CITY OF MANZANITA PLANNING COMMISSION MEETING FEBRUARY 21, 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 2 persons in the audience.
- IV. APPROVAL OF MINUTES: January 17, 2017 and January 26, 2017.

 Reddick-Yurka noted a correction to past Mayor Bullard's name in the January 17, 2017 minutes.

A motion was made by Mannan, seconded by Reddick-Yurka to approve the minutes of the January 17, 2017 Planning Commission meeting as corrected. Motion passed unanimously.

A motion was made by Nanson, seconded by Went to approve the minutes of the January 26, 2017 Planning Commission meeting. Motion passed unanimously.

QUASI-JUDICIAL ITEMS

V. CONTINUATION OF DESIGN REVIEW OF AN ADDITION TO RETAIL GROCERY STORE (MANZANITA GROCERY AND DELI)

City Manager Taylor noted that at the request of the applicant, this item will be postponed until the March 20, 2017 Planning Commission meeting.

LEGISLATIVE ITEMS

VI. ORDINANCE INTERPRETATION OF ALLOWED USES IN SPECIAL RESIDENTIAL/RECREATIONAL ZONE

Taylor informed the Commissioners that he found language in the comprehensive plan related to commercial activities in planned developments. On this basis, applicants will be advised not to come back with a new zone proposal. Discussion followed on the ordinance interpretation, emphasizing that the size of the business has to be in proportion to the development and has to cater to owner and guests of the development. Commissioner concerns included traffic issues, Fire Marshal approval, feasibility of businesses, uses of the cottage industry and units per acre. Taylor will get legal advice on the authority the City has on planned developments. Taylor will bring back a revised draft interpretation.

VII. LEGAL OPINION ON SIDE YARD SETBACK REQUIREMENTS FOR OCEANFRONT LOTS WITH STREET SIDE YARD

Taylor informed that the City has always interpreted that an ocean front lot that also abuts a City street is a corner lot because the beach has been considered a state highway. Owners of an undeveloped lot on Horizon Lane are disputing this interpretation and seeking to follow a standard 5 foot or 8 foot side yard setback on the Horizon side since they are not a corner lot because they are just abutting one street. The legal opinion of the City Attorney is that without any amendments to the Zoning Ordinance, the City cannot interpret the lot in question to be a corner lot.

VIII. HAZARD MITIGATION PLANNING AND NEW FLOOD AREA MAPS

Taylor informed the Commissioners that the Department of Land Conservation and Development is working with FEMA to encourage public participation on how to mitigate disasters. The City needs to follow FEMA requirements to be eligible for reimbursements. In addition, Taylor discussed that on the new FEMA flood map most the City previously shown to be in the 100 year flood area is now out of the area, except for a few small spots.

IX.	7 N	JOU	IDNI
IA.	AU	JLJL.	אוחנ

Chair Nicholson adjourned the meeting at 6:00 pm.

	MINUTES APPROVED THIS 21 ST DAY OF MARCH, 2017
ATTEST:	D. Owen Nicholson, Chair
Jerald P. Taylor, City Manager/Recorder	