

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 20, 2021**

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:03 p.m.

II. ROLL: Members present were: Karen Reddick-Yurka, Burt Went, Phil Mannan, John Nanson, Lee Hiltenbrand and Jenna Edginton. Due to issues logging into this Zoom meeting, Steve Bloom was unable to join the meeting until 4:33 p.m. There was a quorum. Staff present: City Manager Leila Aman, City Planning Consultant Walt Wendoloski, Public Works Director Dan Weitzel, Building Official Scott Gebhart, and License and Ordinance Specialist Judy Wilson.

III. AUDIENCE: There were 13 persons in the audience.

IV. APPROVAL OF MINUTES: August 16, 2021

Commissioner Mannan noted that Jesse Cereghino's name was misspelled at the beginning of the Applicant's Presentation at the bottom of page 1.

A motion was made by Nanson, seconded by Went to approve the minutes of the August 16, 2021 Planning Commission meeting as corrected. Motion passed unanimously.

V. AUDIENCE PARTICIPATION: An audience member identified as Frank stated that his wife wanted to make a comment but was having trouble logging into this Zoom meeting. Chair Reddick-Yurka stated that they would come back to her for her comments at the end of the meeting.

QUASI-JUDICIAL ITEMS

ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES: Chair Reddick-Yurka described the process for the public hearing.

VI. PUBLIC HEARING: FINAL PLAT FOR HIGHLANDS SUBDIVION PHASES 3 & 4 WITHIN THE SPECIAL RESIDENTIAL/RECREATIONAL ZONE; LOCATION: CLASSIC STREET AND NECARNEY CITY ROAD; APPLICANT: ENCORE INVESTMENTS, LLC (JIM PENTZ AND RICK HINKES)

A. OPEN PUBLIC HEARING - Chair Reddick-Yurka noted the application being considered and opened the public hearing at 4:07 p.m.

B. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS - Edginton, Went, Hiltenbrand, Nanson, Mannan and Reddick-Yurka stated that they had no conflict of interest, bias or ex parte contact, and noted when they had last visited the site.

- C. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT** – None
- D. APPLICANTS' PRESENTATION** – Rick Hinkes gave an overview of the project and stated that Phases 3 and 4 have been combined into only Phase 3. Jim Pentz gave an update on the progress of the completion of infrastructure and paving stating that they should have everything completed on time but will bond any improvements that they are not able to.
- E. STAFF REPORT** - City Planner Wendoloski explained that this was a combined review as one plat for both phases and stated his recommendation of approval with either the applicant completing the improvements or bonding to complete them before the Chair signs the final plat.
- F. QUESTIONS FROM THE COMMISSIONERS** – Commissioners, staff, and the applicants discussed the paved turnaround area referenced in item 3(1) on page 3 of the staff report; the re-platting of Tract E referenced in Item D on page 2; and that all four sheets of the submission including the infrastructure, streets and lots are being considered for approval and will be recorded. Wendoloski will correct the date stated in item F on page 1 from August 16, 2021, to May 17, 2021.
- G. OPEN PUBLIC TESTIMONY** – Chair Reddick-Yurka opened the public testimony at 4:28 p.m.
- H. QUESTIONS FROM THE PUBLIC** - None
- I. CORRESPONDENCE** – None noted
- J. APPLICANT REBUTTAL** – None
- K. CLOSE PUBLIC TESTIMONY** – Reddick-Yurka closed the public testimony at 4:29 p.m.
- L. DISCUSSION BY COMMISSION MEMBERS** – None
- M. DECISION BY COMMISSION WITH MOTION** –

A motion was made by Hiltenbrand seconded by Went to accept the final plat for Highlands #1, Phase 3, subject to the findings and recommendations based on the staff report. Motion passed unanimously.

AUDIENCE PARTICIPATION: The audience member identified as Frank stated that his wife was still not able to access the meeting. He was advised to email the comments to the City Manager who will distribute them to the Commissioners or present them at the next Planning Commission meeting.

Commissioner Bloom was able to join the meeting at 4:33 p.m.

VII. TRANSPORTATION SYSTEM PLAN (TSP) UPDATE – KARA HALL, FEHR AND PEERS -

Kara Hall of Fehr and Peers presented an update on the Nehalem Bay Transportation Plan which included where they are in the process, their goals and objectives, outreach meetings, and the next steps planned. She informed the Commission that there will be a workshop early next year for them to provide feedback.

VIII. GENERAL UPDATES

Wendoloski noted and commented on the Manzanita Deli’s request for an extension of time for their project.

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

Chair Reddick-Yurka adjourned the meeting at 5:07 p.m.

**MINUTES APPROVED THIS 24th DAY
OF JANUARY 2022**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder