

**CITY OF MANZANITA  
PLANNING COMMISSION MEETING MINUTES  
JUNE 5, 2017**

**I. CALL MEETING TO ORDER:** Chair Owen Nicholson called the meeting to order at 4:00 p.m. at the Pine Grove Community House, 225 Laneda Avenue, Manzanita, Oregon.

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

**III. AUDIENCE:** The attendance was over the capacity of the building and the doors had to be closed at approximately 3:55 to comply with State fire codes.

Mayor Scott thanked the audience for attending and participating in the public hearing. He introduced the Planning Commissioners and announced that this was Chair Nicholson's final meeting as chairman, but he was staying on as a Commission member. Karen Reddick-Yurka will become the chairman on July 1, 2017. Mayor Scott thanked Nicholson for his more than twenty years of service to the community.

**IV. APPROVAL OF MINUTES:** March 20, 2017 and March 30, 2017

**A motion was made by Bloom, seconded by Reddick-Yurka to approve the minutes of the March 20, 2017 Planning Commission meeting. Motion passed unanimously.**

**A motion was made by Everroad, seconded by Went to approve the minutes of the March 30, 2017 Planning Commission meeting. Motion passed unanimously.**

**OUASI-JUDICIAL ITEM**

**V. ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES:** Chair Owen Nicholson explained the procedure for the public hearing and opened the public hearing.

**VI. PUBLIC HEARING: PRELIMINARY DEVELOPMENT PLAN FOR A 70 ACRE PLANNED DEVELOPMENT OF ABOUT 300 DETACHED RESIDENTIAL UNITS AND A LIMITED COMMERCIAL CENTER IN THE SPECIAL RESIDENTIAL/RECREATIONAL ZONE AND MEDIUM DENSITY RESIDENTIAL ZONE. LOCATION: CLASSIC STREET AND NECARNEY CITY ROAD. APPLICANT: ENCORE INVESTMENTS, LLC (PENTZ/HINKES). OWNER: PINE GROVE PROPERTIES, INC.**

**A. CHALLENGE TO PLANNING COMMISSION JURISDICTION – None**

**B. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS –** Commissioner Reddick-Yurka stated that she had followed an on-line conversation concerning this proposed project, but had not participated. Mannan and  
Planning Commission  
June 5, 2017

Bloom stated that they had visited the site. Nicholson stated that he had a conversation with the developer in February, but had no bias.

**C. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT - None**

**D. APPLICANTS' PRESENTATION:** Rick Hinkes of Encore Investments, LLC gave an overview of the history of the proposed development project. He explained their feasibility evaluation and expressed his understanding of the need for workforce housing. He stated that their goals were to maintain a village culture, keep natural vegetation and topography, re-energize the golf course, have an open community, enhance seasonality issues, and minimize traffic impact with a bike and pedestrian culture. Hinkes also talked about the benefits of having a master plan for the development.

Jim Dawson of Dawson and Associates presented the proposed master plan for the Village at Manzanita. Dawson noted the existing topography; stated that there are no wetlands on the property; and addressed the expressed concerns related to access streets, entrances to the development, and the proposed commercial area. Dawson next described the types of residences, open spaces, private and public amenities, golf course viability, and their request for a zero cap on short term rental licenses in their proposed development.

Hinkes stated the benefits of their development for Manzanita as increased visitor spending, decreased seasonality, golf course viability, and increased transient lodging tax and property tax revenue for the City. Hinkes then informed the Commission and audience that his company was offering to donate land, participate in a targeted group, and partner with government agencies to help provide a solution for the shortage of local workforce housing.

**E. STAFF REPORT:** City Manager Jerry Taylor stated that this was a preliminary meeting on the proposal and that the applicant's next step would be a formal application and a request for zone changes. He explained the differences between planned developments as allowed in the Comprehensive Plan and standard subdivisions. Taylor noted that the current proposal would require two separate requests by the applicant for ordinance changes: one to create the planned development and the other for a text amendment to the Zoning Ordinance to allow for altering the short term rental cap in a large planned development. Taylor then discussed the identified issues concerning the proposed commercial area, open spaces, parking requirements, and the type of housing to be built.

**F. COMMISSIONER COMMENTS:** The Commissioners noted that, concerning the staff report, the last paragraph on the first page under Proposal 3 should read "new dwelling units" instead of "new building lots" and that on page 7 in Subsection 3(c)(1) the statement "the development borders with the golf course" is not accurate and asked for clarification how this proximity "continues the protection of the character of the existing neighborhoods". Taylor explained that because of the self contained nature of the development, the adjacent neighborhoods should not be affected by added traffic, parking, etc. Taylor also explained that fire and utility concerns are not usually addressed until a formal application is submitted.

Concern was expressed about speed, access and pedestrian use of Classic Street and why a hotel was not proposed instead of the zero cap on short term rentals. Taylor explained that a hotel is an outright use in the SRR zone and that the Planning Commission and the community need to decide which type of development would be best for Manzanita. It was noted that the price point of the proposed homes was between \$250,000 and \$600,000. Commissioners also expressed concern that the two proposed egresses may not be enough in a large-scale emergency and that people staying in the development won't walk to the beach, but will drive and clog the streets with traffic and parking.

After discussion, it was suggested that the city attorney be consulted as to whether City Codes require that the standards of the larger zone need to apply to both zones; if a private-use facility can be built where proposed if the R2 Zone does not allow for private use; and if design review can be required in the proposed commercial area.

**G. GENERAL COMMENTS AND QUESTIONS:** Twenty-four (24) members of the audience asked questions and expressed their concerns about the proposed development.

These included:

- a) water availability
- b) the adequacy of current roads, infrastructure, and water and sewer systems
- c) the ownership and future of the golf course, and the need to keep it open
- d) if there are plans to build low-income housing on the golf course
- e) the impact of closing the golf course on the values of associated properties
- f) the request for a zero cap for short term rental licenses
- g) the need for workforce housing within bicycling distance of downtown Manzanita
- h) that some workforce housing should be added to the proposed project
- i) the expected ratio of full-time to part-time owners
- j) if the developer is financially stable enough to withstand an economic downturn
- k) the benefit of a master plan rather than staggered development of the property
- l) the need to address solid waste and the impact on CARTM, energy efficiency, and climate change issues
- m) competition from the proposed commercial area for Laneda Avenue businesses
- n) the need to upgrade the City's Comprehensive Plan, Zoning Ordinance and Transportation Plan
- o) connectivity, parking, fire access and emergency egresses
- p) the impact on traffic, parking, beaches, and residents' quality of life
- q) that all agreements need to be in writing, on the plat, and recorded with the County
- r) that the proposed development is a resort, isolated, and will not promote community or diversity
- s) the need to allow people who were not able to get into the meeting a chance to make comments

**H. APPLICANT REBUTTAL:** Hinkes responded that Pine Grove Properties (Jim Pentz and Tony Erickson) own the golf course; they plan to reopen it as one of the amenities for the proposed development and have it open to the public as usual without HOA members receiving preference to use it; and that they have no plans of building low

income housing there. Hinkes stated that they will work with CARTM to resolve solid waste issues, but have no plans to include solar power. He explained that they do not consider the development a resort just because it has amenities and that the project would be built up gradually. He stated that they will get in touch with CARE about workforce housing; that water and other utility concerns will be addressed when they submit their formal application; and that they will follow all City requirements concerning parking. Hinkes then explained that the half of the property located in the City's Urban Growth Boundary has no cap on short term rentals; however, they would like to have that property annexed into the City, but do not want to give their zero cap.

Nicholson closed the public testimony at 7:15 p.m.

City Manager Taylor stated that, because of the length of the meeting so far, he recommended not proceed to the next part of the hearing, and instead keep the hearing open for written comments and continue the meeting until a date certain.

**A motion was made by Went, seconded by Everroad to keep the public hearing open for written comments only and to continue the Commission meeting to a date certain. Motion passed unanimously. (Date set for continued meeting was June 27, 2017)**

**Chair Nicholson recessed the meeting at 7:17 p.m.**

**MINUTES APPROVED THIS  
24<sup>TH</sup> DAY OF JULY, 2017**

---

Karen Reddick-Yurka, Chair

**ATTEST:**

---

Jerald P. Taylor, City Manager/Recorder

Planning Commission  
June 5, 2017