

MANZANITA, OREGON

CONDITIONAL USE

1. Attached is a packet for a land use decision before the City of Manzanita.
2. A meeting with appropriate City staff members may be required before an application is accepted. Applications will be reviewed by staff for completeness before accepting fees.
3. Proponents will be required to provide all required information listed on the attached application.
4. The burden of proof lies with the proponent (applicant), to show that the proposal is consistent with relevant policies of the Comprehensive Plan and Zoning Code.
5. The Building official may not issue a building permit for new construction until all appeal periods have expired.
6. Planning Commission meetings are held regularly once a month – on the third Monday evening at 7:00 p.m.
7. The applicant(s) or a representative should attend the review hearing before the Planning Commission and City Council when appropriate. Failure to appear before the review body may result in a delay of a final decision.
8. City Council meetings are held regularly once a month also – the first Wednesday evening after the first Monday at 7:00 p.m.
9. Both meetings are held in the City Hall Council Chambers at 543 Laneda Avenue, Manzanita, Oregon.

CITY OF MANZANITA

Application for Conditional Use

Name: _____ Phone Number: _____

Address: _____

PROPOSED SITE LOCATION

Address: _____

Assessor's Map Page Location: _____ Tax Lot(s): _____

REQUIRED INFORMATION

A legal description as it appears on the deed (metes and bounds or subdivision lot and block number).

Accurate scale drawing of the site and improvements proposed. The drawing of the site must be adequate to enable the Planning Commission to determine the compliance of the proposal with the requirements of the attached Manzanita Zoning Ordinance Section 5.025.

A statement as to how the request will meet each of the following objectives:

1. The site for the proposed use is adequate in size and shape to accommodate said use and meets all other development and lot requirements of the subject zoning district.
2. The site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use.
3. The proposed use will have no adverse effect on abutting property or the permitted use thereof. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks, height of buildings; walls and fences; landscaping; outdoor lighting and signs.

I, _____, certify that I am the owner or authorized agent of the owner of the proposed site. (If authorized agent, attach written authority.)

Date _____

Signature of owner or authorized agent of owner; please indicate which.

Application Fees: \$350. In the event the City incurs processing expenses in excess of the \$350, payment of such expenses shall be a condition of final approval.