



# ***City of Manzanita***

---

## **NOTICE OF PUBLIC HEARING**

The City of Manzanita City Council will hold its regular meeting on Wednesday, December 7, 2011 at 7:00 PM in the Manzanita City Council Chambers, 543 Laneda Avenue, Manzanita, OR. This meeting will include a PUBLIC HEARING to consider the following application recommended by the Planning Commission:

**Zoning map amendment from Special Residential/Recreational (SR/R) to Special Residential/Recreational – Planned Development (SR/R-PD) for a planned development of 24 clustered residential units and tentative subdivision plan for the replat of Lots 17 through 21 of Pacific Dunes Unit No. 6 Subdivision.**

**Location:** Southeast corner of Dorcas Lane and Classic Street  
**Assessor's Map:** Map 3N 10 29DA, Tax Lots 200 through 1700  
**Applicant:** Manzanita Investment Properties, LLC (Jim Pentz)  
**Zoning:** SR/R – Special Residential/Recreational  
**Criteria:** This application will be evaluated against the criteria for zoning map amendments listed on page 3 of the Manzanita Comprehensive Plan and Article 9 of Ordinance 95-4 (Manzanita Zoning Ordinance), the criteria for planned developments listed in Section 4.136 of Ordinance 95-4 (Manzanita Zoning Ordinance) and Sections 3.030 of Ordinance 95-4 (Manzanita Zoning Ordinance), and the criteria for subdivisions listed in Sections 38 through 51 of Ordinance 95-5 (Manzanita Subdivision and Land Partitioning Ordinance).

Anyone wishing to present written testimony on proposed action may do so in writing prior to or at the Public Hearing. At the Public Hearing, the City Council will receive a staff report; open the Public Hearing; and invite both oral and written testimony. The City Council may continue the Public Hearing to another meeting to obtain additional information, or close the Public Hearing and take action on the proposal. If a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the final evidentiary hearing on the request or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals based on that issue. All documents in the above noted file including a list of approval criteria applicable to the request from the Manzanita Zoning Ordinance, the Manzanita Subdivision and Land Partitioning Ordinance, the Comprehensive Plan and the Statewide Planning goals are available for inspection at Manzanita City Hall at no cost or copies can be obtained for \$.25/page. A decision for approval or disapproval of the proposal by the City Council will be based upon these criteria and these criteria only. At the hearing it is important that comments relating to the request pertain specifically to the applicable criteria listed. At least seven days prior to the hearing, a copy of the staff report will be available for inspection at no cost, or a copy can be obtained for \$.25/page. For further information please contact Jerry Taylor, City Manager, Manzanita City Hall, 368-5343, P.O. Box 129, Manzanita, Oregon 97130.