



## NOTICE OF A PUBLIC HEARING ON THE APPEAL OF A PLANNING COMMISSION'S DECISION (PLANNED UNIT DEVELOPMENT)

The City of Manzanita City Council will hold a special meeting on Tuesday, July 19, 2022 at 1:00 PM via Zoom. Go to [www.ci.manzanita.or.us](http://www.ci.manzanita.or.us) for log in information. This meeting will include a public hearing to consider the appeal of the Planning Commission's denial of the following application:

**Request:** Planned Unit Development for a 34-Unit Hotel.  
**Applicant:** Vito Cerelli.  
**Location:** 698 Dorcas Lane.  
**Assessor's Map:** 3N-10-29AD, Tax Lots 2600 and 2100.  
**Zoning:** Special Residential/Recreational Zone (SR-R).  
**Criteria:** This application will be evaluated against the Planned Unit Development criteria listed in Ordinance 95-4 Section 4.136; and, the Special Residential/Recreational Zone standards in Ordinance 95-4 Section 3.030.

The City Council's review is for the purpose of making a decision on the appeal. The Council will determine the type of hearing at a separate special meeting prior to the Hearing. Persons interested in the proposal should become involved in the land use decision-making process. Anyone desiring to speak for or against the proposal may do so in person or by representative at the hearing. Written comments may also be filed with the City of Manzanita prior to the public hearing. Based on the type of hearing, the Council may be limited to considering argument and the Planning Commission record, and may not accept new evidence or issues.

All documents, evidence, and staff reports entered into the record before the Planning Commission, including a list of Manzanita Zoning Ordinance approval criteria applicable to the request, are available for inspection at Manzanita City Hall at no cost, or, copies can be obtained for \$.25/page.

A decision by the City Council to sustain or reverse the Planning Commission decision will be based upon the above listed criteria and these criteria only. At the hearing it is important that comments relating to the request pertain specifically to the applicable criteria. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the staff report will be available at least seven days prior to the hearing for inspection at no cost, or, a copy can be obtained for \$.25/page. If you need any special accommodations to participate in the hearing, please notify City Hall 24-hours before the meeting. For further information please contact Leila Aman, City Manager, Manzanita City Hall, 368-5343, P.O. Box 129, Manzanita, Oregon 97130.