

**CITY OF MANZANITA
PLANNING COMMISSION MEETING
JANUARY 17, 2017**

I. CALL MEETING TO ORDER: Chair Owen Nicholson called the meeting to order at 4:00 p.m. in the City Council Chambers.

II. ROLL: Members present were: Owen Nicholson, Burt Went, John Nanson, Phil Mannan, Karen Reddick-Yurka, and Steve Bloom. Absent and excused: Colleen Everroad. There was a quorum. Staff present: City Manager Jerry Taylor and Assistant City Manager Cynthia Alamillo.

III. AUDIENCE INTRODUCTION: There were 29 persons in the audience.

IV. APPROVAL OF MINUTES: September 19, 2016

A motion was made by Nanson, seconded by Mannan to approve the minutes of the September 26, 2016 Planning Commission meeting. Motion passed unanimously.

New City Mayor Michael Scott thanked the Commission for their service. City Manager Taylor expressed that due to an event honoring past Mayor Bullard the meeting needed to be maintained within the time allotted. He then noted that Jim Pentz was travelling from Bend to attend the meeting and had requested that the allowed uses in the SRR zone be addressed first.

LEGISLATIVE ITEM

V. REQUEST FOR ORDINANCE INTERPRETATION OF ALLOWED USES IN SPECIAL RESIDENTIAL/RECREATIONAL ZONE (PENTZ/HINKES)

City Manager Taylor explained that the question needing to be resolved is the range of uses allowed in the Special Residential/Recreational (SRR) zone. The Commission has never looked at this issue before as the golf course has been the only non-residential use in the zone. The Comprehensive Plan suggests the commercial uses developed to serve the development are allowed.

Jim Pentz asked for clarification of the Ordinance in regards to the kind of commercial uses allowed because he is planning a development project and needs a clear idea of what is permitted to move forward with his design. Commissioner Nanson suggested that the Planning Commission hold a work session before making a decision. Reddick-Yurka explained that the commercial activity must serve the development. Reddick –Yurka followed by emphasizing that the size of the commercial use has to be proportionate to the use being served. For example, a hotel with 100 rooms cannot have a restaurant that serves 200. Some of the issues discussed by the Commissioners included: that a commercial development in the SRR zone can compete with the C1 zone, a grocery store may not be allowed, there is currently no definition for a hotel, and that the standards of the C1 zone could be used for commerce in the SRR zone.

The Commission agreed by consensus to take no action on the issue, to have City Manager Taylor draft a staff report and to have the Commission hold a work session to discuss the document.

QUASI-JUDICIAL ITEMS

VI. REVIEW OF PLACEMENT OF TWO CARGO CONTAINERS FOR STORAGE OF DISASTER RELIEF SUPPLIES AT CITY WATER TREATMENT PLANT

Scott Galvin, Emergency Volunteer Corps of Nehalem Bay (EVC), stated that these cargo containers would be used to store water and supplies in case of a catastrophe. The containers would hold enough supplies to help the community be self-sufficient for 21 days. Galvin explained that the EVC worked in coordination with City Hall and Public Works to find a site to place the containers, and their recommendation is to place them next to the Water Treatment Plant. Galvin provided the Commissioners with two options. Option one is to place the containers next to the facility (more accessibility but more visual) and option two is to place them behind the facility (less accessibility but less visual).

Some of the concerns discussed by the Commissioners included: the paint design – which will be painted as the water facility; condition of containers – have only been used once; security of the fuel tanks – they are built with a concrete barrier; fuel stored – diesel and gasoline; weight of containers – approximately 2,500 lbs; structural support – containers would need to be supported with cribbing; approval from the fire marshal – the Fire Chief has seen the proposal; power supply – goes underground and humidifiers will be inside.

There were no public comments.

A motion was made by Mannan, seconded by Went to approve Option two for the placement of the two cargo containers. Motion passed 5-1 (Bloom nay).

VII. DESIGN REVIEW OF AN ADDITION TO RETAIL GROCERY STORE AND APPLICATION FOR VARIANCE FROM OFF STREET PARKING REQUIREMENTS. LOCATION: 193 LANEDA AVENUE. APPLICANTS: CHUNG AND JUDY LEE (MANZANITA GROCERY AND DELI) (22 NOTICES SENT)

Taylor noted that the issues to discuss included parking and landscaping. The plan as proposed normally would require 25 parking spaces. The existing building has 7 parking spaces, although 12 spaces are required under the current ordinance. Therefore, by accounting for the preexisting deficiency, only 20 spaces will be required. The site plan shows 14 spaces, and the applicant is requesting a variance for the additional six spaces. The landscape plan is 139 square feet short of the 10% requirement. It was recommended that the owners be required to consolidate their three tax lots into one as this development will tie them together. The placement of ventilators and lighting was noted, as well as the need to have a lighting plan with low or diffused lights to lessen the impact on neighboring properties. The plan refers to an on-street loading zone adjacent to the second level ramp that

needs to be addressed because the ramp is on the public right-of-way. Traffic concerns were also discussed.

As the Commissioners needed to leave for another meeting, the Commission agreed by consensus to continue this discussion until January 26, 2017.

VIII. ADJOURN

A motion was made by Nanson, seconded by Mannan to recess the meeting until 4:00pm on January 26, 2017. Motion passed unanimously.

Chair Nicholson recessed the meeting at 5:34 p.m.

**MINUTES APPROVED THIS
21ST DAY FEBRUARY, 2017**

D. Owen Nicholson, Chair

ATTEST:

Jerald P. Taylor, City Manager/Recorder