

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
APRIL 18, 2022**

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:05 p.m.

II. ROLL: Members present were: Karen Reddick-Yurka, Burt Went, Phil Mannan, John Nanson, Steve Bloom, Lee Hiltenbrand and Jenna Edginton. Staff present: City Manager Leila Aman, Building Official Scott Gebhart and License & Ordinance Specialist Judy Wilson.

III. AUDIENCE: There were 11 persons in the audience.

OUASI-JUDICIAL ITEMS

VII. PUBLIC HEARING: PLANNED UNIT DEVELOPMENT; ZONE: SPECIAL RESIDENTIAL /RECREATION (SR-R); LOCATION: 698 DORCAS LANE; APPLICANT: VITO CERELLI

Reddick-Yurka stated that this meeting was a continuation of the hearing from the March 21, 2022, Planning Commission meeting, but the applicant has requested that the record remain open and the hearing be continued for one more month until the May 16, 2022, Planning Commission meeting.

City Manager Aman explained that the applicant is extending the 120-day clock to begin May 16, 2022, to allow the applicant more time to finish the traffic study that is being done.

The Commission discussed that the acreage amounts for parcels listed in the March 10, 2022, staff report do not add up to the total stated, and that they need clarity on the information and the jurisdiction related to the wetland area. Redick-Yurka noted that the staff report makes references that the applicant's next step is a design review of this project, but the zoning code only applies design review to the R-4 and Commercial zones. She stated that, therefore, the next step for the applicant will be to bring the phased drawings in for approval and an application for a Planned Unit Development (PUD) overlay including the site plan showing the location of the buildings because design review does not apply to the SR-R zone.

A motion was made by Hiltenbrand, seconded by Bloom, to continue the application for a PUD that was continued from last month to the next Planning Commission meeting on May 16, 2022. Motion passed unanimously.

VIII. GENERAL UPDATES: Staff will schedule a meeting with City Planning Consultant Walt Wendoloski to discuss whether design review applies to this proposed development. It was noted that Phase 4 of the Highlands development will soon be ready for final plat approval and that the Commission still needs to finish its work related to accessory dwelling units. Aman updated the Commission on Manzanita's work with Tillamook County related to workforce housing and the proposed annexation. It was also noted that the developer of the area near South 3rd Street and Hallie Lane should be scheduling a pre-application meeting soon.

IX. ADJOURNMENT:

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

Chair Reddick-Yurka adjourned the meeting at 4:24 p.m.

**MINUTES APPROVED THIS 16TH
DAY OF MAY 2022**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder