



CITY OF MANZANITA

167 5th Street – Manzanita Oregon 97130
P.O. Box 129, Manzanita, OR, 97130-0129
Phone: (503) 812-2514 | TTY Dial 711
ci.manzanita.or.us

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

The City of Manzanita City Council will hold this meeting on **April 14, 2025 at 4:00 p.m. via Zoom**. Go to <https://ci.manzanita.or.us/city-council/> for log in information. This meeting will include a public hearing to consider the appeal of the Planning Commission's approval of the following application:

- Request:** Planned Unit Development for a 60-unit affordable, multi-family housing project.
- Applicant:** Keith Daily (Polyphon Architecture and Design, LLC)
- Location:** The PUD is located on the north side of Necarney City County Road, 500-feet west of its intersection with Clipper Court.
- Assessor's Map:** Township 3 North; Range 10 West; Section 28; Tax Lot 1401.
- Zoning:** Special-Residential/Recreation (S-R/R)
- Criteria:** This review will be evaluated de novo. The Council will consider the existing record and also reopen the record for new evidence, argument, or testimony and hold a hearing. The Council will make its determination based on the criteria listed in Ordinance 95-4 Section 4.136; and the Special Residential/Recreational Zone standards in Ordinance 95-4 Section 3.030.

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 or by representative at the hearing which will be held via Zoom only. Written comments or evidence may also be filed with the City of Manzanita prior to the public hearing in-person at City Hall located at 167 S 5th street (Behind the Police Station) during normal business hours which are Monday – Thursday 9:00am – 12:00pm, or by appointment by calling 503.812.2514. Written comments or evidence may also be sent via email to



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planning@ci.manzanita.or.us . All documents, evidence, and staff reports, in the existing record, including a list of Manzanita Zoning Ordinance approval criteria applicable to the request, are available for inspection online at <https://ci.manzanita.or.us/city-council/> or at Manzanita City Hall at no cost, or, copies can be obtained for \$.25/page.

New submissions will be accepted as follows:

1. RE-OPENED RECORD PERIOD (March 21, 2025 – March 27, 2025)

As part of its de novo review, the City Council will consider the existing record, including all timely submissions to the Planning Commission regarding this matter. From March 21 to March 27, the City Council is reopening the record for new submissions. Participants may submit new evidence, testimony, and argument, including any responses to information or materials in the existing record during this time. New evidence, testimony, and argument, including any responses to the existing record must be submitted by 5:00 p.m. on March 27, 2025. New submissions to the record received during that time will be posted on the City's website and available for review on March 28, 2025.

2. RESPONSE PERIOD (March 28, 2025 – April 3, 2025)

All parties will have an opportunity to respond to the materials received during the Re-Opened Record Period between March 21, 2025 and March 27, 2025. Materials submitted at any time after March 27, must be in response to the materials submitted during the Re-Opened Record Period. Responses must be submitted by 5:00 p.m. on April 3, 2025. After April 3, 2025, 5:00 p.m. no new written evidence, argument, or testimony will be accepted except that the applicant will have a final opportunity to submit written argument (but no new evidence).

3. APPLICANT'S RESPONSE PERIOD (April 4, 2025 – April 10, 2025)

The applicant only will have an opportunity to submit final written argument (but no new evidence) in support of the application by **5:00 p.m. on April 10, 2025.**

4. DE NOVO HEARING DATE (April 14, 2025, 4:00 p.m. via Zoom)

The City Council will hold a public hearing on the application on **April 14, 2025 at 4:00 p.m.**, at which it will receive public comments and argument,



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including from the applicant and the appellant. The meeting will be held on Zoom and the information and link for accessing the Zoom hearing on line is:

<https://us02web.zoom.us/j/83161443470?pwd=5As9kYrSQQbJYwdkRIWmFfpdxERusJ.1>

Meeting ID: 831 6144 3470

Password: 993914

Members of the public may also access the meeting via telephone using the following information:

Call in number: +1 253 215 8782

Meeting ID: 831 6144 3470

Password: 993914

An agenda with the Zoom meeting information will also be available on the City's website at least one week in advance.

The City Council's review is for the purpose of making a decision on the application. The City Council's 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 City Hall 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 at 503.812.2514 or by email by contacting Manzanita Development Services at planning@ci.manzanita.or.us.