



Nehalem Bay Wastewater Agency
SEWER AVAILABILITY

Date: 1/15/2026
To: City of Manzanita Building Department
From: Nehalem Bay Wastewater Agency
RE: Sewer Availability & System Development Charges and Fees

As an Agent of Nehalem Bay Wastewater Agency, I confirm that sewer is available to the following lot within our service area boundary:

3N1029D Parcel 1401 (Section 28, Tract O): 29.88 acres - 73 lots

3N1029D Parcel 100 (Section 29, Tract H): 10.20 acres - 24 lots

3N1029D Parcel 104 (Section 29, Tract I): 3.68 acres - 73 lots

Owner of Record: Pine Grove Properties
Project Information: Manzanita Highlands Subdivision

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an agent, or employee thereof, for the services described above.

Fees must be paid in full, to Nehalem Bay Wastewater Agency, along with completed sewer connection application and a copy of the building permit, before any connection to the sewer can be completed.

\$749,408.00 System Development Charge (\$4,258 per EDU)

\$20.00 Permit Fee (\$20)

\$54.00 Inspection Fee (\$54)

Sewer Saddle (\$110 = 4", \$145 = 6")

Tap Machine Rental (\$85 per rental)

\$749,658.00 Total *Fees are subject to change

Keri Scott, Executive Assistant