

Applicable policies from the City of Manzanita Comprehensive Plan

Manzanita's primary asset is its residential character. The preservation of the quality of the City's neighborhoods is therefore an important element of the development plan.

This pocket neighborhood is designed with smaller homes, more in line with the surrounding neighborhood within this area in Manzanita. Much of the recent new construction in Manzanita are large scale vacation homes, and this smaller home development is more in character with the historical homes of the city. The shared common spaces promote neighborhood community interaction, which helps preserve the communal residential aspect of the city. The quality of construction will be high quality, as the builder, Scott Imholt, has a long history of custom home building construction within Manzanita.

GOAL:

To maintain and create residential living areas which are safe and convenient, which make a positive contribution to the quality of life, and which are harmonious with the coastal environment.

OBJECTIVES:

- 1. Maintain livability by preserving within residential areas natural places and other environmental amenities.*

Unfortunately, this site was hit by a tornado many years ago. The previous owner of the land removed the trees from the parcel and the site was left as an eyesore. This development promotes a large area of open space. Lot coverage within the R3 zone is permitted up to 55%. This development preserves open spaces with grassy and natural areas. Building lot coverage is approximately 22%.

- 2. Establish residential densities suited to topography and soil conditions, public facilities, accessibility and prior land platting.*

This lot resides in both R2 and R3 zoning, with the majority in R3. Applicant's legal counsel and Manzanita's legal counsel have opined on the maximum density calculation per the comprehensive plan. 27 would be allowed. Density proposed is slightly less than allowable density as outlined; 26 units are proposed.

- 3. Protect the character and quality of existing residential areas and neighborhoods from incompatible new development.*

This site is zoned residential R3 and R2. Allowable uses for this zone are single family dwellings. This is compatible with current zoning.

- 4. Encourage street patterns which are curving and responsive to natural terrain rather than the traditional rectilinear grid pattern.*

No street is proposed. A gently curving driveway provides private access to a majority of the homes.

- 5. Make effective use of vacant city residential lots, particularly odd-shaped parcels and those isolated within blocks.*

The current site is vacant and isolated in between fully developed lots on all sides.

- 6. Encourage new residential development in established areas already zoned, serviced and developed for residential use.*

This new residential development is already zoned and fully serviced by utilities.

- 7. Foster housing and living environments to meet the needs of families of different size, income, age, taste and life style.*

The scale of the homes is smaller than most other current development in the city. This allows for diversity of housing types offered within the city. As the homes are smaller and therefore will be offered at a lower than median price, it is anticipated that a larger percentage of full-time residence will purchase these homes than is typical for Manzanita. Additionally, as the homes are small, a larger percentage of retirees are anticipated to purchase these homes. Although not implemented yet, Oregon House Bill 406 was enacted into law in 2023. HB 406 specifically addresses middle income housing needs in Tillamook County and notes "Cottage Cluster" as one of the types of housing in which cities will need to formulate strategies on and adopt in 2025. Middle housing projects are greatly needed within Manzanita. This project supports the goals of HB 406 in addition to the policies of the current Manzanita Comprehensive Plan.

- 8. Enhance the quality of residential areas with attractive public improvements. To eliminate conditions which contribute to blight, neglect and unsightliness, such as*

shacks, abandoned vehicles and machinery, dilapidated signs, fences, open storage and junk.

The site is currently vacant. The new development will be high quality construction and will include attractive public improvements including, landscaping, sidewalks, two public greens, and a picnic shelter. An HOA will be established to ensure the development is well-kept.

POLICIES:

1. *Protect living qualities by requiring landscaped screening or buffering between dwellings and commercial uses.*

This site does not abut any commercial uses, therefore fencing is not required per the plan. That said, natural or wood fencing will be placed around the property perimeter in order to provide a natural delineation of property lines, with a design that continues to allow wildlife passage through the property. This was incorporated based upon feedback from the neighbors surrounding the development and their desire for this addition.

2. *Require that subdivisions include adequate public street access for each house and lot, paved streets, adequate water and sewer systems, storm drainage,*

Access to S 3rd street and Hallie Lane is made available by short, walkable pathways from each home. A new drive through the site will be paved with textured paving, as a traffic calming measure and to accentuate the private nature of the drive. Water and sewer laterals for each home will be connected to city mains in adjacent rights-of-way. Stormwater will be detained in engineered underground chambers and overflow will be routed to city infrastructure.

3. *underground telephone, TV Cable and electrical lines. Street plantings and trees are desirable. Improvements should be of good quality.*

New powerlines, telephone, TV Cable/WiFi will be buried underground. Street trees will be planted along third street, within the boundaries of the property (not in the right of way).

4. *Permit a variety of dwellings and flexibility in densities and site design for large planned developments. Density standard established in the vicinity will generally serve as the basis for the overall density of such planned developments. Special review and approval by the Planning Commission will be required. Projects will be expected to provide usable*

open space, community facilities and other special amenities. The clustering of dwelling units in order to leave a greater amount of land for open space is encouraged.

The comprehensive plan allows for flexibility in density, and is explicit regarding encouraging clustering. This proposal is in line with the allowable density, per the calculations included within Manzanita's comprehensive plan (full calculation provided later in this narrative). The units will be available in at least three different sizes (one bedroom, two bedroom, and a garage unit) and have been clustered in order to provide for a larger amount of open area. In addition, the units are much smaller than is typical, and therefore will naturally result in less people occupying the homes. These smaller homes bring more variety overall to the much larger homes being built in the city.

5. *Require minimum lot sizes for single-family homes which adequately accommodate contemporary dwellings; separate structures for adequate light, air, fire-fighting access and prevention of the spread of fire; provide space for two family automobiles per single-family dwelling. Pre-existing lots of sub-standard size may be developed under special conditions.*

The lot sizes are smaller than those prescribed by R3 and R2 zoning. As a planned unit development, more flexibility is allowed under the provisions of Manzanita Zoning Ordinance (hereafter referred to as MZO), section 4.136. Smaller lot sizes are desirable due to the smaller nature of the homes themselves. The planned unit development allows us to control the orientation of each unit and the space and landscaping between them to maximize light, air, and views for each unit. Fire access is provided via 20' wide private driveway, to ensure a 20' minimum fire lane is provided. All portions of the buildings are within 150' of fire department access.

6. *Require, in areas without urban services, minimum lot sizes which will assure that no danger to the public health will result from water supply or sewage disposal into the ground.*

No wells or septic tanks will be used. Water is supplied by the City of Manzanita, and sewerage service by Nehalem Bay Wastewater Agency.

LAND USE CATEGORIES

For purposes of determining allowable density, the term "net acre" shall mean the gross area of an acre parcel less the amount of land needed for public right-of-way or 86% of the gross area of an acre parcel, whichever is greater. (Amended by Ord.14-02; passed on April 9, 2014)

See supplemental email exchange between City of Manzanita legal counsel and applicant's counsel. In short, a net-acre is defined as "gross area of an acre parcel, less the amount of land needed for public-right-away or 86% of the gross area".

Define one gross acre: 43,560 square feet

Calculate one net acre: 86% of the gross acre: $43,560 * 86\% = 37,461$ square feet

From R3 Zoning – "15 units per net acre": $37,461 \div 15 \Rightarrow \sim 1$ unit per ~ 2500 sqft.

This density is further confirmed, as it is in line with general zoning standards for R2 and R3 zones, which permit 2 units per 5,000 sqft lot (duplex), or 3 units within 7,500 sqft lot (triplex).

The subject site contains 79,700 sqft. After carving away space for right-of-way, 86% of this would result in 68,542 sqft. At a rate of 15 units per net acre, total allowable density per R3 Zoning, would allow 27.44 units. Rounded down to 27 units. The proposed development contains 26 units.

URBAN MEDIUM DENSITY RESIDENTIAL (R-2 Zone)

This area is the primary residential zone of Manzanita. Single family dwellings and duplexes are both allowed on 5,000 square feet. Public water and sewer facilities are available throughout this area and are required. Other factors which may affect development are the presence of active dunes, foredunes (south of Laneda Avenue), or steep slopes, in which case the policies of the development hazards section of the Comprehensive Plan predominate.

URBAN HIGH DENSITY RESIDENTIAL (R-3 Zone)

High density development, including multifamily dwellings or apartment houses, are permitted outright in this area up to a density limit of fifteen dwellings per net acre. Low cost, affordable housing requiring lower land costs is encouraged to locate in this area.

This lot resides within both R2 and R3 zone, with a majority in R3. Per the planned development ordinance (4.136 2b), the standards for this developed should be **guided** by the zone in which the majority of the of the parcel lies. Therefore, Urban High Density Residential R3 zoning, was evaluated for this project. That said, it should be noted that R2 and R3 zones are substantially the same within the MZO. The main difference is that R3 allows greater lot coverage than R2 and R3 also allows for triplex units. These differences are not relevant to this project as all

homes proposed are single family homes and the total lot coverage is well below requirements for R2 and R3 zone. Overall, the density of 1 unit per 2500 sqft is the same in either zones.

HOUSING

GOAL:

The City of Manzanita supports the Statewide Housing goal by its intention to provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Area and the City of Manzanita. (Amended by Ord. 08-02, passed May 7, 2008)

POLICIES:

1. *Zone adequate land to meet identified future housing needs for a broad range of housing types, including single-family attached and detached homes, manufactured homes, duplexes and multi-family dwellings. (Amended by Ord. 08-02, passed May 7, 2008)*

This proposal is for a “cottage cluster” or “pocket housing” development of single-family homes. Although the homes are single family, with separate tax lots, they will be a part of an HOA, and share a significant amount of common open space as well as a community picnic shelter.

2. *The City supports the efforts of the Northwest Oregon Housing Authority and other public, private and non-profit entities to provide needed low and moderate income housing, including for seniors. (Amended by Ord. 08-02, passed May 7, 2008)*

Oregon Senate Bill 406, passed in 2023, notes that cottage cluster development is a “middle housing” type that is to be specifically encouraged within Tillamook County. Due to the smaller nature of the homes, it is expected that a greater number of full-time residents will purchase these homes due to their size and price point. A letter of support from the Tillamook County Housing Coordinator office is included with this application as well.

3. *The City, through its enforcement of the Oregon Residential Specialty Code, shall maintain a high standard of housing construction. (Amended by Ord. 08-02, passed May 7, 2008)*

Scott Imholt, builder on this project, has a long history of high-quality construction within Manzanita and Tillamook county. He understands unique challenges of building on the Oregon Coast and its salt-air and wet climate.

4. *Dangerous buildings and other structures deemed to be hazardous shall be controlled by the City. Unsafe or unhealthy housing conditions shall be eliminated.*

All of the structures in the development are of new construction, and will comply with all applicable building codes and ordinances.

5. *The City shall encourage innovative design techniques such as cluster development in order to promote the preservation of open space, to lower the costs of public facilities, and to maintain vegetative cover.*

The Manzanita Comprehensive plan specifically **encourages** innovative design and even calls out clustered developments as an example of this. Very few clustered development projects have occurred in Manzanita. Classic Street cottages is another very successful project that provides more affordably priced housing within the city. Cluster developments have the advantage over traditional single family builds in that they provide greater amounts of open space, put less of a burden on public infrastructure, and result in larger landscaped areas. This project provides the Manzanita community an opportunity for a unique cottage cluster development, rather than a typical subdivision with large-scale homes, which has been the current highest-and-best use for the majority of development the past several years.

6. *The City, in conformance with State law, will permit manufactured homes wherever conventional or site built single family dwellings are permitted. Standards for manufactured homes and manufactured dwellings shall be included in the zoning ordinance. Consideration should be given to allowing older manufactured dwellings, as well as single wide units, in manufactured dwelling parks.*

No manufactured dwellings are proposed for this development.

7. *Rehabilitation of existing dwellings, by public or private means, is encouraged as a method of conserving the housing stock.*

The existing lot is vacant, and contains no existing dwellings.

8. *The City should allow for and encourage and support the development of housing units in conjunction with commercial development (e.g., housing located above commercial uses) to provide diversity and security in commercial areas and a range of housing options. (Added by Ord. 08-02, passed May 7, 2008)*

Lot is surrounded on all sides by other residential use zones.

9. *The City should regularly maintain and update the City's inventory of buildable land and use it to both identify housing development opportunities and assess the ability to meet future housing needs. If growth is occurring at a faster rate than previously predicted, work with the County to update the county's coordinated population forecast and the City's housing needs analysis. (Added by Ord. 08-02, passed May 7, 2008)*

This unique parcel within the city is the only remaining large lot with the Urban High Density R3 Zone. Infrastructure, such as city street and utilities, were planned accordingly during the establishment and planning of these zones, to be able to handle the impacts of the density and traffic in this high density zone.

ENERGY CONSERVATION

1. *The City should encourage the use of alternative energy forms, such as solar, wind and tidal power generation. The installation of alternative energy devices should be given consideration in variance requests.*

The developer will initially build a "model home" as an example for what future residents will be purchasing. As part of this model home, many green solutions will be incorporated into the home. Some solar panel roofing, electric vehicle charging station(s), energy efficient appliances, all LED lighting, recycled building materials, battery power backup units, and so forth will be included. The project architect (Viridian Architecture LLC) specializes in sustainable design and will evaluate these systems for their appropriateness and implement as many as are practical.

SEWER & UNDERGROUND UTILITY POLICIES

1. *The City shall require that all development proposals be approved by the Nehalem Bay Wastewater Agency (NBWA) prior to review by the City.*

During the pre-application meeting in January, NBWA reviewed the siteplan and determined that wastewater lines are accessible to existing sewerage lines either in Hallie Ln or S 3rd st. NBWA's letter is included with this application. The lot is surrounded by existing residential homes, all serviced by sewer as well. Final engineering will be completed post planning commission approval and reviewed prior to the issuance of building permits.

Applicable policies from the City of Manzanita Zoning Ordinance #95-4

Section 3.010 Medium Density Residential Zone, R-2. *In an R-2 zone, the following regulations shall apply:*

- (1) *Uses Permitted Outright. In an R-2 zone, the following uses and their accessory uses are permitted outright:*
- (a) *One-family and two-family dwellings.*

Section 3.020 High Density Residential Zone, R-3. *In an R-3 zone, the following regulations shall apply:*

- (1) *Uses Permitted Outright. In an R-3 zone, the following uses and their accessory uses are permitted outright:*
- (a) *One-family dwelling.*

The uses within both R2 and R3 zones are substantially similar. Single family homes are noted as outright uses within these zones. The planned development ordinance allows greater flexibility when it comes to the more specific standards as outlined below, to allow a tradeoff to provide the community with more greenspace, landscaping, and other desirable traits. The proposed design does not meet the strict standards as outlined below, but generally does conform in nature for the intention behind these standards.

(2) *Standards. In an R-3 zone the following standards shall apply:*

- (a) *The minimum lot size shall be 5,000 square feet for single family or duplexes, plus 2,500 square feet for each additional dwelling unit.*

Planned unit developments are provided more flexibility regarding minimum lot size. See MZO 4.136 and further details below. Lot sizes to vary between 1,500 – 2,500 sqft per lot.

- (b) *The minimum lot width shall be 40 feet, except on a corner lot it shall be 60 feet.*

The entire lot for the development is 280 x 285. The individual lot width for these smaller homes will be less than 40 feet. Planned developments are provided more flexibility on this. See MZO 4.136 and further details below.

- (c) *The minimum lot depth shall be 90 feet. [Amended by Ord. 95-4, passed March 6, 1996.]*

The entire lot for the development is 280 x 285. The individual lot depth for these smaller homes will be less than 90 feet. Planned developments are provided more flexibility on this. See MZO 4.136 and further details below.

- (d) The minimum front yard shall be 20 feet, or the average setback of buildings within 100 feet of both sides of the proposed building on the same side of the street, whichever is less. For purposes of determining the average setback of buildings, vacant lots within 100 feet of both sides of the proposed building on the same side of the street shall be included and shall be assumed to have a building placed 20 feet from the front lot line to the nearest part of the building. In no case shall the front yard setbacks be less than 12 feet. [Amended by Ord. 01-03, passed 8/27/01]*
- (e) The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to the 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet. [Amended by Ord. 95-4, passed March 6, 1996; Amended by Ord. 01-03, passed 10/27/01; Amended by Ord. 16-04, passed November 9, 2016] [SEE DIAGRAM ON PAGE 14]*
- (f) The maximum building or structure height shall be 28 feet, 6 inches. However, if more than one-half of the roof area has a roof pitch of less than 3 in 12 , the building or structure height shall not exceed 24 feet. The height of a stepped or terraced building shall be the maximum height of any segment of the building or structure. [Amended by Ord. 95-4, passed March 6, 1996; Amended by Ord. 01-03, passed 8/27/01]*

All units will be less than 28 ft 6 inches in height. See supplemental material for house elevations and renderings.

(g) The minimum rear yard setback shall be 10 feet. [Added by Ord. 95-4, passed March 6, 1996; Amended by Ord. 01-03, passed 8/27/01]

Front, rear, and side yard setbacks in relation to the existing neighboring homes will all meet or exceed MZO standards. Setbacks for the front, rear and side yards between all the newly proposed units themselves will be 5' or greater. The lots will be arranged in a freer form, rather than rectangular grid pattern as it typical with clustered home developments per the provisions of MZO 4.136.

Front yard setbacks along S 3rd street will conform to the 20' minimum. Side yard setback for the greater lot will conform to the 5' minimum. Rear yard setbacks between the back (western edge) of the lot, and homes on Hallie Lane will conform to a minimum 10 ft.

(h) The maximum lot coverage in the R-3 zone shall not exceed 55%. Less lot coverage may be required in steeply sloping areas or areas with drainage problems. In all cases, the property owner must provide the City with a storm drainage plan which conducts storm runoff into adequately sized storm drains or approved natural drainage as approved by the Public Works Director. [Added by Ord. 01-03, passed 8/27/01]

Building lot coverage will be approximately 22%. Total lot coverage, including driveway, parking spaces, and all impervious surface will be approximately 50%. Initial stormwater calculations are included with this application, and final engineered stormwater drainage plans will be provide to the city for approval prior to start of construction.

(i) In areas of the City without a high water table, a dry well capable of absorbing the storm runoff of the impervious surfaces of the property shall be provided in accordance with City standards. [Added by Ord. 01-03, passed 8/27/01]

Stormwater facilities provided will comply with City standards. Stormwater on the impervious surfaces will be handled by catch basins and gutters. These will be connected to infiltrators and will be sized for a 50-year storm, or 1 cubic foot per 44 square feet of impervious surface. A preliminary design schematic has been provided. Applicant's

civil engineer will provide final engineering of the site in accordance with applicable engineering standards and final review by city staff.

Section 4.080 Off-Street Parking and Off-Street Loading Requirements.

At 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. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this Ordinance.

1. *Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.*

The use of parking is for residential dwelling units

2. *In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately.*

The only use is residential dwelling units

3. *Owners of 2 or more uses, structures, or parcels of land may agree to utilize the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Commission in the form of deeds, leases, or contracts to establish the joint use.*

There is only one use on this property, so this provision does not apply.

4. *Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other parking spaces required by this Section may be located on another parcel of land, provided that the furthest parking space is no more than 500 feet from an entrance of a use it serves, measured by following a sidewalk or other pedestrian route. The right to use the offsite parking must be evidenced by a recorded deed, lease, easement or similar written instrument. Any use of offsite parking spaces may not decrease the parking spaces of any other use below the requirements of Sections 4.080 or 4.090. [Amended by Ord. 11-04, passed November 9, 2011]*

All parking spaces are provided on the 280 x 285 development lot. Distance from parking space to the homes are all under 150 feet.

5. *Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting business or use.*

The HOA CC&R's will specify that all parking spaces will be used for automobiles and not storage.

6. *Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all-weather use and drained so as to avoid flow of water across public sidewalks or adjacent property.*

All driveways will be sloped adequately for drainage

7. *Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbances of residents by the erection between the uses of a sight-obstructing fence of not less than 5 or more than 6 feet in height except where vision clearance is required.*

All parking is for dwelling units.

8. *Parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least 4 inches high and set back a minimum of 4 1/2 feet from the property line.*

There is one parking lot in the center of the property, along the private drive. That lot will be bounded by a 6" curb.

9. *Artificial lighting which may be provided shall not create or reflect glare in a residential zone or on any adjacent dwelling.*

All lighting to be "dark sky" compliant.

10. *Groups of more than 4 parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.*

The group of 15 shared parking spaces is provided interior to the site and is serviced by a private drive. No backing movements or maneuvering with a public street is required.

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]*

**Amended – Refer to Supplemental Findings Report

2. *Requirements for specific uses [Amended by Ord. 11-04, passed November 9, 2011]*

USE	REQUIREMENTS
(a) Dwelling	Two spaces for each dwelling unit.

**Amended – Refer to Supplemental Findings Report

Section 4.136 Planned Unit Development (PD). *In a planned development the following regulations shall apply:*

1. *Purpose. The purpose of "planned development" is to permit the application of greater freedom of design in land development than may be possible under a strict interpretation of the provisions of this Ordinance. The use of these provisions is dependent upon the submission of an acceptable plan and satisfactory assurance it will be carried out. Such plan should accomplish substantially the same general objectives as proposed by the Comprehensive Plan for the area.*

It should be highlighted that the PUD zoning ordinance, first and foremost calls out the permission of "**greater freedom of design in land development that may be possible under a strict interpretation**". This proposal conforms to most strict interpretations of the MZO code, but it does deviate in regards to setbacks and parking configurations. The goals of the MZO parking and setback provisions are to ensure that sufficient parking is provided and that setbacks from neighbors are appropriate and in scale. These goals are met.

2. *Standards and Requirements. The following standards and requirements shall govern the application of a planned development in an area in which it is permitted.*

(b) A planned development may include any uses and conditional uses permitted in any underlying zone. Standards governing area, density, yards, off-street parking, or other requirements shall be guided by the standards that most nearly portray the character of the zone in which the greatest percentage of the planned development is proposed.

Single family dwelling units are permitted as an outright use within both R2 and R3 zones. Density of both zones is the same as well - allowing one unit per 2500 sqft.

(c) The developer may aggregate the dwellings in this zone in "cluster" or multiple-dwelling structures so long as it does not exceed the density limits of the Comprehensive Plan.

In order to "cluster" these homes and provide larger areas of open spaces, the setbacks within the development itself are less than the setbacks within R2/R3 zones. But will at all times be equal to or greater than 5'.

(d) Assurances such as a bond or work agreement with the City may be required to insure that a development proposal as submitted is completed within the time limit agreed upon by the developer and the commission.

Homes will be constructed in phases of 4-6 homes at a time to allow for efficient construction, while maintaining a high level of quality control. The anticipated timeline for completion of the entire project is 2-3 years.

2. Planned Development Procedure. The following procedures shall be observed in applying for and acting on a planned development:

(a) An applicant shall submit 10 copies of a preliminary development plan to the Planning Commission for study at least 10 days prior to the public hearing at which it will be discussed. In addition to publicizing the public hearing, the City Manager shall notify all property owners within 250 feet of the proposed development by mail. The preliminary plan shall include the following information:

1. *A map of existing conditions showing contour lines, major vegetation, natural drainage, streams, water bodies and wetlands.*
2. *Proposed land uses, lot overages, building locations and housing unit densities.*
3. *Proposed circulation pattern indicating the status of street ownership.*
4. *Proposed open space uses.*
5. *Proposed grading and drainage pattern.*
6. *Geologic hazards study where required.*
7. *Proposed method of water supply and sewage disposal.*
8. *Relation of the proposed development to the surrounding area and the Comprehensive Plan.*

For items 1-8 above, the original survey, site pictures, and surrounding area pictures are provided with this application. Refer to the site plan for building locations, densities, traffic circulation pattern, and open spaces. A storm water management plan is provided. The site is relatively flat and a Geological Hazard study is not required. Water will be supplied from existing city water infrastructure in both Hallie Ln and S 3rd St. The homes will be individually metered. The meters will be placed in groups on HOA property along the East and West property lines. Applicant will consult with Manzanita Public Works as to the exact location during the permitting process. Similarly, sanitary sewer will utilize existing infrastructure available on S 3rd and Hallie Lane. No public sewer extension will be required. The proposed development is surrounded on all 4 sides by existing residential development.

- (b) *Prior to discussion of the plan at a public hearing, the City Manager shall distribute copies of the proposal to appropriate City agencies or staff for study and comment.*
- (c) *The Planning Commission shall consider the preliminary development plan at a meeting, at which time the comments of persons receiving the plan for study shall be reviewed. In considering the plan, the Planning Commission shall seek to determine that:*
 1. *There are special physical conditions of objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.*

The lot is a uniquely large undeveloped parcel located in the heart of Manzanita. Utilizing the lot efficiently to provide larger areas of communal open space and a more cohesive cluster development.

2. *Resulting development will not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area, particularly with regard to dune stabilization, geologic hazards and storm drainage.*

The subject property is mostly level and has no concerns in regard to dune stabilization, geological hazards. Storm water will be handled per the engineering proposed plans.

3. *The area around the development can be planned to be in substantial harmony with the proposed plan.*

The surrounding neighborhood on all 4 sides contains single family homes. The proposed development also are single family homes.

4. *The plan can be completed within a reasonable period of time.*

The development timeline is 2-3 years.

5. *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.*

Please refer to the traffic study provided. Streets are adequate to support the traffic and are not overloaded.

6. *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.*

See stormwater plans from the engineer included. The area is well served in terms of water/sewer/electrical as well.

- (d) *The Planning Commission shall notify the applicant whether, in its opinion, the foregoing provisions have been satisfied and, if not, whether they can be satisfied with further plan revision.*
- (e) *Following this preliminary meeting, the applicant may proceed with his request for approval of the planned development by filing an application for an amendment to this Ordinance.*
- (f) *In addition to the requirements of this section, the Planning Commission may attach conditions it finds are necessary to carry out the purposes of this Ordinance.*

- (g) An approved planned development shall be identified on the zoning map with the letters PD in addition to the abbreviated designation of the existing zoning.*
- (h) Building permits in a planned development shall be issued only on a basis of the approved plan. Any changes in the approved plan shall be submitted to the Planning Commission for processing as an amendment to this Ordinance.*