



## City of Manzanita

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### Planning Commission

Zoom Video Webinar  
<https://ci.manzanita.or.us/planning-commission/>

### AGENDA

October 16, 2023  
04:00 PM Pacific Time

**Video Meeting:** The Planning Commission will hold this meeting through video conference. The public may watch live on the [City's Website: ci.manzanita.or.us/broadcast](http://ci.manzanita.or.us) or by joining the Zoom Meeting:

<https://us02web.zoom.us/j/84618099728>

Dial in number:

(253) 215 8782

**Please note that a passcode is not required to enter the webinar.**

**Note:** Agenda item times are estimates and are subject to change.

1. **CALL TO ORDER** (4:00 p.m.)
2. **APPROVAL OF MINUTES** (4:01 p.m.)
3. **AUDIENCE PARTICIPATION** (4:02 p.m.)
4. **AGENDA ITEMS** (4:10 p.m.)
  - A. Parks and Open Space discussion.
  - B. Proposal to change the Planning Commission meeting days.
5. **GENERAL UPDATES** (4:55 p.m.)
6. **ADJOURN** (5:00 P.M.)

**CITY OF MANZANITA  
PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 18, 2023**

**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, Phil Mannan, John Collier, Thomas Christ, Frank Squillo and Lee Hiltenbrand had an excused absence. Staff present were: Building Official Scott Gebhart, City Manager Leila Aman, and Permit Technician Chris Bird.

**III. AUDIENCE:** There were 18 persons in the audience.

**IV. APPROVAL OF MINUTES: AUGUST 21, 2023**

Commissioner Mannan mentioned there was an extra word in Section 5 with Commissioner Yurka also stating that City Manager Leila Aman's last name was misspelled.

**A motion was made by Mannan, seconded by Christ to approve the minutes of the September 18, 2023 Planning Commission meeting as amended. Motion passed unanimously.**

**V. PUBLIC COMMENTS:**

A member of the audience stated his opinions on not easing height restrictions on the proposed Manzanita Pines workforce housing proposal.

**QUASI-JUDICIAL ITEMS**

**ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES:** Chair Reddick-Yurka introduced the application being considered, described the public hearing process, and opened the hearing at 4:09 p.m.

**VI. PUBLIC HEARING: EXTENSION OF CONDITIONS FOR DEVELOPMENT; ZONE: COMMERCIAL (C-1); LOCATION: WEST-A-220 LANEDA AVE & EAST-B-220 LANEDA AVE; APPLICANT: HARDER HOLDINGS COASTAL, LLC (STEEPLEJACK BREWING)**

**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 –** Each of the Commissioners declared that they had no conflict of interest, no bias, or ex parte contact and they visited the site or were familiar with it.

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

**E. APPLICANTS’ PRESENTATION –** The applicants presented some background information and the reasons for the Commission’s approval of their extension of time application.

**F. STAFF REPORT –** City Manager Leila Aman presented the staff report and described the application. She then presented the staff’s findings of facts, conclusions, and recommended conditions of approval.

**G. GENERAL COMMENTS AND QUESTIONS –** It was asked of the applicant their preference if the extension of time would coincide with each application’s approval date. A follow-up question on why time limits were even mandated and if the applications before them had no time sensitive conditions of approval was then asked. The conversation then turned to whether the applicant had one year to start construction or to acquire a building permit. It was then asked of the applicant how close they were to formally applying for a building permit. Staff was then asked who the city would use to review the commercial plans and their timeframe for approval. A question was then asked on how much time an applicant would have for construction after a building permit is issued.

**H. TESTIMONY PRO- None**

**I. TESTIMONY CON – None**

**J. CLOSE PUBLIC HEARING –** Reddick-Yurka closed the public testimony at 4:23 p.m.

**K. DISCUSSION BY COMMISSION MEMBERS –** It was asked since construction would take so long if there would be any beautification measures taken for the benefit for the community. The applicant was then asked if there would be any changes made from the original proposal. Staff was asked on which dates the two applications were approved

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

**A motion was made by Collier, seconded by Christ to extend the deadline on the east lot one year from their original approval date to September 26, 2024. Motion passed unanimously.**

**A second motion made by Collier, seconded Christ by to extend the deadline on the west lot one year from their original date to October 26, 2024. Motion passed unanimously.**

**VII. GENERAL DISCUSSION: PARKS AND OPEN SPACE DEFINITIONS.**

**A. STAFF REPORT –** City Manager Leila Aman presented the staff report and described the different definitions and criteria of parks and open spaces from other jurisdictions and input from

the planning commission.

- B. DISCUSSION BY COMMISSION MEMBERS** - The commission members discussed various factors to determine open space such as land use and land features. It was also discussed about the definition of buildings and structures and their relationship to open space on the property. It was suggested that the planning commission take public comments regarding the definition of open space. It was also asked if open space requirements could be relaxed for affordable housing.

**VIII. PLANNING COMMISSION LIASON:**

Chairperson Yurka explained to the commission that the Planning Commission needs a liaison to work with the city manager and the liaison from city council to help develop the Comprehensive Plan Advisory Committee which would review proposed policy changes before being brought to the Planning Commission. With two Planning Commission members absent, selection of the liaison was put off until a later date.

- IX. GENERAL UPDATES:** Gebhart informed the Commissioners that there were no applications for October and that workforce housing would be in November or December. The design review for the new proposed city hall would be coming soon as well.

**IX. ADJOURNMENT:**

**Chair Reddick-Yurka adjourned the meeting at 6:10 p.m.**

**MINUTES APPROVED THIS 16TH  
DAY OF OCTOBER 2023**

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Karen Reddick-Yurka, Chair

**ATTEST:**

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Leila Aman, City Manager/Recorder

Planning Commission  
September 18, 2023