



PINE GROVE PROPERTIES, INC

ENCORE INVESTMENTS, LLC

February 2, 2024

To the City of Manzanita Planning Commission:

Pine Grove Properties, in collaboration with Encore Investments LLC, presents a transformative proposal aimed at addressing the housing needs of the Manzanita community. We seek a zone change for approximately 12.5 acres of our R2 property within the Urban Growth Boundary (UGB) to facilitate the development of two to three multi-family projects catering to work force and middle housing families.

Project Description

The current zoning of the property as R2 limits its potential for multi-family developments. Our proposal advocates for a change to SR/R zoning, enabling the construction of multi-family housing within a Planned Development (PD) framework. To assure this remains in perpetuity, we propose a deed restriction tied to resident income, as defined by Tillamook County for work force and middle housing. It will also include a restriction for NO short term rentals.

Rationale and Justification

The existing R2 zoning restricts development to single-family residences, overlooking the pressing need for multi-family accommodations. While zones like R3 and R4 permit multi-family buildings, their limitations on the number of dwelling units per structure hinder the feasibility of work force or middle housing. Our proposal aligns with the city's comprehensive plan, which emphasizes the importance of diverse housing options, yet current zoning regulations fail to accommodate this.

Community Impact

Introducing workforce and middle housing will have a positive effect throughout the community. Businesses, including restaurants, schools, and healthcare providers currently have recruitment challenges due to the housing shortage. Situated at the eastern edge of the UGB, the proposed site offers ample space to accommodate the envisioned development, alleviating the pressure on established neighborhoods for infill development.

Conclusion

Pine Grove Properties and Encore Investments are committed to realizing the city's vision for sustainable growth and development. We firmly believe that this proposal aligns with the city's goals as articulated in the comprehensive plan. We welcome further deliberation on this zone change application during your upcoming Planning Commission meeting.

Jim Pentz for Pine Grove Properties & Encore Investments, LLC