

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
JUNE 20, 2022**

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, Steve Bloom, Lee Hiltenbrand and Jenna Edginton. Staff present: City Manager Leila Aman, City Planning Consultant Walt Wendolowski, Public Works Director Dan Weitzel, Building Official Scott Gebhart, License & Ordinance Specialist Judy Wilson, Permit Technician Chris Bird, and Manzanita Attorney Souvanny Miller.

III. AUDIENCE: There were 49 persons in the audience.

IV. APPROVAL OF MINUTES: May 16, 2022

It was noted that the last sentence in Section VI(d) on page 2 referring to the city portion of the golf course should be struck because the city does not own any of the golf course.

A motion was made by Nanson, seconded by Mannan, to approve the minutes of the May 16, 2022, Planning Commission meetings as corrected. Motion passed unanimously.

QUASI-JUDICIAL ITEMS

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

V. PUBLIC HEARING: CONDITIONAL USE TO ESTABLISH A WATER PUMP STATION FOR THE HIGHLANDS; ZONE: SPECIAL RESIDENTIAL/ RECREATION (SR-R); LOCATION: INTERSECTION OF HIGHLANDS AND MEADOWS DRIVES; APPLICANT: PINE GROVE PROPERTIES, INC. (JIM PENTZ AND RICK HINKES)

Chair Reddick-Yurka read a letter from the law firm representing the applicant into the record and stated that it was not to be considered legal advice. Chair Reddick-Yurka opened the public hearing at 4:09 p.m.

a. OBJECTION TO THE NOTICE SENT ANNOUNCING THE HEARING – None

b. CHALLENGE TO PLANNING COMMISSION JURISDICTION – None

c. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS – None of the Commissioners stated they had anything to declare.

d. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT – None

e. APPLICANTS' PRESENTATION – Jim Pentz presented a presentation showing the

progress on his development and explained the need for additional pressure to deliver water to the upper elevations and described the makeup of the water pump station.

- f. **STAFF REPORT** –Planning Consultant Walt Wendolowski presented the staff report and described the proposed project. He then presented staff’s findings of facts, conclusions, recommended conditions of approval, and recommendation to approve the application subject to the recommended conditions.

- g. **GENERAL COMMENTS AND QUESTIONS** –
It was noted that there are no additional features that are not shown on the plans, there will be no auxiliary power source, and the maintenance and electrical bill will be taken over by the city because it is tied to city infrastructure. It was stated that the property will be owned by the HOA (Homeowners’ Association), but the City will have an easement over the property. It was suggested that a condition of approval be added requiring the easement. The adequacy of parking was also discussed.

- h. **TESTIMONY PRO**- None

- i. **TESTIMONY CON** - None

- j. **CORRESPONDENCE** - None

- k. **REBUTTAL** - None

- l. **CLOSE PUBLIC HEARING** – Reddick-Yurka closed the public testimony at 4:37 p.m.

- m. **DISCUSSION BY COMMISSION MEMBERS** –
Wendolowski suggested that the easement be a negotiation by the City with the developer. The applicant explained that it is his understanding at this time that this pump will be able to serve the current and additional phases of his development where needed.

- n. **DECISION BY COMMISSION WITH MOTION** -

A motion was made by Bloom, seconded by Edginton, to approve the application adopting the findings and conditions contained in the staff report with the addition that an easement or other agreement be granted to the City for access and maintenance. Motion passed unanimously.

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

Chair Reddick-Yurka opened the public hearing at 4:43 p.m. and reviewed the criteria to be addressed and the hearing process. She noted that this is the applicant’s third public hearing for this application and that the record has been reopened to address new information brought by the applicant today.

- a. **OBJECTION TO THE NOTICE SENT ANNOUNCING THE HEARING** – None

- b. **CHALLENGE TO PLANNING COMMISSION JURISDICTION** – None

- c. **DECLARATIONS OF CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS** – Reddick-Yurka disclosed that she was approached at the Farmers Market by someone who expressed their thoughts on this project, but they did not discuss it. No other Commissioners stated they had anything to declare.
- d. **CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT** – None
- e. **APPLICANT’S PRESENTATION** – The owner, Vito Cerelli, described his proposed development and presented and described the additional information he had recently submitted to the City.
- f. **STAFF REPORT** - City Planning Consultant Walt Wendolowski described the proposed project and presented the staff report, findings of fact, conclusions, and recommended conditions of approval. He noted that the project does not include a restaurant and that the applicant has increased the number of parking spaces to 53. He also explained the relationship of the Comprehensive Plan to the City Zoning Ordinance per State Statutes and noted the County requirements for hotels. Wendolowski then presented staff’s recommendation of approval subject to the conditions in the staff report.
- g. **GENERAL COMMENTS AND QUESTIONS** – The Commissioners, staff, and the applicant discussed errors in the staff report and the applicant’s plans related to parking spaces and the number of hotel units. They then discussed whether some of the units were actually dwelling units, the drainage plan, density concerns, the location and use of open spaces, the location of laundry facilities, the length and width of the road, emergency access concerns, safety related to the proximity to the golf course, the need for harmony with the neighborhood, and concerns about management of the hotel.

Chair Reddick-Yurka announced a 7-minute break at 5:58. Reddick-Yurka reconvened the meeting at 6:07.

- h. **TESTIMONY PRO** – An audience member asked how many people were participating online. It was noted that there were 48 attendees and 17 panelists. Another audience member stated they were neutral but asked about the type of cooking facilities that would be in the units.
- i. **TESTIMONY CON** - Rick Nys of Greenlight Engineering presented his transportation impact study which was requested by the Concerned Citizens of Manzanita. Members of the audience asked about the number of employees that would be on site and expressed concern about construction workers speeding, the impact on traffic on 4th Place and Treasure Cove Lane, and that the City has no definition of hotel, motel or community building. It was asked if the development would count as 36 short-term rentals. Audience members asked about the location of the city right-of-way and if there had been a geology study done on the slope and expressed concern about slope erosion, the quality of Classic Street, safety, the size of the hotel, fires, wetlands, increased accidents, and the responsibility of first responder volunteers the Police Department. There were also comments about traffic impact, the citizens traffic study, and safety on Dorcas Lane and Classic Street. Public Works Director Dan Weitzel

noted the plan to reconstruct Dorcas Lane from the Classic Street intersection to the Post Office and down 4th in September or October.

- j. CORRESPONDENCE** – Reddick-Yurka noted the related correspondences that were received for the record.
- k. APPLICANT REBUTTAL** – The applicant noted the concerns related to the SRR zone and about the development. He commented on the expressed safety and traffic concerns and stated that he appreciated and respected the many comments made.
- l. ADDITIONAL PUBLIC COMMENT** – A member of the audience asked about the process and the lack of the updating of the City’s Comprehensive Plan and Zoning Ordinance. Chair Reddick-Yurka explained.
- m. APPLICANT REBUTTAL** – The applicant stated that he has followed the City’s current requirements for his application.
- n. DISCUSSION BY COMMISSION MEMBERS** – The Commissioners discussed the need for more information, traffic safety, the large size of the hotel, and its location away from the downtown core which could cause traffic to impact the surrounding streets. The Commissioners next discussed whether the application complies with items in the staff report.
- o. CLOSE PUBLIC HEARING** – Public comment was closed at 7:06 pm
- p. DECISION BY COMMISSION WITH MOTION** - Following discussion of geotechnical reports, sidewalks and pedestrian paths, the traffic impact on Dorcas Lane and Laneda Avenue, safety related to the proximity to the golf course, whether there would be on-site management, open spaces, and the need to address the related criteria, the Commissioners reviewed each finding in the staff report and expressed if they concurred on whether each criterion was met or not.

After discussion, each Commissioner stated that they were not leaning towards approving the application. It was decided that there was no need to go through the rest of the staff report. Wendolowski stated the findings that the Planning Commissioners had determined to have not been met when they reviewed the findings.

A motion was made by Mannan, seconded by Edginton, to deny the application for the 34-unit hotel complex in agreement with the findings as stated by Contract Planner Wendolowski, motion passed unanimously.

VII. GENERAL UPDATES: Gebhart informed the Commissioners that there is nothing upcoming to note.

VIII. ADJOURNMENT:

Chair Reddick-Yurka adjourned the meeting at 9:00 p.m.

**MINUTES APPROVED THIS 18TH
DAY OF JULY 2022**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder