

**LINCOLN CITY PLANNING COMMISSION
MINUTES
March 16, 2021**

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

Attendee Name	Title	Status	Arrived
Marci Baker	Chair	Present	
Kim Blackerby	Commissioner	Present	
Joshua Brainerd	Commissioner	Absent	
Patti Kroen	Commissioner	Present	
Lenny Nelson	Commissioner	Present	
Miles Schlesinger	Commissioner	Present	
MacNeale Smith	Commissioner	Present	

2. AGENDA CHANGES OR REVISIONS

3. MINUTES

Commissioner Patti Kroen had several revisions. Commissioner Blackerby pointed out a request he had made at the end of the meeting, asking Senior Planner Dave Mattison to supply the dates of traffic studies that have been completed, which did not make it into the minutes.

3.1. Planning Commission - Regular Meeting - Mar 2, 2021 6:00 PM

MOTION:	Motion to adopt the minutes from the March 2, 2021 meeting with edits as identified
MOVER:	Kim Blackerby, Commissioner
SECONDER:	Lenny Nelson, Commissioner
AYES:	Baker, Blackerby, Kroen, Nelson, Schlesinger, Smith
ABSENT:	Joshua Brainerd
RESULT:	Passed

4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS

None

5. PUBLIC HEARINGS/DELIBERATIONS

None

6. OLD BUSINESS

None

7. NEW BUSINESS

7.1. Planning Commission Goal Setting

Senior Planner Dave Mattison led the discussion. The meeting packet included the 2019 Planning Commission goals and a draft list of 2021 goals, but did not include the 2020 work plan. Mr Mattison added the 2019 list so that the commissioners could pull out the items that did not get accomplished but are still important. The City Council's 2021 goals have not been finalized yet - they are still in a draft stage. Top projects include the Comprehensive Plan updates and revisions to the tree and lighting ordinances.

Commissioner Kroen asked whether a draft copy of the City Council goals is available to work with. She said that her recollection was that there was a series of 4 or 5 e-mails with and then a work session to talk about those things. She said that she does not remember seeing a summary of that work session or a summary of what came out of that work session. It is hard to go into a work session and discuss what the goals will be and then come back a month and a half later and remember the conversation. Planning and Community Development Director Simon Kim replied that the City Council went through several goal sessions. They identified the major goals first and the City Manager is working on identifying strategies for accomplishing those goals. They will probably finalize at the end of the month. When they are finished, Mr Kim will provide the summaries for the Planning Commission's attention.

Commissioner Nelson wondered whether the Planning Commission should wait for the Council's goals, if they are coming soon. She asked if it would be worth going back through the 2019 goals to see what was not finished.

Commissioner Kroen said that if the Planning Commission is going to be given a list of the 2019 goals to consider, it would be nice to know what on the list has already been accomplished. Some of the items have been accomplished. It would be nice to have the 2020 list to know what else we accomplished or what we changed it to. She said that the master plan for the Villages at Sitka Woods is intriguing, and also that she is not sure about all the housekeeping items that have been accomplished.

Mr Mattison started at the beginning of the 2019 list with the Villages at Sitka Woods. Commissioner Kroen said that it is her understanding that it is still ongoing. City Attorney Richard Appicello added that the Villages at Cascade Head is not just one project but many projects. Mr Appicello described a number of tasks that City Council will have to address related to those projects.

The next item on the 2019 list was a tsunami overlay ordinance. Commissioner Kroen described this as an exercise to use the Beat the Wave information to identify constraints to development in tsunami locations. She said that maps were developed for all of Lincoln City, but that was as far as the conversation progressed.

Commercial design standards, on the 2019 list, were addressed in 2020. Clarifications on site plan review was addressed through several ordinances in 2020. Those ordinances created some conflicts, and Mr Appicello has on his list to address some of those conflicts that were created with those changes (e.g. the VRD ordinance that now references sections of the code that are no longer there because they were renumbered).

There was some conversation about transitional zoning, which was identified on the 2019 list. Mr Kim said that transitional zoning is a common issue in cities, such as Lincoln City, that have many urban cores.

Chair Baker expressed confusion at the conversation, asking whether the task was to check off items from the 2019 list or to create a new list of goals. Commissioner Kroen said that there are some things on the 2019 list that are important to pull forward - the comp plan, the tsunami overlay zone (which could be pulled forward as part of the comp plan) - but that she would love to hear the goals of the other commissioners. Chair Baker said that she agrees and that it was that discussion that she would like to look at. She said that she looked at the comprehensive plan update and identified a list of a number of goals, but would really like to hear from fellow commissioners on their personal feelings on goals.

Commissioner Kroen said that the 2019 list is in the weeds, and that she would like to see the Planning Commission develop larger umbrella goals that can be used to measure success under. She said that the Planning Commission has struggled with the tourism-based economy for as long as she has been a member, and that some of the members have railed against it in some instances. Commissioner Kroen said that if we look at a tourism based economy, we can make positive movements towards an eco-tourism approach. Lincoln City has been a quaint beach town for many years but the market has changed and we are ignoring a group of tourists that we are in a unique position to service. We should be making bold decisions now to secure our position as an eco-tourism destination. She said that she would extend that to the Sitka Woods property - that she would like to see a huge section of that preserved as a park and for eco-tourism activities. She also said that she would like to see an extension of the Oregon Coast trail, which currently has a break in Lincoln City. It is an opportunity to take advantage of land is that not going to be made again.

Commissioner Kroen said that her second goal is similar. She would like to extend the tree ordinance into an urban forest plan. Preservation of treescapes is just a part of that. We need to become stewards of this declining resource.

Commissioner Schelsinger agreed with Commissioner Kroen's ideas, saying that she has given them a lot of thought. He said that he has given a lot of thought to the road structure from the north end of town to the south end of town, and that he doesn't think anything else can be accomplished until the road system is tied together so that there is a bypass to the traffic on Hwy 101 during the tourism season. For there to be any type of growth in Lincoln City, there needs to be a route north to south. Foothills Boulevard [referring to a previous, ongoing conversation] is one way to accomplish that. He said that he does not think you can bring any more tourists to the city until you get the highway developed, and that it should be the number one priority.

Chair Baker said that she noticed while preparing for the joint meeting with City Council that there are a number of mentions of the Boulevard in the Nelscott Gap Plan. The part in the Nelscott Gap Plan is focused on Nelscott and did not go all the way to East Devils Lake Road. Commissioner Schlesinger said that East Devils Lake Rd is the natural extension of the route. Commissioner Kroen said that she supports Commissioner Schlesinger's suggestion. She said that a previous senior planner tried to get funding to pursue this issue, which is significant for ingress and egress as well. When the fires came through [in September 2020], we saw that there are no options. A bypass route could help to get people through quicker. Chair Baker said that she agrees. We cannot have much more growth without a way to move people around.

Commissioner Blackerby added that it is not only Foothills Boulevard, but the exits from Roads End and the Villages at Sitka Woods. Transportation changes are needed. Bicycle paths are also needed. Where do you bike safely around here? There are so many ways to extend the trails.

Looking at the comprehensive plan, overall emergency services as well as communications are an issue. In terms of Internet services and communication services, Lincoln City is really lacking.

Commissioner Smith brought up power specifically. He said that he lives in Nelscott, and a couple of weeks back there was a traffic accident on the north end of town that knocked out power on the south end of town for several hours until they repaired it. It seems like there is a better way to provide power than to just have one outlet through town.

Commissioner Blackerby said that there are a number of areas in the comprehensive plan that are lacking, including code enforcement. He named several properties that appear to not be conforming to code. Chair Baker said that one of the things she put down for goals this year was code enforcement. Code enforcement is a huge problem but a small section of the comprehensive plan. Something we have an issue with being a small town is that it is difficult to avoid pointing fingers and still have accountability. We need a whole community effort to clean things up. She said that she would like to see coordinated cleanups. A cleanup of Nelscott. Clean up Oceanlake. She said that she thinks that you would get more buy-in with the condition of the city.

Commissioner Nelson added that many of the buildings in the city are not locally owned, which is why you see the pretty planters that are just filled with garbage. Commissioner Kroen said that it was one of the issues in the commercial design review meetings that the Planning Commission had. Many of the out-of-town owners did not participate. Commissioner Smith said that one of the complaints he has heard anecdotally is that many people do not feel like there is any benefit to living in the city. Having quarterly cleanups or other things to establish a sense of identity, would help. He also said that he does not know that Planning Commission has the power to do anything about it, but that people will have the power to do in the planning commission, but that people will give their buy-in if we make it worth their while.

Chair Baker noted that people are inspired in different ways, and that she thinks that more pride and community identity is a good motivator. Or enabling people and making it a win-win. One thing that she noted in the Comprehensive Plan is the need for incentives for entrepreneurs who chose to do business in Lincoln City, as opposed to another town. What could the City do to enable businesses to create more jobs or make investments into their buildings? There are some efforts to inventory buildings available for business. There is a lot of talk about the City doing this and the City doing that. It works, but it is important to identify who will actually do the work. Is it the Library Board or the Planning Commission or a citizen committee? Chair Baker tried to concentrate on the Planning Commission and the actions that it can take. The Planning Commission does not have a lot of power, but can make recommendations.

Chair Baker asked whether there were more goals to talk about or whether the Planning Commission should move on to the next topic. One thing that had not been brought up as a goal was an emergency shelter. Every year we get to November or December and we do not have an emergency shelter. She said that she would like to see the Planning Commission address the issue earlier this year. She suggested looking at which local nonprofits have been involved. She added that she heard on the County Commission meeting that Chance [a previous applicant for a conditional use permit for an emergency warming shelter] is taking over a hotel-related contract.

There was some discussion about what happened to the emergency housing that received a conditional use permit at the end of 2019.

Chair Baker said that another thing she had on her list is workforce housing. Lincoln City cannot

grow without people being able to live here year-round. Discussion followed about affordable housing, housing stock, and subsidized housing. Commissioner Smith said that the city has a low number of home-owner occupied homes and that he does not know what the Planning Commission can do to encourage long-term rentals vs short-term rentals. Chair Baker asked how the city could incentive a long-term rental vs a long-term rental. Waiving a \$100 occupation tax permit fee will not work. She suggested looking at connecting people who are renting but want to buy with opportunities to buy, which then frees up rentals for others. There are people who have lived here and rented for years and are paying so much for rent that they are not able to buy. Commissioner Kroen said that the way that you control that from a city perspective is to put a cap on the number of vacation rentals and reduce the numbers. And you do that by putting a goal in the comprehensive plan to preserve neighborhoods. This isn't unique to Lincoln City. It is a problem that every vacation city in the world is dealing with, and there are a lot of examples for what has been done.

Commissioner Schlesinger said that he thought the Planning Commissioner took care of the short-term rental issue a bunch of years ago by starting to limit the number of vacation rentals or the number of days that a property could be rented unless they are a certain type of property. Chair Baker said that there are limits, and there were changes that were made, but that she does not know how effective they have been, 5-6 years out from those changes. She said that maybe one of the Planning Commission's goals should be to look at how effective those changes have been for our communities. She said that what she hears complaints about is all vacation rentals, and we have to pay attention to how they are affecting our communities in a lot of different ways. Citizens have spoken out about how they are affecting our neighborhoods and the availability of housing.

Commissioner Kroen said that, as a veteran of the previous negotiations around short-term rentals, she would not be opposed to revisiting the current rules, after the number of years we have been doing this. She added that it comes down to enforcement.

Commissioner Schlesinger said that an important point is that Lincoln City is a low-paid service economy. We need light industry around 23rd street - small manufacturers that do not rely on traffic in and out of the community so that we can develop some higher-paying jobs so that people can stay in town and have some wage growth. Chair Baker asked how much of the population is unemployed by choice. She said that we do need industry that has higher paying jobs - that the industry she is in, most people work 2 or 3 jobs.

Commissioner Schlesinger said that he would be in favor of looking at the revisions to the short-term rental program to see if modifications can be made so that there are fewer rental houses without limiting people's right to it. Chair Baker agreed that it would be good to go back and look at the rules for short term rentals. She added that ultimately nobody should have an obligation to rent their house out long term. If the city had an inventory of local landlords and people who do choose to rent out their houses long term, it could be used as an opportunity to celebrate those people - because they are taking a risk that others don't necessarily take. She suggested focusing more on affordable equity.

Commissioner Smith asked about the inclusion of cob as a permitted building material. Appendix U in the current International Building Code was update to approve cob as a building material. He asked what would be involved in incorporating that into our code. Commissioner Nelson said that she thinks that cob would have to be approved as part of the Uniform Building Code - that she did not think there was anything in the land use ordinance prohibiting it, just that you have to follow

the Uniform Building Code. Mr Kim added that the Planning Department is looking at amendments to the building code in several sections.

Mr Mattison suggested moving on to the next discussion about the comprehensive plan.

7.2. Comprehensive Plan Update

Responding to the previous conversation about goals, Mr Kim said that he heard a number of items related to the comprehensive plan, and that staff will summarize that conversation into an itemized list that can be used for future conversations. He said that it was especially interesting to hear about eco-tourism and connection to the community forestry plan. Regarding the bypass, Mr Kim had a conversation with DLCD about adding the route to the city's traffic plan, and that was acceptable.

Mr Kim said that he thinks the code enforcement section is too short, but that none of the commenters have added anything to it. As part of the conversation with DLCD, they want the Lincoln City Comprehensive Plan structure to follow the state goal structures. The order is different and they have a more articulated structure. They do not have code enforcement in their structure, and it sounds like we are not supposed to put it in the comprehensive plan. He said that he may delete the title of code enforcement, but add it to the land use section.

Regarding affordable housing, HUD is the primary source of funding. We need to find some creative ways to get monies to implement. Neighborhood and short-term residential rentals - there are communities that rely on short term residential rentals. The point is the preservation of neighborhoods - the character of communities. He said that he will put more in the comprehensive plan about the preservation of neighborhoods.

There was also discussion of higher paying jobs and the development of manufacturing industries. There is the Nelscott Gap plan, but there are some glitches because the Urban Growth Boundary does not reach that side of Hwy 101. So we may need to modify the Urban Growth Boundary, which is more difficult than the updates to the Comprehensive Plan.

Mr Kim said that he will look forward to the Planning Commissioners' written input on the draft update to the Comprehensive Plan. He reminded the commissioners that the draft is not publicly available yet. It is a very basic draft and he is still receiving draft input. He received the Urban Renewal Agency's comments today, and after the DLCD staff's comments about structure, he has reorganized the structure.

Mr Kim reviewed the planned schedule for the Comprehensive Plan, with city departments reviewing the draft through March 9th and committee meetings through the end of April. He said that he learned that the Planning Commission also acts as the Citizen Involvement Committee. Every comprehensive planning issue needs to go through the Planning Commission and then goes to the City Council. Staff met with DLCD staff in February for initial discussions regarding updates to the Comprehensive Plan. They met again today with DLCD staff to talk about structure, and learned that the plan needs to include climate change. The city also needs to work with the neighborhood associations, so we will be sending a draft to the neighborhood associations. On May 3rd we will be sending 35-day notice to DLCD. We will have public workshops during May and June. There has been some concern that the city will work on the comprehensive plan and finish it without the input of the citizens. He said that he is preparing for a lot of citizen involvement. Public hearings will begin around June 15th and will go on until

adoption of the plan. The Planning Commission can adopt the updated Comprehensive Plan or may opt to delay adoption.

Mr Kim said that he will simplify the draft or add more to it based on the input he receives from the Planning Commission.

Commissioner Kroen asked whether the direction from the state regarding formatting of the Comprehensive Plan is a regulation or a recommendation, and whether the city can choose to organize the comprehensive plan in a way that works the best for us. Mr Kim responded that it is a recommendation, but that there are pros and cons to ignoring the recommendation of DLCD. There are DLCD staff members who are specialized in the different sections and they will only look at the associated sections of the Comprehensive Plan. Commissioner Kroen suggested that if we have those required sections, the order of them may not be as important as being able to pull them out.

Commissioner Kroen said that, In her opinion, the Comprehensive Plan is the most important planning document for the city. It will direct and drive and try to accommodate the desires of the cities for many years. We have an opportunity to include a lot of citizen involvement. She said that when she looks at the draft, it is a patchwork, and that it feels like we are developing it backwards. For the community plan to remain relevant to the community, it has to be current, and has to reflect the community vision. We had a visioning process, which she was involved in extensively. The plan needs to be actionable. Commissioner Kroen said that she wants to see goals, policies, standards, and actions. There are currently statements such as "maintain the beach vibe of the city." She said that what she considers to be a casual vibe is different than others consider it to be. She said that she wants to see things that are measurable and quantifiable so that we are successful and so that we know what to change when we are not successful. The other piece is to prioritize. There are all kinds of things that need to be done, but as a community we need to prioritize the things that need to be done. Mr Kim replied that, at the staff level, we cannot prioritize anything. We have not actually gotten into the public hearings or input yet. That is why the draft includes the original comp plan documents. He said that he looked at the original visioning document and added some visioning statements, but that is something that he would like to see from the Planning Commission in drafting the plan. A comprehensive plan includes goals, policies, and objectives. There can be a separate strategy plan. When you adopt the comprehensive plan, you have to go through the entire process. City Council and the Planning Commission are going through the goal setting process, which can be the strategies to implement the Comprehensive Plan.

Commissioner Kroen said that sometimes you are better off starting over. Mr Kim, inviting the written input of the commissioners, said that he does not mind harsh criticism, and reminded the commissioners that it is their comprehensive plan, not his. He said that he is just assisting them in creating a really good comprehensive plan. He asked them to keep that in mind and that they assist him in helping them create the comprehensive plan.

Commissioner Nelson said that the comprehensive plan is not a visioning document. It is not that we cannot create other documents that talk exactly about how we are going to achieve those goals, but the plan itself is part of how we will achieve those.

Chair Baker said that this is an opportunity to be creative about our community. Oregon has a unique land use planning in that the statewide planning goals are rules. And beyond that, if we address those rules, the comp plan is what makes Lincoln City be Lincoln City. She said that the

first thing that she noticed is that there is no introduction in the draft comprehensive plan. Everyone has their own methods of how they approach things like this. She said that she would have started with an introduction and a vision of what we want the city to look like in 20 years and have the goals speak to that. She added that we need that visioning from the community, and said that she was surprised to see that this is a fourth draft, and is the first time they have seen it, but it is still not time to start having the discussion. Chair Baker said that she would like to see each of the planning commissioners write an introduction of how we see Lincoln City.

Commissioner Blackerby said that he appreciates Commissioner Kroen's passion and objective direction. He said that the more that the commissioners have talked, the more he thinks that they have strayed from what Commissioner Kroen was saying. He said that what Mr Kim said about it being the Planning Commission's document bothered him. It is a city document. Commissioner Blackerby said that it is the job of the commissioners as volunteers to help the city with their document. I spent about four hours on this today. He said that he had thought that each commissioner would be sitting down and talking about their high-level reaction.

Commissioner Kroen said that this particular document was not ready for red-line strikeout. Several of the commissioners went through and did red-line strikeout. There was a disconnect in understanding of where the draft was and what Mr Kim needed from the Planning Commission. She also said that there has been some disconnect on the role of the Planning Commission. Chair Baker said that she is confused as well. The draft is in the meeting packet, and many of the commissioners reviewed it, but are now finding out that the draft has already changed.

Mr Kim said that, in spite of changes that have been made to the draft parallel to the commissioners' review, none of their comments will be lost. He asked again for the commissioners to send their written comments to him so that he can improve the draft. Commissioner Blackerby asked whether it would be reasonable to look at the most recent draft and send any comments and re-review it at the next meeting before anything else has changed.

Chair asked the commissioners whether they had prepared to have a goal by goal discussion of the draft. A few had come prepared for that discussion. She said that there have been communication issues with expectations and what the role of the Planning Commission is. She pointed out that it is mid-March and the Planning Commission does not yet have goals. She added that frustration is not a good place to approach a conversation with.

Commissioner Kroen said that she finds it difficult to go through and make comments on goals and policies without knowing what the vision for that topic is. She said that she does not know if a particular policy will be appropriate without knowing what the vision for that topic is - that she is not comfortable with the vision part of this to know that the goals are supported by the vision. She said that we have all these objectives and all of these policies, and we are trying to force them into a box that we have not defined yet.

Commissioner Blackerby said that he will send his comments, and that he agrees with Commissioner Kroen that we are starting from the wrong direction. He asked Mr Kim if the maps and exhibits identified in the draft are available. Mr Kim responded that they are not ready.

8. PLANNING COMMISSION TRAINING

9. REPORTS & COMMENTS

10. FUTURE AGENDA ITEMS & NEXT MEETINGS

There will be a public hearing for a subdivision application at the next meeting.

Chair Baker asked about the Committee for Citizen Involvement, and said that in 2020 Mr Appicello had said that the Planning Commission can make a recommendation to the City Council to form a new committee. Mr Appicello said that we are required to follow the Citizen Involvement Program, and that they had found the resolutions making the Planning Commission the Citizen Involvement Committee. The Planning Commission is the Citizen Involvement Committee unless they want to make a recommendation to the City Council.

Chair Baker asked about a previous recommendation from Commissioner Kroen to have sub-committees focused on each of the Comprehensive Plan goals. She said that if the Planning Commission is going to put committees together, it is something that they should start acting on and engaging people in the community who are currently interested in the topics. Mr Appicello said that one caution about subcommittees is that they are still public meetings that have to have public notice.

11. ADJOURN

Adjourned at 8:33

Respectfully submitted,

James White
Assistant Planner

Marci Baker
Chair