



# 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

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**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).

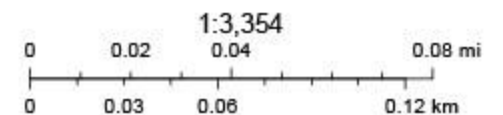
With the current setbacks, the "landscape buffer to the east" is inadequate to protect the character or quality of these existing residential homes along Clipper Court from the proposed Manzanita Pines development.

Thank you for your consideration, -Pax Broder

# Tillamook County Maps



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



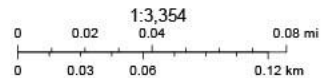
Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Oregon State



# Tillamook County Maps



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

## Building

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**From:** Rick Hinkes <rjh97034@yahoo.com>  
**Sent:** Monday, February 10, 2025 11:12 AM  
**To:** City Planning  
**Subject:** Manzanita Pines

This is the first project to be built on the acreage we dedicated to affordable work force housing. Encore Investments is proud to fulfill our vision to this highly necessary housing for Manzanita and the surrounding area.

Greenlight/Home First Development is the very first company with whom we discussed the project over two years ago. We have visited their sites and are impressed with their vision, quality and follow through with maintaining the property after construction.

They are fully invested in the Manzanita aesthetic and share the vision for the city that Jim Pentz and I have had for the last decade and beyond.

We sincerely hope the city will approve their application and add this much needed housing to support our local businesses.

Thank You,

Rick Hinkes  
Encore Investments, LLC

## Building

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**From:** Emily Angell <emily.angell@gmail.com>  
**Sent:** Monday, February 10, 2025 11:14 AM  
**To:** City Planning  
**Subject:** 60 unit Development - Proposed PUD-comments for criteria of ordinance 95-4 section 4.136 & SR/RZ zone standards in ordinance 95-4 section 3.030

As a full-time resident of the adjacent neighborhood to the east of the proposed development, we are grateful for the addition of affordable housing in the community and very much welcome it in the neighborhood. The following comments are in the interest of achieving a more appropriate scale and quality for such development, as well as connectivity/integration as it relates to the surrounding community and stated goals of the City as defined by the Comprehensive Plan.

1. **Character and Quality** - The development, as proposed, does not achieve the stated Objective 3 of the Comprehensive Plan, to 'Protect the character and quality of existing residential areas and neighborhoods from incompatible new development.' The proposed site plan of three-story block buildings are not of a design or character represented anywhere in the area and are directly adjacent to a modest, single and double-story residential neighborhood zoned for manufactured dwellings. The proposed buildings are by far the largest in the region. As this will be the first development of its scale, I believe it important to set a precedent for achieving the desired character and integration as it will influence future development. Could the desired density be achieved through two-story buildings that integrate with the existing character and landscape of the region, and make better use of the site area and topography? The request for additional 3' height allowance further exacerbates this incongruence.

Previous site plans (shown as Figure 2 in the Packet) seem to site the buildings in a way that is more respectful to the character of the land and surrounding neighborhood, providing more buffer with existing residential area to east, with paths that connect through the site, and a soccer field (acknowledgement of multi-age recreational opportunities). While the current plan shows a small playground area and community space, there seems to be a missed opportunity for building healthy living into the plan. The proposed configuration is contrary to the stated goal 'to maintain and create residential living areas which are safe and convenient, which make a positive contribution to the quality of life, and which are harmonious with the coastal environment.' The layout of the development seems to maximize density at the expense of safety (only connectivity throughout site is via parking lots), convenience (no non-vehicle connectivity to town), and quality of life (large box units with little privacy and three flights of stairs to drag your stroller, groceries, etc. up).

Clarification on whether or not any universal design principles have been considered for this development would be helpful.

2. **Buffers** – The existing plan shows insufficient buffers with the existing neighborhood, particularly in the in the southeastern corner of the site. Would siting of the larger buildings (particularly at the southern end of the development) further from the existing neighborhood provide opportunity to maintain the existing natural mature tree buffer that exists behind the houses on Clipper Ct. (consistent with the proposal’s stated objective to achieve building scales that are ‘informed by the coastal and forested surroundings’) and foster better relationships with those residents? At minimum, a larger buffer should be considered in this corner of the site and mitigation of headlight disturbance for cars entering parking areas from Loop Rd.

3. **Connectivity** - As proposed, this is a large, landlocked development with ingress and egress through Loop Rd. to Necarney City Rd. only. Connecting Loop Rd. to Meadows Dr. would provide connectivity between this development and the center of town, alleviating some of the traffic to Necarney and providing much needed off-arterial biking and pedestrian routes. This connection would be directly supportive of the City’s transportation goal #22 to support non-motorized and transit connections from key destinations and the commercial core. Not connecting these roads provides a contradiction to the applicant’s request to reduce the parking requirement which is based on the assumption that lower income residents will have fewer cars. The provision of bike parking should also consider that the development should have safe access to bikeable routes (which Necarney does not satisfy). In envisioning this development, we must consider that people of all ages (including teenagers, elderly, parents with strollers, people with mobility assistance devices) need safe and accessible ways to get to town without a car. Connecting Loop Rd. and Meadows would be the easiest and most immediate and cost effective way to achieve this.

4. **Traffic** – Please clarify how the traffic study has taken into account the approved expansion of the State Park as well as forthcoming development throughout the Highlands, at Pine Ridge, and Heron’s Rest. The assumed 1% growth rate seems low for this area given what is known about future development. Necarney Rd. is notoriously dangerous for bicyclist and pedestrians, as well as vehicles. The school bus stop is located on Necarney Blvd. a short distance from the proposed Loop Rd. Current conditions are already unsafe for children accessing the bus stop and high volumes of speeding summer traffic are very common along this stretch. What consideration has been made for children in this new development to safely access the school bus?

It is imperative that City’s Transportation plan keep pace with development in this area (the Sea-Forest neighborhood and Pine Ridge developments where many families live currently have no safe access (particularly for youth) and connectivity to town without a vehicle). This development would further justify the urgent need for bike/walking lanes along the full stretch of Necarney from Hwy 101 to Classic St.

5. Seeking clarification on the definition of affordable housing used for this project. If stated as a percentage of mean income, what defining parameter constitutes the mean (state, county, city?).

6. Seeking clarification on phasing of this project and whether or not public improvements will be required.

7. I would advocate for a higher concentration of native plants in the plan given the benefits to the environment, the character and quality of the area, and given the lower survival rates of non-natives.

Thank you for your consideration of these comments and for the City's efforts to bring needed housing solutions to our region. This development is a new direction for the City and it is my hope that the design can maximize benefits to the residents and the broader community.

Sincerely,

Emily Akdedian



February 5, 2025

City of Manzanita City Council  
PO Box 129  
Manzanita, OR 97130

Tillamook County Board of County Commissioners  
Tillamook Planning Commission  
1510 - B Third Street  
Tillamook, Oregon 97141

Re: Necarney City Road Traffic Safety Issues

Dear Council Members and Community Development Officers,

I am a homeowner in Pine Ridge writing to express my concern about the existing traffic safety concerns along Necarney City Road, within close proximity to Pine Ridge community entry and exit way. I believe these traffic safety issues should be addressed both on behalf of Pine Ridge and the new proposed Manzanita Pines, 60 unit affordable housing development. I respectfully request that my letter be included as citizen feedback regarding the upcoming hearing on February 10 for the Manzanita Pines development. In addition, I'd like my concerns expressed with respect to the Comprehensive Growth Management Plan for the Manzanita Urban Growth area plan. Further, I'm jointly addressing my concern to the County of Tillamook with respect to the growth plan for the Nehalem Bay State Park.

The Mackenzie Transportation Impact Analysis on behalf of Polyphon Architecture & Design, for the Manzanita Pines Development, reports, "*The intersection between Loop Road and Necarney City Road will address required site distance through the design process. We do not recommend any mitigation measures for Necarney City Road or Loop Road*". I am concerned this statement doesn't fully recognize and encompasses traffic patterns just outside the proposed Loop Road and Necarney City Road intersection. The report does not address safety issues with the existing 35 mph speed limit and low visibility road conditions around the area of Loop Road and Pine Ridge.

Below are my specific concerns and recommended remedies to the Necarney City Road serving both Pine Ridge, the proposed Manzanita Pines development, and any automobile or recreational vehicle driving on Necarney City Road, a critical transportation artery serving greater Manzanita:

#### **Existing 35 MPH Speed Limit on Necarney City Road**

##### **Problem:**

I've personally experienced a challenge safely exiting Pine Ridge due to the high existing 35 mph speed limit posted along Necarney City Road. This is compounded by cars that often exceed 35 mph. There are existing 35 mph signs near the proposed Loop Road entrance, and at the bottom of Necarney City Road, after passing the former golf driving range. This current speed limit is excessive when considering low visibility conditions due to a hill to the east of Pine Ridge and the narrow curvy road to the west of Pine Ridge.

RECEIVED

FEB 10 2025

CITY OF MANZANITA

**Mitigation:**

Lower the speed limit to at least 25 mph, or ideally, to 20 mph, consistent with the new "20 Is Plenty" signs installed around Manzanita. I understand Tillamook County transportation system planning has identified a lower speed limit opportunity as a safety plan for Manzanita, Nehalem and Wheeler.

Install solar LED radar speed warning signs along subject area, like the one placed at Classic Street.

**LOW TRAFFIC VISIBILITY****Problem:**

There is hill at Necarney City Road close to the proposed Loop Road. This hill creates an extremely low road visibility condition when driving west bound in this section of the road. This is probably the highest danger area because it takes **five (5) seconds** for a car driving 35 mph west bound from the subject hill area to the Pine Ridge entrance. Oncoming cars often exceed 35 mph making this a serious safety issue for vehicles exiting Pine Ridge to the west.

**Mitigation:**

Install "Caution Low Visibility, Watch for Entering Traffic" to the west and east of Pine Ridge.

Install lower speed signs

**TURN LANE STRIPPING**

The turning lane stripping serving Pine Ridge, at Necarney City Road, is faded and pretty much undetectable.

**Mitigation:**

Re-stripe the turning lane that was not completed when Necarney City Road traffic lanes were re-stripped last year.

It is not my expectation that the Manzanita Pines development address my safety concerns, but I do feel strongly that the various governmental entities should address these issues with all development planning within the Necarney City Road corridor.

I'm very happy and excited that affordable housing is being considered so all economic demographics can thrive and participate in our beautiful Manzanita community. I hope my feedback is taken seriously for the safety of Pine Ridge, the new proposed Manzanita Pines community, the broader community, and pedestrians walking through the Necarney City Road corridor.

Thank you



Liz Watness  
10455 Pine Ridge Drive, Manzanita  
[LWatness@comcast.net](mailto:LWatness@comcast.net)

Stephen Albrechtsen  
35640 Clipper Court  
Nehalem, Or. 97131  
5033547113

## Public Comment Manzanita Pines

- 1. The proposal asks for a building variance in height. Please describe how each of the four requirements are met.**
- 2. The proposal asks for a building variance in setbacks. Please describe how each of the four requirements are met.**

**Section 8.020 Circumstances for Granting a Variance.** A variance may be granted only in the event that all of the following circumstances exist:

1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.
2. The variance is necessary for the preservation of a property right of applicant substantially the same as owners of other property in the same zone or vicinity possess.
3. The variance would not be materially detrimental to the purposes of the Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.
4. Variance request is the minimum variance which would alleviate the hardship.

- 3. The proposal asks for a building variance in parking spaces. Please describe how each of the four requirements are met.**

**Section 8.020 Circumstances for Granting a Variance.** A variance may be granted only in the event that all of the following circumstances exist:

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4. Variance request is the minimum variance which would alleviate the hardship.

**4. Please provide clarification: How does your proposal provide reasonable safe walking paths to get basics like food?**

**5. Please provide clarification: How long does the property owner take accountability for maintaining the green spaces it has stated it will provide? What penalty is there if the land owner fails to follow through with plants that are shown in their plans?**

**6. Please provide clarification: In your objectives it states:**

**“Establish residential densities suited to topography, soil conditions, public facilities accessibility and prior land platting?” This location is the farthest from any public facilities, explain why Keith Daily considers this location accessible when it is one of the farthest distances of any residence of Manzanita to get to a grocery store around 1.37 miles.**

**7. Please provide clarification: On the building safety, building A and building B are approximately 200 feet long and height is proposed 37 feet. The building is totally broadside to the prevailing South winds that reach speeds of up to 150 mph. The town of Manzanita is below this hill and is buffered by this hilltop. Sticking this structure broadside to prevailing winter winds is a bad plan in climate change where storms frequency and strengths are only projected to get larger. Explain how this is safe. Can you provide an example?**

**8. Please provide clarification; What are the hours building can happen.**

**9. Please provide clarification: How will you create fencing that will keep folks from trespassing in my yard?**

**10. Please provide clarification: Are there no pets allowed, because I didn't see anything about a pet area, which is not the same as a green space.**

**11. Please provide clarification: You mentioned bikes racks, you make your knowledge of bikes in Manzanita very clear, only soon to be garbage bikes are left on racks ( it takes a month of being on a rack and the chain will be rusted to the gears), bikes need secured outdoor lockers, where are these being placed?**



**12 Please provide clarification. Occupancy no short term living. How is this monitored?**

**13. Please provide clarification: Safety concern for children and parents who are at the bus stop at the end of the road. What area is dedicated so that all parents can safely park and pick up children when they get off the bus?**

**14. Please provide clarification. Where are the designated smoking areas?**

**15. Please provide clarification. Who is paying for the water line that connects into this development?**

**16. Please provide clarification. What are the designated times for deliveries and building and if the contractors are in violation of this what are the planned consequences and is there an outside mediator contractor that is responsible for reporting this to the city. A contractor who is not being paid to complete the job.**

**17. Please provide clarification.**



City of Manzanita

**COUNCIL ORDINANCE No. 24-02**

**AN ORDINANCE OF THE CITY OF MANZANITA, OREGON, TO INCREASE LIVABILITY AND PROTECT THE NATURAL ENVIRONMENT FROM THE IMPACT OF OUTDOOR LIGHTING BY MINIMIZING LIGHT POLLUTION, GLARE, AND LIGHT TRESPASS AT NIGHT.**

**How**

**will the city maintain these standards during the construction phase?**

**Sincerely,**

**Stephen Albrechtsen**

**2/10/2025**



## Building

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**From:** Steve Albrechtsen <stephena@nknsd.org>  
**Sent:** Monday, February 10, 2025 2:11 PM  
**To:** City Planning  
**Subject:** Public comment Manzanita Pines video comment

<https://youtu.be/UfSHBq3PhUE>

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Neah-Kah-Nie High School Teacher  
Biology, Forestry and Environmental Science  
Natural Resources Management (CTE)  
FNRL Advisor

Stephen Albrechtsen  
35640 Clipper Court  
Nehalem, Or. 97131  
5033547113

## Public Comment Manzanita Pines

- 1. The proposal asks for a building variance or “relaxation of the standard” in height. Please describe how each of the four requirements are met.**

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4. Variance request is the minimum variance which would alleviate the hardship.



**2. The proposal asks for a building variance “relaxation of the standard” in setbacks. Please describe how each of the four requirements are met.**

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**3. The proposal asks for a building variance “relaxation of the standard” in parking spaces. Please describe how each of the four requirements are met.**

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City of Manzanita

**COUNCIL ORDINANCE No. 24-02**

**AN ORDINANCE OF THE CITY OF MANZANITA, OREGON, TO INCREASE LIVABILITY AND PROTECT THE NATURAL ENVIRONMENT FROM THE IMPACT OF OUTDOOR LIGHTING BY MINIMIZING LIGHT POLLUTION, GLARE, AND LIGHT TRESPASS AT NIGHT.**

**How**

**will the city maintain these standards during the construction phase?**

**Sincerely,**

**Stephen Albrechtsen  
2/10/2025**

## Building

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**From:** Steve Albrechtsen <stephena@nknsd.org>  
**Sent:** Monday, February 10, 2025 3:03 PM  
**To:** City Planning  
**Subject:** public comment video

<https://youtu.be/UfSHBq3PhUE>

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Neah-Kah-Nie High School Teacher  
Biology, Forestry and Environmental Science  
Natural Resources Management (CTE)  
FNRL Advisor



## Building

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**From:** Steve Albrechtsen <stephena@nknsd.org>  
**Sent:** Monday, February 10, 2025 3:25 PM  
**To:** City Planning  
**Subject:** Public comment

The 4.62 acres is a small portion of the total 30 acres in this plot. The landowners sectioned off this land with the planned 60-unit structure and now they are asking for a variance in the setback laws. Absolutely NO. You have 30 acres to work, you asked for the 4.62 acres just months ago to be changed from residential to the current SR/R zoning.

Stephen Albrechtsen

--

Neah-Kah-Nie High School Teacher  
Biology, Forestry and Environmental Science  
Natural Resources Management (CTE)  
FNRL Advisor

## Building

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**From:** Steve Albrechtsen <stephena@nknsd.org>  
**Sent:** Monday, February 10, 2025 3:26 PM  
**To:** City Planning  
**Subject:** video comment

From Stephen Albrechtsen  
35640 Clipper Ct.  
Nehalem, Or. 97131

<https://youtu.be/UfSHBq3PhUE>

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Neah-Kah-Nie High School Teacher  
Biology, Forestry and Environmental Science  
Natural Resources Management (CTE)  
FNRL Advisor



February 10, 2025

City of Manzanita Planning Commission  
PO BOX 129  
Manzanita, OR 97130

Dear City of Manzanita Planning Commission,

This letter is on behalf of Kathleen Niskanen.

Please enter this letter into the public record regarding Planning File #25001, Manzanita Pines, a 60-unit, affordable housing development.

From discussions with the adjacent property owners a public notice error occurred which allows for an additional 20 days of comments. Based on this, a decision cannot be made at this hearing because the notice period occurs outside of the hearing deadline. This hearing should be continued to a date certain.

It appears from the application that a variance (Zoning Ordinance Article 8) to reduce the required number of parking spaces is requested. The notice fails to note this variance request and the applicable criteria. Additionally, the staff report and the applicant's findings of fact fail to address the criteria for variance from Article 8.020, Circumstance for Granting a Variance. Though SB1537 allows for a reduction in parking minimums, there are no criteria or processes within the Manzanita Zoning Ordinance as to how the local government will implement the reductions allowed in SB1537.

The same can be said about the reduction in the setbacks and the increase in height. A 30 percent increase in height when only ten feet from adjacent properties if processed as a variance would take considerable findings as to what is unique or unusual about the property and how the variance is not self-imposed to allow for a substantial height increase over the allowed maximum height in the zone. SB 1537 does not only apply to affordable housing developments and the concerned parties question if precedent is being set that would allow all new housing developments a 30 percent increase in height.

The adjacent property owners have expressed concerns regarding the removal of significant number of trees in order to accommodate the development. The adjacent property owners are concerned the compaction of the dunes necessary to create a suitable base for development. The concern is how the impacts of dune compaction creates substantial vibration on adjacent properties which could cause structural damage.



The adjacent property owners are concerned that stormwater drainage from the development and the parking areas will have negative impacts upon their structures and property.

The property owners would like additional information on the affordable criteria. What is the area median income standard and who will verify compliance with the standards of affordability? What is the term of affordable housing? For example, is it deed restricted to be affordable for 30 years, 60 years or another period of time.

The adjacent property owners request that the city of Manzanita Planning Commission leave the public record open and continue the public hearing consistent with Oregon Revised Statutes (ORS 197.797 (6.a))

ORS 197.797

6.a. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. The local hearings authority shall grant such request by continuing the public hearing pursuant to paragraph (b) of this subsection or leaving the record open for additional written evidence, arguments or testimony pursuant to paragraph (c) of this subsection.

Thank you for your consideration.

Sincerely,

*Amy Gunter*

Amy Gunter  
Rogue Planning & Development Services, LLC



## Building

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**From:** Karen Reddick Yurka <msshoebox@mac.com>  
**Sent:** Wednesday, February 12, 2025 12:05 PM  
**To:** Building; Scott Fregonese  
**Cc:** Leila Aman  
**Subject:** Fwd: The proposed development with 60 Units

Hello! This message was in my inbox, unread until today. Not sure if it needs to be added to the record. Cathy Silver was a participant in the meeting.

Cheers,  
Karen

Begin forwarded message:

**From:** Cathy Silver <[cathysilver1948@gmail.com](mailto:cathysilver1948@gmail.com)>  
**Subject:** **The proposed development with 60 Units**  
**Date:** February 10, 2025 at 9:14:26 AM PST  
**To:** Karen Reddick Yurka <[msshoebox@mac.com](mailto:msshoebox@mac.com)>

Hi Karen, I didn't realize you were the head of the Planning Committee for Manzanita. I am trying to get educated on a large development at the end of my street on Schooner Way. 60 units. I saw the meeting announced on BBQ. I want to comment on the lack of accessibility for the meeting today at 4 PM. I'm not certain I can even sign on to the zoom which is tucked quietly away on the website.

I am requesting that a public hearing be granted so that people can give their input in person. This entire neighborhood will be affected by this huge project. Karen, already, traffic on the road to Cartm and state park is awful. Many close calls, everyone speeds with their huge RV's and it is not a safe area there by the graveyard. I sincerely request that there be a public hearing. The information has not been clear, even including a phone number that no one answers.

Will you give this idea your consideration? I only recently got a look at the plans and these buildings are HUGE~!!!!!!!!!!!!!! I thank you for this consideration, Karen. Cathy Silver