



City of Manzanita

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NOTICE OF PUBLIC HEARING

The City of Manzanita Planning Commission will hold its regular meeting on Monday, August 17, 2020 at 4:00 pm via Zoom. This meeting will include a public hearing to consider the following application:

Join Zoom Meeting
<https://us02web.zoom.us/j/81528531986>

Meeting ID: 815 2853 1986
Password: 435116
+1 (253) 215 8782

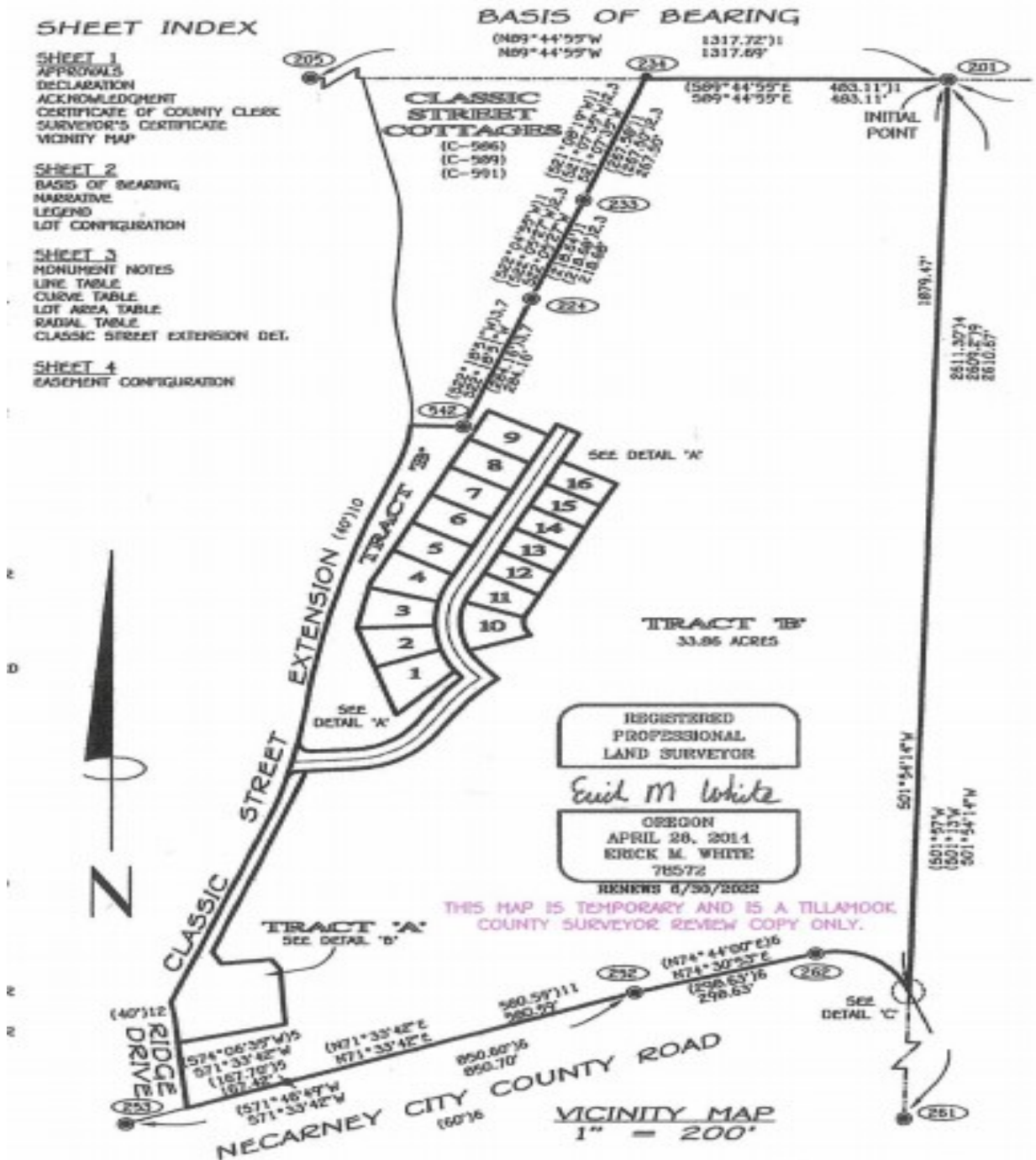
Approval of the final partition plan for Pacific Dunes 8, lots 1-16, a residential subdivision within the Special Residential/ Recreational Zone (SR-R)

Location: Classic Street and Nearney City Road
Assessor's Map: 3N-10-29D, part of Tax Lot 100
Applicant: Encore Investments, LLC (Jim Pentz and Rick Hinkes)
Owner: Same as applicant
Zoning: SR-R (Special Residential/Recreational)
Criteria: This application will be evaluated against the criteria for subdivisions listed in Sections 38 through 51 of Ordinance 95-5 (Manzanita Subdivision and Land Partitioning Ordinance) and Section 3.030 of Ordinance 95-4 (Manzanita Zoning Ordinance).
Date of Hearing: August 17, 2020

The Planning Commission's review is for the purpose of making a decision on the above proposal. 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 Planning Commission will receive a staff report; open the Public Hearing; and invite both oral and written testimony. The Planning Commission 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 Planning Commission 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

July 20, 2020

obtained for \$.25/page. For further information please contact Kristin Grasseth, Assistant City Manager, Manzanita City Hall, 368-5343, P.O. Box 129, Manzanita, Oregon 97130.



SHEET 1 OF 4
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