



CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
Phone (503) 812-2514 | Fax (503) 368-4145 | TTY Dial 711
planning@ci.manzanita.or.us

PLANNED UNIT DEVELOPMENT

Date: / /

File #:

Pre-App. File #:

PRE-APPLICATION CONFERENCE REQUIRED PRIOR TO SUBMITTING APPLICATION

Once submitted, application materials and applicant information become public record.

APPLICANT INFORMATION:

Project Contact Name:		Company:	
Mailing Address:			Zip:
Phone(s):		Email:	
City Limits:	Urban Growth:	Yes	No

SITE INFORMATION:

Site Address:	
Map & Tax Lot(s):	Zone:

PROPOSAL (brief description):

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REQUIRED DOCUMENTS

(Please submit electronic copies of all documents as a PDF to building@ci.manzanita.or.us)

Planned Unit Development- \$2,250 +5% Tech Fee

1. Completed Request Form (An invoice with payment instructions will be emailed once all required documents have been received)
2. Email a PDF Copy of all documents to building@ci.manzanita.or.us. Provide Three (3) paper copies of all submittal documents. Drawings must be to scale.
3. Approval letters from the following:
 - a. Public Works, 503-368-5343
 - b. Nehalem Bay Wastewater, 503-368-5125
 - c. Nehalem Bay Fire & Rescue, 503-368-7590
 - d. Tillamook County Environmental Health Program Manager, 503-842-3909 (When required)
4. Wetland Delineation Study (When required)
5. Stormwater Retention
6. Traffic impact Analysis (When required)
7. Narrative: A detailed description of your proposal. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.

July 1, 2024

8. The design plan must identify: **(Manzanita Zoning Ordinance 95-4, Section 4.136 3. (a))**
 - a. A map of existing conditions showing contour lines, major vegetation, natural drainage, streams, water bodies and wetlands.
 - b. Proposed land uses, lot overages, building locations and housing unit densities.
 - c. Proposed circulation pattern indicating the status of street ownership.
 - d. Proposed open space uses.
 - e. Proposed grading and drainage pattern.
 - f. Geologic hazards study where required.
 - g. Proposed method of water supply and sewage disposal.
 - h. Relation of the proposed development to the surrounding area and the Comprehensive Plan.
9. **See Section 4.136 3. (c) for additional information**