

CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
June 2, 2025

- I. CALL MEETING TO ORDER:** Chair Reddick-Yurka called the meeting to order at 4:01 p.m.
- II. ROLL:** Planning Commission members present were: Karen Reddick-Yurka, Bert Gregory, John Collier, Thomas Christ, Brad Berman, Lee Hiltenbrand, and Frank Squillo. Staff present were: City Manager Leila Aman, Building Official Scott Gebhart, housing subject matter expert Marcy McInelly and permit tech Chris Bird.
- III. AUDIENCE:** There were 15 persons in the audience.
- IV. PUBLIC COMMENTS:** There were no public comments.
- V. APPROVAL OF MINUTES: May 12, 2025 -** A motion was made by John Collier , seconded by Frank Squillo, to approve May 12, 2025 minutes as written. Motion passed unanimously. Lee Hiltenbrand abstained from voting.

DISCUSSION

- VI. 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 started with an introduction to state requirements, local preferences, and local customization in adopting the zoning amendments.

Marcy’s presentation then went into what there was agreement on and what topics needed more discussion and new concepts.

The presentation then talked about development standards in the new zones. Topics discussed included minimum lot sizes, parking requirements, and building design materials.
 - C. GENERAL COMMENTS AND QUESTIONS** – It was asked if there was a consensus on maximum building height as well as the maximum square footage of a dwelling with no additional units. Marcy was then asked about the 1250 square feet minimum lot size and why

are townhouses mandatory for any lot that allows dwellings. Concern was shown that the minimum lot size requirements could have unintended consequences relative to the community.

The discussion then turned to confusion of the new or modified development standards and how did general agreement happen amongst the commission without a vote. The commission circled back to maximum building height and if any parking decisions would be made at this meeting.

Marcy was then asked about provisions for three story apartment buildings for low-cost housing as well as how to apply side yard setbacks for attached townhouses. It was then stated that townhomes are some of the most common types of housing and allow many people to be able to afford a mortgage. Support was shown for the 1250 square foot lot size minimum to spur housing growth and home ownership.

Discussion then turned to the process of the zone amendment changes with there never being any intention to vote on anything only to discuss and massage. Concern was then shown on the increase in density in being able to build 4 townhomes on a 5000 square foot lot and the control of townhouse parking standards. It was then asked if a conversation and decision regarding town homes and lots be postponed. Comments were then made regarding the path forward for parking in the city. There was concern that minimum lot size and off-street parking are commonly used to stop more density and affordable housing from being built. It was asked if tandem parking is allowed in the code.

The commission next discussed materials in building and how it affects the character of the city. The commission was not united in how much guidance the city would give builders in a choice of materials and colors for their projects. Concern was shown that the city would turn into an overbearing HOA and creativity would be stifled. It was decided to re-visit design materials for a later date.

Marcy was then asked about the definition of a story and if there would be any implications in building. Concern was again shown regarding the minimum lot size and its potential negative effect on the city. It was stated that smaller lot sizes might not translate into more affordable housing as intended. Conversation pivoted to the unintended consequences of the zoning amendment changes such as increased traffic, livability, and changing the character of a village with sprawl. A counterpoint was voiced that increased smaller housing inventory would lead to more diversity to the city at a decreased price point.

It was asked what the role of the planning commission would be when the zoning ordinances change. Marcy was then asked to go over the minimum lot size one more time for group clarity.

VII. GENERAL UPDATES: City Manager Leila Aman went over the coming schedule for the adoption ready package with also a subdivision land use application for the next June 9 meeting. Building Official Scott Gebhart mentioned that there were no applications thus far for the July meeting.

VIII. ADJOURNMENT:

Chair Reddick-Yurka adjourned the meeting at 6:03 p.m.

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

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder

