

**CITY OF MANZANITA
PLANNING COMMISSION MEETING
MARCH 20, 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, Assistant City Manager Cynthia Alamillo and Office Support Specialist Judy Wilson.

III. AUDIENCE INTRODUCTION: There were 7 persons in the audience.

IV. APPROVAL OF MINUTES: February 21, 2017

A motion was made by Mannan, seconded by Reddick-Yurka to approve the minutes of the February 21, 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)

Chair Nicholson noted that at the request of the applicant, this item will be postponed until the April 17, 2017 Planning Commission meeting. (*NOTE: This matter was later postponed indefinitely.*)

LEGISLATIVE ITEMS

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

City Manager Taylor explained the need for this formal interpretation and presented a draft of Interpretation No. 17-01, "Interpretation of Comprehensive Plan and Zoning Ordinance relative to allowed uses in the Special Residential/Recreational Zone" which included wording to address concerns previously expressed by the Commission. Taylor suggested that the Commission loosen the wording that would limit small business development to cater only to owners and guests. Staff, Commissioners and guests discussed enforcement concerns; the intent of the Commission; the need to not create a second commercial district; that the size of any businesses must be in proportion with the size of the development; whether there should be examples included in the interpretation; and the possible types of businesses to be allowed. Taylor then explained the City Attorney's concurrence with and comments concerning the City's authority to require design review for Planned Developments.

Reddick-Yurka stated that she would be in favor of a motion to adopt Interpretation No. 17-01 with the revisions of making the two middle paragraphs examples and using the word “predominately” instead of the word “only” throughout the interpretation.

A motion was made by Nanson, seconded by Went to adopt Interpretation No. 17-01 as revised. Motion passed unanimously.

VII. PROPOSAL TO AMEND CAMPING VEHICLE PARKING ORDINANCE

City Manager Taylor introduced William Simmons who presented a proposal to modify the Camping Vehicle Parking Ordinance No. 94-11 and explained the reasons he believes the ordinance should be amended. During discussion of the proposed ordinance amendments and the purpose of the existing ordinance, the Commission recommended changing gender references in Section 3 to be inclusive, changing the word “extend” in Section 4 to “encroach”, and correcting a punctuation error.

A motion was made by Nanson, seconded by Reddick-Yurka to recommend to the City Council to amend Ordinance No. 94-11 as revised. Mannan abstained. Motion passed 5-0.

VIII. MULTI-JURISDICTIONAL NATURAL HAZARD MITIGATION PLAN

Taylor presented Manzanita’s section of the proposed Multi-jurisdictional Natural Hazard Mitigation Plan and explained that in order to be eligible for FEMA funding after a major disaster, a jurisdiction must have in place a natural hazard mitigation plan which must be revised every five years. Tillamook County and the Cities within it are in the process of preparing this revised plan for consideration by FEMA. Taylor informed the Commission that Manzanita’s section of the revised plan will propose that the Planning Commission advertise and hold public meetings twice a year as part of the Commission’s regular scheduled meetings to fulfill FEMA’s requirement for providing the opportunity for public input on the subject. Taylor also informed the Commission that the updated FEMA flood map should be available within a year. Discussions followed of the need to retro-fit and/or replace the City’s water tanks, emergency action plans, and the use of the local airport following an emergency.

IX. FINDINGS AND RECOMMENDATIONS FOR THE TILLAMOOK COUNTY HOUSING TASK FORCE

Taylor and the Commission discussed the Tillamook County Housing Task Force’s report and findings. The task force was formed to address the lack of workforce and other housing resulting from land becoming too expensive to use to build affordable housing on.

X. ADJOURN

A motion was made by Went, seconded by Bloom to adjourn the meeting. Motion passed unanimously.

Chair Nicholson adjourned the meeting at 5:50 p.m.

**MINUTES APPROVED THIS
5TH DAY JUNE, 2017**

D. Owen Nicholson, Chair

ATTEST:

Jerald P. Taylor, City Manager/Recorder