

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
October 14, 2024**

- I. CALL MEETING TO ORDER:** Chair Reddick-Yurka called the meeting to order at 4:00 p.m.
- II. ROLL:** Members present were: Karen Reddick-Yurka, Lee Hiltenbrand, Phil Mannan, Bert Gregory, John Collier, Thomas Christ, and Frank Squillo. Staff present were: City Manager Leila Aman, Hatfield Fellow Cody Aucoin; Third Party Planners Walt Wendolowski, Scott Fregonese, and housing subject matter expert Marcy McInelly.
- III. AUDIENCE:** There were 11 persons in the audience.
- IV. APPROVAL OF MINUTES: SEPTEMBER 9, 2024**

A motion was made by Phil Mannan, seconded by John Collier to approve the September 9, 2024 minutes. Motion passed unanimously.

DISCUSSION

- V. UPDATE ON THE COMPREHENSIVE PLAN AND HOUSING ORDINANCE UPDATE PROJECT**
 - A. PRESENTATION** – Housing subject matter expert Marcy McInelly gave a recap of the September Planning Commission meeting, shared the new edition of the Housing Choices Guide Book and started the discussion of where Middle Housing types can go. Marcy also mentioned SB 458 regarding simplified subdivision rules and how it should be looked at; distinguished between Middle Housing mandates by lot size – 5,000 sf and greater to allow duplexes, ADUs and townhouses; 7,000 sf and greater to allow for triplexes, quadplexes and cottage clusters – and shared the critical actions cities can take to help with affordability and housing choices – providing a regulatory framework; incentivizing through tax abatements or reducing SDCs, for example; grantmaking; and providing land.
 - B. GENERAL COMMENTS AND QUESTIONS** – A comment was made that ‘narrow lot houses’ could instead be called ‘small lots.’ There was general consensus that all the setbacks should be visited and looked at – reducing them or making zero lot-line provisions. Marcy asked for examples – photos or addresses – to be sent regarding what Planning Commissioners want to see. Comments were made about homeownership versus renting, and the benefits of ownership. There was general consensus that co-housing or co-ownership should not be prohibited in the update and that other opportunities for greater density capabilities – anything that can bring down pricing – should be sought out. There was also consensus that citizens and residents should be heard to confirm the larger vision the City claims to have as well as ensure that decision-making at the technical level matches that vision. There was a discussion about where corner commercial might go. Comments were made about the City being a community that is welcoming to all sorts and kinds of people;

integrated, and should not be segregated by affordability. Reduced parking and shared driveways were also brought up as ways to increase density and affordability, and general consensus that the City is wanting to go a little above and beyond HB 2001.

Chair Reddick-Yurka confirmed that no decisions were made and promoted the October 28th Community Summit. If people are not able to attend, there will be an online survey that can be completed as well as other meetings throughout the duration of the Comprehensive Plan and Housing Ordinance Update project.

C. PRESENTATION – Public Advisory Steering Committee (PASC) Liaison Linda Kuestner presented on the primary role of the PASC, to engage the community. All PASC members present introduced themselves. Linda then demoed the project website and explained how the community can get involved, ask questions, and provide feedback.

D. GENERAL COMMENTS AND QUESTIONS – No general comments or questions.

VI. PUBLIC COMMENTS: There was no public comment. Michael Garner asked if committee meetings are open and available to the public, as they're not showing on the City calendar. City Manager Leila Aman stated that they are open, are scheduled every 2 months and are posted when scheduled. Third Party Planner Scott Fregonese also stated that all committee meetings are recorded, so anyone can go back and watch.

VII. GENERAL UPDATES: City Manager Leila Aman stated there were no active land use applications, though Manzanita Pines is expected to come in January or February. There may be a November update regarding the October 28th Community Summit. The November meeting falls on a holiday so the meeting would take place the following Tuesday. Likely, there won't be a meeting in December.

VIII. ADJOURNMENT:

A motion was made by John Collier, seconded by Frank Squillo to adjourn the meeting. Chair Reddick-Yurka adjourned the meeting at 5:21 p.m.

**MINUTES APPROVED THIS 13TH
DAY OF JANUARY 2024**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder