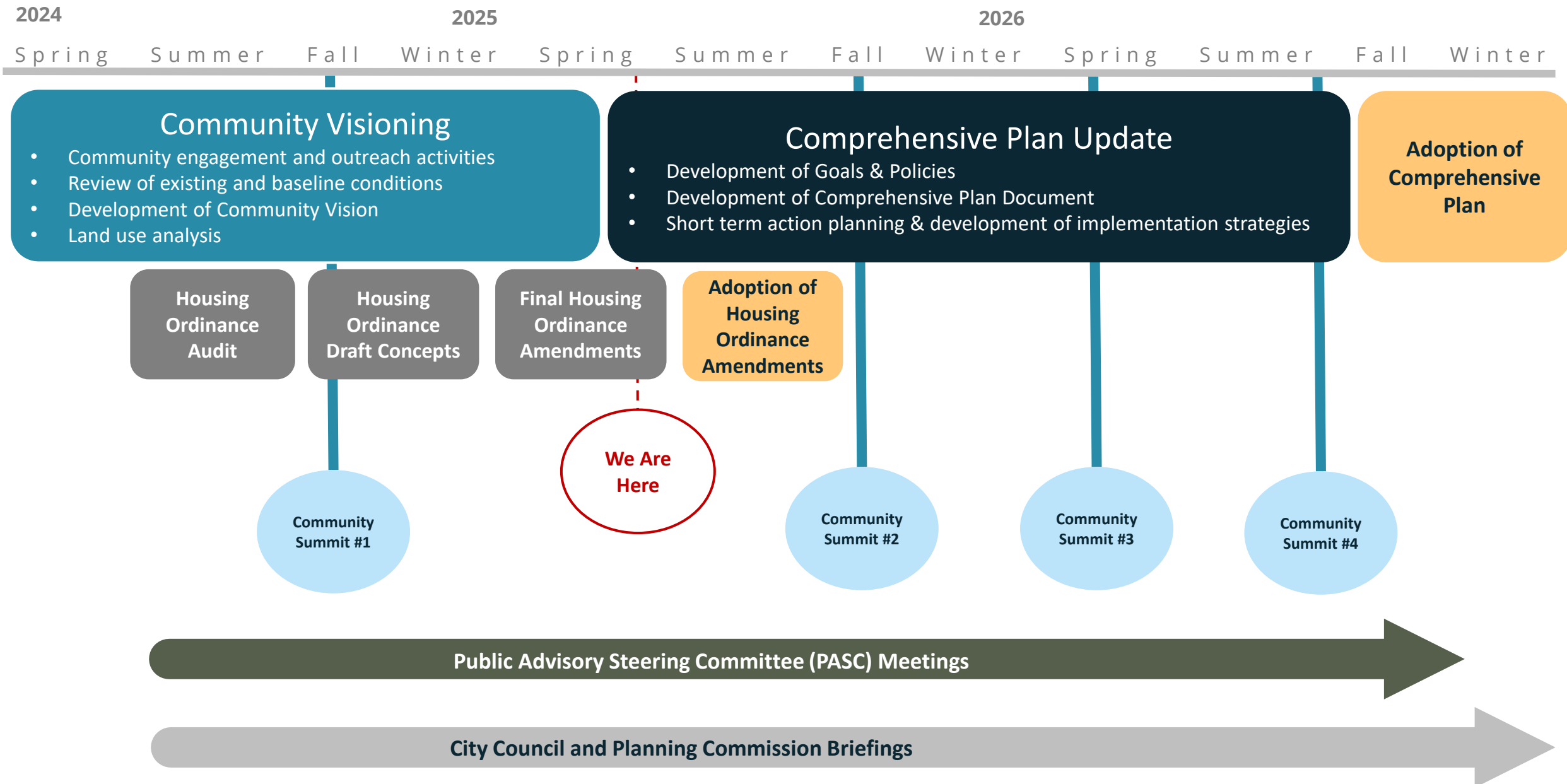


# Manzanita Comprehensive Plan and Housing Ordinance Amendments

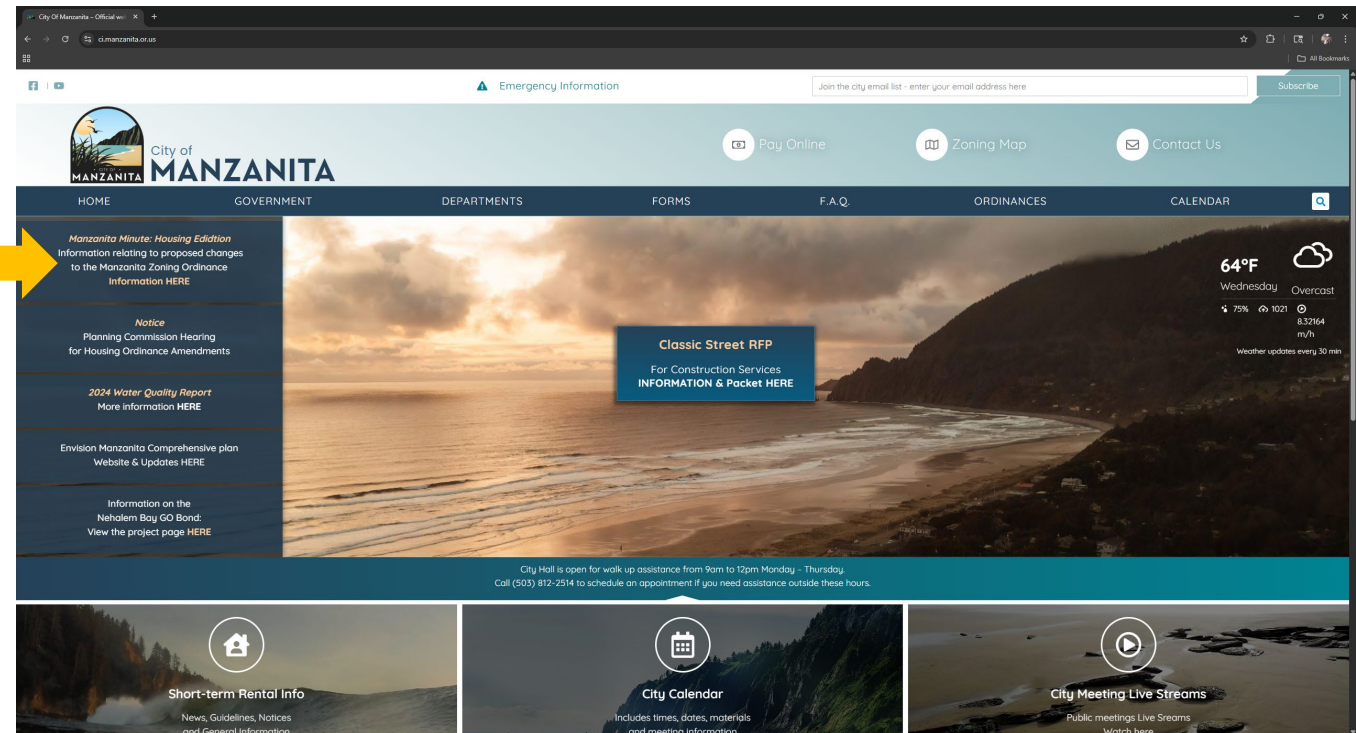
## Project Update

# Envision Manzanita Schedule Overview



# Housing Ordinance Amendments

- Notice was sent to all residential property owners
- Manzanita Minute sent out with water bill in May
- Public Hearing on the proposed amendments will be held on Monday, June 9<sup>th</sup> at 4pm via zoom.





- Pay Online
- Zoning Map
- Contact Us

- HOME
- GOVERNMENT
- DEPARTMENTS
- FORMS
- F.A.Q.
- ORDINANCES
- CALENDAR

*Manzanita Minute: Housing Edition*  
Information relating to proposed changes to the Manzanita Zoning Ordinance  
Information [HERE](#)

*Notice*  
Planning Commission Hearing for Housing Ordinance Amendments

*2024 Water Quality Report*  
More information [HERE](#)

Envision Manzanita Comprehensive plan  
Website & Updates [HERE](#)

Information on the Nehalem Bay GO Bond:  
View the project page [HERE](#)

### Manzanita Minute Housing Edition



#### Manzanita Minute

Housing Edition that includes information & synopsis on middle housing, amendments & more

[Read & Download HERE](#)



#### Hearing Notices

Information relating to proposed changes to Manzanita Zoning Ordinance

[Read & Download HERE](#)

64°F

Wednesday Overcast

75% 1021

8:32 AM

m/h

Weather updates every 3 hours

City Hall is open for walk up assistance from 9am to 12pm Monday – Thursday.  
Call (503) 812-2514 to schedule an appointment if you need assistance outside these hours.



#### Short-term Rental Info

News, Guidelines, Notices and General Information



#### City Calendar

Includes times, dates, materials and meeting information



#### City Meeting Live Streams

Public meetings Live Streams  
[Watch here](#)



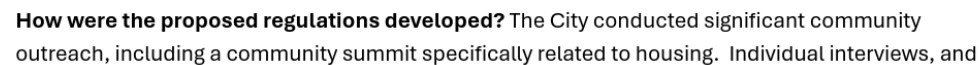
**IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY**  
**THIS IS TO NOTIFY YOU THAT THE CITY OF MANZANITA HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.**

On June 9, 2025 at 4:00 pm, the Manzanita Planning Commission will hold its first public hearing, located virtually on Zoom ( <https://us02web.zoom.us/j/81642434407?pwd=RvS5xN0N3SlcxG21wmE4YEBC6wCN24.1> Meeting ID: 816 4243 4407 Passcode: 080410) regarding the following: Manzanita Ordinance Amendments to 95-4: Zoning Ordinance and 95-5: Subdivision and Land Partition.

The City of Manzanita has determined that adoption of this proposed text amendment may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. Copies of the proposed text amendment will be available for inspection on the City's website by download and in person at the temporary City Hall site located at 167 S. 5<sup>th</sup> Street at least seven (7) days prior to the initial public hearing at no cost. Hard copies will be available for purchase at \$0.25 per page.

This public hearing will be the first of at least two hearings on the proposed changes, one of which will be conducted before the Planning Commission and another which will be conducted by the City Council. The initial public hearing will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement.

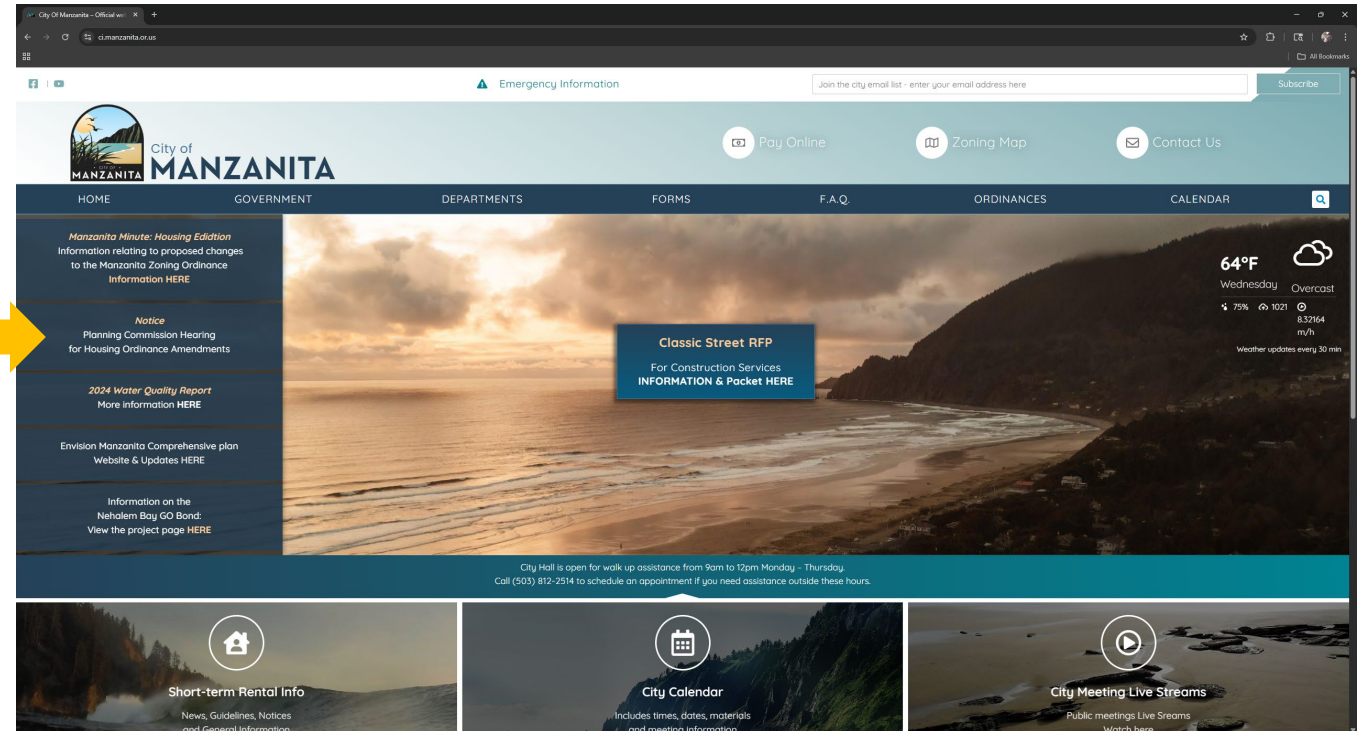
Please contact City Hall at [cityhall@ci.manzanita.or.us](mailto:cityhall@ci.manzanita.or.us) with any questions/comments or for more information.





# Housing Ordinance Amendments

- Planning Commission has held 7 work sessions on the Ordinance Amendments
- Briefings
- Housing Preference Survey
- Interviews
- Stakeholder Surveys
- Community Summit







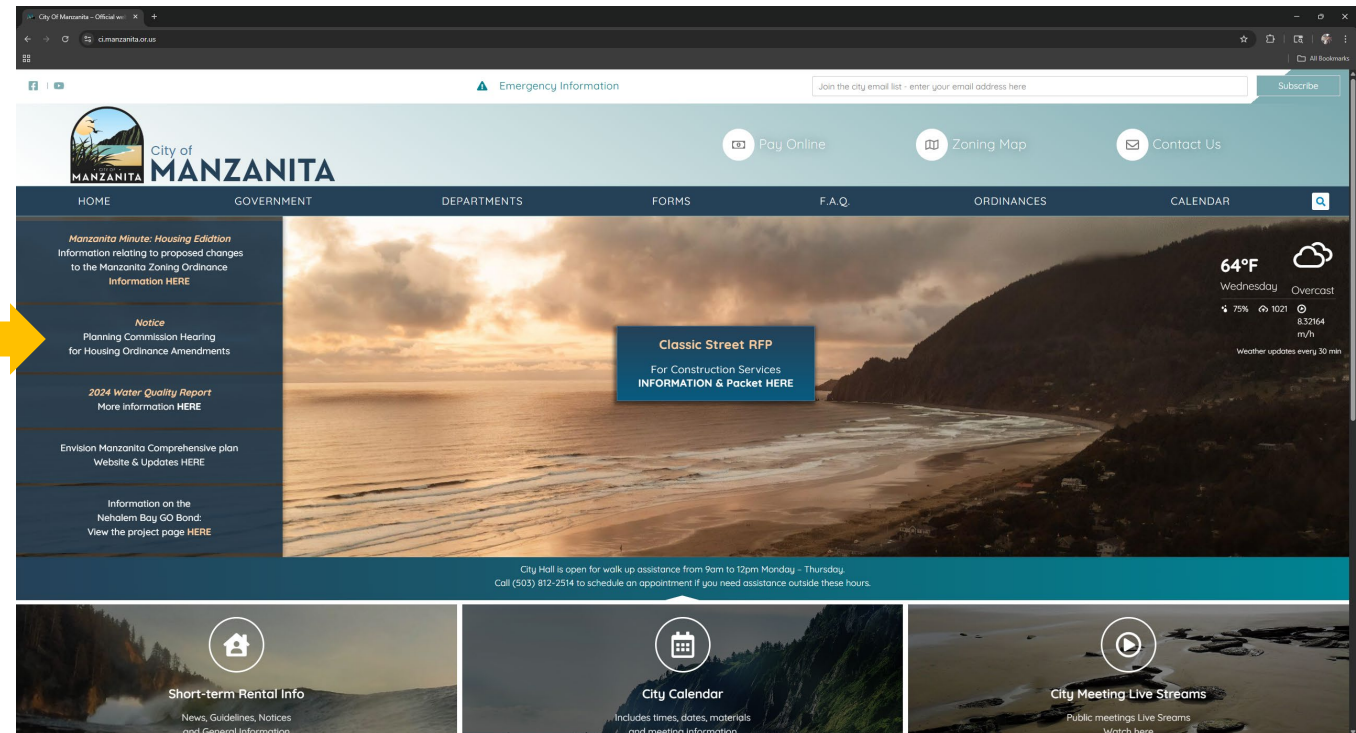


# Housing Ordinance Amendments

- 2 Ordinances noticed for a public hearing on June 9th

- 95-4 Zoning
- 95-5 Land Division

\*Hearing will likely be continued to a future meeting.



# Middle Housing Deadline

- SB 406 – we are subject to Large Cities Middle Housing Model Code
- July 1 the city is required to allow middle housing and will use the State of Oregon Model Code until such time the City adopts our customized Ordinance Amendments

## Intro

## STATE REQUIREMENTS, LOCAL PREFERENCES, & LOCAL CUSTOMIZATION

### Large Cities Middle Housing Model Code

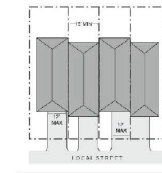
#### User's Guide:

Oregon House Bill 2001 (2019) (HB 2001) requires that "Large Cities" (defined as cities with a population of 25,000 or more and each county or city within a metropolitan service district) must allow: (1) all middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and (2) a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. Middle housing, which HB 2001 defines as duplexes, triplexes, quadplexes, cottage clusters, and townhouses, provides an opportunity to increase housing supply in developed neighborhoods and can blend in well with detached single-family dwellings.

The bill allows local governments to regulate siting and design of middle housing, provided that the regulations do not, individually or cumulatively, discourage middle housing development through unreasonable costs or delay. When regulating siting and design of middle housing, Large Cities should balance concerns about neighborhood compatibility and other factors against the need to address Oregon's housing shortage by removing barriers to development and should ensure that any siting and design regulations do not, individually or cumulatively, discourage the development of middle housing through unreasonable costs or delay.

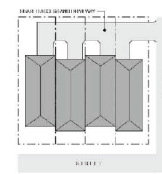
Large Cities may develop their own standards in compliance with the requirements of HB 2001. This model code may provide guidance toward that end. However, if Large Cities do not wish to prepare their own standards or if Large Cities do not adopt the required code amendments by June 30, 2022, they must directly apply this model code prepared by the Department of Land and Conservation Development (DCLD) to development in their jurisdictions. The model code is intended to be straightforward and implementable by Large Cities throughout the state, and is consistent with the requirements and intent of HB 2001. The model code will be adopted by reference into Oregon Administrative Rules.

Figure 7. Townhouses with Full Access to Front Yard



2. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (1):
  - a. Off-street parking areas shall be accessed on the back, top-side, or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
  - b. A townhouse project that includes a corner lot shall have access from a single driveway approach on the side of the corner lot. See Figure 8.

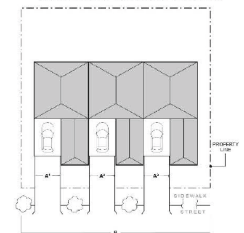
Figure 8. Townhouses on Corner Lot with Shared Access



(C) Garages and Off-Street Parking Areas. Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (a) and (b) of this subsection. (C)(a).

1. The garage or off-street parking area is separated from the street property line by a dwelling or
2. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage line. (Figure 14).

Figure 14. Width of Garages and Parking Areas



- A. Garage and on-site parking area maneuvering areas
- B. Total street frontage

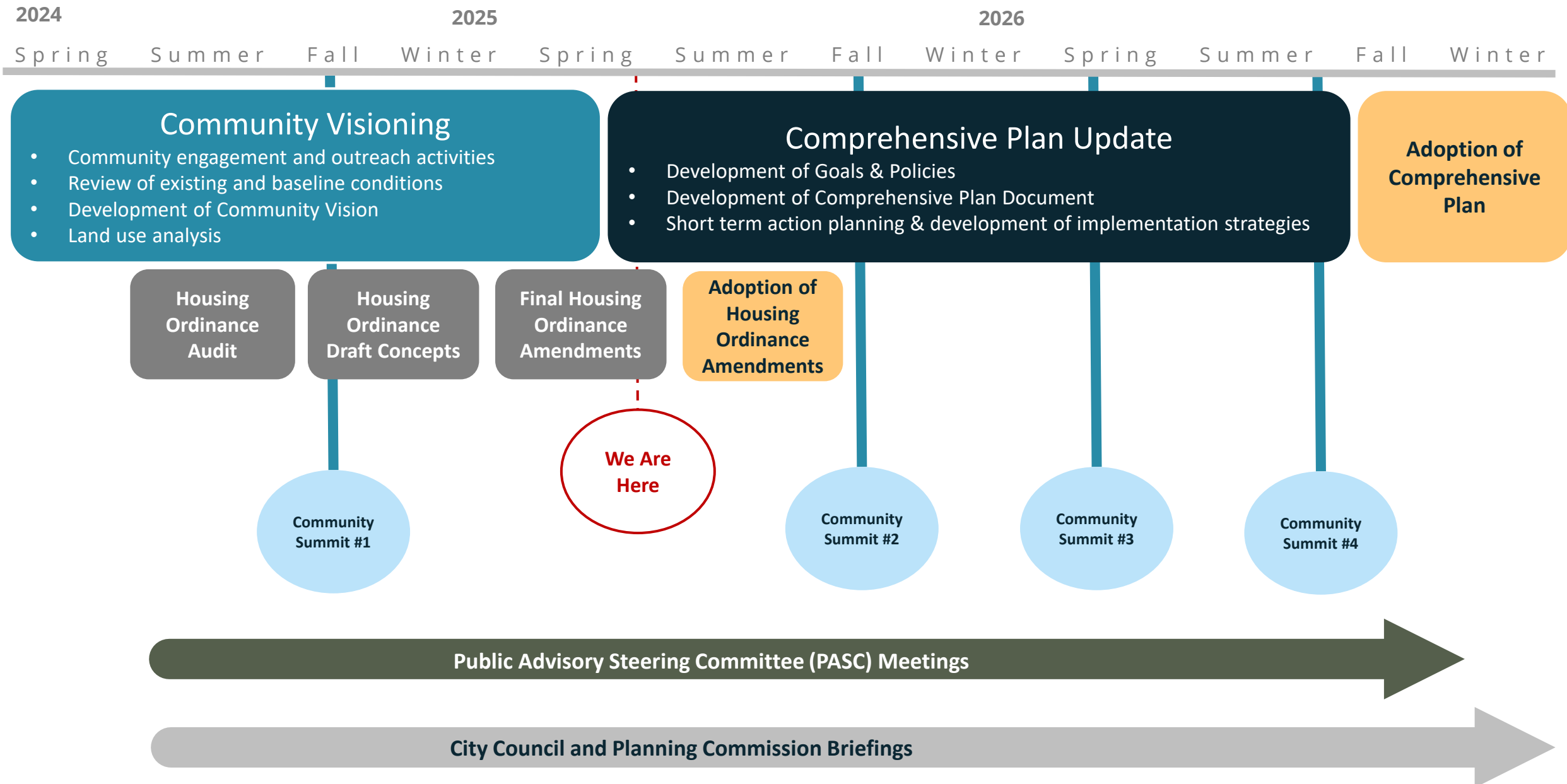
$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

(D) Driveway Approach. Driveway approaches must comply with the following:

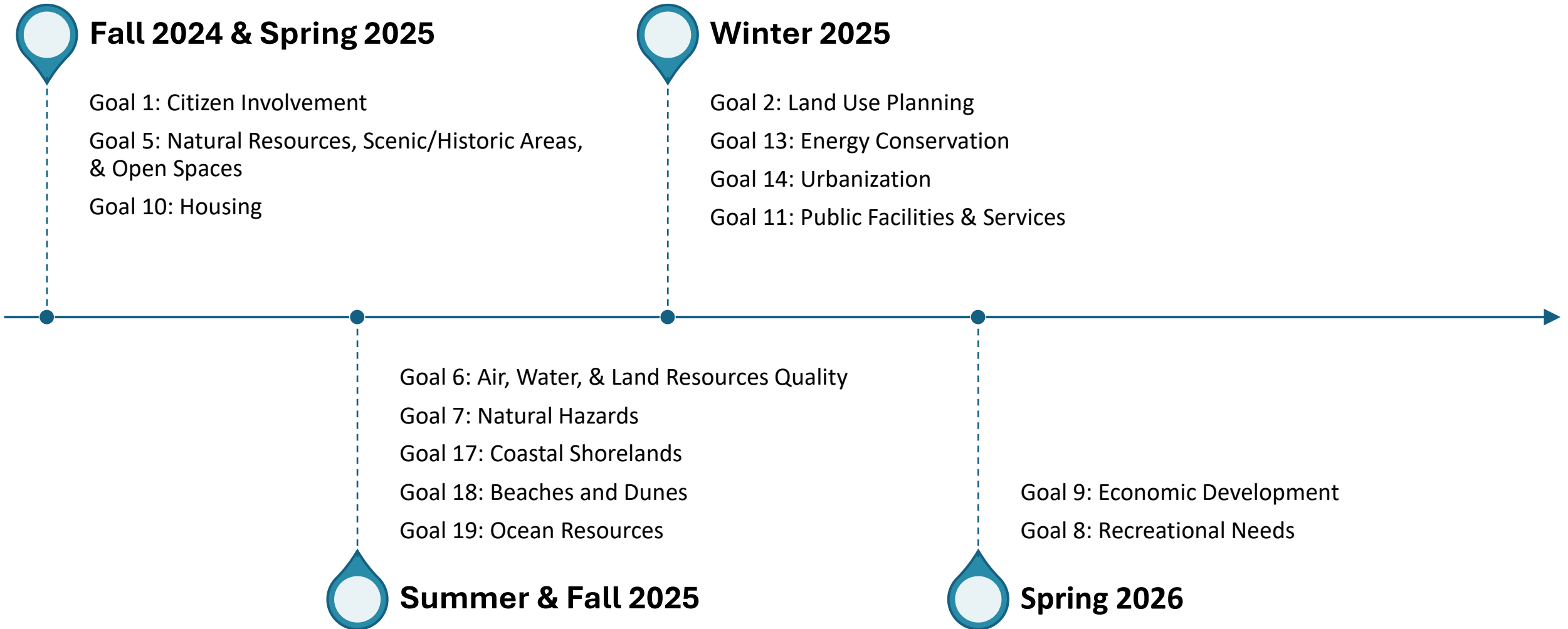
# Schedule for Adoption

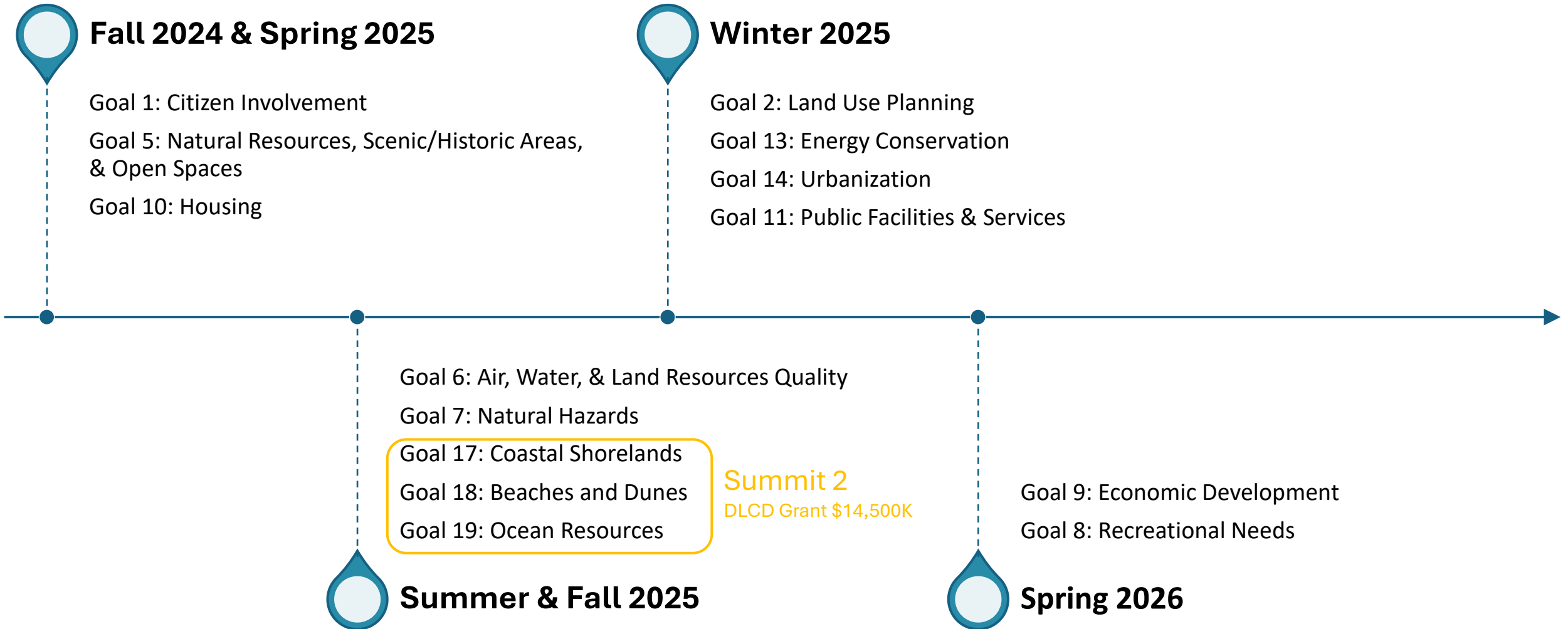
- June 9 – 4pm – Planning Commission Public Hearing
  - Public Comment and Recommendation to City Council
- June 11 – 2pm - City Council Work Session
  - Review adoption ready ordinance
- July 9 – 6pm – City Council Public Hearing (Tentative 1<sup>st</sup> Reading)
- July 16 – 4pm – City Council Work Session (Tentative)
- August 6 – 6pm – City Council (either 1<sup>st</sup> Reading and Public Hearing, or Second Reading and Adoption)

# Envision Manzanita Schedule Overview









# Envision Manzanita Comprehensive Plan Update Process

Background Report

*Where are we now?*

Community Vision

*Where do we want to go?*

Goals and Policies

*What are our priorities?  
How do we get there?*

Comprehensive Plan

Goals and Policies

Future Land Use Map



# Comprehensive Plan Hierarchy of Content

## COMMUNITY VISION

An aspirational, overarching direction describing the future of Manzanita

## GOALS

Broad statements of purpose defining what the community wants to achieve

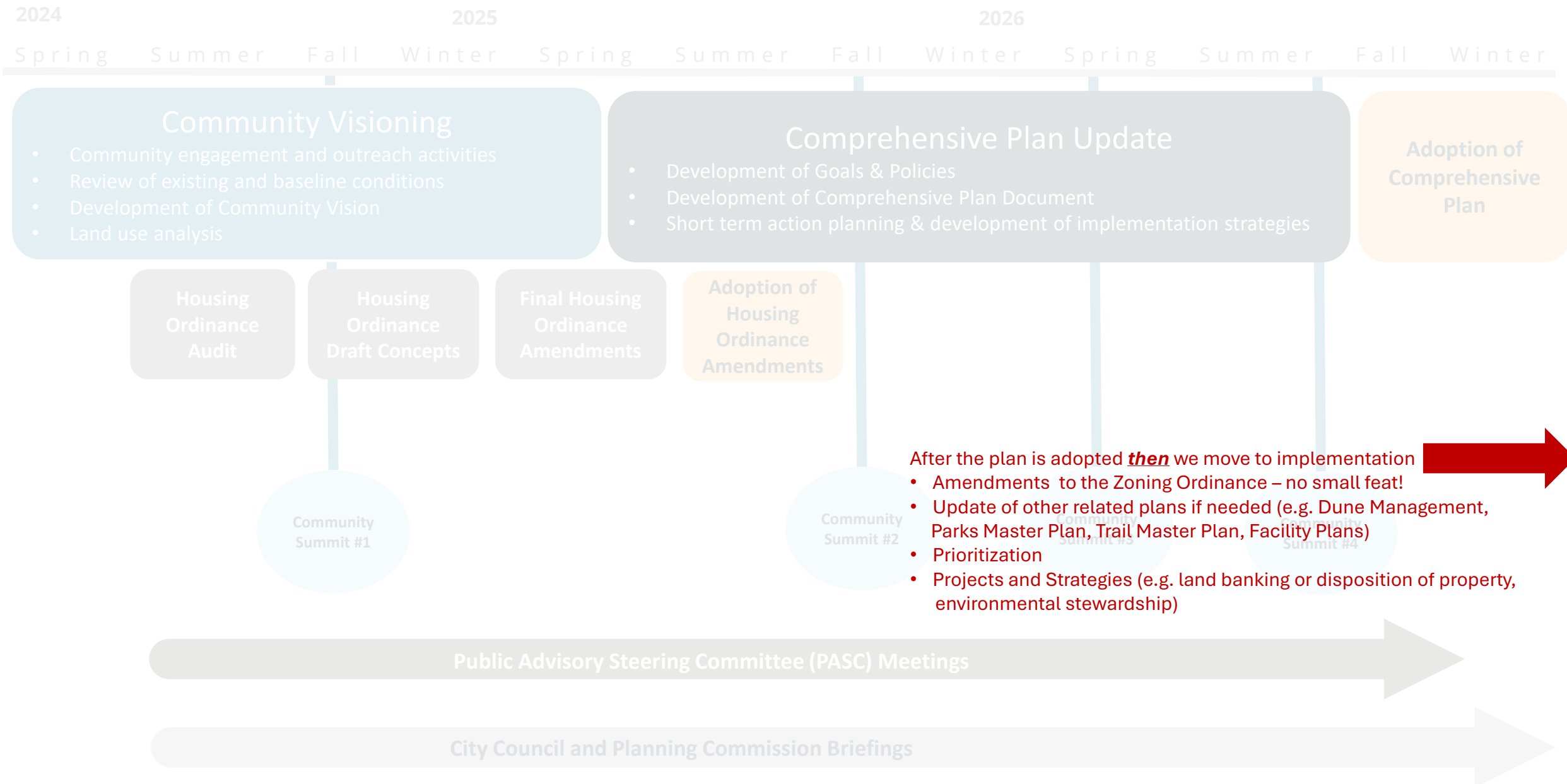
## POLICIES

Specific courses of action guiding decision-makers to achieve each stated goal

## ACTION ITEMS

Objectives illustrate how the policy will be implemented and the goals ultimately achieved

# Envision Manzanita Schedule Overview





# Questions?