

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
JANUARY 19, 2021**

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:02 p.m.

II. ROLL: Members present were: Karen Reddick-Yurka, Burt Went, Phil Mannan, John Nanson, Lee Hiltenbrand and Jenna Edginton. Steve Bloom was absent and excused. There was a quorum. Staff present: Assistant City Manager Kristin Grasseth, City Building Official Scott Gebhart, and License and Ordinance Specialist Judy Wilson.

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

IV. APPROVAL OF MINUTES: November 16, 2020

Commissioner Mannan noted three corrections to be made. In paragraph 1 line 4, the word “the” will be struck from “consideration of the which maximum”. In paragraph 3 line 2, the words “There was agreed they would” will be changed to “It was agreed the Commissioners”.

A motion was made by Mannan, seconded by Hiltenbrand to approve the minutes of the November 16, 2020 Planning Commission meeting as amended. Motion passed unanimously.

LEGISLATIVE ITEM

V. DISCUSSION ON ACCESSORY DWELLING UNITS (ADUs)

Chair Reddick-Yurka introduced her memo listing the items the Planning Commissioners had agreed to present for ADUs in the Urban Growth Boundary (UGB) with the thought that they would be adaptable if the UGB were brought into the City in the future. After discussion concerning the fact that the County will not enforce a prohibition on short term rentals in the UGB and if the prohibition language should remain for future application inside the City, the Commissioners suggested adding language that the existence of an ADU cannot subtract existing parking and that, when this is presented to the public, that it be stated that the prohibition on requiring additional parking for ADUs was mandated by the State Legislature and not by the Planning Commission. The Commissioners expressed the need for public input on these issues.

Commissioner Hiltenbrand explained that the Short Term Rental Ordinance Oversight Work Group will wait to recommend a change to its definition of a dwelling unit and let the Planning Commission decide on a definition first so that the City does not have two definitions for a dwelling unit. Hiltenbrand then updated the Commission on the Work

Groups' discussions and its ideas related to the short term rental cap and the density of short term rentals in Manzanita neighborhoods. He noted these ideas are for future discussion by the Planning Commission because they are land use issues.

The Commission discussed proposed language for the definition of "dwelling unit". Reddick-Yurka will revise the language and forward it to Grassetth for disbursement. Clarification followed of the standards related to requiring separate addresses for ADUs, primary residences having only one door facing the street, and the space between primary residences and ADUs.

A public workshop to discuss ADUs was scheduled for 4:00 p.m. on March 4, 2021.

VI. GENERAL UPDATES

Assistant City Manager Grassetth updated the Commission on the submittals that will be coming to them for consideration at their regular February 2021 meeting.

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

Chair Reddick-Yurka adjourned the meeting at 5:26 p.m.

**MINUTES APPROVED THIS 16TH
DAY OF FEBRUARY 2021**

Karen Reddick-Yurka, Chair

ATTEST:

John Kunkel, Interim City Manager/Recorder