



CITY OF MANZANITA

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CITY OF MANZANITA PLANNING COMMISSION MEETING MINUTES

August 11, 2025

I. CALL TO ORDER: Chair Reddick-Yurka called the meeting to order at 4:06 PM in the new council chambers.

II. ROLL: Commissioners present: Chair Karen Reddick-Yurka, Thomas Christ, Lee Hiltenbrand, Bert Gregory, Brad Berman. Staff present: City Manager Leila Aman, Building Official Scott Gebhart. Consultants Present: Marcy McNelly (AIA Urbsworks), Walt Wendolowski (Planning Consultant), Scott Fregonese (3J Consulting).

III. AUDIENCE: Members of the public attended online.

IV. APPROVAL OF MINUTES: Minutes from June 9, 2025 were approved unanimously. Minutes from July 21, 2025 were approved with corrections noting Commissioner Christ was absent.

V. DISCUSSION: UPDATE ON LAND DIVISION ORDINANCE REVISIONS

Presentation – Consultant Walt and Planner Marcy provided an overview of the proposed updates to Ordinance 95-5, which would replace the subdivision code with a new Land Division Code. The presentation reviewed Articles 1 through 7 and touched on Article 8 concerning expedited middle housing land divisions.

General Comments and Questions – Commissioners raised questions regarding the relationship between Articles 1–7 and Article 8, definitions, density standards, and the differences between partitions, subdivisions, and middle housing divisions. Commissioners discussed flag lots, private access easements, utility easements, and consistency with state requirements. There was consensus to divide Article 8 into two sections for clarity: one for expedited land divisions and one for middle housing.

VI. PUBLIC COMMENTS: No public comments were received.

VII. GENERAL UPDATES: Staff noted no further updates. The Commission agreed to continue discussion at a work session on August 25, 2025, with a public hearing scheduled for September 8, 2025.

VIII. ADJOURNMENT: A motion was made and seconded to adjourn. Chair Reddick-Yurka adjourned the meeting at 6:14 p.m.

MINUTES APPROVED THIS ____ DAY OF _____ 2025

X

Karen Reddick-Yurka
Chair

ATTEST:

X

Leila Aman
City Manager/Recorder