

CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
July 21, 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 McNelly and permit tech Chris Bird.
- III. AUDIENCE:** There were 11 persons in the audience.
- IV. PUBLIC COMMENTS:** There were no public comments.
- V. APPROVAL OF MINUTES: June 9, 2025 –**

Minutes were unavailable and will be approved at the next Planning Commission meeting.
- VI. CITY MANAGER UPDATES:** City Manager Leila Aman Updated the Planning Commission on the city council's ongoing review process of the housing ordinance amendments. An announcement of an open house at new city hall

DISCUSSION

VII. Land Division Code; First Work Session

- A. INTRODUCTION –** Housing subject matter expert Marcy McNelly presented an overview of the new land division ordinance.
- B. PRESENTATION –** Marcy McNelly started with how the proposed land division ordinance would replace the current sub-division ordinance and talked about expedited middle housing land division.
- C. GENERAL COMMENTS AND QUESTIONS –** It was asked about different conflicts in the different articles that negatively affect middle housing standards. Conversation turned to if housing were to meet affordability and density requirements, it could receive land division approval at the same time as the issuance of building permits. It was then asked if expedited land was a requirement of state law and if it were up to the commission to define what gets expedited permits. There was then confusion on how an expedited land division is not a land use decision. A question was then asked if the land division ordinance would be in effect in the C1 commercial zone of the city. Questions were then asked about local and state requirements for land division approval and who exactly defines the requirements. Conversation turned

to how a middle housing application would be eligible for the expedited land division procedure. There was confusion with detached dwellings on the same lot not being single family homes but cottage clusters or any plex type dwelling.

VIII. GENERAL UPDATES: City manager Leila Aman briefed the council that there would be another work session would be august 11 with a public hearing on September 8. It was agreed to hold the next scheduled meeting on august 8 with a possible additional meeting on August 25.

IX. ADJOURNMENT:

Chair Reddick-Yurka adjourned the meeting at 5:44 p.m.

**MINUTES APPROVED THIS 11TH
DAY OF AUGUST 2025**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder