

Property Development Info for Interested Buyers in the Urban Growth Area

Please see the following links for Property Development information:

1. Roads: Contact Tillamook [County](#). Development of new roads would be handled by private contractors, as this is county land and owners of a street may be collectively responsible for road development/maintenance of their street; therefore, we are not able to provide cost estimates for prospective buyers for road development.
2. Water: Manzanita supplies the water, but developer is responsible for cost of extending line if not currently available at the site. Contact Manzanita Public [Works](#) for further info.
3. Sewer: Nehalem Bay Wastewater Agency operates the sewer line. Click [here](#) for website.
4. Zoning: Properties in the urban growth area fall under Manzanita's Zoning Ordinance (ORD 95-4) which you can find on our [website](#) under Ordinances along with our zoning map. Prior to permitting with the County, all projects must be approved by Manzanita and require a Planning Review. Contact planning@manzanita.or.us See bldg./planning dept website for [fees](#).
5. Wetlands: You may want to contact the listing agent for possible surveys, etc. Development of properties with wetlands require a current Wetlands Delineation Study by a wetlands or environmental specialist*. Sometimes the seller will have this done, though more often prospective developers will. Per Section 3.092(4) you will want to contact the State's Division of State Lands -see their [website](#). The wetlands or environmental specialist can help guide through the process. The Army Corps and DSL have a joint [application](#).
6. Trees: See Section 4.142 (pg 79) in the Manzanita Zoning Ordinance (ORD 95-4).
7. Short-term Rentals: Contact Tillamook [County](#)
8. Questions regarding building codes – see 2021 Oregon Residential Specialty [Code](#) – Effective starting Oct 1, 2021 – See [here](#).

*We don't know of any local professionals, but [CREST](#) up in Astoria, is one regional planning organization that performs wetland delineation studies for areas near the Columbia River and may be able to refer you to specialists that serve our area.

Thank you!

Manzanita Planning Dept.

City of Manzanita

PO Box 129 Manzanita, OR 97130

planning@ci.manzanita.or.us

P (503) 368-5343 x7