



NOTICE OF A PUBLIC HEARING TO REVIEW A PLANNING COMMISSION DECISION ON REMAND (PLANNED UNIT DEVELOPMENT)

The City of Manzanita City Council will hold an on-the-record review an appeal of a Planning Commission decision under MZO 10.180 on Wednesday, July 26, 2023 via Zoom. Final deliberations and a decision on review will be made at a meeting on Friday, July 28, 2023 via Zoom. Go to www.ci.manzanita.or.us for log in information.

The July 26, 2023 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 review will be evaluated on the record against the criteria listed in Ordinance 95-4 Section 4.136; and, the Special Residential/Recreational Zone standards in Ordinance 95-4 Section 3.030 as applicable to the remand issues.

Persons interested in the proposal should become involved in the land use decision-making process. **No new evidence will be accepted at the hearing, but anyone desiring to submit arguments for or against the proposal may do so in person or by representative at the hearing.** Written arguments may also be filed with the City of Manzanita prior to the public hearing at cityhall@ci.manzanita.or.us. All documents, evidence, and staff reports, in the record and relied upon by the applicant, including a list of Manzanita Zoning Ordinance approval criteria applicable to the request, are available for inspection online at <https://ci.manzanita.or.us/planning-commission/> (reference the May 30, 2023 and June 16, 2023 meetings) and at <https://ci.manzanita.or.us/city-council/> (reference June 26, 2023 meeting), at Manzanita City Hall at no cost, or, copies can be obtained for \$.25/page.

The City Council's review is for the purpose of making a decision on the appeal. 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 and the remand issues. 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 Nancy Jones, Assistant City Recorder, Manzanita City Hall, (503) 368-5343, P.O. Box 129, Manzanita, Oregon 97130.

Date of Notice: July 13, 2023