

**CITY OF MANZANITA
PLANNING COMMISSION WORKSHOP MINUTES
MARCH 4, 2021**

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:00 p.m.

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

III. AUDIENCE: There were 6 persons in the audience.

IV. DISCUSSION OF POTENTIAL CHANGES TO THE ZONING ORDINANCE #95-4: Proposed changes to the City's Zoning Ordinance regarding Accessory Dwelling Units (ADUs) within the Urban Growth Boundary and Change of Definition "Dwelling Unit".

Chair Reddick-Yurka explained the purpose of and the need for the workshop and presented the discussion memo related to accessory dwelling units. The Commissioners and guests first discussed the siting standards under consideration which included the number of units; lot size, lot coverage limits and setbacks; storm water; nonconforming single-family dwellings; parking; utility connections; system development charges (SDCs); and square floor area of ADUs. They then discussed the design standards under consideration. These included building height and roof pitch; entrances; stands for distance and surface materials between ADUs and dwellings; and screening of outdoor storage and garbage areas. Other considerations discussed included what elements an ADU should contain (kitchen, bathroom, etc.) including the definition of "Dwelling Unit" used in model building codes; occupancy, including whether short-term rentals should be allowed in either the primary residence or in the ADU; address numbers; building codes and permitting; and density calculations. Reddick-Yurka noted that, from the input from this workshop, the Planning Commission appears to be generally on the right track.

Reddick-Yurka stated that the Planning Commission will incorporate public sentiment from this workshop on the discussed standards into its development of specific language for the Zoning Code (95-4) and the Comprehensive Plan. She explained that public hearings will be held again when specific changes to each section of the ordinance are developed before the Planning Commission makes a recommendation to the City Council for consideration.

V. GENERAL UPDATES

The Commissioners stated they would be willing to schedule an additional meeting in April to spread out the proposals that will be coming before them rather than hearing them all in one long meeting.

Chair Reddick-Yurka adjourned the meeting at 5:22 p.m.

**MINUTES APPROVED THIS 19TH
DAY OF APRIL 2021**

Karen Reddick-Yurka, Chair

ATTEST:

John Kunkel, Interim City Manager/Recorder