



CITY OF MANZANITA
Development Services
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NOTICE OF APPLICATION FOR STAFF DECISION

APPLICATION No. 26049 - SUBDIVISION

The Planning Official will act on this application after **July, 14th, 2026**. Any interested person may submit written testimony to the Planning Department prior to the final decision. *If you wish to comment on the proposal, please do so **in writing** by 5:00 p.m. on **July 28th, 2026**.*

APPLICATION	Establish a 26-lot, townhouse subdivision on a 3.46-acre parcel.
CRITERIA	Ordinance 95-5, Article 2 (Design Standards), Article 3 (Street Standards, Article 6 (Subdivisions); and Ordinance 95-4, Section 3.010 MH Zones
APPLICANTS	Manzanita Development Company
LOCATION	East of Classic Street, South of Highland Drive
ASSESSOR MAP	Township 3 North; 10 West; Section 28D; TL 104
ZONE	Middle Housing 2 (MH-2)
STAFF CONTACT	Scott Gebhart

More information regarding this application is available from the Manzanita Development Service Department, 655 Manzanita Avenue, Manzanita. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. The above referenced Ordinance are also available on the City' website: www.ci.manzanita.or.us.

Failure of an issue to be raised in writing or failure to provide written statements or evidence of sufficient detail to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. Only comments on the relevant approval criteria are considered relevant evidence

After the comment period closes, the Planning Official shall issue an Administrative Decision, and that decision shall be mailed to the applicant and to anyone who submitted written comments. The decision will include information on appeals.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215
REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY
FORWARDED TO THE PURCHASER.

The recipient of this notice is hereby responsible to promptly forward a copy of this
notice to every person with a documented interest, including a renter or lessee.

