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Planning Commission

Zoom Video Webinar
https://ci.manzanita.or.us/planning-commission/

AGENDA

October 17, 2022
04:00 PM Pacific Time

Video Meeting: The Planning Commission will hold this meeting through video conference. The public may watch live on the City's Website: ci.manzanita.or.us/broadcast or by joining the Zoom Webinar: https://us02web.zoom.us/j/83243525390

Dial in number:

(253) 215 8782

Please note that a passcode is not required to enter the webinar.

Note: Agenda item times are estimates and are subject to change.

1. **CALL TO ORDER** (4:00 p.m.)
2. **APPROVAL OF MINUTES** (4:01 p.m.)
3. **AUDIENCE PARTICIPATION** (4:02 P.M.)
4. **HEARING ITEMS** (4:10 P.M.)
   - **A. Commercial Design Review, 220 Laneda, West Lot**
5. **GENERAL UPDATES** (5:55 p.m.)
6. **ADJOURN** (6:00 P.M.)

CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 19, 2022

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:01 p.m.

II. ROLL: Members present were: Karen Reddick-Yurka, Burt Went, Phil Mannan, John Nanson, and Steve Bloom. Lee Hiltenbrand was absent and excused. Staff present: City Planning Consultant Walt Wendolowski, Building Official Scott Gebhart, City Manager Leila Aman, Public Works Director Dan Weitzel, STR Program Manager Judy Wilson, and Permit Technician Chris Bird.

III. AUDIENCE: There were 14 panelists and 14 persons in the audience.

IV. APPROVAL OF MINUTES: July 18, 2022

A motion was made by Bloom, seconded by Nanson, to approve the minutes of the July 18, 2022, Planning Commission meeting as stated. Motion passed unanimously.

GUEST COMMENTS: City Manager Leila Aman explained that Jenna Edginton was recently appointed to the City Council and was, therefore, was no longer able to serve as a Planning Commissioner. Aman explained the new process for appointing new Planning Commissioners noting that two current Commissioner's terms were expiring the end of December and recommended addressing filling all three positions at once. Reddick-Yurka volunteered to serve on the selection committee and thanked Edginton for her service on the Planning Commission.

QUASI-JUDICIAL ITEMS

ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES: Chair Reddick-Yurka introduced the applications being considered, described the public hearing process, and opened the first hearing at 4:18 p.m.

V. PUBLIC HEARING: DESIGN REVIEW; ZONE: COMMERCIAL(C-1); LOCATION: WEST-A-220 LANEDA AVENUE; APPLICANT: HARDER HOLDINGS COASTAL, LLC (STEEPLEJACK BREWING)

A. OBJECTION TO THE NOTICE SENT ANNOUNCING THE HEARING – None

B. CHALLENGE TO PLANNING COMMISSON JURISDICTION – None

C. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS – Each of the Commissioners declared that they had visited the site or were familiar with it and had nothing else to declare.

D. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT – None

E. APPLICANTS' PRESENTATION – The applicants, Bob Carbaugh and Eric Wenzel, representing Steeplejack Brewing, presented some background information and the reasons for their application, and described their proposed projects.

F. STAFF REPORT –Planning Consultant Walt Wendolowski presented the staff report and described the two-part application. He then presented staff's findings of facts, conclusions, recommended conditions of approval, and recommendation to approve the application subject to the recommended conditions for each request in the application.

G. GENERAL COMMENTS AND QUESTIONS – The Commissioners, staff and the applicant discussed issues dealing with the seating area of the rooftop and how it relates to the retail space. They then discussed the red cedar siding and the color of the metal roof. Discussion turned to trash collection and maximum building height. The applicants were asked about screening on the rear lot line to hide the back of the building from neighbors and if they are putting up a fence. The use of glass as a decorative element of the project was discussed. Questions were asked of the applicants about the size of their signs and how they were to be illuminated. The applicants were then asked about their plans for landscaping of the proposed project. The conversation then shifted to the reason for a maintenance gate and ADA issues of accessibility on the property. It was asked if food and drink would be served in the video game arcade and upper deck and who would be using the facilities. It was then asked how the hotel portion of the property would be managed. The applicants were asked how they would supply the needed number of parking spaces that are required for the project. It was commented on that the hotel units could be considered short-term rentals making two out of the three units un-occupiable. The applicants were asked about their stormwater filtration plan possibly affecting neighbors. The conversation again shifted to parking space issues of the property. The applicants were asked about how deliveries and trash pickup and storage would be handled. Discussion then turned to what cooking elements might be in the retail space and what mechanical equipment would be on the outside of the building. It was then asked of the applicants what they were using to waterproof the roof deck and what the occupancy would be.

H. TESTIMONY PRO- None

I. TESTIMONY CON – A member of the audience was concerned about the local water table being 4 feet and the appearance of the gated side space. Another member of the audience showed concern about potential parking issues the project might bring.

J. CORRESPONDENCE - None

K. REBUTTAL – The applicant stated that they were aware of the water table, addressed the gated side space, and talked about mitigating any parking issues.

L. CLOSE PUBLIC HEARING – Reddick-Yurka closed the public testimony at 5:37 p.m.

M. DISCUSSION BY COMMISSION MEMBERS – The Commissioners discussed Reddick-Yurka's suggestion that there were several missing elements to this application package and whether they should continue these hearings to a date certain for the applicant to address the items noted so far. Carbaugh responded. Nanson concurred with Reddick-Yurka and

expressed concern about the parking. Co-owner Brody Day explained that they had just heard about the lack of parking. Nanson asked about hotel requirements versus short-term rentals. Drawings notate "Airbnbs" and it appears that they are trying to get around the short-term rental regulations. Aman noted that this is a condition that was included in the findings. Nanson asked what is lacking. Nanson stated, if continuing, there should be a list of missing elements.

N. DECISION BY COMMISSION WITH MOTION -

A motion was made by Went, seconded by Nanson, to continue the meeting to the next Planning Commission meeting date so the applicants could fully address any issues and concerns.

Wendoloski reminded the Commissioners of the number of days left on the clock for this application.

Motion passed unanimously.

Chair Reddick-Yurka recessed the meeting at 6:02 p.m. and reconvened the meeting at 6:08 p.m.

ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES: Chair Reddick-Yurka introduced the next application being considered and approval criteria, described the public hearing process, and opened the hearing at 6:11 p.m.

V. PUBLIC HEARING: DESIGN REVIEW; ZONE: COMMERCIAL(C-1); LOCATION: EAST-B-220 LANEDA AVENUE; APPLICANT: HARDER HOLDINGS COASTAL, LLC (STEEPLEJACK BREWING)

A. OBJECTION TO THE NOTICE SENT ANNOUNCING THE HEARING – None

B. CHALLENGE TO PLANNING COMMISSON JURISDICTION – None

C. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS – Each of the Commissioners declared that they had visited the site or were familiar with it.

D. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT – None

E. APPLICANTS' PRESENTATION – The applicants, Bob Carbaugh and Eric Wenzel representing Steeplejack Brewing, presented some background information and the reasons for the application, and described the proposed project.

F. STAFF REPORT – Planning Consultant Walt Wendolowski presented the staff report and described the two-part application. He then presented staff's findings of facts, conclusions, recommended conditions of approval, and recommendation to approve the application subject to the recommended conditions for each request in the application.

G. GENERAL COMMENTS AND QUESTIONS – The Commissioners, staff and the

applicant discussed if capacities were set for the dining areas and the second story area for egress in case of a fire. Staff was asked about parking requirements and engineering for the project. The applicants were asked if the crawlspace could be made into occupiable space in the future. It was then asked what the three shafts would be used for in the project. Questions were then asked about whether a dumbwaiter would be included as well as the fireplace. The applicants were asked about their propane tanks and their delivery schedule. Discussion turned to how many employees the restaurant might have. The applicants were asked how loud their exhaust fan would sound to neighbors to the south. It was then asked if beer kegs would have to be moved up and down and where garbage cans would be placed for pickup. The applicants were asked if there were any mechanical equipment or vents that are not shown on the elevation map. It was then asked what determines the height of the chimney at the roofline. The applicants were asked if there would be color conformity and the same character between the two buildings. It was then asked how much square feet is living plant material on the street facing side of the building and what material the patio would be made of. There was concern mentioned about the vent on the south side from the property line. The applicants were asked how the driveway was graded and its line of sight.

H. TESTIMONY PRO- None

I. TESTIMONY CON - None

J. CORRESPONDENCE - None

K. REBUTTAL – The applicant stated that the siding would have a sealer with a finish.

L. CLOSE PUBLIC HEARING – Reddick-Yurka closed the public testimony at 6:54 p.m.

M. DISCUSSION BY COMMISSION MEMBERS – The Commissioners discussed the design aspect of the project and adding a condition of using a sealer on the siding. Egress was discussed and how it would relate to pedestrian traffic on the street. The applicants were asked about signage on the building, and it was discussed to make it a condition of approval.

N. DECISION BY COMMISSION WITH MOTION -

A motion was made by Reddick, seconded by Bloom, to approve the application adopting modified findings stating that a clear sealer would be used on the outside siding and that the restaurant would have one sign illuminated from above. Motion passed unanimously.

VI. GENERAL UPDATES: Gebhart noted that the continued hearing would be on the October Planning Commission agenda and that there was nothing scheduled for the November meeting.

VII. ADJOURNMENT:

Chair Reddick-Yurka adjourned the meeting at 7:05 p.m.

MINUTES APPROVED THIS 17TH DAY OF OCTOBER 2022

_____

Karen Reddick-Yurka, Chair

ATTEST:

_____

Leila Aman, City Manager/Recorder

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STAFF REPORT

TO: Manzanita Planning Commission

FROM: Walt Wendolowski, Contract Planner

SUBJECT: Planning File – Hotel/Commercial Retail Design Review

DATE: October 8, 2022

I. BACKGROUND

A. APPLICANT: Harder Holdings Coastal, LLC.

B. PROPERTY LOCATION: The subject site is located on the southside of Laneda Avenue, approximately 150-feet west of the South 3rd Street intersection. The property address is 220 Laneda and the Assessor map places the property within Township 3 North; Range 10 West; Section 29BD; Tax Lot #18100. The site is also identified as the Manzanita Beach Subdivision, Block 14, Lot 4.

C. PARCEL SIZE: The subject site contains 5,000 square feet.

D. EXISTING DEVELOPMENT: The vacant lot fronts a public street and is served by public sewer.

E. ZONING: The parcel is zoned Commercial (C-1).

F. ADJACENT ZONING AND LAND USE: Property to the west, north and east is also zoned C-1 and includes a mix of commercial businesses. Land to the south is zoned High Density Residential/Limited Commercial (R-4) and will be developed with a single-family subdivision (Merton Lane subdivision).

G. REQUEST: The applicant is requesting Design Review approval to construct a commercial retail space and three-unit hotel.

H. DECISION CRITERIA: This application will be evaluated against the design review standards listed in Sections 4.080, 4.090 and 4.137 through 4.156 of Ordinance 95-4, and the standards for the Commercial (C-1) zone listed in Section 3.040 of Ordinance 95-4.

II. APPLICATION SUMMARY

A. The subject Tax Lot is part of the Manzanita Beach Subdivision. It is composed of Lot 3 and Lot 4 of Block 14. The applicant submitted two project applications, one for each subdivision lot. As this is a recorded subdivision, it is staff's understanding that these lots are still discrete properties and may be developed independently from each other. This application focuses on the development of Lot 4.

B. Regarding Lot 4, the applicant wishes to construct a commercial building on the site that will feature the following:

1. The proposed building will include a street-facing retail business space with secondary lodging at the rear of the property.

2. The 960 square foot retail business fronts on Laneda Avenue, opening out onto a lowered courtyard. A small rooftop garden and seating area sits above the commercial space and is accessed by an exterior stairway. The applicant intends to establish a video game arcade in the retail space.

3. The hotel will include three units – two studio units and one two-bedroom. Each level will contain a single studio unit while the two-bedroom unit occupies both levels. The lower studio unit is ADA accessible. Lodging access is achieved by a path from the NW corner of the site that leads through the courtyard.

4. The primary exterior finish is vertical red cedar siding, with ancillary metal and glass trim. The structure is topped with a seamed metal roof.

5. A driveway straddling the property line is dedicated by easement for maintenance access to the utility services at the rear of the adjacent lot and for reaching the dedicated lodging parking lot.

6. Both this site and the adjacent lot are being designed at the same time and by the same design and construction teams. However, each project is reviewed independently as the projects are located on separate lots.

C. The applicant provided additional information regarding the construction project in a letter dated October 4, 2022:

1. Vertical red cedar siding would be clear sealed and maintained per manufacturer's recommendations.

2. Stained glass decorative panel designs will be traditional and geometric in pattern.

a. The panels will be designed and built by an experienced stained-glass craftsman.
b. Stained glass panels will not have integrated internal or external lighting. The panels will be naturally and ambiently illuminated by the interior space.

3. Signage placement for the arcade space will be at the northwest corner of the building and illuminated by direct lights from shielded light sources above the sign. Final designs shall be submitted along with the sign permit application and shall comply with the allowable signage area maximum of 24 square feet per City of Manzanita Zoning Ordinance #95-4 4.070.b(2).

D. In addition, the October 4, letter also included the following additional information on hotel operations:

1. *Hotel Management Overview*
   a. Owner Entity:Harder Holdings Coastal, Inc.
   b. Manager Entity: Experienced off-site local manager. Available all hours.
   c. Number of units: 3 total units provided.
      (1) ground floor accessible studio unit
      (1) upper-level studio unit.
      (1) 2-bedroom unit.
   d. Guest access: Keyless entry by means of dedicated lockbox at each unit.
   e. Reservations: Made directly online through website or through online booking platform. No on-site reservations will be permitted.

2. *Hotel Maintenance & Housekeeping*
   a. Laundry Facilities
      i. There is in on-site laundry and supplies located in utility room on lower level. This facility is accessed independently from the outside of the units.
      ii. The 2-bedroom unit will also have its own washer and dryer on the lower level, accessed from within the unit.
   b. Trash Facilities
      i. On-site trash area is located at the southeast corner of site, facing the parking lot. It is screened from view of street and neighboring properties.
   c. Housekeeping Scheduling
      i. Housekeeping visits will be scheduled based on guest check-out and check-in times, to ensure visits occur in between guest stays.

E. The City sent notice of this application to area property owners and affected agencies. No comments were received at the time of the October report.

F. Per Section 3.040(1)(b), the C-1 zone permits retail activities with subsection (i) permits hotels and motels. Further, Section 4.152.2, requires a Design Review for all new construction. This action is subject to a public hearing and review by the Planning Commission.

G. The original site plan was somewhat confusing as Sheet C9.00A lists one of the units as an "Air BnB". Further, the narrative identifies the development as a "mixed use" project, which by code, entails both residential and commercial development. In a subsequent email, the applicant's architect clarified the proposal is a 3-unit hotel. The hearing also identified additional confusing notations. The applicant submitted modified plans with the following changes:

- Pages 7,8,10, & 12 - Changed the words "Air B&B" to "Hotel".
- Page 14 - Changed the words "Rental Garden" to "Hotel Garden".
- Page 22 - Identifies the placement of the sign.

H. The Planning Commission originally reviewed this request at their September 19, 2022, meeting. At the conclusion of the meeting, the Commission voted to continue the hearing until the October 17 meeting, allowing the applicant to provide additional information including such items as signs and operations.

I. This document is effectively a new report that incorporates the original material and well as the material recently submitted by the applicant. Where applicable, responses to submitted written comments will be incorporated in the report.

III. CRITERIA AND FINDINGS –DESIGN REVIEW

A. Section 3.040(3) of Ordinance 95-4 contains the development requirements for the C-1 zone. The following summarizes items applicable to the request:

1. The proposed building meets the minimum setback requirements of 10-feet for the front yard, and 5-feet for the remaining yards.
2. The City Building Official determined the building does not exceed the maximum 28-feet 6-inch height limitation of the zone.
3. At least 10% of the 5,000 square foot site must be landscaped, or a minimum of 500 square feet. The site plan shows 801 square feet of landscaping with an additional 390 square feet of improved open space (walkways, patios, etc.).
4. Signs, awnings, marquees, and sidewalk coverings shall extend not more than 10-feet from a building or more than 5 feet over a sidewalk, whichever is less. No part of the building violates these limitations.
5. Submitted material includes a storm water plan and calculations. Site improvements work with the existing terrain directing stormwater to the south where landscape infiltration planters coupled with permeable pavers

in the driveway manage stormwater. The plans also appear to direct some drainage toward an existing storm drainage improvement in Laneda Avenue.

6. The Ordinance requires a design review which is addressed in the following sections of this report.
7. The Floor Area Ratio of this project is 0.639. This ratio does not exceed the 0.65 limit for the C-1 zone.
8. Signs must conform to Ordinance requirements. The applicant subsequently identified the location of the sign. The sign will be 24-square feet in area and illuminated by a shielded light located above the sign.

Based on the above findings, the building conforms to the basic development provisions of the C-1 zone.

B. Sections 4.080 establishes the City's parking requirements. It specifically notes that "(A)t the time a new structure is erected or the use of an existing structure is changed or enlarged, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established." Further, Section 4.090 establishes the City's parking standards and subsection "2." states: "Development of no more than two (2) retail, restaurant or office spaces on lots of 5,000 square feet or less in the C-1 or L-C zones will require no parking spaces in excess of that required by the Americans with Disabilities Act [ADA] or required by Section 4.090(3)(b) below.

FINDINGS: The subject lot will contain a single commercial space (the hotel is excluded per Code) and the site contains no more than 5,000 square feet in area. Therefore, parking is not required for the commercial space.

An easement will be granted on Lot 3 for the purpose of providing parking for the hotel project on Lot 4. There are three parking spaces – one ADA van space and two regular spaces. The City contacted Northwest Code Professionals (consultants for commercial building inspection) regarding ADA requirements in Section 4.090.2. The Building Code requires one ADA van space for developments with 1 to 25 vehicle parking spaces. To determine applicable ADA parking for this (and the adjacent lot), staff combined the parking requirements for all businesses on both lots, without consideration of the 5,000 square foot limitation. The result:

Use	Measurement	Use Size	Required Spaces
Restaurant	1 per 400 square feet	3,198	8
Retail	1 per 400 square feet	2,167	6
Hotel	1 per 400 sf room 1.25 for >400 sf room 2 for manager office	2 units 1 unit	2.00 1.25* (1.00) 2.00 *5 Total Spaces*
		TOTAL	**19**

*Per Section 4.080, this can be rounded down to 1.00 space

As less than 25 spaces would be needed, only one ADA van space is required. Since parking is not required for the retail space, or restaurant on Lot 3, (based on lot size), only parking is required for the hotel, in this case 5 spaces. Lot 3 identifies three spaces, including one ADA van space. Therefore, staff concludes two additional parking spaces are required to meet Ordinance requirements for the hotel. Provisions in Section 4.080 allow additional parking to be provided within 500-feet of the site. This can be placed as an approval condition.

The applicant submitted additional comments regarding parking:

a. All parking shall be provided for units as required by Manzanita City Ordinance #95-4, sections 4.080 & 4.090. (3.25 total, rounded to 3 per Section 4.090.1).
    i. Each unit will be allocated one parking space only. Potential guests will be notified of this through the website or online booking platform prior to booking.
    ii. Each parking space will have visible marking or signage dedicating it to a single unit's use. This will prevent guests from taking multiple or incorrect spaces.
    iii. The accessible parking space will be dedicated to the accessible unit on site.
b. Section 4.090.3(c) notes the requirement of 2 spaces for a *manager's unit*. No manager's unit is provided on-site; therefore, the 2 spaces are not required.
    i. An on-site manager's unit is not a requirement in local or state ordinances and regulations for hotels.
    ii. An off-site manager will be used to maintain operations and will be based locally.
c. Accessible parking space provided, meeting OSSC & ADA requirements.
d. Housekeeping will visit between guest stays and not intermittently during a guest's stay. This will avoid overlap with guests and allow the housekeeper to park in the appropriate space to service the unit in question easily.
e. Improper parking will result in the vehicle being towed.

Whether the state does not require manager parking for hotels is immaterial – it is a standard adopted by the City when parking requirements were established. The difference between staff's interpretation and the applicant's revolves around the two spaces for a manager's unit. Note that in a previous review of a motel with the same operational plan, the Commission incorporated the two-space requirement for a manager's office in assessing parking. However, at 34-rooms, that was a considerably larger project than the current proposal. Discounting the manager's parking requirement may be an appropriate interpretation by the Planning Commission.

Staff also notes, the applicant is willing to install covered, outdoor bicycle parking for employees at 220 Laneda Avenue, recognizing the on-going issue of downtown parking. The Commission may place this as a condition of approval. This would also require some type of easement to allow employees of the hotel/arcade use of the bicycle parking space.

C. Provisions in Sections 4.137 to 4.142 address site plan reviews (4.137), the use of fill for structural elevation (4.138), parking structures in the front yard (4.141) and matters regarding trees (4.142).

FINDINGS: This application and process are consistent with provisions in Section 4.137 which describe the submittal requirements. Significant fill is not required to construct the building (Section 4.138). Proposed parking spaces are in the rear yard of the adjacent property while the front yard contains vegetation and landscaping material (Section 4.141). There are no existing trees on site. However, additional plantings (Oregon grape, sword fern, wild ginger, dogwood, and other shrubs) will be placed along the perimeter (Section 4.142).

D. Section 4.150 identifies the purpose of the design review process:

"The purpose of Sections 4.150 through 4.158 is to provide design standards for commercial and mixed-use development in Manzanita's commercial zones and in the High Density Residential/Limited Commercial zone. Design review provides aesthetic judgment over development projects in order to maintain the unique character of the community by keeping buildings to human scale and reflecting the natural beauty of the city's setting, to encourage the traditional style of the Pacific Northwest, and to protect the viability of the commercial zones. The standards provide for originality, flexibility and innovation in site planning and development and encourage development where structures, use areas, artistic expression and site elements are integrated in a manner that is harmonious within the site and with adjacent properties. Design review criteria shall be applicable to all new construction, alteration of site improvements, or exterior alteration of commercial and mixed-use development in the C-1, LC, and R-4 zones."

FINDINGS: Section 4.150 seeks to determine whether the proposal maintains the unique characteristics of the community. The exterior will be primarily finished in vertical redwood siding. Trim pieces will include wood and metal features. This design will be similar to the proposed restaurant planned for Lot 3 and is somewhat similar to the commercial buildings located on Laneda. On balance, while the design is original, it generally fits into the area and certainly does not offer a finish or color scheme that significantly contrasts with other structures in the vicinity.

E. Section 4.151 lists applicable definitions while Section 4.152 identifies when a design review is required. The definitions are applicable to the design review process but do not by themselves establish design criteria (Section 4.151). Finally,

as previously noted, a design review is required as the proposal involves the construction of a new building (Section 4.152).

G. Section 4.153 outlines the review procedures. The City held a pre-application conference occurred, and the applicant submitted the required material. Further, the City mailed notice to area property owners in compliance with applicable provisions.

H. Section 4.154 outlines the purpose behind the design review criteria. This Section states *"(T)he design review criteria are intended to provide a frame of reference for the applicant in the development of site, building and landscape plans and to provide the city with a means of reviewing proposed plans. These criteria are not intended to be inflexible requirements nor are they intended to discourage creativity or innovation. The criteria do not intend to specify a particular architectural style."* Further: *"(T)he Design Review Board is not authorized to approve projects which do not adhere to specific development standards provided by this ordinance (e.g., building height or setbacks.)"*

I. Section 4.155 contains the specific decision criteria; each item is reviewed below:

1. In terms of setback from street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structure and the surrounding area.

   FINDINGS: The structure will be setback 10-feet from the front property line, complying with the setback requirement and prioritizes pedestrian-focused space fronting Laneda Avenue. This area provides an entrance to commercial part of the building surfaced with paving stones and providing outdoor seating. Generally, the space complements the building style and proposed finish.

2. The design incorporates existing features such as rocks, slopes and vegetation.

   FINDINGS: The design works with the existing natural slope of the site, meeting the street with public-facing building functions. The existing condition of this lot is largely a former driveway and has minimal naturally occurring features such as rocks or vegetation. The site will be cleared to accommodate the new structure and parking. However, new tree and shrub plantings will be installed on the perimeter of the site.

3. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining space in order to create pedestrian pathways and/or open system that connects other properties.

FINDINGS: The front includes a patio with plantings and allows outdoor use during favorable times of the year. This design integrates with and to the adjacent street. The pedestrian access point is located at the northwest corner of the lot where the sloping grade of Laneda is less steep and makes for more favorable and easier pedestrian access to the building. The applicant noted the front yard design is like area commercial structures, thereby enhancing this portion of the street.

4. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.

   FINDINGS: Where possible, electrical, and mechanical equipment is placed in dedicated utility rooms within the building. Exterior mechanical and electrical equipment is strategically placed to not be visible from Laneda Ave or from the public areas of the building.

5. All functions, uses and improvements are arranged to reflect and harmonize with the natural characteristics and limitations of the site and adjacent properties.

   FINDINGS: The site improvements work with the existing terrain to optimize the natural slope, draining stormwater to the south where landscape infiltration planters and permeable driveway pavers manage stormwater. The layout and relationship of the roof decks and patios step back to permit more daylight into the lower spaces.

J. Section 4.156 contains the decision criteria evaluating architectural and landscaping design; each item is reviewed below:

1. The design integrates and harmonizes the existing and proposed development with the existing surroundings and future allowed uses. This standard shall be applied in a manner that encourages village design and visual diversity within development projects and the surrounding area. Corrugated siding is prohibited as it does not harmonize with siding used on most existing buildings.

   FINDINGS: The building is generally consistent in finish, color and style with a majority of the buildings in the vicinity. The structure utilizes a wooden exterior – as are many adjacent structures - and does not include the use of corrugated siding or similar metal finishes. The buildings arrangement responds to the surrounding neighborhood with a focus on retail activity to the front (Laneda) side of the site, and private lodging at the back of the site where neighboring uses are more private in nature.

2. The landscape design acknowledges the growing conditions for the climatic zone, and provisions are made for the survival and continuous

maintenance. The landscape design shall include the use of local native species of trees and shrubs.

FINDINGS: The applicant indicated Oregon and coastal native plants were selected for the site's planting. These include coast wax myrtle, pacific vine maples, and rhododendrons. While an irrigation system will be installed, plants which have gained priority are those that are hardy, drought tolerant and fit within the maintenance capability of the property ownership.

3. The minimum lot area required to be landscaped under Section 3.040(3)(d) for commercial, mixed use, or non-residential uses shall be located in the front and side yards and the portion of the lot adjacent to the front or street side yards and not within the foundation footprint or rear yard. Living plant material shall cover at least 50% of this required minimum landscape area. For corner lots, at least 25% of the living plant material required by this section shall face each street frontage.

   FINDINGS: As noted, only 500 square feet of landscaping is required, of which 50% or 250 square feet must be in plant material. The site contains 1,191 of landscaping of which 801 square feet are in plant material.

4. [Reserved]

5. The grading and contouring of the site, and on-site drainage facilities, shall be designed so there is no adverse effect on neighboring properties or public rights-of-way.

   FINDINGS: Per the applicant, grading and contouring of the site were studied and designed to keep stormwater on-site. A combined approach of permeable pavers and stormwater planters, along with roof stormwater loads, were designed to infiltrate water on the site and not onto neighboring properties or streets. Plans also included the necessary calculations showing compliance with City standards.

6. The design avoids monotony and provides visual interest by giving sufficient attention to architectural details and to design elements.

   FINDINGS: The building's two levels create visual interest, and this is enhanced with the terraced patio space and decorative glass design elements.

7. The design adequately addresses the pedestrian nature of the commercial area and places structures in relation to sidewalks and open areas to foster human interaction.

FINDINGS: The design effectively places pedestrian-centric functions next to the street, providing connections to the sidewalk and core commercial area. The project's plazas and terraced outdoor space provide opportunities for human interaction.

8. Lighting is non-industrial and non-invasive in character, and contributes to the village character.

   FINDINGS: Plans and schematics for the structure placed the lighting primarily at the doorway entrances, along walkways and near outdoor seating. The lights are commercial in size and style and downward facing thereby ensuring lighting is not directed onto adjacent properties.

9. Compatibility. All new commercial and mixed-use buildings and exterior alterations shall be designed consistent with the architectural context in which they are located. This standard is met when the Design Review Board finds that all of the criteria in a.- c., below, are met.
   a. There is compatibility in building sizes between new and existing commercial and mixed use buildings;
   b. The size, shape and scale of the structures are architecturally compatible with the site and with the village character of the surrounding neighborhood. Particular attention will be paid to addressing the visual impact of the structures on residential uses that are adjacent or on the opposite side of the same street.
   c. All buildings and developments shall provide human scale design. The design avoids a monolithic expanse of frontages and roof lines, diminishes the massing of buildings by breaking up building sections, and/or by use of such elements as visual planes, projections, bays, dormers, second floor setbacks or changes in the roof line, and/or similar features generally shown in the following figure (see Ordinance). Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features will not independently satisfy this criterion.

   FINDINGS: The applicant notes the building size is comparable and compatible with the structures on neighboring properties. The analysis indicates the building design is within the zoning code's height limitations and FAR restrictions. The roof forms and scale of structures are compatible with the adjacent properties. The gabled roof forms and cedar wood siding fit with neighboring buildings that have similar characteristics. The design avoids creating a single monolithic structure by using canopies, material changes, gabled roofs, eaves, upper story setbacks and the open patio on the street level. On balance, staff finds the improvement consistent with the intent of the design standards. While not an architectural "match" with

surrounding structures, the design and finish are generally compatible with these structures.

K. Section 4.158 includes on performance assurance, including building permit requirements and time limitations.

FINDINGS: These are administrative requirements applicable to both the City and applicant.

L. The project includes a 3-unit hotel, an activity defined in ORS 699.005. Hotels meeting this definition are required to meet specific health and safety requirements. It is entirely appropriate to include a condition requiring the proposed hotel meet the definition of a hotel as defined in ORS 699.005 and that the applicant show compliance, and continual compliance, with all necessary health and safety the provisions of all State, County, and local regulations.

IV. RECOMMENDATION AND CONDITIONS OF APPROVAL

City staff finds the proposal can comply with the applicable Design Review criteria, and if approved by the Planning Commission, recommends placement of the following Conditions:

A. The developer shall submit engineering plans to the City of Manzanita addressing water, storm water, street improvements and similar private facility improvements. Sanitary sewer plans shall also be submitted the Nehalem Bay Wastewater Agency (NBWA). These plans shall be reviewed and approved by the City and NBWA prior to construction.

B. The developer shall submit a building permit for construction of the building, conforming to the applicable building code requirements. The submittal shall comply with the following:

1. The submitted site plan shall substantially conform to the approved layout.
2. Building plans shall include evidence ensuring the cedar exterior shall be finished with a durable seal and continually maintained.
3. Plans shall include provisions for a single sign located as indicated by the applicant on plan sheet A.3.01.A. The sign shall conform to sign code provisions in Ordinance 95-4, Section 4.070. Sign illumination shall be limited to a single overhead light of a design similar to proposed exterior lights.
4. While building plans may be simultaneously submitted with engineering plans, building permits shall not be issued until all engineering plans are reviewed and approved.

C. Prior to receiving a building permit, the developer shall submit evidence of a shared access and parking agreement that includes the adjacent property to the east. In

addition, the developer shall provide evidence of two additional off-site parking spaces in compliance with provisions in Ordinance 95-4, Section 4.080.4.

D. The following additional requirements shall apply:

1. Prior to commencing development, the developer shall submit evidence that the proposed hotel, and its operations, meets the definition of a hotel as defined in ORS 699.005.
2. Prior to commencing development, the developer shall submit evidence from Tillamook County that the proposed hotel complies, and will continually comply, with County regulations regarding the establishment and operation of a hotel/motel.

E. Prior to occupancy, the developer shall complete the following:

1. Install and/or extend public facility improvements, consistent with City and/or NBWA approved engineering plans.
2. Install parking improvements consistent with approved building and engineering plans.

F. The structure shall comply with building permit requirements and conform to the submitted site plan. The applicant is advised that modifications to the approved plan may require a new design review application and decision.

G. Unless otherwise specifically conditioned by this decision, the building and improvements shall comply with applicable provisions in Ordinance 95-4.

H. Compliance with these conditions, the requirements of the Manzanita Zoning Ordinance, Nehalem Bay Wastewater Agency, Nehalem Bay Fire & Rescue, Tillamook County Environmental Health, and applicable building code provisions shall be the sole responsibility of the developer.

V. PLANNING COMMISSION ACTION

A. The Planning Commission has the following options:

1. Approve the application, adopting findings and conditions contained in the staff report; or

2. Approve the application, adopting modified findings and/or conditions; or

3. Deny the application, establishing findings as to why the application fails to comply with the decision criteria.

B. Staff will prepare a document for the Chair's signature.

Scott Edwards Architecture

HOTEL NARRATIVE
220 LANEDA AVE – WEST LOT

Date: 10/04/2022

To: City of Manzanita

From: Bob Carbaugh, AIA (Scott Edwards Architecture)

Job: Steeplejack Manzanita - West Lot (220 Laneda Ave, Manzanita, OR)

Re: Land Use Review – Hotel Narrative and Responses to Planning Commission Concerns

The applicant has prepared the following narrative description of the hotel functions proposed at the West Lot of 220 Laneda Ave, in Manzanita, OR. These comments have been prepared in response to questions arising out of the 9/19 City of Manzanita Planning Commission Hearing. These comments were jointly prepared by the design team and the owner for your review and consideration.

1. **Hotel Management Overview**
    a. Owner Entity: Harder Holdings Coastal, Inc.
    b. Manager Entity: Experienced off-site local manager. Available all hours.
    c. Number of units: **3 total units provided.**
        (1) ground floor accessible studio unit
        (1) upper-level studio unit.
        (1) 2 bedroom unit.
    d. Guest access: Keyless entry by means of dedicated lockbox at each unit.
    e. Reservations: Made directly online through website or through online booking platform. No on-site reservations will be permitted.

2. **Hotel Maintenance & Housekeeping**
    a. Laundry Facilities
        i. There is in on-site laundry & supplies located in utility room on lower level. This facility is accessed independently from the outside of the units.
        ii. The 2 bedroom unit will also have its own washer and dryer on the lower level, accessed from within the unit.
    b. Trash Facilities
        i. On-site trash area is located at the SE corner of site, facing the parking lot. It is screened from view of street and neighboring properties.
    c. Housekeeping Scheduling

i. Housekeeping visits will be scheduled based on guest check-out and check-in times, to ensure visits occur in between guest stays.

3. Hotel Parking Requirements

Parking requirements from Manzanita Zoning Ordinance #95-4: 4.090.1-3,(c) reproduced here for reference:

> **Section 4.090 Off-Street Parking Requirements.**
>
> 1. In determining the number of parking spaces required by this section, all fractions shall be rounded to the nearest whole number. [Added by Ord. 11-04, passed November 9, 2011]
>
> 2. Development of no more than two (2) retail, restaurant or office spaces on lots of 5,000 square feet or less in the C-1 or L-C zones will require no parking spaces in excess of that required by the Americans with Disabilities Act [ADA] or required by Section 4.090(3)(b) below. [Added by Ord. 11-04, passed November 9, 2011]
>
> 3. Requirements for specific uses [Amended by Ord. 11-04, passed November 9, 2011]

	USE	REQUIREMENTS
(c)	Motel, hotel or group cottages	One space for each unit of 400 square feet or less, if that unit has only one bedroom; One and ¼ spaces per unit for all other units; and 2 spaces for a manager's unit.

Parking is addressed on the site in the following ways:

a. All parking shall be provided for units as required by Manzanita City Ordinance #95-4, sections 4.080 & 4.090. (3.25 total, rounded to 3 per Section 4.090.1).
   i. Each unit will be allocated one parking space only. Potential guests will be notified of this through the website or online booking platform prior to booking.
   ii. Each parking space will have visible marking or signage dedicating it to a single unit's use. This will prevent guests from taking multiple or incorrect spaces.
   iii. The accessible parking space will be dedicated to the accessible unit on site.
b. **Section 4.090.3(c)** notes the requirement of 2 spaces for a *manager's unit*. No manager's unit is provided on-site; therefore, the 2 spaces are not required.
   i. An on-site manager's unit is not a requirement in local or state ordinances and regulations for hotels.
   ii. An off-site manager will be used to maintain operations and will be based locally.
c. Accessible parking space provided, meeting OSSC & ADA requirements.
d. Housekeeping will visit between guest stays and not intermittently during a guest's stay. This will avoid overlap with guests and allow the housekeeper to park in the appropriate space to service the unit in question easily.
e. Improper parking will result in the vehicle being towed.

4. Employee Bicycle Parking Provided

a. There is no local ordinance that mandates bicycle parking, but in recognition that vehicle parking in the downtown core is an ongoing issue, the owner is proposing to add covered outdoor bicycle parking spaces at the back of the East Lot (restaurant) building to be

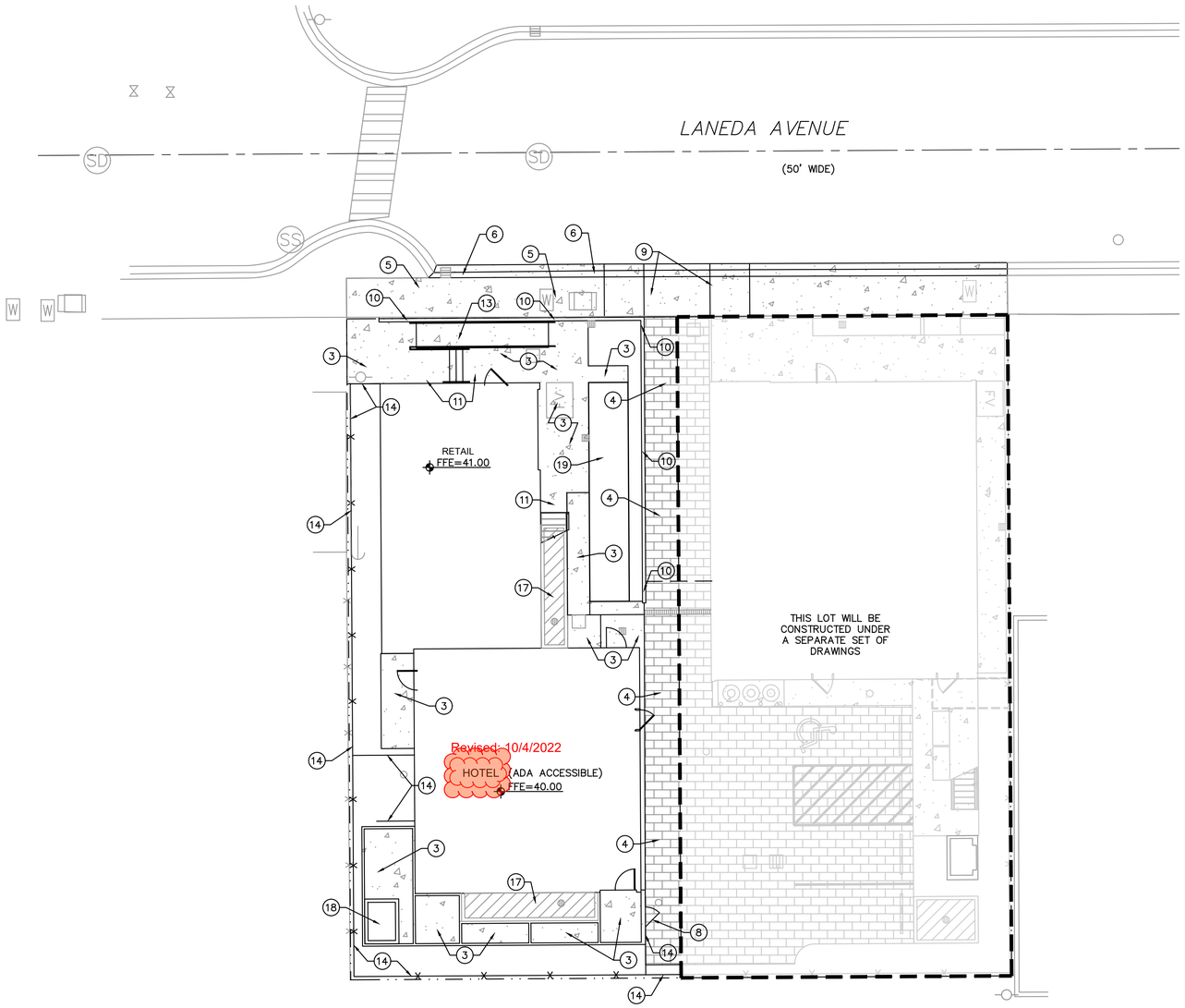
used for employees of businesses at 220 Laneda Ave.

5. Additional Clarification Responses from 9/19 Planning Commission Hearing:

1. Vertical red cedar siding would be clear sealed and maintained per manufacturer's recommendations.
2. Stained glass decorative panel designs will be traditional and geometric in pattern.
    a. The panels will be designed and built by an experienced stained glass craftsman.
    b. Stained glass panels will not have integrated internal or external lighting. The panels will be naturally and ambiently illuminated by the interior space.
3. Signage placement for the arcade space will be at the NW corner of the building and illuminated by direct lights from shielded light sources above the sign. Final designs shall be submitted within a signage permit application and shall comply with the allowable signage area maximum of 24 square feet per City of Manzanita Zoning Ordinance #95-4 4.070.b(2).

Appendix: Applicable Local and State Codes and Regulations, related to Hotels:

a. City of Manzanita, Zoning Ordinance 95-4:
    i. Zoning: C-1. Hotel use permitted.
b. Tillamook County
    i. Responsible for licensing of hotel and standards for compliance.
c. State of Oregon, ORS 699 Hotelkeepers and Innkeepers
    i. Definitions, procedures, liability for guest possessions, etc.
d. State of Oregon, Oregon Structural Specialty Code 2019.
    i. Applicable Building Occupancy: R-1 (Hotel)
e. Americans with Disabilities Act (ADA)
    i. Accessibility requirements, quantity of provided parking spaces that must be ADA compliant.



GENERAL SITE LAYOUT NOTES:

1. PAVEMENT REMOVAL AND PATCHING FOR UTILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY OF MANZANITA PUBLIC WORKS DEPARTMENT AND ODOT DRAWINGS.
2. TRAFFIC CONTROL FOR THE SITE SHALL FOLLOW THE PROVISIONS IN THE MOST CURRENT VERSION OF THE MUTCD.
3. REFER TO LANDSCAPING PLANS FOR LANDSCAPE REQUIREMENTS AND FIRE GRADING NOT SHOWN ON THE CIVIL SHEETS.
4. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5% MAXIMUM, TOWARDS THE PARKING FIELD.

(X) SITE LAYOUT KEYNOTES:

1. NOT USED.
2. NOT USED.
3. CONSTRUCT NEW CONCRETE AREA PER DETAIL 2/C2.10A. COORDINATE LAYOUT AND SURROUNDING AREAS WITH LANDSCAPE PLANS.
4. CONSTRUCT NEW PERVIOUS PAVER AREA PER DETAIL 4/C2.10A.
5. CONSTRUCT NEW CONCRETE SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY PER DETAIL 2/C2.10A.
6. CONSTRUCT NEW CONCRETE ROLLED CURB AND GUTTER PER CITY OF MANZANITA PUBLIC WORKS STANDARDS.
7. NOT USED.
8. INSTALL NEW FENCE GATE PER ARCHITECTURAL DETAILS.
9. CONSTRUCT NEW CONCRETE DRIVEWAY PER CITY OF MANZANITA PUBLIC WORKS STANDARDS. CONSTRUCT WITH #4 REBAR @ 18" O.C., EACH WAY.
10. CONSTRUCT NEW WALL PER STRUCTURAL AND LANDSCAPE PLANS AND DETAILS.
11. CONSTRUCT LANDING AT BASE OF STAIRS. LANDING SHALL NOT EXCEED 1.8% IN ANY DIRECTION.
12. NOT USED.
13. CONSTRUCT NEW CONCRETE RAMP PER LANDSCAPE DRAWINGS. LONGITUDINAL RAMP SLOPE SHALL NOT EXCEED 8.0%. RAMP SHALL PROVIDE A 3' WIDE ACCESSIBLE ROUTE, MEASURED WITHIN THE HANDRAILS. HANDRAILS SHALL BE SIZED AND MOUNTED PER ARCHITECTURAL DRAWINGS. HANDRAIL STYLE AND COLOR SHALL BE PER ARCHITECTURAL DRAWINGS.
14. CONSTRUCT NEW FENCE PER ARCHITECTURAL DETAILS.
15. NOT USED.
16. NOT USED.
17. CONSTRUCT STORMWATER PLANTER WALL. SEE STORMWATER PLAN AND DETAILS FOR FURTHER INFORMATION.
18. INSTALL UNDERGROUND SPA PER LANDSCAPING DRAWINGS.
19. CONSTRUCT BOCCE BALL COURT PER LANDSCAPE DRAWINGS.
20. INSTALL TRANSFORMER PER ELECTRICAL PLANS.

N

GRAPHIC SCALE

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1 INCH = 10 FEET

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STEEPLEJACK MANZANITA

Job Number: 21032-0039

220 LANEDA AVE
MANZANITA, OR, 97130

ISSUE	DATE

Drawing:

SITE LAYOUT PLAN - WEST

Sheet No:

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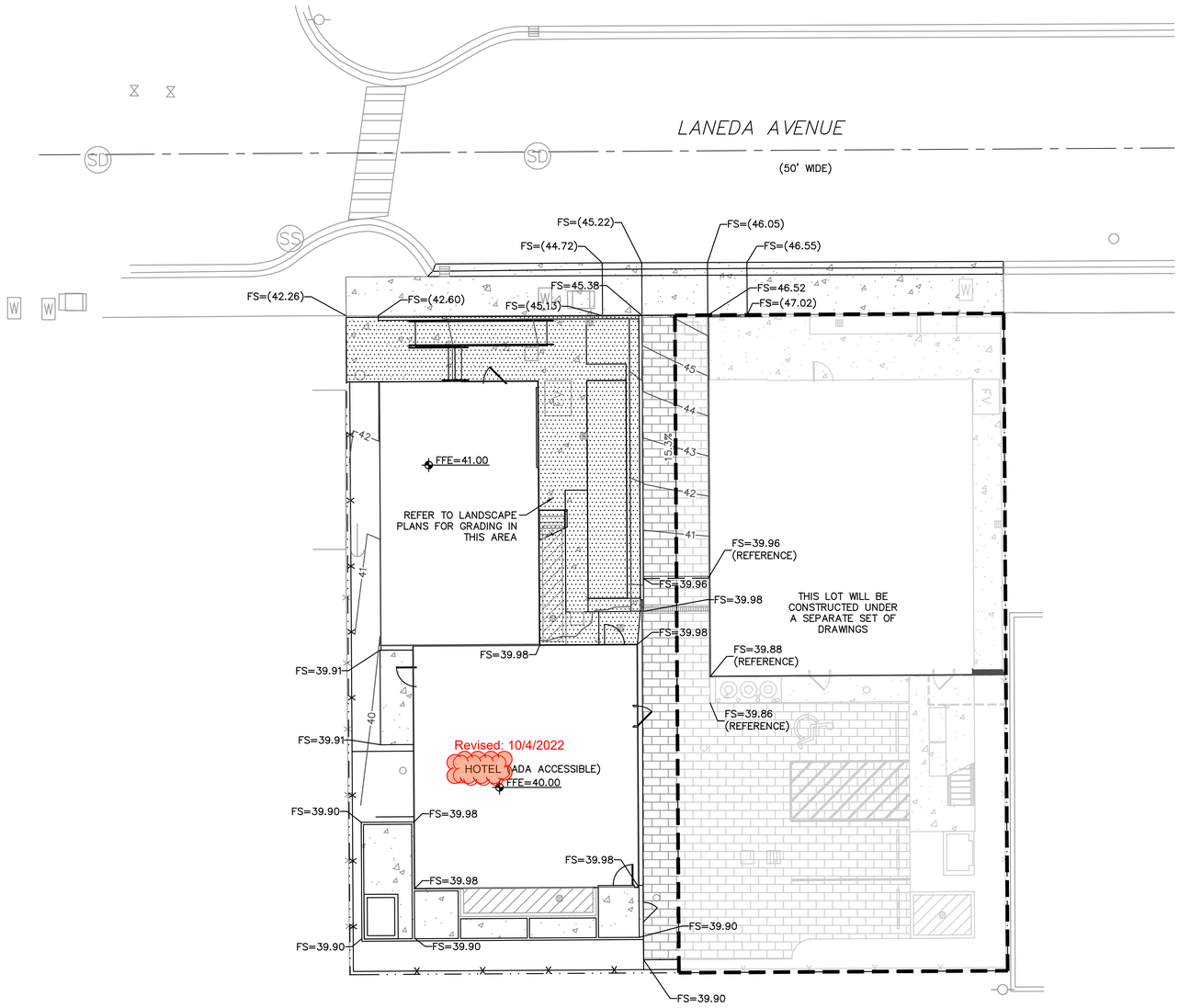

GENERAL SITE LAYOUT NOTES:

1. PAVEMENT REMOVAL AND PATCHING FOR UTILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY OF MANZANITA PUBLIC WORKS DEPARTMENT AND ODOT DRAWINGS.
2. TRAFFIC CONTROL FOR THE SITE SHALL FOLLOW THE PROVISIONS IN THE MOST CURRENT VERSION OF THE MUTCD.
3. REFER TO LANDSCAPING PLANS FOR LANDSCAPE REQUIREMENTS AND FIRE GRADING NOT SHOWN ON THE CIVIL SHEETS.
4. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 1.5% MAXIMUM, TOWARDS THE PARKING FIELD.

HATCH LEGEND:

- REFER TO LANDSCAPE PLANS FOR GRADING IN THIS AREA
- PORTLAND CEMENT CONCRETE
- PERMEABLE PAVERS. REFERENCE LANDSCAPE PLANS AND SPECIFICATIONS FOR MATERIALS.

N

GRAPHIC SCALE

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MANZANITA, OR, 97130

ISSUE **DATE**

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GRADING PLAN - WEST

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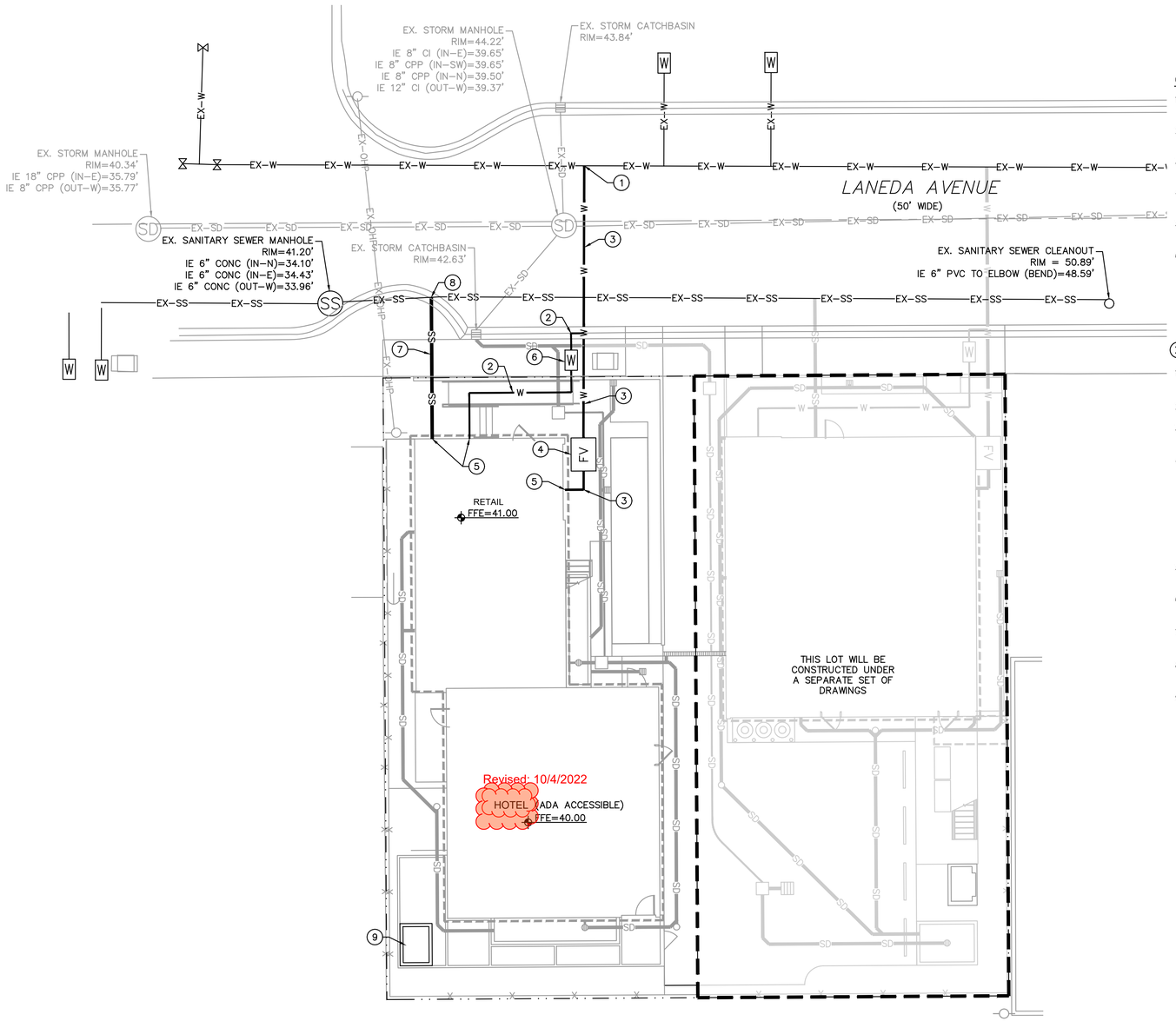

GENERAL UTILITY NOTES:

1. ALL PLUMBING ON PUBLIC AND PRIVATE PROPERTY SHALL BE REVIEWED AND INSPECTED BY CITY OF MANZANITA BUILDING DIVISION
2. COORDINATE EXISTING UTILITY REMOVALS AND RECONNECTIONS WITHIN RIGHT-OF-WAY WITH RELEVANT UTILITY STANDARDS AND INSPECTORS.
3. COORDINATE LIGHT FIXTURES AND LOCATIONS WITH ELECTRICAL SITE DRAWINGS.
4. ALL SANITARY SEWER PIPES DESIGNED WITH GRADES LESS THAN 2% SHALL HAVE INVERT ELEVATIONS VERIFIED PRIOR TO BACKFILLING.
5. PAVEMENT CUTTING, PATCHING, AND BACKFILLING RELATED TO UTILITY TRENCHING WITHIN THE PAVED AREAS SHALL BE PER DETAIL 3/C4.10A.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION.

(X) UTILITY KEYNOTES:

1. TAP NEW 3" WATER SERVICE LINE TO EXISTING 10" LINE IN STREET PER CITY OF MANZANITA PUBLIC WORKS STANDARDS. SEE DETAIL 4/C4.10A.
2. CONSTRUCT NEW 3" CL-52, DUCTILE IRON WATER LINE.
3. CONSTRUCT NEW 6" CL-52, DUCTILE IRON COMBINATION WATER AND FIRE LINE.
4. CONSTRUCT NEW 6" FIRE SERVICE CONNECTION AND DDCA VAULT PER DETAIL 1/C4.10A. VAULT RIM SHALL BE SET TO MATCH FINISH GRADE.
   - 4.1. PROVIDE SUMP PUMP PER DCDA DETAIL. PROVIDE PIPING TO APPROVED DISCHARGE LOCATION.
   - 4.2. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE SERVICE TO SUMP PUMP.
   - 4.3. PROVIDE (2) 1" DIAMETER CONDUITS FROM FIRE VAULT TO ELECTRICAL ROOM LOCATION.
   - 4.4. PROVIDE TAMPER SWITCH.
5. COORDINATE CONNECTION TO BUILDING WITH PLUMBING AND MECHANICAL DRAWINGS.
6. INSTALL NEW 3" WATER METER PER CITY OF MANZANITA STANDARDS. SEE DETAIL 4/C4.10A.
7. CONSTRUCT NEW 6" SDR35 PVC SANITARY SEWER PIPE. SLOPE SHALL BE 2.00% MIN., UNLESS ELEVATIONS SHOWN OTHERWISE.
8. TAP NEW 6" SANITARY SEWER LINE TO EXISTING _" LINE IN STREET PER CITY OF MANZANITA PUBLIC WORKS STANDARDS. SEE DETAIL 2/C4.10A.
9. UNDERGROUND SPA CONSTRUCTION SHALL BE PER ARCHITECTURAL AND LANDSCAPE DRAWINGS.

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STEEPLEJACK MANZANITA

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UTILITY PLAN - WEST

Sheet No:

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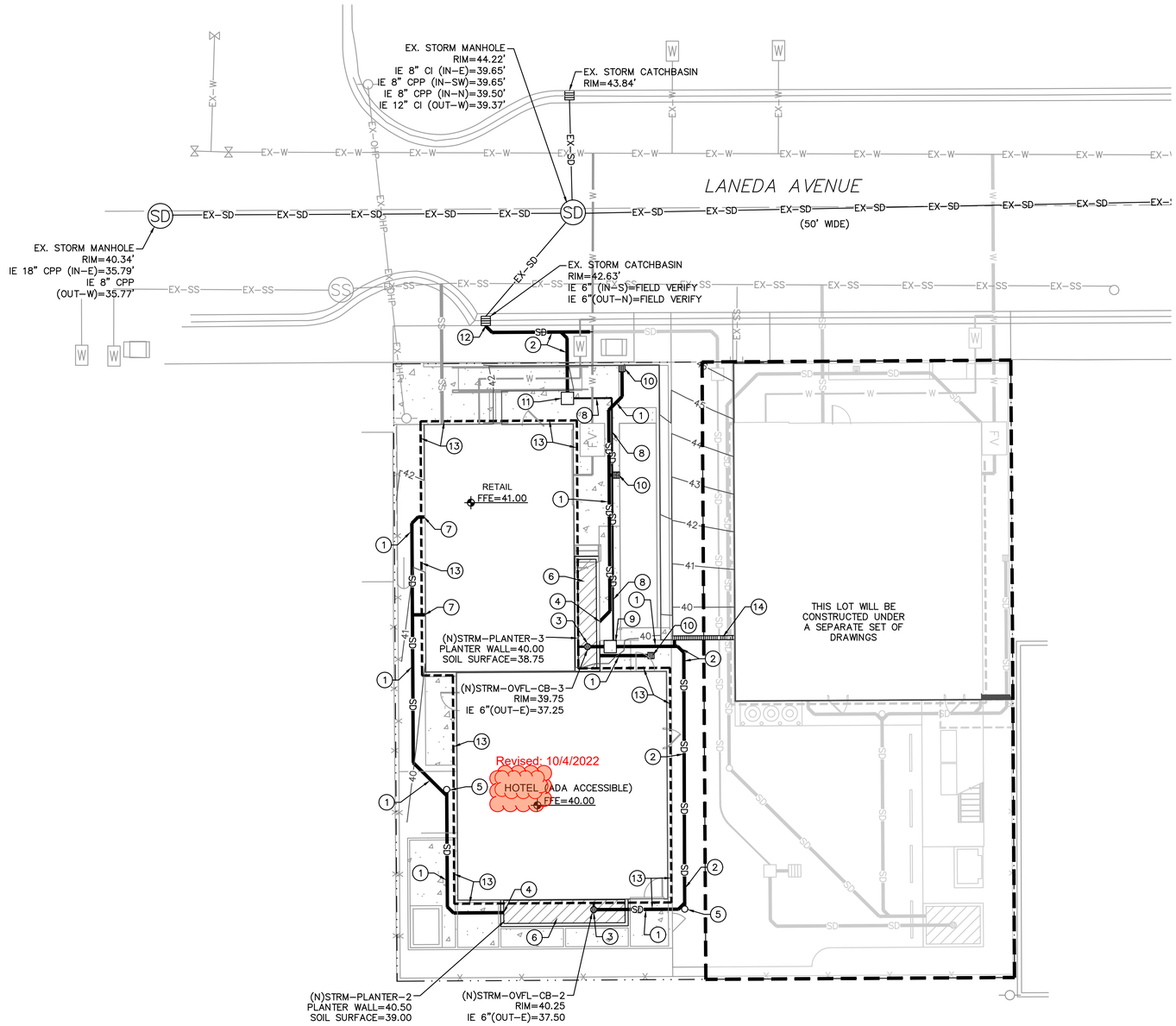

GENERAL NOTES:

1. IN PAVEMENT AREAS WHERE COVER OVER STORMWATER LINES IS LESS THAN 24", THE LINE SHALL BE COMPRISED OF PVC C900 PIPING.
2. ROOF CONNECTIONS SHALL BE COORDINATED WITH ARCHITECTURAL ROOF AND PLUMBING DRAWINGS.
3. REFER TO LANDSCAPE PLANS FOR PLANTINGS WITHIN STORMWATER FACILITIES.
4. COORDINATE UTILITY CONSTRUCTION WITH WALL CONSTRUCTION. UTILITY CONSTRUCTION SHALL NOT INTERFERE WITH CONSTRUCTED WALL.
5. UTILITY TRENCHING SHALL BE CONSTRUCTED PER DETAIL 3/C4.10A.
6. REFER TO LANDSCAPE PLANS FOR DITCH RENOVATIONS AND CONSTRUCTION.

(#) STORMWATER UTILITY KEYNOTES:

1. CONSTRUCT NEW 6" SDR35 PVC STORM DRAINAGE PIPE. SLOPE AND LENGTH PER PLAN.
2. CONSTRUCT NEW 6" DUCTILE IRON STORM DRAINAGE PIPE. SLOPE AND LENGTH PER PLAN.
3. CONSTRUCT NEW 12" OVERFLOW DRAIN STRUCTURE PER DETAILS 2 AND 4/C5.10A.
4. DAYLIGHT PIPE IN PLANTER WALL. PROVIDE 2' X 2' WIDE AND 6" THICK RIPRAP PAD AT OUTLET.
5. CONSTRUCT NEW CLEANOUT TO GRADE PER DETAIL 1/C5.10A.
6. CONSTRUCT UNLINED STORMWATER PLANTER PER DETAIL 2/C5.10A. AREAS WITHIN INFILTRATION BASINS SHALL BE PROTECTED FROM USE AS CONSTRUCTION STORAGE AREAS AND OVER-COMPACTION BY EQUIPMENT THROUGHOUT THE CONSTRUCTION PERIOD. SEE PLANS FOR DIMENSION DESCRIPTIONS FOR EACH FACILITY.
7. CONNECT TO BUILDING ROOF DRAIN LOCATION. LOCATION OF ALL ROOF DRAINS SHALL BE PER THE ARCHITECTURAL ROOF AND PLUMBING DRAWINGS. COORDINATE INVERT ELEVATIONS WITH STRUCTURAL PLANS TO AVOID FOOTING. SEE DETAIL 3/C5.10A.
8. CONSTRUCT NEW 2" PRESSURIZED STORMWATER LINE. TRENCHING MAY BE SHARED WITH NEW STORMWATER LINES WHERE PROXIMITY ALLOWS.
9. CONSTRUCT NEW STORMWATER PUMP STATION.
10. CONSTRUCT NEW 12" LANDSCAPE AREA DRAIN PER DETAIL 4/C5.10A. COORDINATE FINAL DESIGN WITH LANDSCAPE PLANS.
11. CONSTRUCT NEW STORMWATER DISCHARGE STRUCTURE FROM A PRESSURIZED LINE TO A GRAVITY LINE. STRUCTURE SHALL BE CONSTRUCTED FROM A 24" ROUND REINFORCED CONCRETE PIPE WITH METAL LID.
12. CONNECT NEW 6" STORMWATER LINE TO EXISTING CATCH BASIN USING APPROVED PREMANUFACTURED FITTINGS.
13. CONSTRUCT NEW 4" PERFORATED FOUNDATION DRAIN AROUND BUILDING. SEE DETAIL 5/C5.10A. CONNECT TO ADJACENT ROOF DRAIN STORMWATER LINES THROUGH A BACKFLOW DEVICE (RECTORSEAL "CLEAN CHECK" EXTENDABLE BACKWATER VALVE OR APPROVED EQUAL).
14. CONSTRUCT NEW TRENCH DRAIN. STYLE AND MATERIAL SHALL BE PER ARCHITECTURAL AND LANDSCAPE DESIGN.

N

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STEEPLEJACK MANZANITA

Job Number: 21032-0039

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MANZANITA, OR, 97130

ISSUE **DATE**

Drawing:

STORMWATER PLAN - WEST

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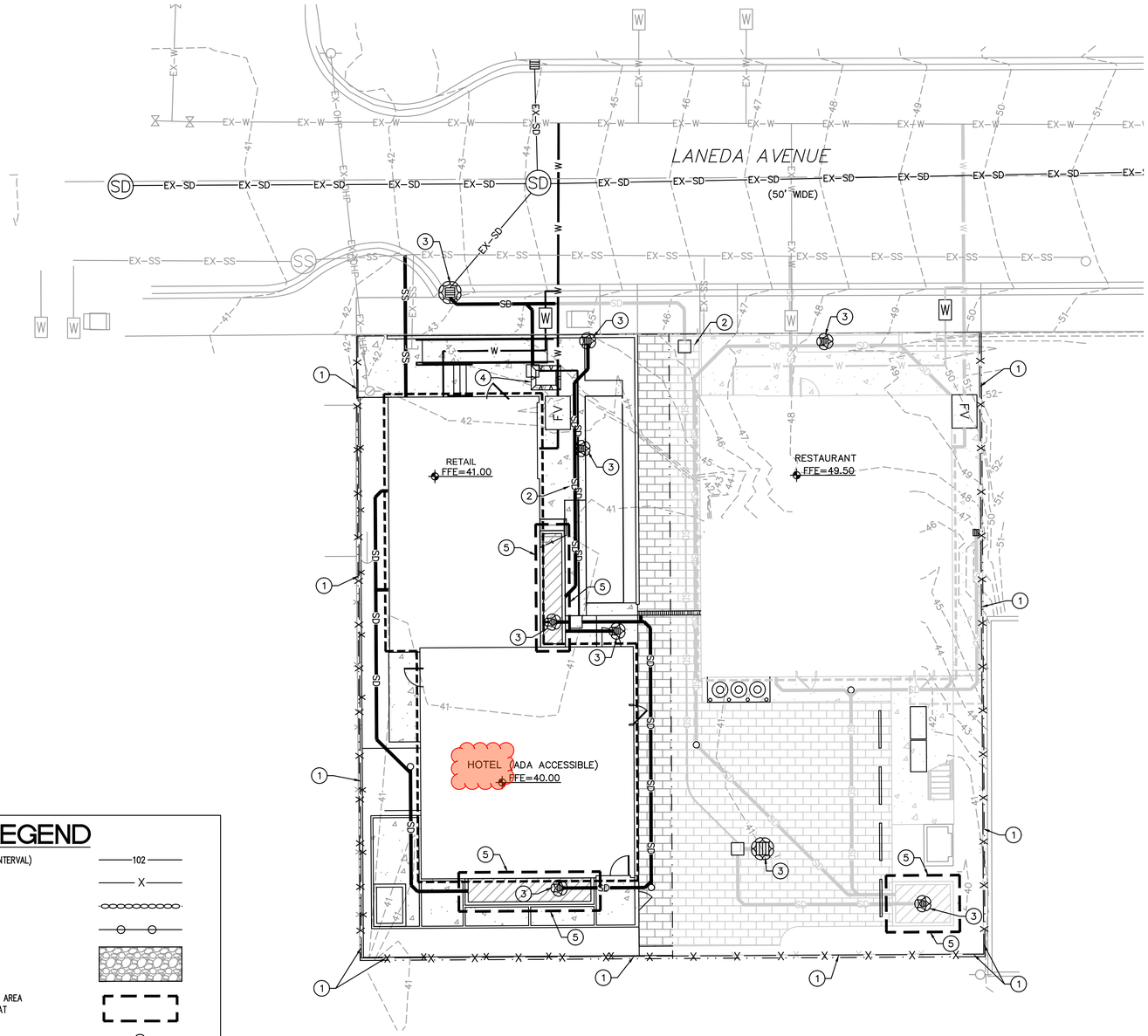

LEGEND

- FINISHED GRADE CONTOUR (1 FT INTERVAL) — 102
- SEDIMENT BARRIER (PERIMETER) — X
- SEDIMENT BARRIER (INTERIOR)
- ORANGE CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- INFILTRATION FACILITY PROTECTION AREA (DO NOT COMPACT NATIVE SOILS AT FACILITY SUBGRADE ELEVATION)
- INLET PROTECTION
- CONCRETE WASHOUT
- OUTLET PROTECTION
- NEW IMPERVIOUS SURFACE
- POST-DEVELOPMENT DRAINAGE FLOW DIRECTION
- PRE-DEVELOPMENT DRAINAGE FLOW DIRECTION

GRADING, STREET, AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COORDINATED WITH LANDSCAPING PLANS.
2. SLOPES TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES AND RE-ESTABLISHMENT OF DISTURBED SLOPES STEEPER THAN 3H:1V SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA HYDROSEEDING WITH APPROVED MIX AND APPLICATION RATE AND HIGH DENSITY JUTE MATTING. SEE LANDSCAPE PLANS FOR FURTHER INFORMATION IN LONG TERM SLOPE STABILIZATION AREAS.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

(#) EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL SEDIMENT FENCE PER DETAIL 3/C9.10.
2. INSTALL AND MAINTAIN 20' X 50' STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1/C9.10. REUSABLE TRACKOUT CONTROL MATS MAY BE USED IN LIEU OF A QUARRY SPALL ENTRANCE, IF APPROVED BY THE PROJECT'S CITY EROSION CONTROL INSPECTOR.
3. INSTALL STORM DRAIN INLET PROTECTION PER DETAIL 2/C9.10.
4. INSTALL CONCRETE WASHOUT. PORTABLE CONCRETE WASHOUT BINS MAY BE USED IN LIEU IF APPROVED BY THE PROJECT'S CITY EROSION CONTROL INSPECTOR.
5. PROTECT INFILTRATION FACILITY AREA. DO NOT COMPACT SOILS IN STORMWATER BASIN AREAS. STORMWATER BASIN AREAS SHALL PRESERVE EXISTING SOIL DENSITY BY LIMITING HEAVY MACHINERY AND VEHICLE TRACKING.

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 INCH = 10 FEET

SPECIAL NOTE:
SITE SOILS ARE SANDY AND MOISTURE SENSITIVE. CONTRACTORS SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND SITE-SPECIFIC GEOLOGIC HAZARDS EVALUATION STEEPLEJACK BREWING – MANZANITA, DATED JANUARY 20, 2022 BY NV5.

Scott Edwards Architecture

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STEEPLEJACK MANZANITA

Job Number: 21032-0039

220 LANEDA AVE
MANZANITA, OR, 97130

ISSUE DATE

Drawing:

EROSION CONTROL PLAN - WEST

Sheet No:

C9.00A

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FILE: O:\0320-PORTLAND\DCI-CIVIL\2021\21032-0039 STEEPLEJACK MANZANITA\0-DRAWINGS\SHEETS\21032-0039_EROS-CTRL-PLAN-WEST
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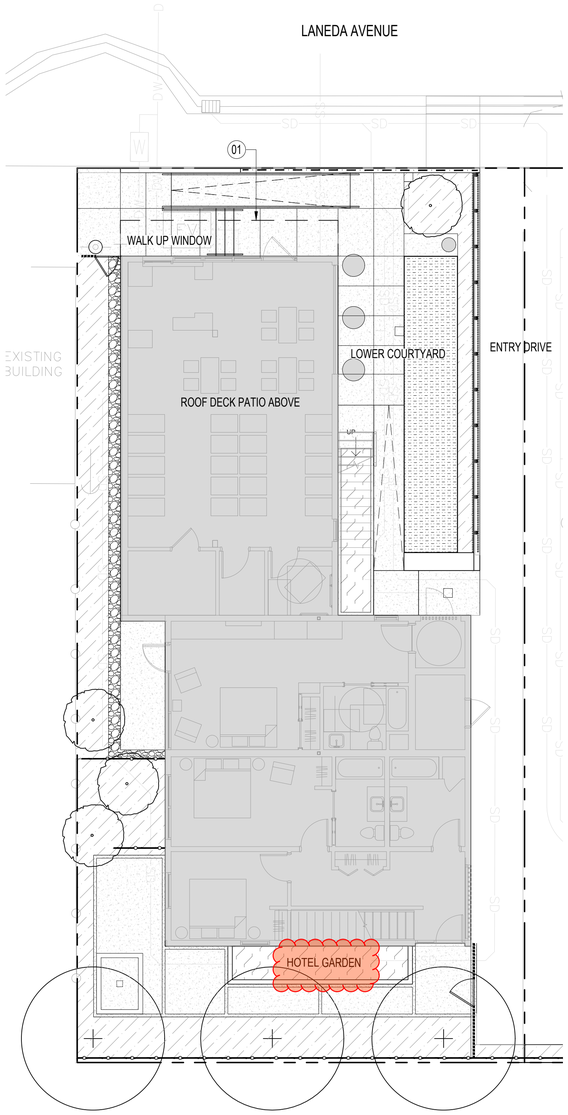
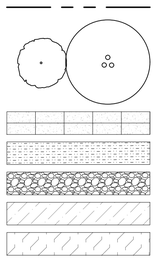


LANDSCAPE LEGEND



PROPERTY LINE

PROPOSED TREE

CONCRETE PAVING (1,816 SF)

CRUSHED OYSTER SHELL PAVING (1,498 SF)

FRACTURED BASALT MAINTENANCE BAND (80 SF)

PLANTING AREA (666 SF)

STORMWATER PLANTING AREA (135 SF)

LANDSCAPE CALCS

PLANTING AREA (801 SF)

OPEN SPACE - GROUND LEVEL (390 SF)

OPEN SPACE - LEVEL 1 (1,053 SF)

KEYNOTES

01 STRUCTURE OVERHEAD, PER ARCHITECT

GENERAL NOTES

1. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DOCUMENTS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
2. SHOULD THERE BE ANY DISCREPANCIES BETWEEN LANDSCAPE ARCHITECTURAL, ARCHITECTURAL, OR ENGINEERING DRAWINGS, THE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT TO REVIEW AND COORDINATE BEFORE PROCEEDING WITH WORK. THE LANDSCAPE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
3. THE CONTRACTOR SHALL ENSURE THAT ALL WORK MEETS ALL APPLICABLE LOCAL AND NATIONAL BUILDING AND SAFETY CODES THAT PERTAIN TO THE PROJECT WORK. IF THERE IS A DISCREPANCY BETWEEN A CODE AND THE CONTENT OF THE PLANS, THE CONTRACTOR IS TO CONSULT LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. PARKING, EQUIPMENT AND MATERIAL STORAGE IS PERMITTED ONLY IN THE AREA PROVIDED ON THIS PLAN. PARKING FOR MATERIAL STORAGE OUTSIDE THIS AREA, EVEN TEMPORARILY, WILL NOT BE PERMITTED.
5. LANDSCAPE/PLANTING CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW PLANS BEFORE COMMENCING WORK IN ORDER TO ASSURE CLOSE COORDINATION.
6. PRIOR TO PROJECT COMPLETION, THE SITE IS TO BE THOROUGHLY CLEANED OF ALL CONSTRUCTION DEBRIS, SIGNS, ETC. AND REVIEWED BY LANDSCAPE ARCHITECT AND OTHER RELEVANT CONSULTANTS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO GROUND AND BOND ALL EXPOSED METAL OBJECTS IN LANDSCAPE AS REQUIRED BY CODE.
8. CONTRACTOR MUST CLEAN UP ALL TRASH AND DEBRIS ON THE CONSTRUCTION SITE AT THE END OF EACH DAY. LIGHTWEIGHT MATERIAL, PACKING, AND OTHER ITEMS MUST BE COVERED OR WEIGHTED DOWN TO PREVENT WIND FROM BLOWING SUCH MATERIALS OFF THE CONSTRUCTION SITE. CONTRACTORS ARE PROHIBITED FROM DUMPING, BURYING, OR BURNING TRASH ANYWHERE ON THE SITE. DURING THE CONSTRUCTION PERIOD, THE CONSTRUCTION SITE MUST BE KEPT NEAT AND TIDY TO PREVENT IT FROM BECOMING AN EYESORE FOR SURROUNDING PROPERTY OWNERS. DIRT, MUD, OR OTHER DEBRIS RESULTING FROM ACTIVITY ON THE SITE MUST BE PROMPTLY REMOVED FROM SURROUNDING ROADS.
9. CONTRACTOR IS TO CREATE A WORK SCHEDULE AND DISTRIBUTE TO OWNER, LANDSCAPE ARCHITECT, AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE SCHEDULE IS TO CLEARLY OUTLINE DATES FOR:
   - 9.1. PRE-CONSTRUCTION MEETING TO REVIEW CONSTRUCTION FENCE, EROSION & SEDIMENT CONTROL MEASURES AND TREE PROTECTION MEASURES.
   - 9.2. REVIEW OF MATERIAL MOCKUPS (SEE MATERIAL NOTES).
   - 9.3. REVIEW OF SITE AND ARCHITECTURAL LAYOUTS.
   - 9.4. ALL RELEVANT ARCHITECTURAL, STRUCTURAL, POOL AND MEP REVIEWS.
   - 9.5. CONCRETE FOUNDATION AND SLAB REVIEW DATES.
   - 9.6. MASONRY REVIEW DATES.
   - 9.7. LANDSCAPE PLANTING TREE LAYOUTS (WITH FLAGS) AND PLANT QUANTITY REVIEW (BEFORE PLANTING).
   - 9.8. FINAL PLANTING AND HARDSCAPE REVIEW.
   - 9.9. PROJECT COMPLETION.

UTILITY NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN LAYOUT/GRADING AND UTILITIES PRIOR TO CONSTRUCTION.
3. TRENCHING FOR UTILITIES WILL BE PERMITTED IN APPROVED LOCATIONS ONLY. CONTRACTOR MUST ALERT LANDSCAPE ARCHITECT PRIOR TO TRENCHING FOR LOCATION REVIEW AND APPROVAL.

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STEEPLEJACK MANZANITA

Job Number: 21119

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MANZANITA, OR, 97130

STEEPLEJACK™ BREWING Co

GW
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LAND-USE REVIEW	**06/03/2022**
Issue	**Date**

Drawing:

KEY PLAN

Sheet No:

L1.01A

0 4 8 16 24 40FT

SCALE 1/8"=1'

FILE PATH:

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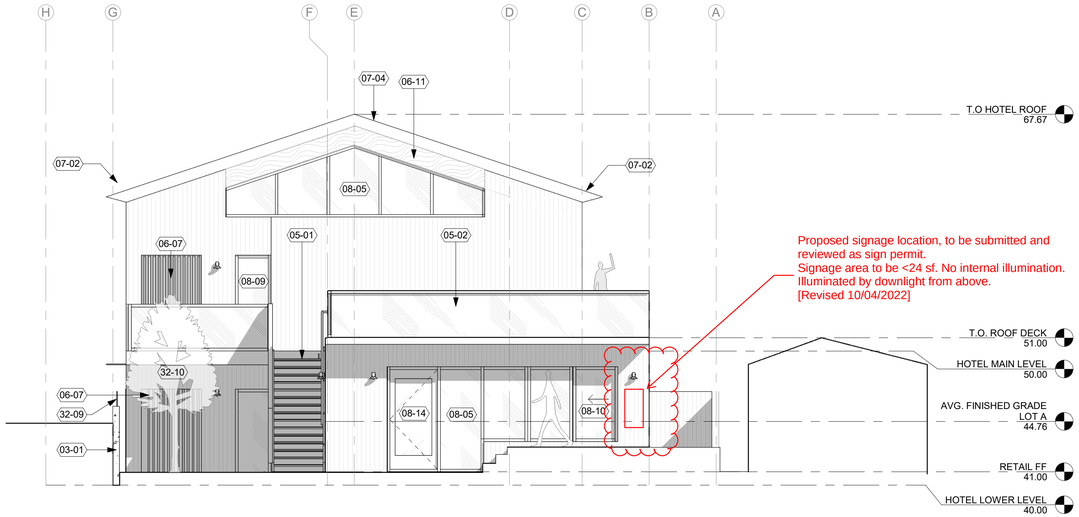
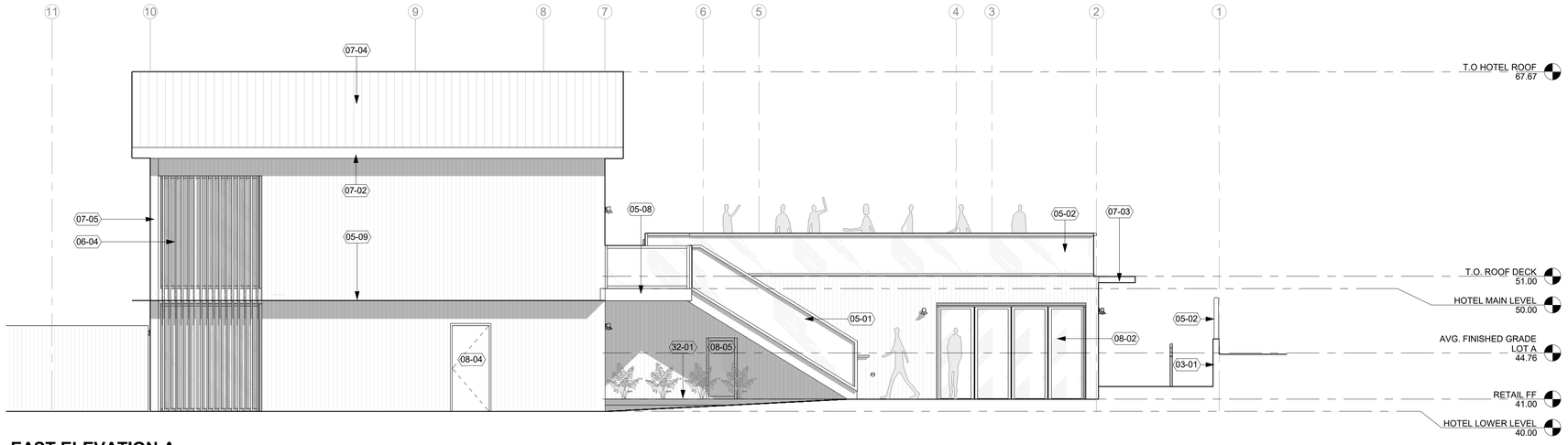
FILE PATH: C:\Revit_Local\21119_Steeplejack Manzanita_2022_DESIGN REVIEW_ewenzel@sealip.com.rvt



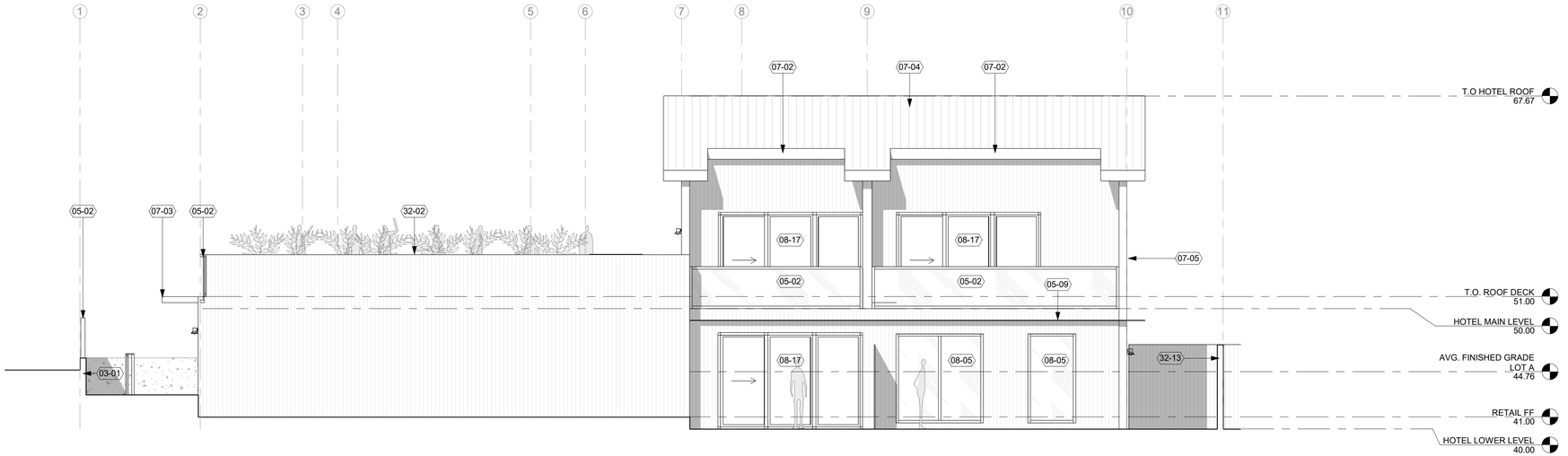
1 NORTH ELEVATION A

3/16" = 1'-0"



2 EAST ELEVATION A

3/16" = 1'-0"



3 WEST ELEVATION A

3/16" = 1'-0"

KEYNOTES 07-02

03-01	CONCRETE SITE WALL. BOARDFORM
05-01	STEEL STAIR WITH CONCRETE PAN TREADS (OPEN RISERS), GLASS GUARDRAIL AND STEEL HANDRAIL
05-02	42" GLASS GUARDRAIL SYSTEM. ALUMINUM RAIL
05-08	STEEL PLATFORM WITH CONCRETE TOPPING AND GLASS GUARDRAILS
05-09	1/2" STEEL CANOPY. 18" DEEP
06-04	2x4 EXTERIOR THERMALIZED WOOD SLATS
06-07	2x4 THERMALIZED WOOD SCREEN WITH 3'-0" x 7'-0" INTEGRATED HINGED DOOR WITH LOCK
06-11	EXPOSED GLULAM BEAM WITH EXTERIOR GRADE FINISH
07-02	SHEET METAL GUTTER
07-03	SHEET METAL CANOPY.
07-04	STANDING SEAM ROOF.
07-05	SHEET METAL DOWNSPOUT
08-02	7'-0" x 12' FOLDING ALUMINUM DOOR (4 PANELS)
08-04	3'-0" x 7'-0" PAINTED HM DOOR
08-05	ALUMINUM STOREFRONT SYSTEM
08-09	STAINED GLASS PANEL
08-10	6'-9"x5'-7" ALUMINUM SLIDING WALK UP WINDOW DOOR
08-14	3'-0"x7'-8" ALUMINUM STOREFRONT DOOR
08-17	8'-0"x12'-0" PATIO SLIDER SYSTEM
32-01	LANDSCAPING. SEE LANDSCAPE
32-02	ALUMINUM PLANTER.
32-09	SCREENED SITE WALL. SEE LANDSCAPE
32-10	TREE. SEE LANDSCAPE
32-13	WOOD FENCE. SEE LANDSCAPE

LEGEND

- 1x6 VERTICAL T&G RED CEDAR WOOD SIDING
- CAST-IN PLACE BOARDFORM CONCRETE NATURAL FINISH
- STONE TILE
- STOREFRONT BLACK ANODIZED ALUMINUM

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STEEPLEJACK MANZANITA

Job Number: 21119

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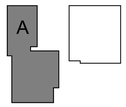
Issue	Date

Drawing:

EXTERIOR ELEVATIONS



KEY PLAN

Sheet No:

A3.01A

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Building

From: F&L Bagon <flbagon@outlook.com>
Sent: Wednesday, October 5, 2022 3:10 PM
To: City Planning
Subject: Arcade

City of Manzanita Planning Commission

It is my understanding that the developer of the planned brew pub on Laneda Ave is also requesting approval of an arcade. This is a village of permanent residences that are mostly of retirement age so clearly this arcade is about appealing to the tourists that visit our town. Having owned a home here for the last 10 years we moved to this town because it is low key with stunning, natural beauty. If we were interested in more activities geared toward children this is not the town we would have chosen and I'm sure we are not alone. Most towns up and down the coast have their own distinct flavor and Manzanita seems to be evolving into a place that it has never been. I realize change is inevitable but shouldn't we all be concerned about the direction of that change? It seems developers are making plans for this town without knowing who comes here, lives here, and why they have chosen Manzanita.

Thank You,

Leslie Bagon