



CITY OF MANZANITA

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NOTICE OF SUBDIVISION APPLICATION

The City of Manzanita Planning Commission will hold its regular meeting on Monday, June 9, 2025, at 4:00 PM, via Zoom. Go to www.ci.manzanita.or.us for log in information. This meeting will include a public hearing to consider the following application:

File No: 25030-PLNG
Request: Establish a 26-lot single family subdivision within the approved Herron's Rest Planned Unit Development.
Applicant: Nate Palmer.
Location: Located at the approximate east end of Hallie Lane and to the West of South 3rd Street.
Assessor's Map: Township 3 North; Range 10 West; Section 29CA; Tax Lot 200.
Zoning: Split Zoned Medium and High Density Residential (R-2 and R-3).
Criteria: This application will be evaluated against the criteria listed in Ordinance 95-4, Section 4.136 (Planned Unit Development); and Ordinance 95-5, Sections 6 to 23 (Subdivisions).

Persons interested in the proposal should become involved in the land use decision-making process. Any person or representative desiring to speak for or against the proposal at the hearing may do so by participating in the hearing via Zoom. . Written comments may also be filed with the City of Manzanita prior to the public hearing. Comments should be emailed to planning@ci.manzanita.or.us or via drop off at Manzanita City Hall (167 S 5th Street) or mailed to City of Manzanita, PO Box 129, Manzanita, OR 97130. All documents and evidence relied upon by the applicant, including a list of the applicable criteria in Manzanita Ordinance 95-4 and Ordinance 95-5, are available online at [insert link] or at Manzanita City Hall at no cost, or you may obtain copies for \$0.25/page.

The Planning Commission's review is for the purpose of deciding on the proposal. A decision by the Planning Commission to approve or deny the application will be based upon the above-mentioned criteria and those 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 and will be available at [insert link] or can be reviewed at Manzanita City Hall at no cost. Office Hours at City Hall are Monday through Thursday 9-12pm or by appointment. You can schedule an appointment by calling 503.812.2514 or sending an email to cityhall@ci.manzanita.or.us. You may also obtain a copy of the staff report for \$0.25/page please contact planning@ci.manzanita.or.us to request a copy of the staff report or any related materials.

If you need any special accommodation to participate in the hearing, please notify City Hall 24-hours before the meeting by contacting us via email at cityhall@ci.manzanita.or.us or by phone at 503.812.2514. For further information regarding this application or any related materials please contact the Manzanita Planning and Development department at planning@ci.manzanita.or.us or by calling 503.812.2514.