



# CITY OF MANZANITA

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## STAFF REPORT

**TO:** Manzanita Planning Commission  
**FROM:** Walt Wendolowski, Contract Planner  
**SUBJECT:** Planning File – 547-22-000040-PLNG  
Conditional Use  
**DATE:** November 21, 2022

### AMENDED RECOMMENDATION AND CONDITIONS OF APPROVAL

City staff finds the proposal complies with the applicable criteria and recommends the Planning Commission approve the application. Further, based on amended letters submitted by Nehalem Fire & Rescue (November 15, 2022) and Tillamook County Public Works (November 16, 2022) the Commission may wish to consider the following modified conditions of approval (new language **bold underlined**, old language ~~stricken~~):

- A. The approval shall be limited to the installation of the four Z-walls, two canopies and associated ancillary improvements. Modifications involving a change in proposed use, substantial revisions to the building design, additional development of the site, or similar modifications shall require approval by the Planning Commission to proceed.
- B. The applicant shall submit building plans for the individual structures. The plans shall substantially conform to the approved layout as to location, orientation, and design.
- C. Prior to receiving a final certificate of completion for associated improvements, the applicant shall complete the following:
  1. The applicant shall install an approved Reduced Pressure Backflow Assembly in compliance with Manzanita Department of Public Works standards.
  2. The applicant shall install a temporary berm on the Southwest corner of the property to contain the runoff from the property. Design and installation of the berm shall be approved by the Manzanita Public Works Department. **Alternatively, the Manzanita Building Department may accept the existing improvements as being sufficient as a temporary berm.**

- D. The following development conditions shall apply:
1. **By September 2024** ~~Within one year of the date of the final approval,~~ the road accessing the site shall be improved to a minimum **20' 26'** roadway width and load rating of 75,000 GVW. Prior to construction, engineering plans for improvements in the public right-of-way shall be submitted to Tillamook County Public Works for review and approval.
  2. **By September 2024** ~~Within one year of the date of the final approval,~~ access improvements on the site shall include the following:
    - a. The entrance shall be improved to meet the minimum turning radius of fire apparatus defined in the Oregon Fire Code of a 50' outside turning radius and 30' inside turning radius. This requirement shall also apply to the far East portion of the "Ring Road", where at least one parking spot shall be removed to allow for minimum turning radius of fire apparatus.
    - b. The interior "Ring Road" shall be improved, or evidence presented, to a minimum **20' 26'** roadway width and load rating of 75,000 GVW.
    - c. The Access Control Device (gate) shall be updated to meet the requirements of the Tillamook County Fire Defense Board Access Guidelines.
    - d. Plans and improvements shall be reviewed by the Nehalem Bay Fire & Rescue District prior to construction and/or improvements. The applicant is advised engineering plans may be required for interior improvements.
  3. ~~The applicant shall install an in-ground septic system. The system shall conform to the requirements of Tillamook County and be inspected and approved within one year of the final date of approval.~~
  4. Upon receiving approval from the State Department of Environmental Quality (DEQ) for stormwater runoff, the applicant shall return with engineering plans addressing the DEQ requirements. The plans shall be reviewed and approved by the City Engineer and improvements installed within one year of receiving DEQ approval.
  5. Existing temporary trailers shall be removed within six-months of the date of the final approval of this decision.
- E. Unless otherwise specifically modified by this decision, development of the site shall continually comply with applicable provisions in Ordinance 95-4.
- F. Compliance with these conditions, the requirements of the Manzanita Zoning Ordinance, Nehalem Bay Wastewater Agency, Nehalem Bay Fire & Rescue,

Tillamook County, and applicable building code provisions shall be the sole responsibility of the applicant.

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 the appropriate document for the Chair's signature.