

CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
May 12, 2025

- I. CALL MEETING TO ORDER:** Chair Reddick-Yurka called the meeting to order at 4:02 p.m.
- II. ROLL:** Planning Commission members present were: Karen Reddick-Yurka, Bert Gregory, John Collier, Thomas Christ, and Brad Berman. Lee Hiltenbrand and Frank Squillo were not present. Staff present were: City Manager Leila Aman, Building Official Scott Gebhart, 3rd Party City Planner Scott Fregonese, housing subject matter expert Marcy McInelly and permit tech Chris Bird.
- III. AUDIENCE:** There were 8 persons in the audience.
- IV. PUBLIC COMMENTS:** There were no public comments.
- V. APPROVAL OF MINUTES: April 21, 2025 -** A motion was made by Bert Gregory, seconded by John Collier, to approve April 21, 2025 minutes as amended. Motion passed unanimously.
- VI. CITY MANAGER COMMENTS:** City Manager Leila Aman presented a tentative schedule for future meetings, work sessions, and public hearings regarding the code amendments.

DISCUSSION

VII. UPDATE ON THE COMPREHENSIVE PLAN AND HOUSING ORDINANCE UPDATE PROJECT

- A. INTRODUCTION** – Housing subject matter expert Marcy McInelly presented amended code concepts and changes from the last work session.
- B. PRESENTATION** – Marcy McInelly first presented the changes to the 95-4 zoning ordinance.

Marcy's presentation then went into a discussion of building height and building envelope.

The presentation then talked about development standards in the new zones. Floor area ratio was then discussed to limit house sizes and to promote additional housing on the same lot. Marcy then asked the commission about an upper limit for maximum lot sizes. The presentation then turned to off-street parking requirements and proposed changes. Marcy continued her presentation by discussing the specific cottage cluster design standards.

Marcy ended her presentation by letting everyone know there would be another work session, followed by hearings and a briefing of City Council.

C. GENERAL COMMENTS AND QUESTIONS – Planning Commissioners wanted to know about the code amendments draft, the ordinance track changes and the 4 other attachments in the presentation and what parts are they trying to get adopted. It was then asked about the definition of a dwelling unit should include kitchen and bathroom facilities. The commission then asked about missing types of dwelling units such as pre-fab or modular house builds.

The discussion then turned to building height with the commissioners wanting to know what types of housing could take advantage of the maximum height allowable. Conversation turned to building envelope items like changing setback ,driveway, and roof type standards. It was then asked if setback standards would be relaxed if garages were moved forward towards the street.

The commission had reservations about promoting neighborhood character as a design standard as that could be used by anybody to oppose building projects that they didn't personally like. Marcy was then asked if residential housing in the commercial zone needed a design review which the commission agreed to discuss at a later date. Conversation turned to The list of Applicability by housing type and needing to more develop the detailed design section which could possibly be a materiality section as well. Concern was shown that perhaps the new standards might be too onerous for developers and the city to administer.

The commission then discussed whether to have another work session to further discuss changes and any unresolved matters. It was decided to have a work session on June 2 and the regular meeting on June 9.

VIII. GENERAL UPDATES: Building Official Scott Gebhart briefed the Planning Commission that there would be a review of the Heron's Rest subdivision on Third St.

IX. ADJOURNMENT:

Chair Reddick-Yurka adjourned the meeting at 5:50 p.m.

**MINUTES APPROVED THIS 12TH
DAY OF MAY 2025**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder

Planning Commission
January 13, 2025

