning Commission. Chair Blackerby started by asking if the Commission had any overarching comments about the Introduction to the Comprehensive Plan, and initiated discussion.

Commissioner Baker described a term of “sometimes locals” that could be applied to our second home and tourist residents, many of whom identify Lincoln City as “their beach.” She supported using this term within the document where appropriate.

Commissioner Griffiths asked about the source of the historical narrative, and suggested that it be made current with a description of the more diverse population that characterizes the current community.

Chair Blackerby suggested a number of edits to make the document read better. Director Skinner worked to incorporate those edits throughout the meeting.

Commissioner Baker requested an edit to the paragraph regarding fire protection to more accurately reflect the history of this service. She also suggested that the other small towns be included specifically by name, in addition to Roads End.

Chair Blackerby stated that the paragraph describing the local economy reflect that a majority of our employers are small businesses, many of whom are family-owned and operated, and several that have existed for generations.

Commissioner Affuso wanted to emphasize the value of those members of the community who are working outside of the tourism and retirement industry. Commissioner Baker suggested that a paragraph be added to further describe the makeup of the community outside of these economic drivers.

Commissioner Baker asked the commission to consider adding text that reflected that many people come here to experience the ocean for the first time, and that we are fortunate to live in a place where that happens every day.

Commissioner Griffiths suggested adding a reference to Cascade Head Marine Reserve, one of five in Oregon, to the description of our area's significant natural resources. Commissioners also supported the addition of references to Devils Lake, Siletz Bay, and the Salmon River. Commissioner Baker suggested adding a statement that speaks to how these special places are core to our community values.

Director Skinner reminded the Commissioners that the introductory statement should remain at a broad scale, and that details and recommendations are more appropriate within each of the individual goals.

The Commission discussed the addition of a final paragraph that would focus on the community members themselves. Commissioner Baker supported revising an earlier description of the four community segments (tourists, retirees, second home owners, and the local workforce), and instead describing them instead as “locals” and “sometimes locals.” Director Skinner added that use of this term would require a definition statement.

Commissioner Schlesinger supported moving the conversation to the next agenda item, which is draft housing component.

Commissioner Blackerby moved the discussion to the Vision Statement. Commissioner Baker supported adding text to reflect the growing artistic and creative values of the community and to tie that into our respect for our natural environment.

Commissioner Griffiths shared the framework for Imagine Lincoln City, and suggested that the Comprehensive Plan follow a similar structure.

Director Skinner stated that she would make the recommended changes to the Introduction and share the next draft with the Commission at a subsequent work session. Chair Blackerby closed the discussion and moved to a review of the draft Housing element of the Comprehensive Plan.

2.2. Draft Housing

Chair Blackerby asked the Commissioners if there were any overarching comments or questions about this document, and initiated the discussion. Following a few minor edits to the introductory paragraph, the Commissioners worked to re-craft the goal statement to more closely reflect the recommended language from Imagine Lincoln City, as suggested by Commissioner Griffiths. The statement in Imagine Lincoln City reads: “Community partnerships and progressive planning ensure Lincoln City residents have affordable housing. Lincoln City is a community that cares about those in need and works together to provide housing options for all income levels and ages, especially for our most vulnerable populations.” Commissioner Baker suggested adding a reference to ensure safe housing. The two initiatives from Imagine Lincoln City were supported as additional policy statements.

Responding to a question from Commissioner Griffiths about the first draft policy, Director Skinner stated that the Comprehensive Plan needed to include a policy that will allow the City to

expand the City limits and/or the City Urban Growth Boundary in the future to ensure an adequate supply of land for industrial, commercial, and residential demands.

Chair Blackerby suggested adding a reference to shelters and transitional housing into the third housing policy, per a comment from Commissioner Griffiths.

Chair Blackerby also requested a reference to promote the provision of efficient or sustainable transportation in relation to support services for seniors and people with disabilities.

The Commissioners worked to strengthen the language in the policy encouraging redevelopment to add a reference to the maintenance of properties to ensure the health and safety of residents, especially renters. Director Skinner stated that she would check with the City Attorney and the Building Official about the appropriate way to describe the jurisdiction's responsibilities in this area.

Responding to a question from Commissioner Griffiths, Director Skinner stated that City code already has a number of provisions relating to tree removal and that further improvements to that code were already underway.

Commissioner Vincent expressed concern regarding the policy to allow shelters in all neighborhoods. Other commissioners responded by stating that such developments would still be required to follow standard land use and building code requirements.

Chair Blackerby commented that he supported language connecting the housing goal more directly to transportation.

Commissioner Baker asked how the Comprehensive Plan might encourage more experimental housing, such as those that would use alternative building materials and forms of energy. Director Skinner suggested adding a policy that supports sustainable housing.

Chair Blackerby commented that mixed-use or neighborhood commercial development hadn't yet been addressed. Director Skinner stated that this is best addressed in the Comprehensive Plan housing element by including the policy language on walkability.

The meeting closed with an overview of the December 6th agenda, which will include two public hearings for a natural resource development variance and a preliminary subdivision plat, and a discussion of the January training. Chair Blackerby closed the meeting at 3:22 PM.

Respectfully submitted,

Anne Marie Skinner
Planning Director

Kim Blackerby
Chair