



CITY OF MANZANITA

Development Services
655 Manzanita Avenue – Manzanita Oregon 97130
P.O. Box 129, Manzanita, OR, 97130-0129
Phone: (503) 812-2514 | TTY Dial 711
devservices@ci.manzanita.or.us

PLANNED UNIT DEVELOPMENT

File #:

Pre-App. File #:

Date:

PRE-APPLICATION CONFERENCE REQUIRED PRIOR TO SUBMITTING APPLICATION

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

APPLICANT INFORMATION:

Owner/Applicant:

Mailing Address:

Phone:

Email:

City Limits:

Urban Growth:

SITE INFORMATION:

Site Address:

Map & Tax Lot(s):

Zone:

REQUIRED DOCUMENTS

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

Planned Unit Development- \$2,250

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 devservices@ci.manzanita.or.us. Provide Three (3) paper copies of all submittal documents. Drawings must be to scale. Approval letters from the following:
 - a. Public Works, 503-812-2514
 - 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)
3. Wetland Delineation Study (When required)
4. Stormwater Retention
5. Traffic impact Analysis (When required)

6. 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.
7. 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.
8. See Section 4.136 3. (c) for additional information