



INTRODUCTION

The information contained herein includes a verbatim summary of the community comments collected at the July 13, 2022, and July 20, 2022 Envision Manzanita Town Hall Listening Sessions. At the Listening Sessions participants were asked to provide feedback on 13 different topic areas (from infrastructure, to growth and development) and were provided with “dots” or stickers that they could use to place next to a comment that someone else may have written that resonated with them. The number of “dots” are indicated in parenthesis (#) before each comment if stickers were placed next to that comment. Comments are organized into the 13 topic areas as they were presented at the Town Hall Listening Sessions. These comments have not been edited.

1. INFRASTRUCTURE

(28) The city has failed to update its system development changes to the financial benefit of developers. Residents should not be charged new monthly street and stormwater fees to make up for this oversight.

(5) Sidewalks

(12) City wide prohibition on outside lights after 10: Dark skies designation

(5) City wide prohibition on cams? pointed at residence *cameras/drones

(29) Increase developer fees

(14) We need a new city hall.

(10) Educating homeowners on gravel city streets how they can improve the road through L.I.D. Process

(4) Please fix Ironwood- it is dangerous

(6) Potholes slow down traffic. No sidewalks slows down traffic. Encourage walking and jaywalking?

(1) Intersection paintings (like city repair)

(1) Close down Laneda to cars during certain times of the day

(8) Continue planning for water system and storage upgrades



(3) Additional stormwater collection where needed

(2) Reduce speed limits on residential streets esp. with hills, no sidewalks ... more signs and stops

(5) Designated walking space on manzanita Ave, Dorcas and other busy streets

1 - Allow and encourage small incremental low-cost improvements

(3) Need more handicap parking

Implement city trails plan - promote safe pedestrian travel

Better signage/bigger for exits to 101

1 - Park and dog park at under hill

Bike racks to park bikes and encourage biking

2. ENVIRONMENT

Manage Dunes for safety.

On the "rock seating" area, end of Laneda - have no smoking sign - I live here for the clean air and environment - Don't tread on me or this beach by smoking directly on top of me then tossing your cigarettes/cigar butt -

Encourage local experts and organizations in environmental questions and decisions

(3) Enforce limits of lot coverage % on new construction and retain trees

(6) Don't allow developers to scrape and compact-press the land - we lose moisture and habitat that way.

(16) Don't allow visitors living in vans to use dunes as their toilet. The morning cleanup of tissue is disgusting even with pick up sticks. E.G. - Ocean Road Porta Pottys?

(10) Plan ahead for climate change/sea level rise / and climate refugees

Plan ahead for HTS 3115

(5) Food compost program



(1) Public Recycling Stations

(1) Tree protection ordinance - Tree City USA

(4) No dune shaving to benefit private interests.

(8) I think it's vital to consider and reconsider the current rate of devastation as regards to trees, dunes and environment in general. And as regards waste...create less and there will be less to "manage."

(34) No grading for a view

(11) Educate visitors more

(4) STR owners need to make info obvious, esp in winter

(5) Please evaluate and maintain the dune access so public can safely access the beach

(10) Create animal corridors (elk,deer etc) - we are losing all of our green spaces to developers

Require native plantings, enforce replacements rules

(10) Restore tree canopy

(13) No vehicle on beach except ER!

3. VISITORS AND TOURISM

Visitors should contribute to city funding. Is a sales tax possible?

(10) Continue the cap on short-term rental

(15) Cap should be city wide

(1) Charge visitors for parking

(5) More trash cans on beach for visitors

(6) Short term cap should include hotels/motels in all zones

(7) Maybe food and beverage tax to get help from day trippers

(16) Enforce noise ordinance - quiet after 10p.m. Ensure that rental agents are enforcing and informing their customers



(6) Adjust STR zone so that streets close to Laneda are not part of a business STR zone.

(5) Establish a local education team to educate visitors about hazards and appropriate beach behavior

(3) Hire expert to figure out how to diversify revenue stream to rely less on STR

(15) Make fireworks illegal (it works in Cannon Beach) and don't sell fireworks anywhere

(3) Public Recycling stations at all STR's/hotels

Add emergency supply stations (e.g. barrel system in Gearhart) and enforce STR's in inundation zone to have emergency supply for guests

(3) STR companies with K-9 fees should kickback a portion to the city to cover dog poo station supplies and services

Lower allowed occupancy levels in STRs in high density areas to allow less guests per STR.

STR complaints should be validated (not just hearsay) before violation is recorded

(2) Recycling and Composting and Food Scraps

(2) What is the percentage rate for lodging tax? Is individual rate the same for short term rentals vs multi-unit facility. What is the current cap on number of short term rentals?

(7) Each of us needs to conspicuously pickup trash with a smile - no whining, no complaining

(6) Do not make parking easier. Let Manzanita become an inconvenient destination.

(36) Do not build the 34 unit "hotel" on Classic / Dorcas!

(14) Garbage cans near the beach

(6) Signs at the beach asking visitors to pack it in/pack it out.

(4) Parking for visitors at Underhill plaza - no parking in town - electric carts available for rental

(12) Define "hotel" stop pretending we don't know what a hotel is.

(14) Keep Hotels on Commercial corridors



(3) Festivals! Music, art, conservation, food - celebration

3. FUNDING

(2) Create/change informational hikes to nature, trail that also take tourists outside the villa core.

Build full time rent properties for city to rent out creating income.

Use "Strong Town" principles (look it up)

(10) How about parking permits for visitors? Free permits issued for residents and property owners.

How about a visitor food tax?

How about a view tax on STR's, charges on building?

(2) sales tax?

(11) Increase fees on short-term rentals

(11) Increase fees for new buildings

(2) make budget breakdown available and readable - I read all 80 pages and it could be a 1/10 of the length at least

(7) Live within our means. Learn to say "We can't afford it."

(10) Less consultants, use local brains and talent.

(10) Let habitat build workforce housing (maybe at Uderhill)

Consider new fee to pay for public safety

(3) Developers need to pay fees (more than they do)

(3) System Development charges (SDC) e.g. construction traffic degrading classic street

(16) Raise development fees and review fees at least every 5 years

(10) City should develop vacant property for affordable rentals - collect rent.



5. EMERGENCY MANAGEMENT

(6) The EVC is doing a wonderful job “Neighbors taking care of neighbors.” EVCNB.org

Velda Mandler is a doing an amazing job with MRC (part of EVCNB)

(3) Drop the ‘jabs’ leave people make their own choices

Seems like the only focus of the EVC is tsunami. Please help with real today emergencies housing, food, homeless, elderly.

(7) A portion of STR revenue should fun emergency mass care for visitors

All visitors need to have as go bag in their car

(1) Open classic ridge trail as path to escape tsunami

(1) Engage STR owners and second homeowners to allow emergency workers to use these properties in time of emergency

(3) Stay away from “injecting” - it causes strokes. Let people make their own healthy choices

6. PUBLIC SAFETY

(9)Thanks to our amazing community police department

(2) Let’s consider adding one more officer full time to address our growth and have more officers available more hours of each day. Benefits all of us.

(1) Enforce speed limits and traffic control devices. Enforce 4-way stop on Laneda

Regionalize police service across entire service area- currently Nehalem, Wheeler, and NBSP
Pay five cents on the dollar of coast of service - Keep the same cops they want and let PRS Rollover to new special district with no interruption of service or benefits

(1) Community/Volunteer policing/watch

(8) With all the new growth, we need at least on e more police person and at least one more public works person. Consider new operations fee to pay for it



(1) We need five police officers - presently, the work load with regular dusting and then on-call added in, seems to me to be potentially overwhelming

(3) Neighbors taking care of neighbors. Take care of ourselves and each other. Motto of the E.V.C.

(21) Need paramedics. Work with county pay them more. 30 minute wait for an ambulance is scary.

(1) Also need ambulance

(12) Make fireworks illegal and don't sell them in town

(4) We are fortunate to have our police department!

(4) Suspend STR's licenses for repeat violations

(1) Enforce code for residential height requirements

7. COMMUNITY

Practice Kindness

(11) The city encourages us to talk but does not listen. We are engaged. The currents powers that be are not listening

(3) Go back to Zoom for council meetings so we can see names of our neighbors and friends. Feels more inclusive.

(4) Came here to hear from the city but have heard nothing - ? - Employees are here - talk to them !

(4) Encourage culture of inclusivity ... by practicing

(4) Assume the best (rather than the worst)

(1) End old boys network (the one hands washes the other)

(2) Festivals/Celebrations

(19) Regular town hall style meetings to air issues before votes are taken on major items



(15) More transparency - planning council PW. Names of those in attendance at meetings

(1) Require council member to state if s/he has a conflict of interest

Don't Complain

(3) Take Action - Volunteer

(2) Bring Back community action resource team - Manzanita volunteers doing things

(8) Thanks to Dan and City Maintenance Crew

(1) It's not complaining, it's democracy.

(8) Welcome 2nd homeowners. Encourage them to register to vote here - engage.

More resident social opportunities - less politics

(3) Official method for 2nd H.O. Engagement and voice

(1) Also for Neahkanie Residents and UGB

(6) Winter time community celebration for residents and 2nd homeowners. Activities to bring people together

(2) Openly address the Age(older) demographic here- i.e. support rainy day village for intergenerational needs

(3) Bring Back Fourth of July Parade 2023!

8. GROWTH AND DEVELOPMENT

(9) Annex areas that are "islands" inside of manzanita e.g. Poplar 18th-21st, North of EPOH; County Rd, south of golf course/ east of Necarney BLVD, Puffin/Sandpiper/Pelican/Windward/Sitka)

(3) Better Public Notice of Land Planning Issues (more transparency due process)

Do not let the wealthy dictate policy!! Hotels/LS homes

(4) Work to attract people to live here, not just own homes. Market to remote workers and retired persons.



Update codes to get only the development slowly
Unregulated growth is the description of a cancer cell

(2) Let's be Nice

(2) Ten year infrastructure investment plan developed in a way that citizens can understand

Include more design before projects are accepted.

(1) and complete applications only!

(9) More citizen input on development in the city

(3) Keep development esp. commercial to human scale

(12) City to define what a hotel is in city codes, before approving any hotel project

(13) Update all ordinances for compatibility with comp plan

(14) Rapid Growth is a concern: can our infrastructure keep up?

(4) Develop Food Cart Pods in empty lots

(1) Keep Short Term Rentals out of our neighborhoods

Create zones for hotels

Slow down keep Manz liveable

(6) Integrate diverse populations through housing and commerce

(18) Quality or Quantity - Follow Comp Plan - Infrastructure before development

(26) Encourage residential residence over short-term rental

(28) Rental solutions for staff of local businesses - we can't find staff because there aren't affordable living options

Institute 1% for art on commercial and multi-family developments



(14) There's a healthy growth and cancerous growth. What is happening on 3rd Street is a stage 4 cancer. The proposal of Manzanita Lofts is a hotel! Stage 4 cancer and exploitation

(10) Enough with the hyperbole. Terrible comparison

(2) Let's Be Nice. We are all humans on this earth.

9. BUSINESS AND ECONOMY

(3) Buy local...always. If you cannot find it you probably don't need it.

(24) We need a bakery, hair salon, dentist, vet, doctor, dermatologist. Please help those who live here. Seven Property management companies ???

(13) Health Services; ambulance/EMT!

(16) We need business that serves residents not just solely for tourist/visitor interests

(30) Food carts

(7) Need affordable housing (to buy or rent) so real people can live here to work at our businesses

(1) Entrepreneurial services to help locals launch new businesses

(11) Need a good veterinarian in Manzanita; services much needed for residents and visitors

(3) Open 24 hours!

(1) Require STR applicants/renewals to first provide the unit as long term rental for a period of time - 1-5 years? To balance stakeholders need with housing for workers/ would support local businesses (double fees for STR owners)

(5) Half the STR unites with same tax revenue for city

(11) Raise fees to obtain short-term rental license to support city needs and expenses generated by rental units and their visitors

(5) If you don't have worker housing all of our businesses will close ... and it can be attractive!

(1) Permit and promote ADU's for worker housing

10. TRANSPORTATION



(5) Traffic master plan would help us direct investment and help us see the long-term view.

STR's should have bikes at each site.

1- Comp Plan policy to encourage bike/per local instead of cars

Make merchants reassured

(2) Make Laneda a pedestrian car-free zone. Shuttles from Underhill

(5) Bike/Ped Path on Ocean

1 - Bike Racks Downtown

(2) Schedule TC buses to allow Transit to Portland

(3) Make driving and parking more difficult. I am all for potholes. Makes drivers go slower. Better for pedestrians.

1- Slowdown everywhere

(15) Ocean Road needs a boardwalk or a safe place to walk - cars parked and erosion are dangerous

Bike paths and bikes to rent for visitors

(5) Pave all streets completely

(26) Dorcas Lane - traffic too fast/ too much traffic

(6) Engineering Streets for Limiting speed in residential areas; speed bumps/posted limits/ lower than 25? Particularly on S 4th place/Treasure cove.

(4) Don't expand parking for cars. Let people walk!

(6) Implement pedestrian and bike improvements from transportation plan first

(4) Speed control on classic street - suggest slower and powered speed sign as used on Laneda

(14) Classic Street bike/walk path and extension to Nehalem town avoid biking on Highway 101



(2) Parking for visitors at Underhill Plaza no parking on Landeda

Electric cars for rent

11. HOUSING

(6) City Zoning changes need to be made to allow affordable apartment housing in the right areas of the city . The Highlands, Old Police Station, New City Hall Plot, Old City Hall site. City can “own” these properties creating City income.

(5) Promote and support accessory Dwelling units for workers. Spreading them out through the city

Pine Grove Solutions

A significant way city council candidates have deeply failed our community through the years is by seldom declaring their positions on important issues before they are elected, or explain the negative consequences, as well as the benefits, of municipal policy actions they promote, or of bond authorizations we are occasionally allowed to decide. Ultimately I do not care what choices our council makes in our behalf as long as their actions have the clear acceptance of a majority of electors. The State of Oregon provides a voter pamphlet during the run up to statewide elections - but there is no local requirement for one. The City of Manzanita could and should create our own voter pamphlet and in it (1) explain clearly the consequences, both positive and negative, of any policy action the council considers, (2) provide an open and fair forum for responsible rebuttal to their intended actions, and (3) get the endorsement, at the ballot box if necessary, of a majority of electors for all significant municipal policy actions before they are implemented. A current example of our council's failure to honor their responsibility to truth is the new city hall they wish to build. An obvious negative consequence of this huge revenue commitment will be the necessary constant increase in STRs and tourism in our residential community to cover the costs to build and staff this monument - for decades to come. Our current council has chosen to omit the fact that the constant increase in dozens of new staff that will be

required through the decades will far exceed initial construction costs. I believe your city council understands these future staff costs (wages, PERS, medical/dental insurance for employees and their families, etc.) will provide the excuse to continue to expand their commercial exploitation of our residential community. I also believe this is the true purpose of their new city hall. If Mayor Scott, Councilors Kozlowski, Salmon, Tonjes, and Nuttall had first declared their intent to spend millions of our tax dollars on the Underhill property, and then spend additional millions to build a new city hall and had they then fully explained the untold millions required to staff it through the coming decades of STR and tourism expansion - how many would have given them your vote? Omitting an important fact or truth is known as "a lie of omission." For decades our city council has been elected purely on their social cachet - not on their policy



positions which they seldom declare - and once installed in power they pursue their hidden agenda of STR and tourism promotion. This obvious sleight-of-hand could be completely remedied by insisting candidates declare their intentions (and then honor them) before you give them your vote.

I believe Manzanita electors deserve more from our candidates than a smile and a lie. Richard Mastenik July, 2022

(3) Manzanita is not affordable because it is being exploited

(11) Limit STR rental to 100 days per year to keep out investors

(6) More Long Term Rentals

(13) Encourage incentivize work force housing with housing trusts

(7) Stop Commercializing our neighborhoods. We need homes for residents not STR's and motels. All the belongs in commercial zones.

(15) Need affordable housing/ maybe at Underhill

(21) Stop STR's at least add more

(13) Incentive ADU for long term rentals

Use Architecture schools to design/build affordable solutions for housing that's both beautiful and environmentally friendly (recycled materials)

(10) Community Gardens for residents (food)

(14) Long term rentals for employees for local businesses

(9) Donate city properties (old city hall, old fire house) for workforce housing

(10) Utilize Underhill Plaza for high density housing

(1) Co-housing - multi-generational multi-income

(17) Tear down Underhill

(1) Have a meeting with 3rd street cottages



12. PARKS and OPEN SPACE

(26) The city should ever sell land it already owns. For instance old police station and currently for sale city hall. These can be rehabilitated or become pocket parks

(3) Bird Sanctuary that was on 3rd is example of misuse

(5) Animal corridors (elk) we losing our green spaces

(6) North side park @ new city hall site

(13) Community vegetable gardens

(3) Great that city owns Underhill Plaza. Protect it. Use it. Do not pave it. Suggest raised beds for community card.

(14) Enclosed Dog Park at Underhill Plaza (and a human park too)

(3) Build affordable housing behind new city hall

Trails and parks need a citizen committee

Open classic ridge trail

(1) Keep Manzanita Neighborhoods having a park nature. Leave trees and native plants

(1) Attention to Neighborhood view and green corridors when establishing permitting requirements

(1) Make 5th and Dorcas a park with a basketball left there

13. OTHER

(2) More helpful idea - less negative ones

Let's be nice!

Hybrid zoom/in-person tech so everyone can hear and participate appropriately

Would like to see copy of current comp plan and breakdown of current budget



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- (4) Local government 101 tutorials for how to access to city stuff like where comp plan is and how to read ordinances
 - (4) Put a search button on website
 - (3) Have a distinct and separate to citizen involvement advisory committee
 - (3) More public counsel meetings
 - (5) Reinstate public city council and planning commission meetings
 - (3) Open the city hall for access to staff
 - (3) And opening/introduction at start of this would be much appreciated
 - (9) Prioritize updating the comprehensive plan
 - (16) Thank you for organizing these town meetings!