



Tillamook County Housing Commission

TO: City of Manzanita Planning Commission

DATE: 2/7/2025

FROM: Tillamook County Housing Commission

ABOUT: PUD/Planning File #25001

We urge the City of Manzanita Planning Commission to approve the application by Keith Daily, Polyphon Architecture and Design LLC, for a 60-unit Affordable Housing Planned Urban Development (PUD).

Tillamook County has a critical shortage of affordable housing units, which the construction of this PUD would help to alleviate.

The City of Manzanita is in a position to advance needed affordable housing, which in turn will enhance the local economy by providing high quality apartments for potential residents and workers for its businesses. The Tillamook County Housing Commission supported this proposed project with a grant in 2024.

This development will enhance not only Tillamook County's economy, but that of Manzanita as well, while improving local community livability with high quality construction and multiple bedroom apartment options.

Thank You

Tillamook County Housing Commission Executive Committee

Kari Fleisher

Mark Kuestner

Michelle Jenck

Building

From: Pax Broder <pax.broder@hotmail.com>
Sent: Sunday, February 9, 2025 11:46 PM
To: City Planning
Subject: Manzanita Pines Proposal Comment
Attachments: Tillamook County Map.jpg; Manzanita Pines.jpg

Hello,

I'd like the Planning Commission to please consider the following regarding the Manzanita Pines project:

Relation to Comprehensive Plan

3. Protect the character and quality of existing residential areas and neighborhoods from incompatible new development.

From the applicant's narrative: *"...Open space to the north, and a landscape buffer to the east, separate the Manzanita Pines property from adjacent residential areas."*

My concern is that the proposed 34' 7" tall Building B would be located remarkably close to the existing single family home to the east of it on lot 1500, and the proposed parking lot is very close to the existing single family home to the east of it on lot 1700 (maps attached).

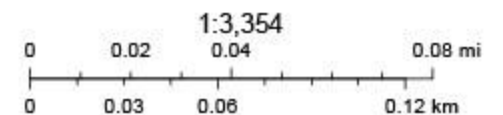
With the current setbacks, the "landscape buffer to the east" is inadequate to protect the character or quality of these existing residential homes along Clipper Court from the proposed Manzanita Pines development.

Thank you for your consideration, -Pax Broder

Tillamook County Maps



2/9/2025, 10:27:39 PM

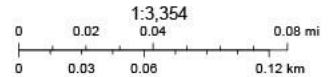


Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Oregon State

Tillamook County Maps



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