



IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY
THIS IS TO NOTIFY YOU THAT THE CITY OF MANZANITA HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On June 9, 2025 at 4:00 pm, the Manzanita Planning Commission will hold its first public hearing, located virtually on Zoom (<https://us02web.zoom.us/j/81642434407?pwd=RvS5xN0N3SlcxG21wmE4YEBC6wCN24.1> Meeting ID: 816 4243 4407 Passcode: 080410) regarding the following: Manzanita Ordinance Amendments to 95-4: Zoning Ordinance and 95-5: Subdivision and Land Partition.

The City of Manzanita has determined that adoption of this proposed text amendment may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. Copies of the proposed text amendment will be available for inspection on the City's website by download and in person at the temporary City Hall site located at 167 S. 5th Street at least seven (7) days prior to the initial public hearing at no cost. Hard copies will be available for purchase at \$0.25 per page.

This public hearing will be the first of at least two hearings on the proposed changes, one of which will be conducted before the Planning Commission and another which will be conducted by the City Council. The initial public hearing will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement.

Please contact City Hall at cityhall@ci.manzanita.or.us with any questions/comments or for more information.

THESE ORDINANCES MAY OR MAY NOT LIMIT THE USE OF YOUR LAND

State law requires the City to mail notices to property owners with specific language used on this side of the notice. All property owners with any amount of land in residentially zoned land including R-2, R-3, R-4, RMD, and SR-R are receiving this notice, and the City has no way to verify whether, how or when proposed land use regulations or zone changes will affect the value of individual properties. Your receipt of this notice does not necessarily mean that any proposed land use regulation or zone change will limit the use of your property or impact the value of your property.



NOTICE OF PUBLIC HEARING – JUNE 9, 2025

MANZANITA PLANNING COMMISSION

95-4 Zoning Ordinance and 95-5 Land Subdivision and Partition Text Amendment

DATE & TIME:	<u>June 9, 2025.</u> This item will not begin earlier than 4:00 p.m.
PLACE:	<p>The public hearing will be conducted virtually using the Zoom platform. The Zoom link to the public hearing is: https://us02web.zoom.us/j/81642434407?pwd=RvS5xN0N3SlcxG21wmE4YEB C6wCN24.1 Meeting ID: 816 4243 4407 Passcode: 080410 This zoom link will be posted at least seven (7) days in advance of the hearing. Details on how to observe and testify online or by telephone are available on the City's website: https://ci.manzanita.or.us/planning-commission/</p>
PROPOSAL:	<p>The City of Manzanita is proposing updates to the Manzanita City Ordinances 95-4 and 95-5. The proposed updates allow the city to comply with and exceed housing-related statutes and facilitate housing production, affordability, and choice. Amendments will also comply with regulations of Tillamook County's Senate Bill 406, and thus House Bill 2001.</p>
APPLICABLE STANDARDS:	<p>95-5 (Land Subdivision and Partitions), 95-4 (Zoning Maps), 95-4 (Land Use Districts), 95-4 Section 4.160 (Supplemental Standards for Middle Housing)</p>

All interested parties are invited to attend the hearing online may testify orally, if they choose. Written testimony may be submitted by email to planning@ci.manzanita.or.us or regular mail. (Please note the City's mailing address is: PO Box 129, Manzanita, OR 97130.) Written testimony for the June 9, 2025 meeting will be accepted until 12:00pm June 9, 2025.

Any correspondence received in advance of the meeting will be forwarded to the Planning Commission.

A copy of the proposed amendment text, all submitted documents, and applicable criteria are available for inspection at no cost at least seven (7) days prior to the hearing. In addition, a staff report will be available for inspection at no cost at least seven (7) days prior to the hearing. Hard copies of any of these documents can be provided at a cost of \$0.25 per page. To request to view these documents or purchase hard copies, you may:

1. Contact City Hall at cityhall@ci.manzanita.or.us; or
2. Request to view or purchase copies at City Hall located at 167 S. 5th Street, Manzanita.

Please note that failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient 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.