



City of Manzanita

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Planning Commission

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

AGENDA

September
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](https://ci.manzanita.or.us/broadcast) or by joining the Zoom Meeting:

<https://us02web.zoom.us/j/82508321189>

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. **AUDIENCE PARTICIPATION**
Comments must be limited to city topics that are not on the agenda. A topic may not be discussed if the topic record has been closed. **Comments may also be submitted in writing before the meeting, by mail, e-mail (to planning@ci.manzanita.or.us), or in person to city staff.**
3. **APPROVAL OF MINUTES**
 - A. May 13, 2024
4. **NEW BUSINESS**
 - A. Comp Plan & Housing Ordinance Update & Discussion
5. **UPDATES**
6. **ADJOURN** (5:30 p.m.)

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
May 13, 2024**

I. CALL MEETING TO ORDER: Vice Chair Frank Squillo called the meeting to order at 4:00 p.m.

II. ROLL: Members present were: Phil Mannan, Bert Gregory, John Collier, Thomas Crist, and Frank Squillo. Staff present were: City Manager Leila Aman, Building Official Scott Gebhart, Public Works Director Dan Weitzel, Third Party Planner Walt Wendolowski, and Planning and Permit Technician Chris Bird.

QUASI-JUDICIAL ITEMS

ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES: Vice Chair Squillo introduced the application being considered, described the public hearing process, and opened the hearing at 4:02 p.m.

III. PUBLIC HEARING: APPLICATION REQUEST FOR A PLANNED UNIT DEVELOPMENT OF 26 SINGLE FAMILY HOMES ON SOUTH 3RD ST AND HALLIE LN; ZONE(S):MEDIUM DENSITY RESIDENTIAL ZONE R2 AND HIGH DENSITY RESIDENTIAL ZONE R3; LOCATION: TAXLOT 3N10W29CA00200, NO SITE ADDRESS; APPLICANT: CITY CENTER DEVELOPMENT PARTNERS

- 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 have driven by 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 design review.
- F. STAFF REPORT** – Third Party Planner Walt Wendolowski presented the staff report and described the application. He then presented the staff's findings of facts, conclusions, and recommended conditions of approval of the application.
- G. GENERAL COMMENTS AND QUESTIONS** – It was asked of staff when the 120-day clock would start for a decision. The applicants were then asked about short-term rentals and parking in their proposed development. Staff was then asked if the developer would help pay

for paving on Hallie Ln. Conversation then turned on whether the supplied traffic report was the applicant's or commissioned by the city. The applicants were then asked about pedestrian and bike access through the site with any public access as a condition of approval. Staff was asked about a shared upkeep agreement for maintenance of Hallie Ln. Conversation then turned into the difference between timeshares and short-term rentals. Concern was expressed about having only one parking space for structures in the proposed development. The applicants were asked about how the houses would look in proportion to the rest of the community. Staff was asked if the units should be platted or have the development PUD.

- H. TESTIMONY PRO** – Parker Sammons, housing coordinator for Tillamook County expressed support for the project since it would be affordable housing. Kim Rosenberg liked that it would bring middle housing to the city and didn't think that short-term renting would be an issue. Linda Kuestner spoke about housing fluidity and a good opportunity for people to move to Manzanita.
- I. TESTIMONY CON** – Connor Denning had a concern about the grading of the property. Linda Denning wanted information on improving Hallie Ln and if a water manifold would be placed on the applicant's property.
- J. CLOSE PUBLIC HEARING** – Squillo closed the public testimony at 5:31 p.m.
- K. DISCUSSION BY COMMISSION MEMBERS** – NONE.
- L. DECISION BY COMMISSION WITH MOTION** -

A motion was made by Bert Gregory, seconded by John Collier, to accept the findings of the staff report with an amendment for a pedestrian and bicycle easement included in the lane between Hallie and Third with signage in place identifying that public access easement.

The motion carried unanimously.

IV. GENERAL UPDATES: City Manager Leila Aman stated an approved contract for a third-party planner and the city council would hear the first round of TSP ordinance amendments in July.

V. APPROVAL OF MARCH 11 PLANNING COMMISSION MINUTES

A motion was made by Phil Mannan seconded by Thomas Crist on the condition that Tom's name be spelled correctly. Motion passed unanimously.

VI. ADJOURNMENT:

Vice Chair Squillo adjourned the meeting at 5:38 p.m.

**MINUTES APPROVED THIS 13TH.
DAY OF MAY 2024**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder