



ENVISION MANZANITA TOWN HALL LISTENING SESSION ON LINE SURVEY RESULTS

Introduction

The information contained herein includes a verbatim summary of the community comments collected through an online community survey during the month of July 2022. Respondents were asked to provide their feedback for 13 different topic areas using four prompts – 1. What are your greatest concerns about this issue? 2. What are your values as they relate to this issue? 3. What do you think are the opportunities related to this issue? 4. What do you think the barriers are to this issue? Many respondents did not include responses to all four prompts which is to be expected. It should also be noted that these prompts were meant to be included at the beginning of the survey to get people thinking about to provide feedback and not necessarily with each topic item, so lesson learned! In any case we got great feedback but to keep the document organized and preserve anonymity respondents' answers to all four questions for each topic item are included in one lump sum. So, for example, you might see only one sentence and the next paragraph might have several. That means one respondent only answered one of the four prompts, while the other answered all four. Each paragraph (or sentence) reflects one individual's answer. These comments have not been edited. You might also find a comment or two has been repeated, and for that we apologize! We combined this data before we purchased a plug in to do this automatically, and figured better to double capture than not at all!

1. Growth and Development

It appears housing development is outpacing infrastructure and service development. Looming is the potential development of a hotel currently envisioned at the corner of Classic and Dorcas Ln. Today, small businesses are struggling to find employees who can afford to live in the vicinity.

I (we) need a better understanding of the vision for the city's future

We bought a house in 1994 primarily because of the quiet nature of the community. While we have not been here consistently over the years, we recently decided to retire here. For a variety of reasons change is inevitable and the pandemic has taken its toll on the survival of small businesses (most notably restaurants), while other businesses have changed ownership

The opportunities are unlimited providing a methodical planned approach which fulfills the needs of the community and a source of funding to support the infrastructure, services, employees and residents.

Imagination, creativity, funding, coordination and leadership.

Too much too fast and not enough infrastructure to support the growth

I like the quiet noncommercial feeling of manzanita. It is fun to see families come for weekends vacations and holidays to enjoy our private little town. I think that the draw of manzanita for families with second homes is the cozy non commercialized feel. I don't like the rentals that are short term, as they tend to bring groups as opposed to families. The opportunities are to have stricter rules for renters. No rentals should be less than 3 days. Promote the city as family focused. I certainly miss the fine dining options as a local. We loved Jarboes

The barriers to growth and development are obviously nonexistent as you can see from the massive amount of new construction

The City Vision, Master Plan and development planning desperately need to be updated to reflect current issues, environment, budget and growth. Gitty up! These things should have been updated a long time ago.

We need more guard rails on land use, housing regulations, STRs etc. Let's tap the brakes on density. Setbacks and height restrictions seem way to lenient such that too many houses are being built too close to each other and stripping



the land of all vegetation.

I am not opposed to growth; I think we need more guard rails. Also, how do you build a bunch of homes on 3rd street where the tornado took out the trees? The problem is that's marshland. We saw the garages fill up with water during construction. I wouldn't buy a house there. There will always be water.

Slow and nonexistent effort to update vision, master plan, comprehensive plan or whatever the planning commission is calling this.

- * Concern on rate of growth in Manzanita especially the area between Dorcas Lane & Classic Streets
- * First the cottages were developed
- * Second the Highlands development is huge 4-5 phases. Have heard up to 600 homes can be developed (when does it end)
- * Manzanita Loft 34-Unit hotel

Livability. This is too much development in one area. People in this area like to be able to walk, bike, etc. Traffic will be horrendous. Already, cars are traveling Dorcas too fast for the pedestrians many with small children, dog walkers, and bike riders. They take Dorcas to avoid Laneda. Traffic is a major concern. 309 additional cars going down Dorcas is 309 too many cars.

At this point, I don't think there are any opportunities with this kind of growth.

Hopefully, the community will continue to monitor the ongoing growth. I'm hoping for a moratorium on this type of growth.

Developments that are in areas that enhance our town. And build to the codes

Honesty, Integrity

Large developers coming into town trying to take advantage of the str laws.

As a homeowner I personally don't have a great concern about growth and development. Although I hope the city keep vacation rentals at a minimum

Lack of common sense in the past of city government in addressing issues regarding parking, development, city hall & STR. A city of this size needs personal attention to its population's concerns, not distance itself like "The Great Oz"

Needs common sense and personal interaction

Happy, more livable citizens and visitors. Manzanita was always a fun community which is what drew us to it almost 20 years ago. It's turned ridiculously complex & more negative

Making things too complex for a city of this size

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I (we) need a better understanding of the vision for the city's future

We bought a house in 1994 primarily because of the quiet nature of the community. While we have not been here consistently over the years, we recently decided to retire here. For a variety of reasons change is inevitable and the pandemic has taken its toll on the survival of small businesses (most notably restaurants), while other businesses have changed ownership.

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Imagination, creativity, funding, coordination and leadership

Larger and larger houses are being built. They appear to often take more than the 40% of the lot area that I have understood to be the size limit. Is this correct? Because the houses are larger, more trees have been removed, and the character of the town is becoming more crowded, and less natural and charming.

Businesses increasingly cater to tourists, and not to residents as well. I hope we can do something to ensure the viability of supportive businesses such as the lumber yard and banks and affordable restaurants. More tourist businesses just attract more tourists, and force residents to drive long distances for basic needs. This also impairs the quality of life and village character of the town.

Preserve the natural habitat and beauty of the area that attracts residents and visitors alike.

Enhance the ability of people of all ages to be able to actually keep living here, by ensuring that there are services, homes and safety. I've had many friends who had to leave town when they either could not find affordable housing or services, they needed were not available. This makes even the committed citizens somewhat transient.

Develop:

Design standards for buildings

Workforce housing projects.

Tree canopy regulations - require permits for removal of trees.

Open space plans - preserve wildlands within and on the margins of town.

Reliance on STR taxes for revenues.

Individualism and profit as underlying values.

Lack of vision and lack of will to find creative solutions

My concerns are the pace of the development and the number of short-term rentals. Both of these issues are outpacing the infrastructure in place and are diminishing the integrity of our town, that is, the attributes that make Manzanita a great place to live.

I value the integrity of Manzanita as a small residential, coastal town.

The opportunities are to find other revenue streams, of which there are many, to continue to fund the city's budget. If the city is going to allow continued development and STRs, it needs to garner more revenue from both, which will curb the appeal of building in Manzanita, as well as diminish the benefits of having an STR in the city.

There are no barriers. Most residents want this. If we implement more fees for development and STRs, along with defining strict zoning ordinances, the city would be able to resolve these issues. It's a matter of the city council updating the comprehensive plan and the ordinances

of data on who is coming to live here and why. Many people think it's driven by STRs, and I suspect it is not. The people who are here, many of which moved here from elsewhere, want to shut the door behind them. They want a quiet retirement home, but don't realize there are LOTS of people who want to retire here and that is driving new home builds. If we're not careful, we'll miss the chance to shape things for the better of the community because we simply pointed the finger mistakenly.

Recognize that climate and other migration is happening in mass. Whether it's 2nd homes, primary homes or day use, people are coming, and we need to accept that and manage it. Thinking we can stop it won't achieve anything.

Managing it will make it better.

People are coming, so is their energy, talents and income/taxes. With careful planning we can apply this for arts, bike lanes, sustainability efforts.

Some residents think we can freeze Manzanita and go back to the 80s or 90s. We can't. Free market allows people to build homes as long as it's within the zoning, etc. The city can't buy up all the private undeveloped land to stop growth,



it can only manage it.

Too much growth, too fast, too big.
Smaller, slower.

Revising our code to reflect preservation of what's good here and raising development fees to make developers pay the true cost of their projects
Moneyed developers.

It's important to set a priority of thoughtful development with guidelines in Manzanita. Quality over quantity counts, following the comp plan, raising SDC funds costs radically and this is a perfect time accomplish a lot of things at once. People value living in Manzanita and raising SDC costs 50% 100% 200% etc. is completely sellable. Further, suggest we update our zoning and or comp plan. Currently, we are "easy marks" for developers. (cf. need for definition of "hotel" as being manned at least 18 hours per day.)

Very important

Opportunities here are to hopefully at least break even as a city, and actually even make extra revenue, sorely needed revenue. Easy.

Barriers to this issue are the many issues already before the Council; perhaps the City Manager can help give this highest priority and lead the council towards implementing a substantial SDC increase. Given the huge inflation in housing, people willing to pay to live in our gem of a town, it would be desirable not to be left behind in gathering needed revenue. The city could write in waivers or reduced fees for needed multiplex staff housing and let developers take advantage of federal tax breaks and City waivers for affordable housing.

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As a homeowner I personally don't have a great concern about growth and development. Although I hope the city keep vacation rentals at a minimum.

We want to maintain a quiet/non-commercial/owner-friendly atmosphere in Manzanita. There are other areas/towns on the north coast that want an atmosphere that is tourist -friendly....we do not want that in Manzanita



We VALUE a quiet, low-activity, peaceful, uncrowded beach lifestyle.

New residential growth is welcome and expected. We must maintain appropriate caps on STR so as to dissuade an overwhelmed community

A development plan must exist and be uniformly applied. All parties must understand development possibilities and limitations.

Overcrowding and the loss of that small town feel

Change is good but must be monitored

Monitoring growth and development

Concerned that anti-growth fear mongering puts excessive limits and constraints on sensible commercial opportunities, which sustain our tax base and needed infrastructure. Too many dreamy idealists move to the coast thinking we can preserve the town, unchanged, in a suspended state of financial bliss, without understanding basic economics of higher value retail, hospitality and some density in the Laneda core, don't allow Manzanita to become another stage in the Portland passion play about investment, development. employers and managed change.

Objectivity

Accountability

Positivity

Livability

Collegiality

Stoke

have a low tolerance for drama in our political discourse

- don't get obsessed with consensus. Not everyone will always agree. Be respectful of different opinions but be leaders — first

- stop worrying about "if" there should be growth. Manage its trajectory. Whoever approved the architectural design of the new houses on the

backside of the golf course should be questioned. Great to have more houses. The design and construction standards are appalling. It's a blight and its brand new! We don't need to be Santa Fe with a strict design code, and I'm supportive of new housing and in-fill commercial development, but that's an example of poor development.

Managing the growth so that it reflects our community

Growth is inevitable. The key is to manage that growth

The updating of the City's Comprehensive Plan will map out our future.

The NIMBY folks don't want growth now that they are here. You can't stop change; you manage to achieve the community you want.

1) increase in rentals

2) lack of affordable housing for workers in city

3) loss of small-town vibe community

Ok with development, don't want to become the new cannon beach, way too busy!

Opportunities to develop new business with rental units above retail space

City council agenda and lack of updated comprehensive plan

Too fast. Too many cottage houses being leveled and monster houses going up. Too many STRs owned by out of state investors. Residential areas are being commercialized. When five or six young couples rent the big house next to me



they are in party mode, while I live here and need my sleep in order to go to 8 am boat practice or meeting. A mini hotel in the middle of a block of residents is a disaster. Not good for the visitors and not good for the residents. Visitors have a right to enjoy their vacation and residents have a right to peace and quiet. This resort town would be more harmonious with visitors staying in real motels and residents living in real neighborhoods. When our comprehensive plan talks about diverse neighborhoods that should not mean mix of residents and visitors, but a mix of old, young, families, children, couples, singles, workforce, and retired. In the long winter months, I'd like to be able to borrow an egg or drink coffee with a neighbor. Where are they? Build motels in commercial areas. Give out an STR Permit only to someone who lives in the county. Limit renting to 100 days per year. Charge more for a permit. Charge extra for a view permit. Let residents socialize and live together happily without all this division. There is no mountain too high, but current barrier is you must be a buddy of the mayors to get on a committee. We can fix these problems with creative citizen input and involvement

Pricing out folks who will work for local businesses

Ratio of STR to other housing

Too much development (mostly high end) is changing the flavor of the "village" - afraid it will become another Cannon Beach- too crowded, too much of a tourist (walk the streets, fill the beach) destination.

I think the beach, staying at the beach, living in the community, should not be just for the well-heeled. We should care about young people, workers, and folks who want to come to beach but can't afford the exorbitant costs to rent a place. Should some of STR taxes be used to create moderate income housing? That is accessible only to local employees?

To consciously create a mix in the type and cost of housing. Limit the high-end housing (the highlands) and reward the developers who create apartments for rent.

Greed. Greed, and Greed. Everyone wants to make money without really caring about the implications on the flavor of the community.

Rapid home developments Impact on wildlife

Would like to preserve green spaces

City purchase vacant lots? Assess more fees on construction permits to be applied to land preservation

Developers

New development not fitting into the character of Manzanita; commercial development going into neighborhoods; resources being used with new development; consistency of development rules (building height enforcement); an overall community development plan up to date with the goals of how Manzanita should look in the future. And new commercial development going in and being able to find employees without more affordable housing options to house them

I value having a liability plan for smart development as mentioned above and being enforced; I believe in night sky compliant lighting so we can all enjoy the beauty of the stars and why one chooses to live on the coast; I value employees being able to find affordable housing; I value a good community plan for the full-time residents, so they are not inconvenienced by the tourists.

I think we have a small window of opportunity to create a community development plan, and have it enforced, not just letting new developers/ developments bring their big pockets of cash to town and create what they want and not create their own rules. I have seen this in the last few years especially where it seems Oregon was on sale. Big money came from out of town and built what they wanted, not thinking how to fit in with the small coastal community or what the community really needs. It's not always about money, it's about quality of life for all residents. Washington county, for example, had the opportunity to create a livable community, they had a transportation plan but didn't enforce it. The



developers took over and now it's a transportation mess with large unsustainable houses scattered everywhere. Sorry for the rant.

Not a having a transportation/liability plan and enforcing it. Thinking what's best for the whole community, not just the tourists. Also, finding other ways to make money for the community/infrastructure needs that don't depend on tourist dollars. Also, I'm concerned with growth affecting the resources like the water supply.

Real estate values and enough commercial service

The roads cannot support the growth in the area. Necarney Road is already busy, and people speed along it, as a cyclist I have almost been hit by cars speeding. Merging onto 101 from Necarney Road is difficult and will get more difficult as more growth happens.

Growth is inevitable, but it needs to be tempered with infrastructure to support it.

More walking/bike paths could mitigate the issue, especially along Necarney Road.

Money to pay for walking/bike paths

Developers interested in maximizing profit and not taking into consideration the concerns of the community and bypassing rules and regulation. City not enforcing rules and regulations. City not listening to community. Not enough employee housing. Illegal tree cutting

Appropriately scaled sustainable development that pays its own way with respect to infrastructure and maintaining the character of Manzanita

City owned assets that could be used to alleviate housing shortage. As a property owner I would be willing to pay a mill levy to fund City owned housing.

Lack of leadership at City Hall.

It's unplanned - there are no standards for new construction, the current plan for the city and growth area is outdated and doesn't reflect how to preserve the character of the city.

I am not opposed to growth - I feel new construction should have standards regarding size, height and style. Density is also important - infill is fine, but it should be done in an aesthetically pleasing manner.

A moratorium on new construction until the plan can be updated. This will be difficult!

Lack of support to enact a moratorium.

The wealthy dictate the direction of the city. Which we already see with the "dune surfacing" proposal and the recent, if not ongoing 34 unit, "hands free" hotel. The few who's actions Best serve themselves, and not the residents.

We would like to see "controlled and wisely manages growth" which benefits all of us, NOT just well off contractors and individuals...who are used to exerting their will through wealth on others.

A better more livable city, for we residents and guests

Unclear guidelines that allow these types of large projects to even be considered. Have fixed and focused rules in place...clarity of where the city wants to go in the future

Oversized and badly designed housing jammed together with no open space

Scaled to the community

Good design

Review design aesthetics

Make set back bigger

Make lot sizes bigger



If there are too many transient visitors who have no ongoing interest in the community, the quality of life in Manzanita will decline.

Manage growth and vacation rentals

I don't know

People and companies whose sole interest is profit

Out of control growth and STR's

Maintain Manzanita's image and physical qualities and avoid becoming yet another cash cow for developers. Learn from Cannon Beach's recent shift of caring for its population first.

See above. Yet another tacky coastal tourist town with garishly painted shops, useless "boutiques" and overwhelmed with day trippers and STR's is a sure-fire way to lose existing residents all the while loading up with shadier ones. See: Lincoln City.

Greedy ego-inflated politicians whose primary aim is to increase money---both theirs and the city---at the cost of destroying everything that makes (made?) Manzanita what it is (was?).

Quaint village atmosphere will slowly decline with increased rental properties. Currently not enough restaurants, family dining for existing rental vacationers, and wait times for restaurants is increasing. That is not desirable to locals. With proposed new developments this problem will increase. If more restaurants/shopping is developed, then we risk the loss of "village." More importantly, our current medical facility would not be able to support the expansion in a comfortable and safe manner.

We bought in Manzanita for the small village "feel" and don't want it to become a Cannon Beach, or Seaside.

Tax dollars

For locals who OWN properties, the overall look and feel of small community disintegrates, traffic congestion and noise increases. It appears that currently, there are far more homes and rentals/hotels being developed than businesses to support them. It doesn't seem that our community can handle the increase without immediate commensurate expansion of restaurants/grocers/medical care/medication supplies

The pace of development is okay. Growth will occur and it is being well managed and there is a good mix of residential and commercial. My biggest concern is that the city has not done enough to support a workplace housing project either through providing land or providing variances on zoning to allow a multi-unit building.

I want to see a vibrant and healthy community with a healthy mix of residents/visitors/commercial. It is today and I hope it stays so in the future.

Backward thinking.

Manzanita as currently zoned puts strong limits on where commercial development can occur. Those limits should remain in place. The impacts of the City Council and Tillamook County on encouraging tourism (started before the pandemic and then clearly not needed when people were flocking to the coast when the pandemic hit) has impacted the "small town/village" feel of Manzanita. More housing development that is mainly for short term rentals will further impact Manzanita if the short-term rental cap is rescinded. It should remain in place.

Affordable housing for people who work in Manzanita is critical. Quality public services that are not consumed by catering to short term visitors. Reducing environmental impacts on the beach, making sure that people pick up after themselves and support neighborhood quality.

The opportunities in new residential development is to require more affordable housing by private developers, perhaps even people who are doing residential remodels. Maybe a fund to support affordable housing development or some



kind of systems development charge. Residential units that are focusing on short term rentals could also pay some kind of tax that just doesn't go into general fund of the annual budget. It won't solve the affordable housing problem but make people more aware of it as an issue.

The barriers to ? Barriers to new residential or commercial development? Inflation. Increased costs of construction although some prices are coming down and the supply pipeline is easing a bit.

CONTINUE TO DENY THE MANZANITA LOFTS HOTEL PROPOSAL. I'm not against motels but don't put them in locations, like Dorcas Lane/Classic Street, surrounded by homes and a golf course.

Manzanita is developing TOO FAST. Put a moratorium on new building until our Comprehensive Plan is revised
I prefer not to answer.

Not sure what you mean by this - and I have a master's degree in communication... Heard the same from a number of residents/well-educated people.

Fewer words and shorter surveys would, I believe, gather more responses

Over building in Manzanita, the housing on 3rd off of Laneda is terrible. That was a wetland how in the world did you get to pass rezoning that area.

Change the setbacks, the house their building down on Manzanita Ave. and 1st street is a disgrace to the community
New council that can make decisions or least include the community in some of the decisions that have been made.
Too much outside money coming into the area, who bought the land down on 3rd and Manzanita Avenue.

It is inevitable that Manzanita will grow-- population in the NW is growing, and we are the beach destination for the major urban and suburban areas. Well planned growth, with focus on community livability is important. Locals need to always have a place to park to get their mail, groceries, and necessities. Workers need a place to live. Having grown up in Cannon Beach, through its transition from wonderful, small town into glorified shopping mall, it is my opinion that it's very important that Manzanita balance commercial growth with community quality of life.

Thoughtful development and don't forget about parking! Workforce housing is a must. We cannot have more development without a labor force to support it, and that labor force needs stable, quality housing

Opportunity to shape growth and development in a community minded way. We are just at the cusp of extreme growth, we have the opportunity to shape it still.

There are residents who want to "shut the gate," after they moved here and got theirs. This is unreasonable and unfair to expect. Consistent adherence to clear policy is a must.

Land being scrapped off and compacted. Houses are too big.

We need to be good stewardships of the earth. The plants and animals that live here play a vital role in maintaining a healthy environment. Humans are best served when they integrate themselves into the natural environment.

Enforce the requirement to disturb as little as possible when building new houses. Also set a limit on the size of the house.

greed

The commercialization of our residential town has gone too far. We need to dial it back significantly.

I value peace and quiet - not chaos and congestion.

If we elect a truly representative city council, we could reduce / eliminate STRs. We could also STOP using public tax dollars to advertise as a destination. I do NOT owe this STR and tourist industry anything.

We have had a non-representative city government for decades. Replace them with residents who actually care about the liv ability in our community.



Growth happens. Healthy communities grow and expand. Unhealthy communities die. My major concern is the lack of affordable housing for our area's workforce, including multifamily options for single workers or small families. Secondly, better hotel options than our reliance on expensive single-family rentals would be a real plus. Finally, I see a movement within a certain segment of Manzanita's citizenry to manage the city as if it were a gated community.

: I value diversity--racial, gender, and age. A community that prevents growth to support the status quo, becomes an enclave of mostly upper-income white aging or retired people.

Replace the old Land-Use Plan which limits most housing to R2 (single-family), with one that includes and encourages multi-family development, and adds hotel/motel growth options.

Residents who want to maintain the community for people like them.

affordable housing for the work force

pace of development & type of development - avoid large scale which is a drain on our water supplies & sewer problems
livability, congestion with too much development decreases the desirability of living here

We are losing the small town feel as more development occurs.

Related to affordable housing, it is very hard now to have the service industry workers live in town. It is beyond their financial resources. This makes it hard running the businesses we have
not sure

We just went through a sad waste of time dealing with homeowners complaining about the dune issue. There's common sense we can listen to that affects everyone, or there are issues we can spend a great deal of time listening to that only serves the wealth of the community (STR owners, their views, etc.). Why do we need tree protection and wildlife habitat? Going back to the fact I grew up in Cape Cod we had the National Seashore protection that was signed in by JFK in early '60's. We need some similar initiatives. We can do that. The council should have NO persons that have ties to real estate. Someone with ties and interest to and understanding of the makeup of the land, habitat, and housing. I just went through 10 years watching tree protection, and wildlife habitat disappear and COMPLETELY wipe out before my eyes in the 3rd street lot by Hallie Lane. Again, I feel there has to be a moratorium and review how land purchases, and tree removal is handled.

The fact that this survey is happening is fantastic. Also, the meetings at Pine Grove. Great steps- keep this going!

Walt and Scott play a huge role in decisions. Walt has ties to developers; Scott was trained by Jerry Taylor. We need people in their shoes that can more of an understanding of rapid growth and all the issues tied to this. Fresh approach to seeing the consequences of poor decisions that can affect everyone. This also ties in with the water department. Look at what we just went through with the process of the application etc. of Vito's application

Growth is occurring too quickly right now, especially in the corner of town where I live. The amount of development that is being approved doesn't feel like it is balanced with the size of Manzanita. And it is impacting the livability of residents as well as the environment as natural areas and wildlife habits are quickly being turned into buildings. The Highlands and Third Street developments looks like big city developments/tracks of homes and do not have the character that the rest of the town has. The city should work to protect both the character of the town and neighborhoods rather than allowing large scale track developments. Developers must be required SDC's that are similar to other communities in Oregon. Developers should also pay to upgrade streets that have frontages or are necessary to the development to handle traffic issues. All areas of the city should be required to have handicap accessible sidewalks.

Environmental protection - leaving protected open space for wildlife



Livability and balancing growth and the small-town character of Manzanita

Ensuring that the concerns of citizens regarding development are heard and addressed

I believe that updating the Comp Plan and ordinances will most likely be a challenging process. But it is necessary. The citizens of Manzanita are frustrated by the level of growth and addressing this head on through this survey and then through the much needed updating of planning documents will be important in the next few years.

There should be a moratorium on large scale developments, PUDs, or development in the SR-R zone until after these updates are completed.

I think these issues can be quite contentious with developers want to do what they want with their land.

City wants the tax review.

Outside planners/staff who don't live here or know the town and approve permits without taking all the facts or citizen concerns into account. They use the planning code to easily approve developments rather than looking to protect the livability and sustainability of the community.

Congestion and loss of green space

Growth is important to move forward

Updated plan for the city

Affordable housing

An increase in residential housing is a given. We can't pretend that we can roll back time to the 70's when STRs only rented for a couple weeks a year. But those buying homes need to be willing to become involved in volunteer organizations. There is a lack of acknowledgement that this is not a city of 600 people.

: Growth is going to happen. How we manage that growth is critical. We can be a very nice small town of 2000 if there are good ordinances to help neighbors be good neighbors.

More education/publicity/ explanations of existing guidelines to new development and STRs. Growth doesn't have to be terrible thing.

Facebook. Misinformation.

That everybody has the ability to live in our community. The current development patterns are geared towards wealthy second homebuyers. We need to encourage smaller and more affordable housing types. We need to encourage commercial development along Laneda. SO many vacant lots that have been sitting empty and the owners have no interest in working with potential business owners. SDCs are not being collected for critical infrastructure. Need stronger policies around protecting trees and other vegetation around town. Growth means more garbage and we need to create more infrastructure for moving our community towards zero waste.

Diversity (of housing/of income levels/of everything)

Long term community resilience

Environmental and habitat protection

Moving towards zero waste

Community building.

Small business incubator.

Sustainable development.

The market. Greed. Private property rights.

Twenty-six years ago, when it came up for a vote that people should or should not be able to rent out their homes, there was quite an argument among residents. I was very naive. I lived in a small



community of cabins and small homes. There were many families, I knew most of my neighbors. There were many empty houses, cottages and in my mind, if people with a little weekend place wanted to rent out their house so that they could afford to pay the taxes, we should let them. Little did I know that realtors would sell homes to people with the idea that they could make their payments by renting the houses out, that homes would become so expensive that families could no longer afford to live here, that we would have 7 rental agencies on our two main streets and most of our services would be gone.....no more dentist, chiropractor, stationary store, video rental, Beauty shop or Bakery.

I truly enjoyed living in a small community and knowing my neighbors. We used to have a very busy community in the summertime and settle down after Labor Day. Now it never ends. We are not surrounded by rentals, but I have heard horror stories just blocks away. I feel that the building has gotten out of hand and the permanent residents have very little say. When the 4,000 square foot

residences went in behind Howell's Square on Laneda and dwarfed the businesses in front of them, that was a real disappointment for me. When people pay their taxes and support the cost of running the city, it seems like the only interest. What happened to scale and livability.

We had a comprehensive plan which hasn't been followed for some time. I understand that they now want to allocate money for a new comprehensive plan. Why must we reinvent the wheel.

Spend lots of money. Why not just update the existing plan where needed. The proliferation of gigantic, out of context mega-mansions overwhelming our village, destroying trees and wetlands, squeezing out any notion of "affordable" housing--as if that is even possible anymore.

I would like to see measured, well-planned growth, that honors the environment.

Possibly bringing more full-time, or at least substantial part time citizens who care about our town and are willing to volunteer and contribute to the well-being of the community.

It's a complex issue and most people aren't tuned into what's happening until the horse is out of the barn, at which point they bitch and moan, but don't step up to help with solutions.

Density of residential development and scale of commercial development.

Interest in the natural environment, as it is a big reason, we enjoy the area.

Ability to clarify what is encouraged and OK to do and clarify what is discouraged and not OK.

Balancing the needs of all the interested parties.

Overdevelopment, not enough affordable housing

Livability, equity

Government assistance for affordable housing options. Smart, limited development. Limit STRs

Commercial and governmental greed. Lack of governmental funding solutions

Allowing Manzanita to become a tourist "trap" to the detriment of residents and visitors.

Maintaining Manzanita's livability as a mixed-use (commercial and residential) North Coast community "off the beaten path".

Planning for ways to accommodate tourists without losing Manzanita's "charm".

Pressure from outside commercial developers.



This once lovely City has turned into a mega vacation rental allowing large groups of people to rent homes and park lots of cars on narrow lots. It's noisy and destroys livability for the actual residents. If a home is a vacation rental, there must be a limit on the amount of people that can rent the home and a limit on the amount of vehicles.

There must be a limit on the amount of vacation rentals and a cap on the number of people renting a vacation home. 8 people in a vacation home should not be allowed. It's pure greed.

Many residents are not pleased and feel their voices have not been heard regarding the short-term rental issue as well as other financial decisions, i.e., financing a new City Hall when the existing City Hall could be renovated.

Bureaucracy and the refusal to listen to the majority of the residents' wishes.

Not enough local people to serve the tourists. Not enough low-income housing

We need to support the local folks that support the economy, like affordable housing

Tillamook County could subsidize or otherwise help with identifying, creating, and deploying a low-income resident/housing effort

Laziness

Overgrowth/ population. Loss of natural space, flora and fauna.

We will lose the small town, relaxed, quaint and simple charm. We have a very special and lovely balance now.

Ensuring zoning protects plenty of raw land, is well thought out and planned, then stick to the plan.

We need some affordable housing for long term rentals, particularly for workers....doesn't all have to be right in Manzanita though.

Manzanita becoming another Cannon Beach - too much growth

Keep Manzanita "quaint" without squashing the STR program - as it is the renters that come to Manzanita that support the businesses we already have. We can keep the number of STR licenses where they are now to support our current size - even if that means we charge more for transient taxes and such

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there are a lot of vocal people who live in Manzanita that want to reduce the number of "visitors" to Manzanita. I agree we need to keep that number from "exploding", but we absolutely need a certain number of them to help us maintain our infrastructure without making our property taxes too high. Why not find a way to tax those visitors such that they pay for part of our infrastructure instead of putting the full burden on homeowners.

I am unaware of a stated vision/strategy/long-term-plan for Manzanita growth and development. Recent projects like the large new houses being constructed just south of Laneda without any green space seem to be very unpopular and makes one wonder how they were ever approved.

Equity

Modernize

Infrastructure and sustainability

Aesthetics

Equity - The cost of housing in Manzanita is prohibitive for entry-level workers.

Modernize - the city does not have a facility which adequately supports emergency services or supports the digital expectations of residents.

Infrastructure and sustainability - new projects are being constructed without regard to sustainability and supporting



services.

Aesthetics - too many new construction projects are being built without adequate green space or appearance.

The city does not make it easy for the working population to participate. Meetings scheduled during the middle of the day will attract the retired population.

tearing down existing trees. Overcrowding of street parking. Increase in short term rentals. No affordable housing for locals.

Would like to keep manzanita pure from over commercialization and too much traffic. Keep our environment and wildlife safe and avoid becoming over housed with a lot of turnover each week. Down my street Sundays are when all the vacation rental cleaners come to get ready for the next vacationers. Let's keep manzanita in a community feel. My friends used to call it "stars hollow" from Gilmore girls. Where we had a tree lighting ceremony with hot chocolate, parades, fireworks It's less of that now which is sad.

: 1.) Keep STR AT 17 1/2 % or less however do it by zone to limit too many STRS in one or two locations.

2.) Provide STR term limits.

2.) bring back stars hollow feeling: parades, fireworks. It brings in business for our stores and allows locals to rally and build community

Management of STR term limits.

2.) not enough people committed to building community experiences. When our home is considered an income producer, there seems to be less buy in to community.

I welcome development and enjoy seeing our community grow at a measured pace.

I hope staff have enough time and resources to review developments - including the right amount of infrastructure to support the growth. I hope developers are respectful and follow codes carefully.

Growth is coming, no matter what. Our laws and regulations seemed geared for a tiny little beach town with generic ideas about what it takes to keep a village livable and prosperous. We seem have no consensus on what Manzanita should be, so controlling our future is going to take a lot of discussion and compromise. Because people are passionate about this, that work may wear us all out, and we'll end up doing very little to influence the future direction of our town. I believe we need decisive action to limit development-for-money, encourage development-for-livability, and prioritize maintaining the village character in spite of growth. Property rights and opportunities should play a minimal role except as necessary constraints in the way we shape our future.

Looking to small towns with similar challenges should provide us with some good ideas that would sell better to voters than ideas we cook up ourselves (likely after exhausting rounds of discussion). People really to see what works elsewhere - it eases their fears about change.

A lot of people are anti-tax or anti-government and want no infringement on individual property rights. I think those are the wrong values for citizens of a village and are better suited to ranch owners or people who prefer anonymous suburban living. Some of those folks are going to have a hard time accepting any city action that attempts to impose values, restrict freedoms, or interfere with the invisible hand of the market. The biggest barrier will be to engage constructively with those folks.

That development is not in character and that we are rapidly impacting our ecosystems without proper assessment/valuation of ecosystem services. That working folks/families can't afford to live here.

Diversity, equity, addressing housing crisis, sustainability, character

Opportunity to build a model for sustainable coastal development and community



Lack of diversity in thought and representation, prioritization of economic gains for few over social/environmental and economic gains for many

growth outpacing the city's capacity to manage it

the characteristics of the community which draws people to it being altered

preserving the natural beauty of the area

development that makes the city more, not less, affordable for younger residents

more revenue for the city and local businesses

while the current surge in development has the potential to build community, this opportunity will be blunted if the surge primarily increases the disproportionate number of frequently unoccupied second homes and props up businesses that serve primarily visitors

Locals lack of desire to attract tourism and lack of desire to engage second homeowners. We need a 4th of July Parade, fireworks and more family friendly dining.

We have a second home in Manzanita. We live there approximately two months of the year with weeks here and there throughout the year. We have two eight-year old's. Family in restaurant dining is limited. Traditions we've started with the 4th of July Parade, Pancake Feed and Fireworks have been altered to the city's lack of creativity in how to make this happen.

Bringing back and creating memories for the grandkids, kids and visitors of Manzanita. The majority of full-time residents are 65+ but the city cannot sustain on those residents. We need to engage and welcome all visitors to sustain a healthy community for business owners and residents.

A mayor who told second homeowners not to come to their homes because we would bring Covid. When all the coffee shops were closed over the 4th of July due to Covid did we stay away? No! The full time versus second homeowner issue needs to stop. We still paid taxes during Covid, we still showed up in support, we didn't say no thank you. The 4th of July parade was canceled for lack of volunteers. As a second homeowner I would have volunteered my time to make a parade and fireworks happen, but no one asked. Don't alienate 2nd homeowners-my family doesn't rent our property. We love Manzanita and want to see it succeed-give us a chance to help!

The need for extra and added infrastructure to support new developments.

I do not like to see increased development in a great little beach town, but I realize that continued growth is inevitable.

Increased housing development and business development needs to be managed such that it is done in an ordered fashion and support is provided by developers to help offset the cost of infrastructure increases.

Limit the number of building permits on a yearly basis. Allow commercial development based on a community need.

Create a financial cost for developers to help cover a percentage of the City's cost to add needed infrastructure.

Barriers depend mostly on economic cycles. If the economy is good Developers will develop. If the economy is in recession development will contract. Adequate regulations should be in place to cover both situations.

I welcome the growth as long as we can keep the spirit of Manzanita as is.

Year-round population that can keep the businesses staffed and profitable.

I think vacation homes and short-term rentals have always been a hallmark of Manzanita which I support; however, the straight % of homes rule for the number of short term rentals may no longer be appropriate. We notice the town getting overwhelmed, crowds and restaurants with lines are a growing problem. I'm not sure the infrastructure is able to keep



up. Also, I am unclear how money collected from short term rental fees and new home construction is allocated to needed infrastructure improvements as the town grows in this way. I don't think it is right for residents to foot the bill if the driving need are vacationers. Not sure that is the case, but it does warrant review and perhaps revision.

Balance the cost burden to permanent residence vs. short term visitors; keep Manzanita accessible by not overloading businesses

Better align the city's capacity in peak times for vacationers while allowing businesses such as restaurants to better plan for peak and low seasons. Perhaps encourage 2nd homeowners to opt for long term rentals, which would help the scarcity of rental properties for permanent residences and workers.

People build and buy houses often with the intent of covering mortgages with short term rental revenue. If this option is reduced, then housing starts may slow down. The waiting list for short term rentals may expand again to very long wait times.

Lack of long-range planning

Lack of adequate services. Lack of a diversity of housing types. Dependence on STR revenue.

Develop a 20-year plan to address these issues and establish benchmarks. Accomplish them on time to regain confidence in leadership.

Funds, human resources. Dependency on STR revenue stream.

1) No workforce housing. The current situation is not sustainable to support the needs of residents and businesses 2) New STRs are essentially commercial enterprises being built in residential zones for the financial benefit of developers. These large buildings/ houses are not residences, they are essentially "party houses" and it's likely no family will ever live in them (e.g., those being built in the triangle on Carmel. 3) The Comprehensive Plan and accompanying ordinances are very out of date and inadequate to address the current situation of rapid growth and may not reflect the vision of the community 4) Manzanita has become essentially a tourist destination with very limited commercial businesses left to provide what is needed for residents to avoid driving long distances or ordering online. New commerce caters to tourists primarily. 5) The costs of purchasing a house in this area has become prohibitive except for wealthy folks (not just a local problem).

Houses are too big, there are too many of them, and they seem to be coming faster and faster. It feels like we're losing the village character. People who work here can't afford to live here, and there are no homes available for people who aren't wealthy. I don't like the idea of living in an elitist community, and I want our community to have more diversity.

A diversity of housing options would better support more diversity in Manzanita. I hope that Manzanita can remain a community rather than a resort.

Sustainability, equity, diversity. Community.

Thoughtful consideration of Manzanita's future must involve a robust citizen involvement component (e.g., this survey and listening sessions are a great start).

Create an inclusive and robust citizen involvement process for revising the comprehensive plan and ordinances. Let the process be open to developing a community vision for the future of Manzanita.

Develop a range of workforce housing that could include a hostel type arrangement (not individual self-sufficient units).

As this would likely not be profitable for private developers, some government financial involvement would be needed (or a combination of govt/ business funding). Could funding be made available through the Tillamook County tourist tax?

Allowing Accessory Dwelling Units could be part of the solution.

Consider requiring a range of housing types/ costs be incorporated into any new larger scale developments.



I think the city could lead on affordable housing. Update the comprehensive plan and zoning laws. Use whatever levers are available to slow development or to guide it to something more useful to the community. Our entire downtown is geared to tourists. Require more dense housing in some zones to reduce sprawl and increase the types of housing available. Encourage ADUs.

An outdated comprehensive plan and ordinances that do not reflect the vision/ desires of the community. Loopholes in existing ordinances to allow inappropriate development. Increased pressure to grow.

Greed Lack of imagination and vision. Of course, it's hard for the city to imagine itself as an affordable housing developer, but other municipalities have done it.

I see the pace of building and short rentals increasing exponentially resulting in overcrowded streets (both cars and pedestrians). Part of the charm of Manzanita has always been the quiet, relaxed pace of a small community, which is negatively impacted by the huge influx of tourists during the busy season. Restaurants and businesses are sometimes overly busy, and workers struggle to keep up with the flow. I would strongly urge that a cap or restriction be put on new short-term rentals.

Atmosphere and access.

Opportunity to keep Manzanita from being an overcrowded, stressed-out town, rather than the charming, slow-paced community we have always enjoyed being a part of for 23 years.

Continued building resulting in increasing numbers of short-term rentals allowed.

Change Comp Plan and zoning to require/encourage higher density than R2, multi-family structures, and workforce housing. We cannot stop the "pace" of development since that's driven by market forces. We can do a better job of channeling the growth.

More efficient use of limited buildable land

Anti-growth, NIMBY, and hostility to newcomers among some residents.

Continued growth with reasonable controls.

We need growth but we need to have continued implementation of reasonable guidelines.

Review Manzanita Comprehensive Plan and Ordinances to ensure that future growth is consistent with community goals and priorities

: Some full-time residents seem to be against all growth and development. We need to make growth decisions that satisfy everyone's needs not just the loudest obstructionists.

2. Environment

Preservation and preparedness to manage planned and catastrophic events.

Sustainability

Unlimited within the constraints of "Mother Nature" and managing planned development.

Imagination, creativity, coordination, funding and leadership

We are steadily eliminating wildlife habitat with all of the current growth.

When new construction is going up, they clear cut the lots, what's up with that? Are there no rules to save any taxes?

We live here because of the trees, the ocean, the wildlife, the trails.



We need to conserve old-growth trees and have a comprehensive water plan. We need to refrain from messing with the dunes for the sake of some individual's view.

Let's protect the land and our natural resource for the good of all, not just a few individuals profiting from growth. Builders, investors and owners are building homes at a faster rate and with seemingly very few restrictions on size, and landscape retention. There is an opportunity to align our values with development rules. Also, we need to reduce overall # of STRs in dense zones.

Slow planning or lack of planning

Third street looks terrible. Not a tree in sight. Yes, the tornado took down a number of trees; but it didn't clear cut that whole area. Who gave permission to cut down every tree. Aren't there regulations in Oregon about cutting trees and not replacing them.

Wildlife habitat--I certainly miss the herd of elk that used to frequent the area on 3rd Street. We won't be seeing them anymore, will we!

I'm concerned about the environment. What will we have when we cut down all of the trees, destroy wildlife habitat? It will be a sad time for the environment. Future generations will inherit an environment that we have destroyed in pursuit of development.

I agree with dune grading for safety and maintenance

I want it done in moderation and according to the original Dune management plan.... not for just a select few lots Beach front owners will have to be financially responsible, and my concern is to do it in a sub area plan.... The money is a big issue...not all beachfront owners have the funds to do this!

Balance of green space with development

I want to see growth in the community, but have it look and feel appropriate to what's existing and special about Manzanita

Sensible master plan and simplicity of government

Keeping track of the big picture in the city government and getting bogged down in minute details

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I addressed some of this in the previous question Elk are losing habitat to large developments. Stands of trees that provide habitat for many creatures are coming down without regard to the effects. Wetlands are built upon, causing water to shift and flow to neighboring properties. Clearcutting and spraying threaten clean water supplies.

I think that protecting the ecosystem should be part of every decision. The plants and animals and their habitats should be regarded as community values.

There are many people with expertise in areas of environmental science in this community. Perhaps there could be a citizen committee for environmental impact review of city decisions. A requirement that groups and individuals be consulted on questions of planning, infrastructure, permitting, etc. I like the native American approach of considering 7 generations in every community action.



Without dialogue and collaboration, decision makers often feel they know enough and are making reasonable decisions. But individuals or even committees do not always understand the longer-term impacts of allowing things to happen.

Those who want dune management are more concerned about their views vs. "safety" (as they claim)
Let nature take its course.

If folks are truly concerned about beach safety, perhaps we have more signage or more communication about king tides and erosion.

No barriers. This is the beach, the ocean, for goodness' sake. People should always have great respect for water and nature and the dangers that it can present.

Protect the dunes. They will save us in climate change, and they are important for wildlife.

I have two degrees in environmental science. Need I say more

We can take steps to protect dunes.

There will be people who want to build in dunes as land becomes more scarce.

Rising sea levels, increasing storm surge, dune grading, loss of tree canopy, loss of wildlife and songbird habitat, loss of native plants, disappearing open space in town, air pollution from increased traffic and construction vehicles, wildfires started elsewhere or potentially during the 4th of July, firepits, beach fires.

I value the land and all she gives me. I want to protect the earth and all her creatures

Education of visitors and also residents about the benefits of the dunes, native plants and trees in fighting climate change. Maybe get some of our local experts to talk at the Hoffman or Pine Grove. Strict code update putting the environment first and putting teeth in enforcement with high fines for violations. Make it easy to do right and fine those who don't big time.

Closed minds

One of our concerns is that we might unwittingly invest too much in a false sense of "tree protection". Many of our trees are about the same age and have similar aging problems. We can tell you from personal experience of losing seven trees in the tornado, that all the trees were suffering from hidden rot. We do not have the personnel or work-load capacity to second-guess owners, developers and TPUD on tree removal. If there's a critical tree decision, consider letting the building official bring it to your attention. We need to replant trees, but a builder needs to be able to logically place a house without trees right next to it that could damage the foundation. Further, two or three weeks during our two or three months of extreme dry spell could put our forested areas at severe risk of fire. The city needs to be aware of this, and after all, we are surrounded by thousands of acres of trees. We are supportive of recent work on dune standards.

Values?

Pragmatism in establishing hard and fast rules, and faith in people who move to this community to tend strongly towards doing the correct thing

Opportunity not to squander very limited revenues. We lived in Lake Oswego, and the city admin time/resources to get a permit for removing even a dead tree was substantial. We are both environmentalist people, very aware of carbon sequestering, but advise some caution on future rules.

People being emotional rather than science-oriented and City chasing a low priority with limited resources. We all love trees around here. It's not like we will deforest everything; this hasn't happened to date. For instance, we will gain trees in Highland Park.



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Dune management has most recently been identified and exercised. We must follow all land use laws as defined.

All policies must reflect environmental protections and NOT that of commercial/individual benefit

An opportunity to maintain a village atmosphere

Commercial pressures will continue to appear in our town. Expanded STRs will be the death of us.

We are losing wildlife. Trees are being cut down

The situation needs monitored

We are surrounded by forests. There are plenty of trees.

Dunes should be managed for a healthy and safe beach.

I do support the land conservancy trusts locally that work to ensure our estuaries are healthy

The Comprehensive Plan should reinforce our dune policies

The trees aren't the issue for the outspoken folks but more to bigger homes being built. The footprint of homes are becoming larger.

The tiny beach homes that dominate certain pockets of town, namely Edmund, were built for summer vacations. Not year round living. So, you have tiny places 600 to 800 square feet next to home more than twice the size.

Once you build it you can't go back

Destruction of dunes for views and monetary gains.

Concerned about the destruction of trees on new build lots. Should be required to keep a certain percentage of trees

If we take away all the trees, the water table will change. Plus, it is ugly to look at houses where trees used to be.

Leave the dunes alone and leave the wildlife habitats.

I gave up a lot of material things in order to live in a small old house near the ocean in a quaint community.

I can hear the ocean, smell the fresh air, and hike the forests.

Mankind

That we will cave into the few (let a few remove dunes for THEIR VIEW vs what dune removal does to the overall beach).

Again, that we'll cater to the monied, and turn this into an elite community- we should preserve as many trees as possible, require plantings with development.

I believe in the aesthetic of nature- the beauty of trees and moving (alive) dunes, the peace of a beautiful environment.



Require plantings of pines, manzanita.

Leave some “wild” areas within the city, not just at NBSP

Greed. Developers want to use EVERY INCH of their land to increase their profit. The modest development on Ted Erikson Drive should be a model for future development. Small scale, affordable. But I would add apartments that are NOT STR’s.

Rapid development impacting wildlife

Would like to preserve natural spaces

Developers

Dune management not being consistent and enforced, overfishing, light pollution, water supply, wildlife, clear cutting and toxic spraying, especially near water sources

I am very concerned about water consumption and conservation, light pollution, and quality of life. I value walking lightly on this planet, thinking about my neighbor, not using more than I need and giving back to my community and getting involved.

Start a night sky compliant ordinance; revisit the fishing limits (noncommercial); limit clearing cutting and spraying and protecting our water sources. Educating people on how delicate our environment really is and what they can do Hmmm, that’s a long answer. Convincing the logging industry to at least stop spraying; convincing the recreational fisherman not to take more than they can eat; controlling people who take business associates on fishing trips without any regard to how much consumption of sea life they are taking (without a license); Getting tourists to pick up after their dogs and getting tourists to understand they are visitors/guests to our community. Protecting our environment for generations to come.

Garbage on the beach.

Horse manure on the beach.

People should be responsible for their own litter.

Horse owners should be responsible for their horse’s manure.

More garbage cans, unfortunately more community clean up days. Maybe a campaign where garbage cans have bags available that beach goers could take and pick up any garbage as they walk the beach. Call it “beautify the beach”. There could be a contest and the winner get a prize for collecting the most garbage.

Again, could be done to beautify the beach.

Engaging people to take responsibility for a beach when they are visiting can be difficult.

Horse owners may not see this as an issue.

Developers and individual property owners circumventing rules and regulations for individual gain. The Heron's Rest development is a perfect example of marsh/wetland destruction, along with illegal tree cutting, that occurred without repercussions. Continued and persistent efforts by the same group to gain exemptions to things like dune grading

I am a staunch supporter of maintaining the natural setting of Manzanita.

A new version of the Comprehensive Plan that reiterates these values and future ordinances to codify and clearly outline environmental regulations

Lack of leadership.

Protection of what we currently have to the greatest extent possible.



Preservation and conservation
Education
Growth

Excessive growth, less green areas.

WE believe in protecting our personal green space for the animals that live here. By doing so, we improve our quality of life and by example others can follow this path.

A more "green friendly" urban environment. If we wanted cement, we would live in the city!

Again, the few forcing their will on the majority.... just like our government today! Vested interests are to be watched closely; example is this latest "hotel project". We just don't need the baggage that come with too many people here in the summer

Dunes left alone

More trees planted - after tornado a lot of trees still missing

Livability/beautiful

Community thoughtfulness

Create new laws around protection of dunes and larger trees

Big money

Greedy developers

Lack of enforcement

Overcrowding degrades the environment - growth needs to be managed with preservation of the whole environment in mind

Preservation of the environment and quality of life for all concerned including the natural environment

I don't know

Focus on making a profit without concern for the effects of growth

Note that all of the examples are now in process of being destroyed. Bulldozing dunes so some clown has a better view?

Overbuilding in wetland? How many small towns have a developer on the city council?

Maintain what's left of the quality of life here. Realize that overreliance on tourism is inevitably the way to homogenize a once vibrant community into yet another cookie-cutter seasonal theme park.

Realize that not everything about our village is first and foremost about packing in more visitors and gulp up more money.

See: current mayor and commissioners; local old-boy network.

More foot traffic on beach grasses; hikers on paths; more dogs

Keeping the environment pristine, organic

None except the trail from Cherry St. down the dunes. Is it really necessary?

I support managing and taking care of our environment.

Encourage and provide information on more native species to be planted in Manzanita.

Desire.

Increased tourism and impacts on environmental quality. Dune degradation, trail overuse. Traffic and pollution.

Increased construction of residential units has destroyed large parts of the Manzanita tree canopy. Now contractors



level lots and cut down all the trees. With global warming and the City of Manzanita's expressed values of caring about our natural environment, this is incredibly discouraging.

Protection of the environment and doing everything we can to reduce the impacts of global warming

The City of Manzanita could revise building/development codes to require developers and property owners to preserve more trees on their property. A tree preservation plan should be required to protect large trees. Mitigation including planting native species or paying into a fund that supports the acquisition of acreage, like Elk Meadow, should be mandated. Individual property owners should be required to eliminate invasive species like scotch broom on their property. The city should mandate this after education, and then give property owners time to comply.

Lack of focus by the City Council, lack of educating the public and perhaps general lack of caring by the community at large.

Our green space, trees and wildlife habitat are being removed/lost to over development. Continue to monitor beach/dune management. Manzanita Beach is a 'treasure' to protect.

What happened to all the trees that have been cut down to build these huge houses???

Keep the wetlands they should not be removed for major building.

New council

The environment all along the coast of Oregon is being disturbed at an alarming rate including in Manzanita.

The earth including where we live needs to be protected. I just read in Jared Diamond's book, Collapse, that Japan's land is 74% forest, yet it has one of the densest population on earth. We can live among the trees.

Regulate and enforce the altering of the environment.

People think they have the right to do whatever they please to the earth if they own a piece of property.

The ocean is a powerful body of water, and dunes will shift and move over time. It is important to realize when granting building permits or permitting development within reach of tides, wind, and storms.

Trees are important, but building anything on a lot with trees requires planning and often removal unless the city decides to prevent the development of land with trees. The conifers and deciduous trees in our area are not old growth or rare.

Wildlife is always affected by development--we learn to live with them, create corridors for transit, and educate visitors and residents to maintain safety for all populations.

Preserving egress to our beaches, living sustainably with the wildlife, and ecosystem.

Updating the City's Land Use Plan to incorporate values, including growth, and diversity.

The same residents who want to prevent growth and diversity.

tree protection

wildlife habitat

dune management

Trees are needed for beauty & carbon sequestering. But there should be tree height limits to avoid unnecessary blocking of views.

Dune management is a thorny issue. Who pays for the removal, what heights should be maintained, who qualifies & why?

Wildlife habitat is threatened by expanded development into the place where animals are used to roaming, living. Then there are problems.

A balance between some small-scale development which does not cause water problems, sewer problems



I love the environment here and want to see it be protected. Tree protection should be a requirement of city code, and if trees are removed, they should be replanted. There should be protected open areas that provide habitat for wildlife. Dunes should not be pushed over for the views of a small number of ocean front residents. Development is occurring quickly, dramatically reducing the natural, open areas within the city and surrounding it. This is a great concern of mine. Preserve the beauty and open space surrounding and within the golf course. (Manzanita Lofts should not be built.)

Environmental protection

Wildlife habitat

Sustainability

I believe the city needs to act now to not continue to lose valuable habitat, whether it is the forest, the dunes, or other open spaces.

Developers want to develop properties they own. But the City has the responsibility to make sure this doesn't over-develop Manzanita, taking away the very thing that makes this place special and beautiful.

Losing green space

We need to protect our natural surroundings

Updated plans that protect the environment

Overgrowth

Garbage and the Transfer Station is a mess!

Lack of recycling and composting resources.

Tree and vegetation protection. No clearing lots. No lot line to lot line development.

Wildlife survey and protection measures for key species.

I believe we can develop our town in more sustainable ways, integrating more natural habitat and encouraging more tree preservation.

More green building practices.

Inventory of wildlife and key habitat.

Tree inventory and preservation policies.

Community education and involvement in cleanups and other activities

Complacency.

Lack of will.

The market.

Private property rights.

I do not have a lot of concerns in this area. I have always felt that our natural plants are lovely and when the entire lot is cleared of all trees and natural growth it is a shame. Right now, on college street, the lots are very small and the houses are almost on top of one another. There is no room left for any natural growth.

that the unmanaged growth will annihilate our natural environment and we'll end up looking like Beaverton.

balanced approach to development to allow for some environmental protection

: there are many citizens here who care about the environment that seem like they could help lobby for a more balanced approach.



lack of awareness of people about possible new development proposals until they're quite a way down the road and have a lot of momentum, making it so much harder to re-direct the projects

Ability to not degrade our natural resources - once they are gone, they are gone.

One of the biggest reasons we live in this state.

Ability to act now.

Tradeoffs of competing values.

Keeping the Nehalem River and Bay clean and accessible.

Fish and wildlife health

Supporting other North Coast communities' development along the river.

Outside commercial developers.

Old growth trees and sand dunes should be protected.

preserving the natural beauty of this spot on the OR Coast - one of the most beautiful spots. that means preserving the dunes, trees and everything else

preservation

beach front development

I am concerned about protecting our drinking water, reducing carbon exhaust, reducing our waste....

I'm interested in a plan which protects the environment including our drinking water, tree preservation, wildlife habitats, city parks and dune management.

See 3rd street LEVELING of too many trees. We saw with our own eyes the tornado did not level that area. A person did. Shameful :(now it's a sand pit and an eye sore. Birds, elk, deer indigenous plants. Gone.

No more leveling of trees this is common sense sadly

It's perceived that it is lack of oversight and enforcement of regulations. Which may not be the case.

Providing education or access to education that helps the public, homeowners, and visitors understand the importance of dune management and environmental factors unique to the coastal ecosystem.

Manzanita is neither an arboretum nor a wildlife refuge. Although it can and should be wildlife and tree friendly, it needs foremost to be a village. We'd all hate to see a town bare of trees and wetlands. But I don't want to live in a human-built place where human needs (light, warmth, views, fencing, etc.) are devalued.

We need a balance that honors the village character.

I think most folks are likely open to compromise here, so long as there is a clearly articulated vision.

Impassioned environmentalists and anti-government zealots having a never-ending screaming match so the rest of us can't hear each other.

Deforestation, impacts to wetlands, education



Preserving vital ecosystem connections and countering loss of biodiversity. Building smarter, not bigger. Investing in community.

There is an opportunity to look at other models from other places both in the northwest and globally.
Individual wealth and influence.

people are drawn to Manzanita because of where it is, between Oswald West and NBS - while the city itself isn't a state park, it needs to take preserve as much of its natural beauty as possible

we're attractive because we're right on the coast, and since Oregonians are rightfully proud of our public ownership of the coast, we should be guided by that same mentality to the greatest extent possible as we manage our community's growth

preservation and management of the natural environment within city limits - developing our parks and trails to enhance our enjoyment of our natural assets

: bigger houses, treeless lots

Locals lack of desire to attract tourism and lack of desire to engage second homeowners. We need a 4th of July Parade, fireworks and more family friendly dining.

We have a second home in Manzanita. We live there approximately two months of the year with weeks here and there throughout the year. We have two eight-year old's. Family in restaurant dining is limited. Traditions we've started with the 4th of July Parade, Pancake Feed and Fireworks have been altered to the city's lack of creativity in how to make this happen.

Bringing back and creating memories for the grandkids, kids and visitors of Manzanita. The majority of full-time residents are 65+ but the city cannot sustain on those residents. We need to engage and welcome all visitors to sustain a healthy community for business owners and residents.

A mayor who told second homeowners not to come to their homes because we would bring Covid. When all the coffee shops were closed over the 4th of July due to Covid did we stay away? No! The full time versus second homeowner issue needs to stop. We still paid taxes during Covid, we still showed up in support, we didn't say no thank you. The 4th of July parade was canceled for lack of volunteers. As a second homeowner I would have volunteered my time to make a parade and fireworks happen, but no one asked. Don't alienate 2nd homeowners-my family doesn't rent our property. We love Manzanita and want to see it succeed-give us a chance to help!

The beauty of the Oregon Coast is a product of a landscape which has maintained small towns and open spaces. Regulations should be placed and maintained to foster the preservation of this beautiful area. That means restrictions on timber harvesting, restrictions on development that encroach upon wildlife habitat. The natural dunes along the Oregon coast are a thing of natural beauty. They need to be maintained to allow safe Public Access and to protect existing development(property) from sand inundation. Goal 18 lays out specific ways to do this and keep the beauty and habitat of the dunes intact.

I believe the existing forests, dune area, and wildlife habitat need to be maintained in a way that allows the Public to safely access and use and appreciate these areas safely without impinging on existing habitats.

Currently numerous Public Beach Accesses on the south end of Manzanita Beach are very difficult to use because of increasing amounts of sand and overgrowth of stabilizing dune grass. The severe storms and high waves of winter have greatly increased the height of the foredune making approach to the public beach unsafe and impossible for older age



groups or anyone with any type of partial disability. Some of these accesses have had no type of maintenance for over 10 years and continue to get worse every year. Wasn't there a duynne association who performed these tasks of maintenance on a regular basis?

Is there something happening that is preventing this regular maintenance. Based upon safety and liability issues it would seem like this needs to happen.

I will put this into a follow up email, but my biggest concerns are ACCESSIBILITY to the beach and SAFETY of the growing dunes.

The access paths have gotten out of control and it's made it so many can no longer safely get down to the beach. The dunes have also grown to unsafe heights and have dramatic inclines during the winter months. I believe the City needs to take an active role in the beach accessibility and safety along the dune peaks

What do you think are the opportunities related to this issue?

: I believe the Dune management coalition should be utilized to lower and maintain the Dunes. The fact that there is an entity in place that is seeking a solution should be seen as a huge benefit to the City, community, and visitors. They are taking the initiative to find a solution but lack the support to make anything happen.

What do you think the barriers are to this issue?

: It seems that there is little support for the efforts beyond the Dune team. The City and Parks departments need to step up and show their support for the effort or come up with a better idea.

The dunes are not being managed. This is creating growing safety and accessibility problems and beachfront owners are watching their view become quickly obstructed.

To be clear, we are beach front owners. There is nothing inherently wrong with wanting to maintain a view - especially if we are completely paying the costs, and in fact providing some revenue through the permitting process. Beachfront property owners and homes vary significantly. There are those who are rich, some who have run down houses held in the family for decades, big/small/medium/new/old houses, and a lot of folks in-between like us. In fact, in large part we reflect the broader Manzanita demographics.

None of us were here making decisions in the 50s to plant grass and pines, nor extend the jetty that changed the currents and increased the sand volume; however, we are here to deal with the consequences, and I think Tom Horning has rationally explained a path forward for us to maintain the dunes with no cost to the city. Beachfront owners are generally happy to provide this service back to the city based on the last grading project we led which had only one owner opt out for our segment.

Safety, accessibility, natural beauty.

This problem is not going away. We don't control the wind, sand, or waves. The opportunity is to adopt a rational ongoing management policy that keeps this problem at bay. If we don't, the problem will just keep growing and growing and then become too large to deal with.

We live at the end of Pelican, in between Pelican and Sandpiper. We can watch people accessing the beach from both points. Every year it gets harder and harder for families to struggle up and then back down the dune to the beach. There are some that are very fit, but many others that are not and it is becoming a huge barrier for many. Likewise, we have witnessed the early spring sand cliffs form and dangerous situations with people walking between access points during high tides. It is true, people need to bear responsibility for their own safety; however, by inaction we increase the risk



someone might get hurt. On the more positive side, the opportunity by grading the dunes is improved accessibility, reduced safety risk, and the dunes will frankly be more fun. We really love the dunes, they are a key feature of our beautiful beach, but not when they are sand mountains. A responsible management policy will return the dunes to that fun, safe feature we have all loved.

There is apparently a vocal percent of residences who frankly resent beachfront owners having ocean views. I have heard no tangible, real reason yet for not responsibly grading the dunes. Part of this may be an education process. People may be less concerned if they know what the grading process actually entails, what temporary effect it has when done, how frequently would it be done (e.g., every 5 years).

I also suspect people think the city is paying for it. We need to make it clear that the beachfront owners are paying, not the general populace.

Lack of science to support best practices for competing issues. Impossible to make everyone happy. Use expertise and sciences to make sound decisions.

To protect the fragility of the environment whenever possible. When not possible, to do the least amount of harm. Ideally, when harm occurs, pay a dept to the environment/habitat by investing in adding something to increase environmental stability.

Hire a well-respected consultant. Develop committees with members from opposing points of view. Accept that there is no perfect solution and commit to the best solution possible.

Lack of funds and human resources.

Recent development pressure threatens important/ unique aspects of the natural environment. The recent proposal about dune grading is a good example. Some of the important wildlife habitat has been lost without requiring mitigation (on or offsite) (e.g., after the tornado blew down trees on the undeveloped property on 3rd, the rest was logged, and the land has now been graded for development at a planned unit development density). I understand that the property may have been previously designated as "open space". Much habitat was lost there without a real environmental evaluation being undertaken. Trees are cut down without replacement or a mitigation requirement.

Trash on the beach needs to be managed better through public education and programs to remove plastic. (See tourism section for a suggestion).

Unbridled development. Management for the convenience of property owner's vs wildlife or green space.

Encroachment on wildlife space.

I'm on Team Earth.

: The natural environment is what is most appealing to both residents and tourists and should be protected. I'm concerned that if development continues at pace without adequate environmental review, more habitats will be lost with resulting displacement of native plants and animals (e.g., sites in Manzanita where elk rested and foraged have recently been developed).

: Ensure through a revised comprehensive plan and accompanying ordinances that important natural resources are managed well and/or protected. A tree replacement requirement would benefit Manzanita. Educational opportunities to inform visitors about the presence and value of local natural resources would be beneficial. Can some sort of environmental review be added to the process for reviewing specific types of development?



: Enforce tree rules. Encourage more dense housing. Make sure the new city hall is green. Enforce recycling from vacation rentals. Plant trees. Require new homes to plant trees. Ban yard debris burning, given that there's a transfer station close by.

: The current ordinances do not adequately protect important natural resources or may be applied without sufficient regard to the natural environment.

: Development pressure. Greed. That the community will respond to the loudest voices rather than science in assessing any given situation. The most recent example is that some residents who are hostile to second homeowners oppose "view" dune grading and dismiss legitimate safety concerns and the science behind dune formation.

That the community will respond to the loudest voices rather than science in assessing any given situation. The most recent example is that some residents who are hostile to second homeowners oppose "view" dune grading and dismiss legitimate safety concerns and the science behind dune formation.

Community education about the science behind any proposed policy

Some residential attitudes that are hostile to newcomers and second homeowners are using environmental values as a cover for that hostility.

Protecting our beautiful environment but at the same time respecting property ownership rights

We need to have balance between development and protecting the fragile Oregon coastal environment.

More strategic and varied development to support all local residents.

Some residents are against all development that has any impact on the environment. That is totally unreasonable.

3. Transportation

Infrastructure compatibility with growth projections

Deteriorating road conditions in current environment

Unlimited based on priorities and budget constraints

Imagination, creativity, coordination and leadership.

People drive too fast on our roads.

I'd like to see the roads wider and paved with area for walking or biking.

The barriers could be funding and consensus.

I have no major concerns, however, the main intersection at 101 and Laneda is dangerous. Geez. Can we at least get a flashing yellow light or a full signal?

101 through traffic is moving too fast. We're going to have some major MV accidents there.

Put in a signal or round-about

Failure to plan or liaison with ODOT, county

Bike trail on Classic Ridge! It's really bad...state park campers use it a lot.... very dangerous since street is not marked at all

Safety

Is it a city street...not up to code

Parking along the beach on Ocean Avenue, side walk walking is very dangerous, people don't follow speed suggestions



The barriers for this area is the ocean....

A city-wide walk/bike path that connects all of the city vs just pieces. Slower traffic on roads other than Laneda. Most people walk or bike once they're here so a few convenient parking lots that connect to walk/bike path and close to businesses

Rewarding using walk/bike, less traffic in town

Finding land for parking although I think the city already owns some pieces that would be very appropriate

Infrastructure compatibility with growth projections

Deteriorating Road conditions in current environment

Unlimited based on priorities and budget constraints

Imagination, creativity, coordination and leadership.

When the town is busy, I simply stay away from popular areas; stay home. I do worry about safety of pedestrians on our streets whose minds are on "vacation mode."

I do value that people want to visit here and enjoy it. I want our town to be welcoming, and as safe for visitors as possible. But this may also mean that we have to limit numbers to make this welcome manageable.

Create some large parking areas at the top of Laneda and provide a shuttle/trolley service up and down the street, so that Laneda can be a relaxed pedestrian promenade. At least on Summer weekends.

A volunteer corps of greeters for weekends, who answer questions, warn people of ocean hazards, and encourage them to pick up all their stuff from the beach.

Demand outstrips our volunteer, retail and staff capacity to manage people, their needs and mishaps.

Pedestrians walking down the middle of the streets and not using crosswalks on Laneda but instead just using random crossings and expecting traffic to just stop for them.

Safety.

Create more trails for people to get to the beach. Signage on Laneda communicating that pedestrians need to use crosswalks.

The city needs to coordinate with trail access committees.

Traffic gets a bit crazy when day users come on hot days to escape the valley

We need to continue the great job we've done with bike & ped access.

Can we raise development fees for new homes, which will happen, to fund these

People who want to stop all growth in Manzanita will cloud the issue, thinking if we stop the growth we won't need more management of traffic, bike, peds. Not realistic.

Too much traffic no parking. Bike and pedestrian safety during the season--which is like all year now.

I hate driving. I only use the car when necessary

bike rentals for town up by the IGA and at hotels and STRs. Bike lanes through town. One car parking space in homes that are less than 1000 square feet. Discourage multiple cars. Parking permits for visitors. Bike paths. Shut down Laneda in summer between 3rd and Ocean. Reserve spaces behind Wild and Apple for handicapped parking and let people just wander.

laziness and the vacation management companies would not like it at all.



We consider it important to improve Classic Street, the main connector to our south area. Since 2003, the city has done nothing to implement a formal City / ODOT plan.

(https://www.oregon.gov/ODOT/Planning/TPOD/tsp/city/city_of_manzanita_tsp_2003.pdf) Establishing a wider right-of-way on Classic for bike path and guard rail, establishing, like Wheeler and Nehalem parking signs that prohibit vehicles over 6 feet from parking near corners, as our sight lines are very limited at intersections are important, as are more bike racks, slowing traffic and putting in speed bumps on some streets.

Very important

Opportunity to pre-engineer success for a city that's going to have huge traffic problems in the future

An overworked volunteer council and Staff

Bike trail on Classic Ridge! It's really bad...state park campers use it a lot.... very dangerous since street is not marked at all

Safety

Is it a city street...not up to code

Parking along the beach on Ocean Avenue, sidewalk walking is very dangerous, people don't follow speed suggestions. The barriers for this area is the ocean....

Thru traffic

I love the bike and walking trails

Very important to my family

A bike path all along manzanita coast. The traffic mainly at sunset is hazardous

We need speed bumps and speed monitoring

Parking is dangerous

144 new homes and no pedestrian infrastructure to account for the extra traffic.

Pedestrian safety

working with ODOT and the Nehalem Bay State Park so that the whole area's interests are represented by the budget set forth to support this issue.

Obviously, the city was more concerned with allowing development interests to trump public interests.

Walking on Ocean Rd is terrible during peak season, bike/ped path needed. Classic needs to be a road with bike/ped path.

Safe walking for everyone of all ages matters to me.

Budget.

Getting the entire community engaged and supportive

Walking trail to Nehalem

Erosion along Ocean Rd

Work with other cities

County owns west side of Ocean Rd.



We are making this too much of a “city” - yellow lines encourage higher speeds. Turn Ocean Ave into a biking walking area and have cars access housing only by the side roads. Then kids could walk to the beach and feel safe. Open the two trails off classic ridge. Encourage walking, not driving (path on road to golf course is s good start)

I want this to still feel small town, SLOW, NOT the city! We cone to this community because we want the change if pace, and then we start making it into a city. Duh?!?

Encourage this as a walking and biking community, promote manzanita as a place to SLOW DOWN AND SMELL THE ROSES (the sand and salt air!)

People want convenience, they want all the city amenities, they move too fast!!!

More safe walking paths

Would like to encourage more electric car and bike traffic

Build walking/bike path between Manzanita and Nehalem

Increasing traffic through neighborhoods, lack of connectivity to direct traffic from local streets to the main roads; speeders; dangerous drivers on 101 and lack of sidewalks on 101 in the community.

I value being able to walk and bike to and around town, I value all the great paths to the beach and the walking/biking paths and having the state park nearby.

A good transportation plan and speeding enforcement

I’m not sure what they are.

Cars continually drive in the bike lane around the curve on Carmel and I am worried my kids are going to be hit

Already mentioned as part of growth and development.

Dangerous conditions at Hwy 101. There needs to be a slower speed limit in the intersections of Laneda and Manzanita, and perhaps flashing caution lights and speed enforcement. Tourists not paying attention to traffic and pedestrian rules (I see a lot of rolling through stop signs and walking into traffic).

Creating safe conditions.

Signage and enforcement of rules.

Lack of leadership.

Safety

Access

More places for bike lanes and trails - would be great to have a walking/bike trail between Manzanita and Nehalem

Cost

Too many cars in the summer. Is it possible to have some type of limit. Bike paths might be a good idea on a wider basis.

Too many cars on the streets and parking literally on any street, impeding traffic.

WE walk locally and have bikes. We try and leave the car at home when moving about locally.

Hmmm, ask guests to walk or bike when possible. Same applies for designated parking areas.

Many! Americans for the most part are selfish and self-centered. Even as guests here, they park where they choose, drive through are stop signs daily and put walkers like me at RISK. Walking our streets in summer can be a delicate endeavor, to not get hit by a distracted driver.



Speed limits are not enforced, especially on the roads leading away from town (like Classic). The speed limit is 25 but there is only one sign and the usual speed for traffic on this road is about 35 - 40.

Safety! Especially for pedestrians and bikes.

More posting of speed limits; I don't think most people are aware of what they are. Enforcement is also important

Lack of knowledge and enforcement

Parking is becoming awkward, traffic even worse. Noise and silliness at night. Campers who seem to think that residential garbage cans are for their own use.

Mostly one of sadness and a feeling of helplessness.

Like any small town with a beautiful site and loads of charm, opportunities abound.

Sad to say so do greedy fools who could care about what happens to it.

Congestion

Busy paths are not as enjoyable, also noisier

Not sure how we can add street size/parking size without reducing natural environment

No issues except for Ocean Road between Laneda and North Ave. The road is narrow and can be crowded with pedestrians. Some speed bumps would keep speeds down.

Traffic is hardly an issue except for some major holiday weekends.

There should be a network of bike and ped trails/pathways that connects the Nehalem Bay region. I know this is something that ODOT has some plans for, but I am unclear about what role the City of Manzanita is playing in this effort. Without this, people drive more. It's downright scary to ride a bike on 101 if you are someone over 40.

I am less concerned about trails to the beach. I think there should be few and limited. Most people can use the streets.

We don't want a lot of ped traffic on the dunes.

reduce pollution, protect the environment, promote healthy lifestyles, promote neighborhood livability with less traffic

Multiple. A coordinated system of trails and pathways with the City of Manzanita, Tillamook County and ODOT coordinating efforts and working hand in hand to plan and fund improvements is critical.

Governmental turf? Lack of funding or not prioritizing funding in the right areas. Lack of planning staff to focus on the issue.

Dorcas Lane is travelled daily by MANY walkers, some with children and dogs, joggers and bicyclists. NARROW Dorcas is travelled by MANY cars and trucks, and also LARGE RVs on their way to the State Park. Unless something's done, it's a tragic accident waiting to happen. PUT SOME STOP SIGNS ON DORCAS!

Some of the trails that have been here for years are getting blocked off, why?

They use Manzanita Avenue as a speed track

You tell me

Per my earlier answers-- parking! People want to walk and bike when they come here. Clear, safe designated trails and "lanes" are a must.

Keeping walkers and bikers safe while respecting that people who live and visit here need to drive, and have clear, safe car traffic areas too.

Quality of life improvement with safe places to walk, hike, and bike.

Space/location and funding.



Too many cars in town. Cars and trucks block roadways.

We need to be able to walk and drive safely.

Close Laneda to cars. Provide parking at Underhill Plaza. Use electric vehicles like the golf carts to drive people around.

Lack of planning at the city level

Continued street improvements in Manzanita.

We need to continue sensible street, bike path, and trail development and improvement

Develop proper funding and planning and select appropriate projects.

Limited opportunities to funding. Limited use of STR tax funds.

We live in a beach community within the driving range of major metro areas, including Seattle. Traffic is to be expected, but the city hasn't given attention to off-street parking options other than one small poorly marked city lot. Adding parking at Underhill Plaza will help. Laneda is too narrow to add a bike/pedestrian lane but adding bike lanes to other streets may help.

Trails, in between streets, and to the beach improve traffic

Accessibility to the beach, parks, and residential and commercial areas improves livability for everyone

Money, will, and Nimbies.

Mostly, short term rentals which have too many cars

Bike paths are fabulous & should be expanded wherever possible.

a cooperative & beautification approach

expansion of bike paths and pedestrian trails

Classic Street needs to have bicycle/pedestrian lanes given the growing Highlands development - update to the cross section in the 2003 Transportation Plan

The city should work to bring concrete sidewalks to more city streets

Traffic on Dorcas needs to be slowed down, people are using it instead of Laneda and they have a tendency to speed

A lot of overweight vehicles are constantly using Dorcas and Classic, this should not be allowed

Many streets in Manzanita need to be upgraded

Safety, reducing congestion, allowing for pedestrians, bicycles and vehicles

If the City is going to continue to grow with new development, the developers should pay for upgrades to city roads and sidewalks. The new developments are bringing a bigger population, make developers pay for upgrading streets that are around their projects.

People think our roads are just fine, and they are not.

Developers are used to not having to pay for infrastructure that they should be paying for.

City streets are not currently up to good standards, at least in the southeast corner of the City (Classic and Dorcas)

From a personal standpoint - Necarney City Road is dangerous. People biking, walking the curves are not safe. Drivers taking the corners too fast end up in the ditch on a fairly regular basis.

The more walking trails the better.

All forms of transportation should be allowed on the streets especially Laneda. Skateboarding, one wheeler's, you know all the things people are riding around on these days. Less emphasis on cars. It would be great if more people just



parked in the city lot and walked from there. Nobody uses that lot. Encourage more shared off-street parking so Laneda is more people focused.

More non-car options for getting around. Close down Laneda a few times a year to have a community block party. No cars. We love our cars.

I believe that we have a parking problem. It could have been solved by purchasing the area behind Howell's Square for parking. Now we are flooded with cars. Last week I went to pick up the mail and tried to park behind the Post Office and a very large Pick-up with trailer filled the entire no parking grid. Apparently, the driver thought it was parking just mapped out for his use. On Saturday, there was a pick-up and very large trailer parked in front of the Motel Annex at the corner of Laneda and Ocean. The people were barbecuing in the yard, they paid good money to have an ocean view and all they could see was the side of a trailer. In short, we have a problem! Visitors love the village feel, and walk all over town, on Third we have a walkway, still they walk in the middle of the road and don't bother to move even when cars approach. We need more parking, identified no parking at the Post office and some sort of explanation that streets are for cars!

Signage and the purchase of a parking lot, too bad it wasn't considered at the time we began to advertise for tourists. We have an ordinance that businesses on 50' x 100' lots do not need to provide parking. That is Not working. Those businesses should be taxed for the city to purchase parking. Possibly we could use the lots on Laneda for a small City Hall, we have learned over the past two years that we don't need a grandiose structure, and you don't want to use The Pine Grove School, it would make a great parking lot.

with all the added development, traffic has really increased along Laneda. It's especially problematic when there are deliveries being made to local businesses. Given our small size, I would like to see a lot more people walking instead of driving.

Balanced approach, but encouraging more walking, biking

The bike/walking path already in place to the state park is a great start. It seems like we should have equally good access from the Pine Ridge neighborhood (the road from 101 to the State Park is too busy to walk), so that people who live there might be more inclined to walk or bike to downtown Manzanita. And possibly extend that to Nehalem, too, to keep walkers/bikers off 101.

: Presumably funding.

Need for traffic calming that does not impair emergency responders.

Concern for lots of different road users sharing a narrow road together.

Safety - both for the road users and again, for emergency responders to get where they need to be.

Applaud Manzanita for some low-cost, creative solutions to the walking paths from the park to town. The full meal sidewalks would have been too costly.

Sharing a finite resource.

Developers not required to improve inadequate roads

Livability, need for more and better pedestrian and biker access

Require developers to make road improvements

Developer greed



Pressure to enlarge Highway 101 to accommodate traffic, both passenger and commercial vehicles.
Clean air and noise abatement.
Limit developments encouraging traffic.
The Arch Cape tunnel.

It's a small town. We have bike lines and walking paths, and the streets are accessible.

I don't see it as an issue. If we have a lot of growth, it may become an issue.

bike and walking options to reduce auto traffic

I'm concerned that Manzanita is not supporting electrifying transportation.
We should reduce the number of carbon emitting vehicles.

Too many cars parked on side of road. Downtown traffic is dangerous with so many pedestrians. On busy weekends I avoid that area.

Keep people safe

Speed signs down 3rd and other areas. People race down that street with many walkers and kids out.

Support and resources

Manzanita is doing a great job at providing a complete transportation network for all modes. Kudos!!

I have no concerns. There are no problems that are ongoing or disruptive to life in our community. Tourists are respectful.

I think trails and biking paths are useful - please continue to develop these for all users!

Pedestrian access seems to have a lower priority than it should.

Walking is really dicey in places because of narrow streets without shoulders. Examples: Manzanita Ave between 4th and 1st, Classic between Dorcas and Necarney, Ocean at Laneda. Also, the Classic Ridge trail to the beach is a major loss even for those folks who don't live anywhere near it. It made all sorts of pedestrian excursions practical that are now unavailable: for example, a loop walk over the ridge then downwind on the beach.

Walkability is already good in much of town, but we want outstanding pedestrian access, throughout our area. It cuts down on vehicle traffic and parking demand, keeps residents fit, and sets a good example for visitors, while reminding drivers to slow down and stay alert.

Lower speed limits, traffic calming, pedestrian lanes, more trails

Funding of course. Pedestrian trails compete with fixing potholes etc. and cars seem to get the votes more than feet.

Bike and pedestrian access. Trails are overcrowded and suffering from years (if not decades) of deferred maintenance. Need pedestrian and bike connections On Manzanita roads as well as between Manzanita, Nehalem, wheeler Sustainability. Safety.

Harness more visitor dollars for improvements/expansion of our heavily used trail systems and bike/ped connections (especially) along highways.

Money, buy-in

keeping as much visitor traffic close to downtown - the neighborhoods are generally pretty walkable, but without the sidewalks and crosswalks we've got on Laneda, they really aren't suited for the extra traffic STRs bring in



make walking the preferred or default option whenever/however possible
increase neighborhood connectivity with more/better trails
only real way for visitors to get here is by car, and STRs results in more cars in neighborhoods than would normally be expected

Rolling stops on Laneda.
Safely for kids.
More police patrol.

Again, I mention the safety issue of the Public Beach Accesses south of the city to the state Park
The addition of the bike and pedestrian lanes on Carmel heading from Laneda to the state Park were a very needed improvement and the City needs to be commended on achieving this. They increased public safety and made access from the state park very easy by walking or riding a bike.

I love the bike paths along Carmel Ave!

I actually think we are in great shape. There is one intersection that seems unsafe - the two-way stop at the Sandpiper/Gary intersection. The stop sign for cars coming from the campground is too far into the intersection and needs to be set back. Also, a sign that tells drivers from the park that the east bound traffic from Sandpiper does not have a stop would help a lot. We had several near misses there where the park visitor didn't know we did not have stop sign.

Safety
no more near misses.

It seems to have fallen to the bottom of the priorities.

I would like to see the town be pedestrian and bike friendly. Trails and pedestrian access will reduce car traffic, enhance community. Public transportation will enable those without cars to maintain independence, jobs and safety. Create committees with members from opposing points of view to come up with viable solutions. Take action on the solutions as soon as possible. The inertia is creating a lack of confidence in the community. Ask for donations of money and expertise. Use the will and talent available in the community.

Too many other pressing issues. Lack of funds and human resources. Lack of will to move forward with urgency.

Lack of walking paths and bike paths to Nehalem and Wheeler.

: The increase in traffic along Ocean Rd is dangerous for pedestrians who must often walk across it to reach the beach. Classic Rd is dangerous for pedestrians and bicyclists as there is no shoulder, sidewalks or designated lanes and vehicular traffic is ever increasing. Classic is one of the main routes to both the State Park and Transfer Station. Now it will also be used for access to the Highlands. I'm wondering if it is designed to accommodate all this traffic.

I appreciate the value of public transportation serving Manzanita and hope that it can remain at its current level (at least). Both The Wave and Dial a Ride.

Sustainability, equity.

I value safe pedestrian and bicycle routes in the area.

Develop and communicate a system of trails for pedestrians. Designate bike lanes along major roads. A comprehensive trail (pedestrian and bike) system is needed. Is there a plan for a public electric vehicle charging station to be located here?



Work with the county to get paths done. Lobby state DOT to put better shoulders on 101. EV charging. Manzanita has been developed as a car centric community, especially for the visitors. People are used to reliance on single occupancy vehicles.

Difficult to coordinate between towns/county/state agencies. Money.

Safety on some incoming roads that do not have shoulders for pedestrians and bikers. (i.e., the road going by the recycling center is dangerous)

Increasing influx of people creates much more traffic

Paths down to the beach are not well marked, many are too steep and difficult to walk on. These are not regularly maintained. During the stormy winter months, there is an extreme build-up of sand, resulting in steep cliffs that are impossible to climb up.

safety, easy access to outdoor activities

The bike/walking lane along Carmel southward is great! I would love to see more paths like this to connect smaller housing communities to travel safely to the beach, town, and campground areas.

Funding

The lack of bicycle transportation opportunities. Most cyclists do not want to or cannot cycle up some steep hills and would like more level bike paths. Right now, there are limited opportunities for cycling between communities without riding next to 60 mph traffic on narrow shoulders.

ODOT's TSP calls for increased bike paths around the NB region.

Most people probably support this.

Congestion as the city grows. Parking for visitors, restaurant goers or shoppers.

Side street parking causes congestion and is a nuisance. The city needs overflow parking that is not residential side streets

How Carmel was laid out with bike and pedestrian lanes is great- Perhaps a few more speed digital signs like the one on Laneda. More info visible signs of paths that cut through neighborhoods. Permit pay stations (like at the state park) for beach parking. More stricter rules on overnight beach parking.

More bike parking? Laneda and Ocean?

This is a great bike/walking town. I'm thinking about this more- may come back

Speeding is a problem in some areas, I worry about children and people walking in middle of streets. Golf carts with kids speeding I see a lot, and overcrowding.

4. Housing

Planned growth consistent with community vision of future requirements and objectives

Balance between residential, commercial and rental properties

Unlimited based on vision and leadership

Imagination, creativity, coordination and leadership



The size of some of the houses makes one speculate as to the purpose. Are they for multiple family rentals?

The housing is not affordable for workers to live in our community.

I think that a rental units should be for one family. Not multiple families in the same house.

I think we need some housing so people can live and work here.

Build affordable housing

Like other small vacation towns, we have a lack of affordable housing for our workforce.

Everyone should be able to have decent shelter near where they work.

We need a joint partnership between investors/developers and the county to renovate spaces or build spaces that workers can afford. Investors alone cannot and will not foot the bill and lose money charging low rent. Also, I resent that "locals" suggest part-time residents need to rent their homes for free to accommodate the workforce

Failure to plan for growth, uncontrollable market changes in housing/land cost.

Need a housing development for locals...not str!

Land...maybe Nehalem?

I think we need to work with other communities nearby to provide affordable housing that's convenient to

Manzanita/Nehalem/Wheeler with bus transportation in between 3 cities

It's important to provide cost effective living options for young families and the work force associated with local businesses

It would give businesses a more reliable work force, a developer an opportunity and workers an affordable place to live

Finding suitable property for this type of housing & do I dare recommend that the current property the city is thinking for their new city hall would be perfect? Close proximity to highway & town, perhaps big enough for housing and a city hall that's more appropriate in scale to this size city

Planned growth consistent with community vision of future requirements and objectives

Balance between residential, commercial and rental properties

Unlimited based on vision and leadership

Imagination, creativity, coordination and leadership

Housing is one of my greatest concerns. Our area has close to no housing affordable for working families. No assisted living for vulnerable seniors. Working people are living in travel trailers far round, or in one rented room. This situation affects and is affected by all the other issues in this survey.

Everyone deserves decent housing.

A community is stronger and more vital if it is home diverse age, ethnicity, and economic groups.

: Regulations should reflect this need and support solutions. Might large developments be required to provide a percent of workforce units? All Vacation rentals with multiple units be required to provide accommodations for onsite staff?

(Unlike the recently proposed 34-unit "keyless" hotel.)

Can the city be on the lookout and poised to target properties with potential for multi-unit or hostel-type development, and have ready a plan for acquiring grants or other support to launch such a project? In my 8 years here, I have seen at least 3 properties come available that could have been remodeled into congregate housing. Underhill Plaza was able to be acquired as an opportunity - why not property for truly helping with the housing need.

Lack of will, lack of focus to find solutions.



The overall structure of our society based on profit motive and individual gain.
Skyrocketing cost of land and building

No affordable housing for families and service workers.

More neighborhood feel with a mix of families and income levels; provide businesses with a labor pool.

Reduce STRs and urge STR owners to provide long-term rentals; build more affordable housing. Use increased fees from single-family home development and STRs to fund affordable multi-resident housing development.

The City council/planning commission aren't making this a priority

Like everywhere, there is not enough. We are not alone.

We need them if we can make it happen

Cost

no housing for people who work here. No month-to-month rentals.

we need people who work here to be able to live here. we need diversity and right now only the rich and the white can afford to move here.

ADU's, shift STRs to hotels in the commercial zone and give property owners who rent month to month some love in tax breaks, work with design build architecture programs to design and build attractive and affordable rentals in town on city owned land

the STR industry, developers

In this case, we could use a consultant, and PSU Business Department has previously been a reasonably priced consultant to NCRD et al. It is important to make long-term rental business more attractive than STRs to non-local homeowners and landlords. We don't know what the answer is, but as a city, we should have a larger share of the huge profits being made by STR owners. Freeze STRs temporarily. Use architecture schools to help design affordable housing. Once again, a volunteer temporary committee could assist.

It's very complex, especially when our revenue depends so much on STRs

Need a housing development for locals...not str!

Land...maybe Nehalem?

It's simple math: if sufficient housing does not exist for the expansion of Manzanita's commercial element, then the commercial element will be suppressed.

Peace and quiet

Non-approval

Making sure our businesses have access to workforce housing — somewhere between manzanita and garibaldi

Worker housing availability lacking. Aging in place options would be welcomed

Are there opportunities for zoning, land use such as giving the fire station land to build housing on?

People say affordable, what does that mean.

It's a complex issue that is seen across this nation. The Midwest is starting to see the same issues with a lack of housing.

People want it but do not understand the overall complexities.



Need more rental properties for workers
Need to be able to live where you work.
Greed

No workforce housing in Manzanita.

The average age here is 65.5. Sadly, young people with children cannot afford to live in our neighborhoods. So, as I age who will help with gardening, gutter cleaning, housework, upkeep, pet walking, window cleaning. Who will drive the ambulance when I need one.

city could give land to habitat to develop. ADU's should be encouraged. STR's discouraged or make them rent long term for a few years before getting an STR permit. Tax second homeowners for the months their house sits vacant.

Greed. More money can be made faster by an STR

Getting unaffordable except for the wealthy. It will become a Carmel if we are not careful. No housing for you g, employees. No apartments. Too many STR's for the rich.

The experience of the beach should be accessible to everyone. I value a true community where full-time residents are not overwhelmed by having STR's around them and no TRUE neighbors who are vested in the community.

Reward developers who create affordable housing. Really affordable- to employees. Build some smaller AFFORDABLE apartments. Create some co-housing opportunities like Red Wing.

Self-interest vs community interest

Affordable housing for business employees

Need more

Make larger developers build or allot a percentage of lots for sale toward a percentage for affordable housing.

Affordable housing for people who work in the community, single family one level homes, smaller homes for older people, duplexes for families

There was a property for sale on 101 that I thought would have been great for an apartment complex or duplexes. Not sure what other opportunities there are at this point with real estate prices out of control.

Giving tax breaks to developers who build some affordable housing???

Buying affordable property for affordable housing options.

There is not enough affordable housing for workers in the service industry.

Every employee deserves affordable housing because without these businesses in town would not be able to function.

The old municipal building site could be used to build affordable housing for people working in the service industry.

Money.

Employee housing!

Manzanita needs affordable housing for those working in the service industry.

City owned assets, like land, that could be used for constructing housing. I lived in Aspen Colorado in the eighties, and it had similar issues until the City took the lead on several employee housing projects. The City needs to partner with businesses and homeowners to fund these projects

Lack of leadership.

Lack of affordable housing in the area



Affordable housing is critical for the success of our local businesses and local government, healthcare and wellbeing of the area.

Some innovative programs should be explored. Some similar communities in Montana have a fund to lure short term rental owners to become long term rental owners at a reasonable rent. The city could explore these and other programs. Also review codes regarding building density - in a way that is aesthetically and carefully done.
cost

WE NEED to make work force housing our #1 Priority. Long overdue.

We are so disappointed that work force housing has not happened here.... we have seen the need>>>> for Decades! The city needs to work with select builders to make this happen. Tax abatements/incentives....whatever tools we can utilize to start the process.

The city management itself. and those who do not see the dire need for this today. Many here like other areas place personal interests first when it comes to projects like this. Placing the power lines underground is an excellent example. We had a chance to do this at one time. People would NOT spend their \$\$\$ to make this a reality

Limited size

Height restrictions when views will be blocked

Livable

Make height restrictions in certain neighborhoods

Self interest

Control of short-term rentals

Peace and quiet; maintenance of existing houses

I don't really know

Lack of knowledge as to what the opportunities are and also what is currently happening

Frankly, given inflation and demand, the concept of affordable housing is oxymoronic.

Affordable housing for local workers won't exist as long as untrammled STR's are out of control.

See: Cannon Beach--5%/Manzanita=17% (and climbing).

Until some nominal controls are put on these things, we, to put it in technical terms: Screwed

Between inflation, demand, greed, general stupidity, cupidity, and population growth, I would say "good" opportunities are, in a word, nil.

"Bad" opportunities (STR's, mega mansions, general tackiness) are bountiful.

Barriers? See above answers.

Lower cost housing is needed for staff living. These support folks are driving from too far away to work in the local businesses. I don't feel we need more rental properties for vacationers.

Help the existing support staff.

It helps existing employees.

Lack of workforce housing in and around Manzanita. Lack of workforce housing limits employee availability and negatively affects the vibrancy of the community.

Housing in general is unaffordable for starter families all over the state and the country. We cannot alter those trends.



Creative thinking and partnerships to address workforce housing.

I wrote about this in the first question and didn't realize this was going to be a separate topic. Affordable housing is critical. When teachers at the high school can't find an affordable place to live in the Nehalem Bay region, that's unacceptable

A moratorium on new buildings/STR's! It's already too late to prevent the DEBAUCHES like HIGHLANDS AND 3RD STREET.

Too much building and not replacing trees that they have cut down, some were very old, what a shame.

WORKFORCE HOUSING!

We need labor in our community. A lot of our jobs are service jobs which simply do not pay enough for anyone to be able to purchase homes in competition with vacation/second home/retiree buyers. We must create safe, stable, appealing, quality workforce housing.

Attracting young people who want to live at the beach by offering stable housing. This would then stabilize our labor market and support small business owners desperate for labor.

Interestingly, in my professional circle, there are many investors, with ties to this community who would jump at the chance to develop this type of housing. Vacant land with higher density zoning, at a reasonable price is needed.

Workers can't afford to live here. No assisted living facilities.

Encourage and provide incentives for the development of Accessory Dwelling Units in the city.

Not sure if this has been pursued

It disturbs me that every new house built adds to the potential expansion of STRs (short term rentals). If we continue to allow STRs they should be "marked" to the level of full-time residents - NOT to the increase of empty housing units.

Less is more. Smaller is better.

Recreate city ordinances to re-"mark" the number of STRs in our "capped" zones to population.

Our current city council and the local "heritage families" are the biggest barriers to a return to sanity here.

Affordable housing options for the workforce, and others interested in living in the community, including families.

Creating a diverse community, supporting families, employees, and people with limited incomes.

See prior answers re affordable and multi-family options, and changes in the zoning related to updating our Land Use Plan.

Same people mentioned in prior answers.

Less STRs- have a set limit & monitor those who have a short-term rental

Noise of barking dogs & loud parties, extra cars.

Wanting to have sufficient water for those who live here.

we are an aging community overall & an assisted living facility would be great.

We need a mix of different types of housing, including workforce and affordable housing. It is difficult when so many homes in Manzanita are second homes that are only used seasonally. STR take long term rentals out of the long-term rental market. It is really difficult for younger people or couples or young families to find places to live in Manzanita. As we have an older population, an assisted living facility would allow people to age in place in a community where they have family and social connections rather than having to move away for assistance. The market is not going to solve the



housing issues Manzanita and the North Coast are experiencing. It is going to take a regional approach to address many of the structural issues. Is the Highlands development required to have workforce or affordable housing as part of the homes it is building, or is it all market rate? There should be a required mix of types of housing. Developers should be required to pay SDC's to help contribute to the infrastructure and other needs of the city.

The unique character of most of Manzanita's neighborhoods should be preserved

There should be a program that aims to preserve historic homes/cabins and doesn't allow them to be torn down with massive homes replacing them

Homes should not take up most of the lots, there should be lot coverage requirements

Manzanita has maintained most of its older housing stock. There is an opportunity to make sure these older homes are not torn down with large boxes built in their place.

As housing developments go forward, look to do it in a balanced way, maintaining open space and habitat

Developers own the land and want to develop as much as possible

People are coming in to purchase homes primarily as STR's or to develop more STR's

We are a small community, and it seems like developers and the City is leaning towards overdevelopment right now.

Affordable housing and over run of rentals

Balance between residential and rentals

Finding a better solution to funding the budget from short term rentals.

Change!

affordability

I'm not convinced that the workforce crisis we are seeing is totally the result of high-priced homes. I am definitely not convinced it is a result of too many absentee homeowners (pt. or STR). The workforce crisis is nationwide and seen in places with lower priced homes and high percentages of full-time owners.

subsidized housing will help younger families move to the area.

Market determines price. Even if homes are put on the market for a semi-affordable price, they will be sold above asking.

More affordable housing.

More community housing.

More mixed income/mixed age housing.

More variety of housing types and living arrangements.

I am getting old and don't want to live in assisted living - I want to live in a multigenerational community.

Everybody should be able to live here comfortably and affordably. This means lots of variety of housing types.

More multi-generational mixed income community housing.

Money.

I am grieved that young families can no longer afford to live in Manzanita. My husband and I moved to Manzanita when we were 25. We bought a lot and built a small home and raised our family here. With the realtors promising great rewards for anyone who built a home to rent it out, the sky is now the limit, and young families, almost anyone without a million dollars can afford to live here. This is not only hard for permanent residents, it makes it hard for the businesses that need workers. I greatly miss The Nehalem Bay House, I felt they did a very fine job caring for Seniors. I had a group of eleven girls who volunteered there, adopted grandparents, put on Teas, had Bingo games, did crafts, had Christmas



Parties. It provided the means for seniors to stay in their community and that meant a great deal. With housing so expensive now, I don't know how they will have the ability ever to have workers again.

I miss the community that we were before short-term rentals. I knew my neighbors, visited at the grocery store and looked in on neighbors who needed help. We always had a lot of empty houses, but we knew our neighbors, with so many newcomers, it is hard to keep up.

I would like to see the seven short term Rental agencies that are practically the only businesses in town, replaced by what we used to have, a Dentist, a drugstore, a stationary store, an eye doctor. We have to travel for everything we need.

We need low-income housing. We need less Short-Term Rentals.

very little workforce housing. this is a BIG issue in my opinion. I would like to see more ways to encourage workforce housing in Manzanita. Although given supply and demand for second homes and homes for wealthy retirees, that seems nearly insurmountable.

I don't know what the opportunities would be. As I understand it, developers lose money on multi-family housing, for example, so as a result, the housing that is being built is ever more high-end. I wish there were more incentives for developers to build places like the Classic Cottages area. Or more mixed housing.

Money.

Availability of long-term rental options and availability of starter homes for residents.

The area needs long-term residents to maintain a sense of community. Small communities rely on volunteers.

Limitations to short term rentals will likely push property owners to convert to long-term rentals.

The expansion of short-term rentals housing.

Ability to attract and retain workers because of limited affordable housing options

The lack of affordable housing for families and workers.

Discouraging tourist transient lodging.

Plummeting fuel taxes.

People wanting to "escape" the valley and urban areas.

There is no affordable housing.

Affordable housing is a real concern but no interest on the part of government to really deal with this issue. It's a major talking point but no real desire to actually provide affordable housing and make it work.

There are no opportunities because government does not want to address this issue and provide funding for affordable housing. Tina Kotek failed to provide adequate legislation to cap rent hikes in a significant way to take the burden off of people so they can afford to stay in their apartments/homes. When people are on fixed incomes, they cannot afford the rent hikes and they have to choose whether to eat or be homeless.

Need some long-term rentals in/ near

keeping a vibrant STR program to encourage the right amount of vacationers that are the backbone of the economy - but not letting that number expand too much



Affordability for entry level workers and support services for aging in place.

Affordability, I want local business to thrive and be able to keep staff however we hear from them it's hard to find help because people cannot afford to live here.

I am concerned that people who work or own businesses in Manzanita cannot afford to live in the city. There are opportunities for density or housing that is not so expensive. I support zoning changes to provide a greater mix of housing. Please make sure that trails/sidewalks/bicycle paths are part of all new planning and development projects.

Finding developers willing to provide housing for working class families.

Inflated real estate values are killing our standard of living. Homeowners (including myself) feel lucky, and at the same time dismayed at the huge negative impacts. If more affordable housing existed, then maybe our assisted living facility wouldn't have had to close. Certainly, other local businesses would be having an easier time of it. Manzanita should not be afraid to make changes that might lower property values over the long run. Most people are fed up with the way things are turning out, so are likely open to some major changes. People who think of our village as an investment opportunity instead of a place to love and live.

Affordability. Manzanita has become a place for the super wealthy. Other folks who have lived here and work here can't afford to stay. Housing stock in old and dilapidated.

Affordability, sustainability. COMMUNITY.

Limit short term rentals. Prioritize housing security for our community.

Money, individualism, NIMBYism

the imbalance between full-time households and part-time/investment/STR properties is not sustainable
we need more affordable housing to have more economic and age diversity in our community
there are demands for services among the full-time residents (in addition to the different demands of visitors) that could support more local employment and business activity if there was more affordable housing for workers
land is limited and expensive, and available mostly to primarily out-of-town investors and visitors

Housing for workers.

Everyone should be able to work and live in their community.

Creating dense house opportunities.

Land, desire to build it. Easier to just say it can't happen and blame second homeowners for buying up land.

Concerned about not developing to many short-term rentals

I think every community needs every type of housing with the numbers of each type based upon the makeup and needs of the residents of the community

Rentable spaces for residents and workers.

A community that supports local workers.

Check to confirm the real need, but if so, a developer may wish to build a small apartment styles homes in the area.

Property and willingness of a developer to risk capital for possible unstable income stream.



A lack of diversity of thoughtfully planned housing. STR have been the tail wagging the dog for too long. Affordable housing will enable a more diverse population to live and work here. It's important for the health of the community. I support maintaining the village-like culture and guarding against over-commercialization. That said, more services are sorely needed and, in order for that to be possible there needs to be a viable workforce. This should be part of the 20 year long range planning analysis. Establish benchmarks. Take action when possible. It will help build confidence in leadership. Perhaps tie requirements re contributing to affordable housing for future developments. Favor developers who volunteer to include affordable housing or something that contributes to the diversity of the community. Additional needed services fall in this category. There are so many opportunities here, but they should be thoughtfully planned to prevent over-commercializing a town that cherishes its village-like culture. Lack of funds and human resources. Lack of a sophisticated planning process. Laws re property rights inhibit making requirements on potential developments.

Houses everywhere but no place for people to live. Lack of affordability makes our town less diverse. Living in a place that has empty houses for miles, but no housing for seniors. Something is wrong with that, especially for a retirement community.

Lack of affordable housing (workforce, family, smaller units to allow older folks to downsize their dwellings without moving away).

I really don't want to live in a town of nothing but wealthy people. Equity.

Develop "hostel" type housing (not self-contained individual units) for seasonal workforce housing.

Consider partnering with government agencies/ non-profits to address the housing shortage.

Develop affordable multi-unit housing in appropriate zones. Require large scale developments to include a percentage of affordable housing stock. Allow Accessory Dwelling Units.

The city could use its land to do something special...build some affordable housing, Land prices are a lot of the cost. I know those building/lots are to help raise money for a new city hall, but let's think outside the box. Once that land is gone, it is gone. There is also extra room at Underhill/City Plaza. Honestly, I'd like to see apartments on top of a city hall. More diverse housing stock would support a more diverse population. The ability to age in this community is important. Greed. Lack of imagination and vision.

Develop "hostel" type housing (not self-contained individual units) for seasonal workforce housing.

Consider partnering with government agencies/ non-profits to address the housing shortage.

Develop affordable multi-unit housing in appropriate zones. Require large scale developments to include a percentage of affordable housing stock. Allow Accessory Dwelling Units.

Consider co-housing when revising the comprehensive plan and ordinances.

Money/ profit. Development to support the tourism industry takes precedent over housing for families or older residents.

It is very difficult, if not impossible to find housing for people who may be moving into the area for new jobs. I also would like to see more assisted living communities.

Supporting the community with a variety of housing opportunities

Encouraging some homeowners to consider long-term rentals rather than short-term.

So much available land is being eaten up by short-term rentals.



Too much of the city and UGB are zoned R2, which is an inefficient use of land. Older cottages/homes were built on smaller lots but R2 requires the purchase of a large lot and leads to the construction of a large home. Since 70% of homes are seasonal, that means that the grounds are either not maintained at all or that the grounds around these houses are wasted space that could have accommodated more and smaller homes.

Change the comp plan and zoning to encourage/require more density and smaller homes on smaller footprints and to encourage require multi-family and workforce housing.

The single-family mindset and hostility to other forms of housing by residents.

There was a golden opportunity to have Underhill area be developed into housing. This I feel was a chance that dodged the bullet and now the new city hall is much more important there. I don't have answers, but it breaks my heart every time I hear that a family or person can't find a place in an area, they work in. The old city hall, and lot next to it that council man Hans is selling- combine two lots and build housing there? Easy said than done, I guess.

What towns on the coast are good role models on these issues. Yes, these are great concerns!

I've been told by the upper hands, real estate agents, and more in Manzanita "If you don't like how things are, well that's the way it is. Change happens. Move if you don't like it". We have a chance to enforce building regulations, there are a lot of good practice to community building that can be looked up to.

Development fees are low (from my understanding) and a lot of missed opportunities are slipping through our fingers fast.

Need for variety of housing to serve permanent residents, second homeowners, and local workforce.

We need a wide variety of housing development in Manzanita.

Modify local building ordinances to encourage a wider variety of housing and housing communities to satisfy all different interests.

General attitude of many Manzanita stakeholders are totally against higher density or lower income housing projects.

Very exclusionary attitude about development.

5. Business and Economy

Preventing Manzanita from becoming as commercialized as Cannon Beach, yet providing an opportunity for businesses to thrive, while enhancing tax revenues

I love most of the current businesses.

Manzanita gives the appearance of being anti-growth, anti-commerce. We have no advocacy for businesses, no chamber of commerce. "Locals" on social media (especially during pandemic peak) were anti-visitors, anti-tourists, and anti-second-home owners. If they had their way, there would be a gate or a wall to keep "others" out. Business owners stay silent out of fear

Manzanita should be able to support a number of local businesses, especially for essentials (food, gas, hardware, pets, pharmacy) without having to over-develop or attract large chains. Business owners and their staff should be able to make a decent living and have access to affordable housing

The "locals" as a vocal minority (that may not have been born here) are doing their best to intimidate visitors and 2nd homeowners and this will be increasingly bad for business. The vitriol and baseless blame placed on anyone "other" or



not "local" is growing at the detriment of the economy. I mean I don't want a Walmart or a Starbucks here, but I also want to shop at locally owned businesses and not be labeled as a threat or resource stealer. And I do wear a mask and respect all local rules and guidelines!!!!

A vocal minority that fills social media with false claims of city corruption, city hall deniers, voting intimidation, fear mongers and hate. I guess this exists in many vacation towns, but these folks who think they own the "village", and the beach is enough to turn away future business owners or any kind of healthy commercial growth.

The amount of services are about right in my opinion. I believe local residents have done a good job of supporting local businesses.

We support local business by shopping in the community

It must be a huge issue to business owners. New business doesn't seem to be encouraged.

Manzanita had an opportunity to encourage hundreds of people to come into our village during the 4th of July holiday. In the past Maybe 20 years there has been the most delightful city parade, with families and businesses partaking. This was a huge draw and a huge benefit to the business community. By canceling this celebration, it had to be a huge loss of income to the business's community. Also, I would like to see more food cart opportunities in town. No more firework. This is another loss and an opportunity to encourage more visitors.

Stubbornness by city council.

Work force, enough businesses to accommodate managed growth

Common sense & open communication

New business opportunities and growth for existing

Space

Preventing Manzanita from becoming as commercialized as Cannon Beach, yet providing an opportunity for businesses to thrive, while enhancing tax revenues

This relates back to housing; without adequate workforce housing, our businesses cannot keep adequate staff. I worry about how they struggle to keep going.

I sorely miss Salt and Paper, with its copy service, stationery supplies. A full Pharmacy would be nice to have. A year-round farm stand, even just on weekends, for fresh produce. Manzanita Lumber was a factor in my choosing this as a viable town. And the bookstore, and Little Apple.

I was dismayed to hear that VaCasa bought one of our local rental businesses. Having a global company be part of our local hospitality cannot be good. Like having a Walmart move in.

I give my business to the local shops, even though it costs more. They are precious to me; they are my neighbors.

: Make sure we do not make it harder for businesses to survive. Maybe promote a program for retirees to consider working one day a week in a local shop or restaurant. The retiree corps might give a boost to our local businesses.

The buildings that have retail on ground floor with living space above are a valuable asset to our main street. Can we promote a few more of those developments?

No workforce housing.

Lack of visionary planning - so far as I know - for a retail/business core that we all could enjoy. This has more or less happened by itself but is on the edge of turning tourist-only or unsustainable if some guidelines are not developed and followed.



Affordable housing for service workers. (See my comments in the Housing questions)

If we pretend, we can stop all growth, we'll end up catering to day use businesses, supporting people coming for day from valley. Who wants that? More of the Hoffman Center, please!

I am a big proponent of small businesses

as inevitable growth occurs; we can enjoy more businesses and their services.

The sentiment that we want to "turn Manzanita back into the sleep retirement town it used to be," will hurt and discourage businesses. Although the businesses are savvy enough to realize that day users will still want brew pubs, etc.

So that's what we'll end up with

we don't have the goods and services that residents need.

I value small local businesses

I miss Salt and Paper, I miss the art supply shop, I'd love a Trader Joe's kind of grocery, I'd like a plant store or a cool place to watch movies and get food--I wish we had a veterinarian, a barber, a yarn store. Seasonal food carts.

Affordable housing for workers

Although this is not a city management issue, we need a Chamber of Commerce again.

The amount of services are about right in my opinion. I believe local residents have done a good job of supporting local businesses.

We support local business by shopping in the community

It must be a huge issue to business owners. New business doesn't seem to be encouraged

Manzanita had an opportunity to encourage hundreds of people to come into our village during the 4th of July holiday.

In the past Maybe 20 years there has been the most delightful city parade, with families and businesses partaking. This was a huge draw and a huge benefit to the business community. By canceling this celebration, it had to be a huge loss of income to the businesses community. Also, I would like to see more food cart opportunities in town. No more firework.

This is another loss and an opportunity to encourage more visitors

Stubbornness by city council.

I have heard a brewery is going in near 3rd?

More food establishments are needed but only on lander please

More restaurants choices would be nice.

Strong believer in supporting small local businesses

Laneda still has many possibilities for future commercial development that would fit in Manzanita.

Economics of small business at the beach.

More services currently for tourists than for residents

If you want a service industry you need workforce housing. I'm fine with it on my street.

More young people. More teachers and healthcare workers

People concerned about their property value

That businesses will not be able to get the help they need in order to stay in business



I believe in supporting small businesses, locally owned. I bought books from bookstore throughout the pandemic, even though I was in Portland. I always buy groceries in town rather than bringing them down with me. I don't have a mouth for the politics of small business owners, or boycott them for their politics
Maybe set up a food cart area like the donut shop and fish and chips shops in Nehalem, helps entrepreneurs, is generally more affordable, and good for those still concerned about covid. A bike rental shop would be good, support slower travel
There won't be employees to work because they can't afford to live nearby

Not enough employees
Affordable rental housing

Not enough services available to support the existing businesses or residents. Service people charging way too much for services provided.
I value the local employees and their patience with customers; finding reasonable and reliable service people; I value paying someone a reasonable wage for good work.
Not sure there are any until there is more affordable housing options.
Affordable housing to house more people to work in the community

Employee housing.
Maintain a vibrant, healthy environment for business, employees, and residents.
As stated previously under housing, and annex Neahkahnie for a greater tax base (these folks use Manzanita services and a lot of infrastructure).
Lack of leadership.

Vibrant and diverse business...this comes right back to housing
These two issues, business, and worker housing go hand in hand.
Improving housing will help businesses grow and develop
Again, work force housing seriously dampens the business environment

Shared housing for restaurant help
Something like they do at ski resorts
Shared kitchen and common area
Good design that people want to live in
Cost
Developers with bad design choices

I don't know much about what the rules are about business development
Control of development so that it doesn't degrade the current quality of life
I don't know what the rules are or how difficult it would be to change or enforce them
I don't know, besides the power of people with money to get the development they want

A general rule of thumb regarding business and economics in tourist towns is that the lowest common denominator will triumph and virtually all the things that created its charm will vanish.
My values are that I will do what I can to ameliorate things, all the while assuming I'm on a losing pitch.
Minimal.



abundant.

More businesses will add more construction inconvenience for locals.

More businesses will take away quaint village look and increase overall traffic and noise.

Support existing businesses and adding a few lower cost/family friendly restaurants.

Enhancing/increasing options for locals and renters.

Too many new businesses will add traffic/renters/vacationers/ and decrease overall environment and look.

We need to maintain a healthy mix of full-time residents, part time residents and visitors using short term rentals. I am concerned that some people view short term rental visitors negatively and do not see how they add to the community we love.

Manzanita like other cities needs to find alternative sources of revenue to continue providing services to its residents.

We need to find a way to have visitors/tourists pay their fair share for the use of the services provided by the city.

Willingness to have an open conversation

Right now, I don't really have any business concerns. I appreciate the limited commercial activity focused on Laneda. I support local businesses and make a point of shopping at them, particularly in the winter.

Small town businesses, e.g., Little Apple, is one of the things that attracted me to Manzanita. Let's keep that way in allowing new businesses; NO CHAIN STORES!

Attracting labor/workers, see previous-- workforce housing.

: Supporting local businesses both with availability of workers and keeping essential businesses able to function here (not pricing them out). We must recognize that essential businesses like groceries, healthcare, lumber, restaurants may have much slimmer profit margins than gift shops/retail/galleries. Keeping these quality of life (for both locals and visitors) businesses is imperative to a livable community.

Attracting and keeping these businesses.

This type of business having to compete for space with higher profit margin, tourism-based businesses.

This type of business having to compete for space with higher profit margin, tourism-based businesses.

We need to determine what kinds of businesses we want and attract them to our community.

We can make the community we want by planning.

Community planning

None just needs to be done

Manzanita is a RESIDENTIAL town. As such, we do not pretend to have an "economy". The whole concept of needing an economy is a lie perpetrated by the golf/STR/tourism industry mafia.

Less is more. Smaller, quieter is better.

Elect a new city council.

Old city council, heritage families.

The business community is important. We are lucky to have those who are brave enough to open their doors. There appears a segment of residents who want to return to the 'good old days' before grocery and consumer product stores or restaurants.



Business people live in and contribute to our community. They serve local residents as well as visitors. Without them, we are a gated community for residents only.

Encourage development on Laneda for businesses, and designate parking for visitors and local traffic. Tear down Underhill Plaza and build a new City Hall with expanded visitor parking, and work with developers to add more business opportunities by selling the old City Hall, and fire--now police building.

Money, lethargy, and Nimbies.

staffing

needs for local business to work

economical housing for workers

Staffing - it is really hard to get people to staff businesses when there is no place for them to live

Manzanita's restaurant scene has declined in recent years, some of it due to COVID, some due to staff shortages

It is important to continue to have services that cater to locals as well as tourists

Space is very limited for new business. Without affordable housing, employment is very difficult.

Like to see more businesses to support a growing city.

Affordable housing

Space and enough local residents to support year-round business

We need more restaurants and people to work in them.

Supporting small businesses. They are our friends and neighbors and count on tourism to make a living. Until more permanent residents live here year-round, they will struggle. We need more food options, connections to local farmers, composting at all food establishments, business incubator for helping people get their ideas off the ground. Lift the ban on food carts to allow for more entry level food businesses to fill all the empty lots along Laneda. Bakery. Specialty Markets.

Serve locals and visitors alike.

More locals supporting local businesses.

Work with businesses to reduce waste, increase recycling and compost.

Small businesses assistance to increase wages so employees can afford to live here.

Help small businesses.

Help incubate small businesses.

Help create more commercial space along Laneda.

Form a small business support committee.

Everyone is super busy. Organizing the businesses, supporting them, etc. is a full-time job.

Because we don't have low-income housing, our businesses are suffering, and it will only get worse. Two people cannot run a grocery store and when people can't find a place to live, or live on their wages, we will lose the businesses we have.



I think that for whatever reason, our city became so focused on running on the capital afforded by Short Term Rentals that we forgot to be a community. The residents took a back seat to the needs of visitors. It takes everyone working together to create a livable city and we need to get back to that core. Hopefully your survey will help to bring that about. We need to have involved citizens first.

I can see that it can be very hard to govern in a small town. People have work and families and sometimes just don't have the time to get involved. There is a need. The City Council steps in to meet it. But they need input. They appoint a committee. Hoping that the committee will come to the same conclusion that they did. When the committee is forbidden by the mayor to put forth all of their findings, that causes problems. So, we put it up for a vote and it doesn't pass. Then we try still another way to listen, but we put in parameters that should guide the participants in the way they should go and rename the group "The City that Listens." After years of not being listened to and being told that the city has compared Apples to Apples, and you would save no money going their way and finding out that in truth they did no comparison. You finally have many citizens who are interested in getting involved. In fact, you are pretty close to a hornet's nest! Now they are ready to form a new Council and work together on the issues. Now there are many issues, because everything has been put on hold for so very long. After all this time, with so many city employees, and their salaries escalating at such incredible rates, maybe we can no longer afford to have a huge City Hall, and maybe we don't need one.... we no longer need to meet together after all. Our employees can just work from home, and we can have a small building with a box so we can pay our water bills!

Businesses are not able to get employees (because employees who work at little shops and restaurants can't be paid enough to actually live here). As we get more year-round residents and visitors, our businesses are very busy, but they end up having to reduce their hours because they can't get the staff. The pandemic really exacerbated that, but even before then, staffing was a problem. (See Marzano's going all take-out).

I love our business community. It's one of the reasons I moved here full time. I can walk to everything, and I do. I buy all my books at Cloud & Leaf, shop nearly daily at Little Apple, buy my shoes and clothes at Unfurl and T-Spot. Gifts at Finisterre. For special occasions, we go to dinner at Neahkahnie Bistro. And enjoy lunches at places in Manzanita, as well as in Nehalem and Wheeler. I encourage all my visitors to shop here when they come. I also do shop online and go to Costco in Warrenton for boring necessities, but Manzanita wouldn't be Manzanita with all the lovely businesses and business owners here.

Where before it was a challenge to attract business during the off-season, I don't really see that as the main issue. I feel like the business owners are working so hard just to keep up, that if there were ways to build more helpful infrastructure for the businesses. The Manzanita Business Alliance used to work on efforts to market the area, it seems like there are other sorts of needs (staffing support? tech support?) staffing shortages, which are mainly due to housing shortages

Supporting small businesses and local employers.

Communities need access to services to age in place.

City can be a convener for business owners.

Affordable housing for service and hospitality workers.

Substantial commercial expansions intended predominantly for tourists.

Maintaining Manzanita's livability.

Maintaining the principles of Manzanita's comprehensive planning and zoning policies.

Commercial developers.



homeowners that are against vacationers - who drive our economy. i too though want to make sure the number of visitors doesn't balloon too large

Concerned that the businesses are not engaged in city planning and management

: I would like to hear from our business, do they have needs or ideas to help them survive and thrive. I love shopping in manzanita to help our local owners.

I want to see businesses thrive long-term and support residents as well as tourism.

I want to have a resident base that can staff the businesses.

There are opportunities for more commercial and retail development - we just need to find developers willing to build. I also feel there could be volunteer-tourism opportunities, I would like to have more options to give-back to the Manzanita community (even though I am not a full-time resident).

Affordable housing for workers seems to be the major issue for business health or for new businesses opening. Maintaining Laneda as a the primary commercial core is crucial to keeping our town from being overrun by cars.

we have two economies - for the people who live here full-time, the primary occupation is retired, and the primary source of income is not from wages - the tourist economy really doesn't directly impact or benefit a significant percentage of the local populace (other than in terms of city tax revenue) - we need to address the needs of both economies

figuring out how to make our two economies work better together and be more complementary
there's a lot of money in this little town, both in the retirement incomes of locals and the vacationing budgets of visitors
thinking that what's good for our local economy is more crowds on Laneda for the wine bar and gift shops, without thinking more about the day-to-day needs of our full-time residents and how our lack of workforce housing impacts our other economy

Lack of family dining options and limited hours on options except from Trio Loco and Marzano's. Need full day of the week in person dining options that are family friendly.

We have two eight-year old's. We bring a lot of our groceries because the costs are lower in Lake Oswego and the healthy dining options for our family to sit down are limited.

Encouraging businesses to extend hours. Recruit and invite business to town to fulfill family in person dining. Staffing, creativity.

: It does seem like there has been a lot of property management companies open up in Manzanita in the last 5 years. Is this because there are too many short-term housing units in the city as opposed to owner occupied residences?

: I believe the number of short-term rental units need to be regulated such that owner occupied housing does not fall to a critical low level causing the community to become a "tourist trap".

: I do not know what the correct level of short-term rentals is but there is a happy medium between the correct level of City revenue from tourism and the continued feeling of small-town community.



Business's ability to hire temporary staff to support peak times while being able to stay open during off times.
Small business support.

See my housing comments.

Part of this is just the nature of running a business in a vacation destination, but I would listen more to each business owner to get specifics as each are unique. The opportunity is to create and maintain an environment where business and local government can talk through the issues. If this is already happening, keep it up!

Lack of services. Lack of available workforce.

I support more services while guarding against over-commercialization. We have tourist-focused businesses but very few businesses for those who live in the community. We now drive 30-45 minutes (at least) for most of our services, tax dollars going to other cities.

More sophisticated planning to determine which services should be added, how to attract them, and where they will be located.

Lack of a long-range plan and sophisticated analysis.

The businesses we have mostly aren't that useful to me, Grocery stores are great, though they are expensive. Most of the businesses are geared toward tourists. We do patronize the restaurants and coffee shops when it is not tourist season.

Ethical businesses. Useful businesses for the community.

We live in a tourist town. Appealing to tourists is more lucrative. I am not sure this area could support things like veterinarian, mechanic, hair stylist,

Businesses that support the needs of residents have been disappearing to be replaced by commercial enterprises focused on tourist dollars. Local residents must often drive to Tillamook, Seaside or Astoria for household items, affordable food, etc. which increases reliance on single occupancy vehicles. Losing Salt and Paper has created a shortage of places where you could get office supplies, efficient copying, cards made by locals, etc. I'm hoping these types of services can be replaced by a new business. The lack of workforce housing has made restaurants close or reduce their days/ hours which impacts local residents.

New businesses seem to be turning Manzanita into a resort at the expense of being a community.

Losing "Hals" in Nehalem has been noticeable in terms of a place to buy household items.

I was under the impression that commercial development was restricted to a zone in proximity to Laneda. The situation where the micro- hotel on Dorcas (a commercial development) was allowed to get as far as it did in the permitting process was concerning. The PUD overlay that allows this type of use seems inconsistent with the comprehensive plan as is and perhaps a revised comprehensive plan.

Drive as little as possible for shopping, stay local. Rely less of on-line shopping and delivery.

Is there a way for the City of Manzanita to welcome businesses that support the needs of local residents through some sort of tax break?

Over reliance on tourist dollars.

The area is home to many retired people who increasingly need personal services (gardeners, house cleaners, and wait staff) because they have a decreasing ability to care for their homes and grounds and because they will eat out more often



Workforce housing. We cannot expect workers to spend a significant portion of their wages on commuting because they cannot find affordable housing close to the jobs on offer in Manzanita.

NIMBY attitudes plus zoning that discourages less expensive housing (multi-family and smaller homes).

Housing for the people who work here. A place to get bagels!

I value low turn around to the people who work in a business. They can afford to live here, good benefits, and in return they are happy on their job.

So many residents drive long distances to do shopping, not sure if this area here is the right place for the discussion.

Thinking about this more...

I miss stores like Salt and Paper. It filled a huge niche- art supplies, copies, and more. I like the overall range of businesses we have here in Manzanita. Might come back to this...

Local Manzanita business are nicotine respected or valued by many local residents. Considered annoying tourists shopping.

We need to value all local businesses and the employment opportunities they bring to Manzanita.

Support local businesses and understand the economic base they bring to Manzanita. Support more housing opportunities for our local workforce.

Anti-tourist attitude of many local residents. Totally against all visitors to Manzanita.

6. Parks and Open Space

Parks and open spaces come at a premium due to the increasing value of land vs that which could enhance tax revenues
Achieving a balance

I think that we have a good mix of parks and open spaces.

Keep them clean, keep them safe and keep them accessible. They are public spaces for all to enjoy.

Governor Tom McCall, Governor Oswald West got it right.

Let's continue to maintain and protect these spaces. Also, I know it was hard to manage a pandemic. But, if there's not garbage collection at parks, parking areas are we really surprised that people left their trash?

Let's continue to maintain and protect these spaces. Also, I know it was hard to manage a pandemic. But, if there's not garbage collection at parks, parking areas are we really surprised that people left their trash?

Funding, tax dollars, allocation, budget. Always the issue.

I think we have nice parks available to us. I hope these areas will be maintained. Love walking through the State Park and enjoy watching children in the local park having a good time

Believe in maintaining outdoor spaces for the enjoyment of population. Also, these outdoor spaces need to be maintained for wildlife.

This enables families to enjoy the outdoors. More outdoor opportunities need to be available for the community

Too much development in the area

Dog park would be an asset

Parking...parking. Parking badly needed,



Need more green space incorporated into development
Natural and abundant public spaces
Keep growth in line with attractive area and city of Manzanita
Developers being profitable

Parks and open spaces come at a premium due to the increasing value of land vs that which could enhance tax revenues
Achieving a balance

Trees are coming down and elk are being marginalized.
I came here to be close to nature. I suspect others have as well.
Care and detail in defining planning and zoning.
Lack of will to regulate.
Economic pressure.

We've lost most of our open space and really have a tiny city park.
I value nature and open space
We should set aside what open space we can in every part of town and develop a community park at Underhill with a community garden, and affordable housing.

I think we have nice parks available to us. I hope these areas will be maintained. Love walking through the State Park and enjoy watching children in the local park having a good time
Believe in maintaining outdoor spaces for the enjoyment of population. Also, these outdoor spaces need to be maintained for wildlife
This enables families to enjoy the outdoors. More outdoor opportunities need to be available for the community
Too much development in the area

Dog park would be an asset

Parking...parking. Parking badly needed,

Would love to preserve green spaces. Re do the playground area. Put in a pickle ball court. A place for the community to gather
Ack of it

Don't worry about parks too much. We have a 7-mile beach, golf and state parks everywhere
Get obsessive about completing the pool, or building one in Manzanita, with NCRD. Without access to swimming lessons, a lot of people will die over time. Vital.
Safety.

We are surrounded by ocean beach and forest land. A lot that is being developed within city limits is not an animal sanctuary.
I cherish our beaches and our forests, but it is separate from my home and garden surrounding my house.
People who go way over the top on this.
NIMBY people.



City Park needs updating of pickleball court and moving basketball hoop off pickleball court
Better maintenance of shrubs along Necarney rd. The shrub trimming isn't uniform. Damaged and rotten posts at intersections
\$\$

The city should not be selling land such as old city hall. Land is precious.
Pocket parks
Local preference to put money into new city hall

I don't have concerns. I'm glad we kept the tennis courts and that Nehalem opened pickleball courts. The beach and NBSP and NK Mt and Os West are our wonderful existing resources
We all should have free public spaces and recreational opportunities available for use
Someone could open a kayak and paddle board rental shop, or a bike shop (motor and nonmotor)
Startup costs, and winter months

I don't have any
I value the open space, public access to the coast, local park and having a state park nearby.
Can't think of any
I don't see any

I would love to see pickleball lines drawn on the park tennis court so it could be used for either tennis or pickleball

I love the Nehalem State Park, would like to see more hiking/ biking trails.
We live in a beautiful community and being outdoors is essential for health and well-being.
Develop more hiking/biking trails in the park.
Money.

Crowding and logging.
Greater access to more open space both in town and on state park land.
Access to City owned resources.
Lack of leadership.

The paving over of our green spaces. Along with this the increasing size of homes, on small lots....should not be allowed
As we watch more development, we see our green areas vanish. Our local animals lose habitat, we lose fresh air, and what makes our city special
We need to designate areas for a dog park, nature corridors, and just a nice park for ALL of us.
Uncontrolled growth.... happening NOW. Wealthy developers and builders.... their main interest is enriching themselves....the city presents an opportunity for just that. A city council that allows this..... guidelines to Prevent this.

More open space downtown

Preserving the existing parks
Parks are essential to the quality of life
I don't know
Pressure to develop and build



That they will inevitably vanish.

Values: try and maintain what bits of nature are left.

Minimal.

Obvious.

The city is stuck in the 1980s. We need to redesign our parks/facilities to provide for the amenities/sports activities popular today. Pickleball and a wellness course.

The preservation of open space is important to me. The city should prioritize this where possible.

Protecting the environment, reducing pollution, fighting global warming.

Taking a critical eye and caring about the preservation of open spaces when updating the comprehensive plan.

Money. Political will.

Over development has already cost us the loss of so much green space. Global warming ring any bells?...

I like the way it is, like most people that live here year-round.

People love to come here for our natural environment. People choose to live here for it too. Existing spaces must be protected, and new spaces must be added to alleviate pressure on the existing ones.

This is why we live here!

More open space may not seem to be profitable on the surface, but it is the quiet engine that drives the desirability of our area

Too much development. Too much promotion.

Several meetings have been held in Nehalem City Park because there isn't a suitable outside place in Manzanita.

Manzanita meetings are best if in town.

Create an outdoor sheltered area in Manzanita

money

NO CONVENTION CENTER!

Less is more. Smaller, quieter is better.

Elect different city councilors.

Current city council, heritage families.

We are a beach community. Thus, access to our beaches is primary. Maintaining clean beaches is crucial.

Our small City Park is well used and has little room for improvement or expansion.

Environmental issues related to beaches, waterways, and access.

My preference is to retain the beaches as they are, and not add walkways, benches, or volleyball netting.

The current City Park is small. It might be helpful to seek land for another park dedicated to tennis and pickle-ball, and expand the existing park to accommodate small children better.

Money

wherever available

livability



it would make an even more livable environment

Loss of open space and habitat - development seems to be overtaking the city and destroying our natural environment. The City should preserve open spaces within its UGB and not just say the golf course, city park, and state park provide enough. The city has a responsibility to preserve open space. The loss of the open space at third street is a big loss for the community as is the Highlands development

Protection and restoration

We are fortunate to have the golf course and the state park

There is intense pressure to continue to build. Citizens and decision makers must work together to protect open spaces and parks instead of developing them.

Leaving open green space

We need to protect nature

Space is very limited for new business. Without affordable housing, employment is very difficult.

Like to see more businesses to support a growing city.

Affordable housing

Space and enough local residents to support year-round business

Garbage, lack of recycling infrastructure in our parks and open spaces.

They need to be protected.

More city funded events that pull our community together around parks and open spaces.

Community clean ups.

Community BBQs.

More recycling infrastructure everywhere!

I think that our City Park is lovely.

We are so lucky in this regard with a seven-mile beach, and the state park with lots of trails. A cute city park with places to play for kids. And the Hoffman Center's Wonder Garden. There are benches all along Laneda to rest and watch the world go by. I only hope the rampant BIG HOUSE development doesn't continue to annihilate the existing trees and vegetation that had heretofore been a major feature of the town. I am especially sensitive to that because the people that bought the nearly two-lot piece of property next door, which had a small cottage and beautiful grove of 80+ year old firs, razed EVERYTHING to build their 5000 sq foot "dream home". And that isn't just happening on my block.

Love all the green space here.

Presumably the "opportunity" is to develop a comprehensive plan with incentives for people to keep their houses at a sensible scale. It's especially annoying when people from very far away build their mega-mansions and only show up for 4th of July and Labor Day. They appear to have no interest in the town itself.

having to try to balance tax revenue with quality of life. Because as more and more people settle here (even on a part time basis), the more money is needed for the infrastructure to support the onslaught. So bigger houses mean bigger tax revenue. Unfortunately, the tax rate can't be adjusted (or not easily anyway), so instead we need the bigger development and bigger houses to get the funding. A bit of a hamster wheel, it seems to me....

Watching the park access points fill up with overflow vehicles parked on 101. That's something we hadn't seen before, and it was scary.



Maintaining the assets and not letting peak use ruin the asset.

It looked like ODOT moved quickly to clear 101 so that brings up the opportunity to reach out to state agencies to partner on solutions.

Capacity for increased population growth.

The State's inability to maintain Nehalem State Park.

Outdoor family recreation.

Long-range planning and enhancement of state park lands.

State disinvestment in recreational parks and open space.

It would be great to have some benches and picnic tables all along ocean road.

Let's enjoy what we have.

Great for locals and visitors.

Trash. Maintenance. We could post signs asking the public to pack all of their trash out and help keep it clean.

Use recycled materials.

Would love to see more thoughtful planning for green spaces near Laneda.

The teeter-totter is unsafe. I would like to see it replaced.

The basketball hoop space conflicts with the pickleball court, I would like to see a separate court installed.

I think there needs to be at least two more parks in the city for residents and visitors to use.

Manzanita will be transformed into a sprawling suburban wasteland. Well, not really, but you get the idea. Villages are small scale and have open space immediately adjacent. Sprawling developments and large buildings in infill lots reduces that sense of scale and openness.

Open space preservation is key to a livable future, and a huge help to the mental and physical health of residents.

Partnering with other organizations to maintain and acquire open spaces (Elk Meadows is an outstanding example).

There's no money to be made building open space.

Preserving open space (as every build able lot seems to be getting developed). The city park is outdated.

Cater to a diverse age group and not just retired folks. There are many families moving to the area. I value open space and community space for gathering, music, activities.

Upgrade playground at city park

Money

minimal recent investment/expansion

we should maximize our publicly owned open spaces, particularly during as the surge in development

more trails, space around the new city hall, the undeveloped western side of the city park

other competing infrastructure demands and limited public resources

I think Manzanita has done a great job of providing a nice City Park, appropriate for the size of the community. The Public Beach provides a tremendous amount of "open space".



Part of the reason we live here is for all the great amenities already present. I don't have any concerns about them other than making sure the dunes are managed responsibly.

Natural beauty, variety of walking and biking options.

Possibly connecting more of the paths together to allow foot and bike traffic off of the road.

Money. It's nice to want to have a fully connected network of paths, but resources may inhibit that.

We need a long-range plan and detailed analysis. As the town grows, it must incorporate more open space. This will likely entail finding potential donors and zoning areas for open space to prevent unwanted density.

I highly value open space but understand the challenges in maintaining it. It can be achieved, however, and it seems there is willingness and resources in the community. Effective leadership in this area is paramount.

Lack of a long-range plan and analysis. No one to lead the effort to find avenues to protect open space.

Lack of funds and human resources.

More and more pressure is being put on our beaches, though I know those are the state parks dept. responsibility,

Not trashing our environment with overuse.

I don't know. It feels like almost every bit of what used to be open space has houses on it now. I don't think the city has money to develop more parks, and I'd rather see that go to housing.

Some of the natural areas that remain need protection as Open Space.

There is value in undeveloped natural areas. I value and use the existing City Park.

Manzanita could use a fenced dog park for residents and visitors. Off leash dogs on the beach are an increasing problem for wildlife (and other visitors/ residents). Perhaps an "on-leash on the beach" ordinance could be enforced if there was another opportunity for dogs to be dogs.

After an inventory of existing natural areas is undertaken, those most important could be designated as Open Space with an accompanying tax break.

Bike trails.

Pressure to grow and develop without appropriate planning.

: No concerns that are within the ability of the city to solve

The third street lot would have made a great center of town park, wetland, nature habitat, and more. We lost a golden opportunity.

The city park is great, I think maybe more city run things for children and adults there? Movies, etc.

In terms of open space, look at what we could have done with 3rd street lot.

I love our little city park. I make a note to go there on daily basis and make sure clean up any graffiti etc. In fact, I clean graffiti all over the city and public works is aware of this.

No specific concerns about parks in the area. We have the beach.

None

7.Visitors and Tourism

Increasing traffic and disrespect for the community



I'm glad I don't live ocean front to have cars in front of the property all day.

People leave trash and don't pick up after their dogs.

Some of the paths leading to the beach are dangerous. I know that this a parks issue as I have complained before. I have to say that after I contacted the park the problem was rectified.

Better paths.

Funding and cooperation.

That the vocal minority of "locals" will continue to disparage and blame "visitors" for every problem, inconvenience or change. Examples: Loose dog? Must be a careless, craven tourist's Truth, turns out it belongs to a local. Loud, trash-filled bonfire on the beach? Thoughtless, evil, tourists. Nope. Locals. And, on and on and on. Then, cue the whining on STRS with no alternate revenue strategy. The task force worked hard to address issues and the rental firms (who provide jobs) have been engaged and responsive. The new task force can continue to address regulation enforcement and re-distribute the density of rentals in certain areas if needed. I'm so tired of people complaining when the city has provided many ways to engage and contribute to solutions

Visitors and tourists help keep our economy vital. This isn't Seaside, Lincoln City or Cannon Beach. Relax, folks. The beaches are public land. Share and learn how to promote tourism that respects our people and our resources. Quit the hate.

An underlying disdain from entitled, self-proclaimed locals that literally put up "go away" signs and wanted to close the city to visitors. This disdain has been combined with an ongoing smear campaign to disparage volunteer jobs in city government, i.e. Mayor, City Council, Manager etc. Tell that guy, this isn't Sweet home, water bill revenue has not been embezzled, the Underhill Plaza should have been torn down 2 years ago and mind his own business regarding voter registration. We now have a de-facto, anti-marketing campaign that essentially positions Manzanita as excluding, elitist, anti-growth, anti-business, anti-visitor, insulated village that locals want to set back the clock 60 years for their own limited use.

Too many short-time rentals in Manzanita. Having a STR in our neighborhood in the past caused difficulties with parking and party noise. I believe Manzanita has more than 17.5 percent STRs. I do a great deal of walking through the community. It seems there are a great many STRs in neighborhoods by counting the signs on different houses I'm older and have my reasons for a little more quiet in my neighborhood. I don't care to hear people playing "beer pong" at all hours of the night and "hooting and hollerin."

No opportunities for me. I would be willing to pay higher property taxes.

Money.

Downtown parking! Need a city parking lot

I think it needs to be embraced more. It is the financial foundation of the city so more positive solutions would be good I like to see Manzanita busy & being appreciated by travelers, it'd be nice to bring back some of the fun, positive things like the 4th parade

Financial and economic stability & profitability for businesses

Parking, enough businesses to accommodate visitors

Increasing traffic and disrespect for the community

Safety. Courtesy and awareness at times when there are a large number of people in town.

I value the generosity of our state to become people to the public beaches.



Education to visitors that they have come to someplace where other people actually LIVE and where animals live. So they can respect the residents.

Ocean safety. I know we have signs but are there other ways to inform people so they don't do risky things?
People are coming to escape, which means some of them will leave responsibility at the office.

Too many renters are creating too much noise and traffic (both car and foot).

Diminishing the integrity of the community/neighborhood feel for residents

Reduce the number of STRs, which will reduce the noise and traffic.

City council; planning commission. Need to update the comprehensive plan and zoning ordinances.

Parking gets crazy along beach and Lanenda on summer days, especially when it's hot elsewhere in Oregon

We should make it less inviting to park in residential neighborhoods, and maybe charge for parking to at least get \$\$ from those who will come
revenue?

Permanent residents won't like to pay for parking. Maybe permits? And who would enforce and at what cost

Traffic, congestion, garbage, noise,

We need to educate folks that the ocean is not a theme park and how to be safe and enjoy being here. We need enforcement by people other than residents to make sure visitors obey the ordinances.

Could visitor parking permits pay for enforcement?

How about a volunteer committee on this issue, in a limited time frame of meetings; complex issues such as parking, STR 's, possible taxes on food and beverages could be discussed, make fireworks illegal, noise or ordinance and needed policing are just some of the subjects

Important

Getting ahead of issues that we will have to deal with in all the years ahead.

Required time; we don't have time for city employees to figure this out; volunteer committee of residents.

Too many short-time rentals in Manzanita. Having a STR in our neighborhood in the past caused difficulties with parking and party noise. I believe Manzanita has more than 17.5 percent STRs. I do a great deal of walking through the community. It seems there are a great many STRs in neighborhoods by counting the signs on different houses I'm older and have my reasons for a little more quiet in my neighborhood. I don't care to hear people playing "beer pong" at all hours of the night and "hooting and hollerin."

No opportunities for me. I would be willing to pay higher property taxes.

Money.

Downtown parking! Need a city parking lot

Way too many people drowning our town with short term visits

I value quiet

Number of cars. Parking

We need visitors for the businesses to survive

Limit it

Enforce a noise curfew



Making sure we don't allow localism and hostility — like Cannon Beach — creep into our relationship with visitors.
Making sure we don't dismiss or disregard people, — vacationers and 2nd homeowners — just because they're not technically eligible to vote. We still need to serve them, for this whole thing to work.

And "Aloha" spirit with a Neahkanie accent

Having a clear civic voice from leadership.

I stay off of Laneda on the weekend. It's amazing because I live on a quiet street, even with 3 STR's, 2 LTR's, 12 second homeowners.

Welcome people like I enjoy being welcomed when I am a visitor.

We live in a resort area. It's what you have to balance against being in such as area

If we didn't have visitors, we couldn't support our lovely businesses.

Residents who want to lock the gates now that they live here mentality.

Limit STR parking per unit

Our Infrastructure cannot support so many year-round visitors

I like visitors but not beside me, behind me, and across from me

Management, taxing, reducing dense areas

The number of STR's and the resulting car and activity issues

City folks who want to bring the city and all its speed and noise with them.

The beach should be a place to chill, but with respect for neighbors. Tourism should not overwhelm or take priority over the needs and desires of year-round residents

Promote the quietness, the "village" aspects, promote the old-fashioned beach activities. Create a low tide labyrinth (so?

Attracting Too many tourists defeat the small town feel

Encourage more walking, biking, electric golf carts instead of cars in town.

Parking, light pollution, noise, using the local resources, littering/dog poop, not being able to get in a restaurant, traffic, not respecting the local rules, overconsumption; rental agencies/people not holding their guests accountable for their impact on the community.

I value the money they bring in for the local businesses.

Limiting str, finding other ways to make money for the community and bring in non-tourist businesses. Using lottery money to replace tourist dollars? Charging/raising the licensing fee that involves all rentals have a sticker/display to show they are a licensed rental; sales tax; all rentals must Reapply if the rental changes hands; rental agencies being more responsible for their guests like picking up the debris on the beach after the Fourth of July.

Supplementing the income/taxes from tourism

I can't comment on this as we live in Pine Ridge and noise and parking is not an issue for us. We usually walk or cycle to town.

Loud guests at short term rentals.

Guests need to be respectful of residents.



Greater enforcement, or perhaps revised, quiet hours rules.
Lack of leadership.

Noise and fireworks on the beach the beach is becoming a garbage dump - and noisy parties along with the fireworks are a serious issue.

The beach is a beautiful asset to our community and must be respected and preserved.
Better enforcement between the city and the state parks
Funding and coordination

Way too many tourists now in the summer. We live on a corner, and the street can stay busy to the morning hours.... with the tourists speaking loudly all that time. A good number does not behave as guests.... it's ALL about ME. Noise, cars and more Noise.

WE came here for the beautiful environment and fresh air. And QUIET. In the summer months that no longer happens. Cars, at all hours, smoking by our home wafts into it, smoking by the rocks at the end of Laneda pollutes my personal airspace. People Park wherever they choose, blocking traffic and placing walkers/bikers at risk. Time for NO Smoking on Laneda and the rock seating on the end of Laneda by the beach. Our clean air is a major asset for ALL, lets cherish and protect it. Smokers should not dictate policy like they did on planes trains and busses. That day has PASSED. No smoking in public areas.... This benefits the Majority
Courage from the city council and city itself. As well as the smoking visitors to our city. Still the majority of those who value clean air, less litter and pollution should win this discussion...

Uncontrolled development

Containing development so that the environment and quality of life are not lost or diminished

I don't know

Pressure to develop

Over-development, over-growth, a basic lowering of quality of life.

Hope for change.

Assume the worst.

Limitless opportunities for tack and crap, over-crowding, too many people and cars, pollution, noise

Don't want more of either for those very reasons: parking, noise

My business would be so much more enjoyable if we did not have customers. That seems to sum up the attitude of some residents. We need to move beyond it and recognize that visitors to Manzanita, whether they are own guests or staying in a short-term rental, provide the vibrancy and revenues to the city which we need to make Manzanita a great place.

Continue to maintain a safe and economically healthy community by having enough customers for our commercial establishments.

Narrow thinking

Manzanita is a tourist town that is trying to keep it's "small village" feel but with the pandemic and the increase in the lodging tax that is focused on bringing more tourism into the community, it feels like it all is becoming a bit too much. People by and large are well behaved. Fortunately, where I live, there is not a concentration of short term rentals. I can only imagine the challenges if there was.



A long time ago, I too was a visitor to Manzanita. I appreciate the natural beauty of the coast and the lack of touristic spots in Manzanita compared to Seaside, Cannon Beach or Rockaway.

Lack of resources. And some people just don't care.

WOW, walked down Laneda recently? Our HOA put a covenant of NO UNIT CAN BE SOLD TO A STR. Can Manzanita do likewise, at least for the foreseeable future?

Good question where is the parking???? There isn't any.

Why is there no ordinance for these loud vehicles, especially the mufflers, it's terrible.

There needs to be a balance between enough tourism to reasonably support the economy of our community and quality of life for residents and second homeowners.

We give up a lot of conveniences to be able to live at the beach. The tradeoff for us is having long stretches of "quiet" season and getting to enjoy this magnificent area all to ourselves for parts of the year.

Carefully managing growth.

More people in the NW, social media and online information give instantaneous weather reports, etc. And, new and old businesses wanting more promotion, more off season business, more money.

Support second homeowners and tourist industry in Manzanita.

Manzanita ultimately will always be some kind of vacation destination. We need to work together to shape what that future looks like.

Develop reasonable regulations that control visitor behavior but at the same time welcomes visitors to the area.

Attitude of many locals (full time residents) and some second homeowners that are totally against STRs and tourist visitors. Unreasonably restrictive attitudes.

Our neighborhoods are for residents and 2nd homeowners - NOT tourists.

DO NOT commercialize our residential neighborhoods. Period.

Create different ordinances to reduce/eliminate STRs in our residential neighborhoods. Elect new city councilors to do it, or enact citizen generated ordinances and City Charter Amendments through the initiative process.

Current city council is owned by golf/tourism interests.

I am not concerned about visitors except for fireworks and campfires on the beach.

The noise of illegal fireworks scares wildlife, pets, and children, and is a safety and fire hazard.

Tranquility and safety of the community.

Eliminate all fireworks and enforce them with hefty fines.

Do not allow fires on the beach.

Enforcement.

Most tourists do not have a clue about needed tsunami supplies when they visit here

Tillamook County taxes need to go to emergency education & supplies. Not building more tourism. Money should also go to improving roads & services not more tourism.

Quality living & essential services, good roads

Signs to alert tourists that they need to have emergency supplies with them as they enter a tsunami zone



Sometimes it feels like we are overrun with tourists. STRs are decimating neighborhoods.

We want to welcome tourists but also have a balance of having a community that also belongs to locals.

I want Manzanita to be a welcoming community to tourists, while striking a balance. We are also a local community with a strong sense of connection to each other, and a commitment to the wellbeing of those who live here year-round.

I think the moratorium on STR's is a good decision. I think taking a new look at this issue is critical for the City. The numbers of STRs are too high.

So many people think that Manzanita cannot survive without as much tourism as possible, and I believe there needs to be a balance.

Not enough parking

City parking should be provided that does not include overflow residential street parking

Education re existing ordinances. Enforcement.

The problems are more isolated than Facebook leads you to believe.

There is plenty of parking. I don't mind the noise of people having fun on their vacations. Visitors and Tourists support our small businesses.

Recycling and compost infrastructure.

Vacation rental companies need to do more to reduce the impact tourists have on our waste management system.

Visitor education.

I think we need to focus on Eco/Sustainable Tourism. Education and outreach to visitors about how to leave no trace, clean up after themselves, and reduce waste.

Recycling and compost infrastructure.

Vacation rental companies need to do more to reduce the impact tourists have on our waste management system.

Visitor education.

I think the Visitors Association, TCVA, and the vacation rental companies can come up with an Ecotourism Plan.

: I think that living in Manzanita is a great blessing and was always ready to share our wonderful place with others but at this point we are overrun with tourism, and we need to do something to encourage people to go elsewhere. It has become a livability issue to the residents here. We can't park, we can't sleep, we can't drive down the street, we can't get the mail. We used to have crowds in the summertime & that was fine but now it's all year round and it's become a bit much.

I believe that we would do well if we severely cut back on the Short-Term Rentals in our neighborhoods. PLEASE!

We have sold people on the great advantage of having an income from afar, and now it's become the only game in town!

Most of the time, I don't mind tourism. That helps our businesses stay in businesses. There are certain times when the town does get overwhelmed. In a way, I am glad for no more fireworks (and even the parade), because it's on those days that we get overwhelmed.

Balance. Visitors are great, but it seems like we need a little more infrastructure to help manage them.

Have parking that keeps tourists from having to drive to the businesses and the farmer's market. Encourage alternative transportation. Including parking somewhere further afield with a shuttle for people who can't walk.



money, land getting more expensive, so a reluctance to set it aside for parking. Also, the city govt thinking it shouldn't be up to them to solve, but that the businesses should pony up the funds for the parking. Which is pretty ridiculous. It'll take a public/private partnership to make anything like this happen.

Mixing residential and commercial uses.

Communities need healthy neighborhoods.

Describing what types of tourism and visitors the city wants to attract.

Small businesses rely on tourism, but it can also come with drawbacks.

Too many STRs

My neighborhood should not be a hotel area

Limit/reduce STRs

Greed

That the swarms of weekend and holiday visitors become the norm.

Maintaining Manzanita's livability.

Strengthening Manzanita's small-town vibe.

The ocean, the river, and the mountain.

I don't see it as a problem. I think the crowds are pretty respectful. Parking is manageable. If we had a great amount of growth, there could be issues.

finding the balance between the right number of visitors to support our existing businesses - which means limiting the number of STR licenses to encourage that amount of visitors while also not allowing Manzanita to become another Cannon beach - over populated, commercialized, etc. Manzanita is a "quant" beach community, and I would like to see it stay that way - but this does require that we strike a good balance between limiting the growth of visitors to prevent that, but not throttling the number of visitors beyond what's needed to support existing businesses & paying enough to support Manzanita's infrastructure

My concern is that visitors are perceived negatively. I hear too many complaints about short term rentals, instead of a balanced view of how they are a huge funding source for the city.

Parking. I would like to see more tourists from elsewhere maybe a draw to bring them in, but we need more parking. We need consistency in "events" For example many citizens including myself would Love to help if we can as we can to bring back fireworks and parade. Those things brought in more visitors for the day to spend in our businesses.

None. Manzanita is a lovely destination.

I absolutely LOVE how Manzanita has communicated COVID messages to the tourism community. Thank you for being clear to the visiting public.

Yes! Volunteer-tourism opportunities.

I appreciated the 4th of July activities of the past - not sure why they are gone, but our neighboring communities have picked up the parade and fireworks display. I hope one day, that will come back to Manzanita.



Lots of people complain about poor behavior by visitors.

Parking needs should not dominate our decisions. If we make it easy to park, people will just drive more, and the easy parking goes away again.

Harsher rules and steeper fines to fund stricter enforcement and more effective complaint response.

Overabundance is short-term rentals

Limit STRs and prioritize community

Promote sustainable tourism, cohesive marketing of the region with conservation messaging. Costa Rica is a great example of harnessing tourism for environment

We are a city of visitors/tourists and we're losing our heart

too many STRs in our neighborhoods

our biggest tourist attraction is the beach - it belongs to all of us, and it's plenty big enough to accommodate everyone - folks should keep on coming, enjoying it, spending money on Laneda if they want to - but we still have a little town to live in, and we need to keep it as livable as possible

if people come here because it's different than Seaside of Rockaway, for example, then we need to invest revenue derived from our visitors in those things that make us different

we're hooked on STR revenue, which not only pays our bills but props up the local second home and investment property industry - hard to build community in a place where most of the homes don't house residents

Lack of desire to attract tourism by full time residents.

As a second homeowner some businesses are very welcoming, and others are not.

Full time residents want the revenue from tourism but don't want the people or work.

Manzanita has been discovered. Tourism traffic has increased greatly during the summer and fall. Tourism dollars provide a much-needed revenue source for the City and local businesses. The trick is to manage the continued revenue stream against out-of-control growth, which is bothersome to residents and property owners.

Growth needs to be on a measured regulated pace. New growth from new commercial development needs to support the creation of off-street parking and infrastructure to offset impact from their presence.

Beach accessibility is a concern, see my comments in the Dune Management/Environment section.

The kids park is great.

See my comments about growth and % of short-term rental houses. We might be trending toward overload in the peak seasons.

Balance between vibrancy of vacationers, business opportunities, and overloading.

Getting the balance solid makes it more enjoyable for all.

Honestly, it will be really tough to "dial it in". Maybe not really possible, but worth reviewing regularly.

Visitors support the viability of the community. My concern is that when they are in residential areas, they respect the neighbors and keep noise and trash to a minimum. There should be consequences for violations.

I love witnessing the joy of our visitors. Frankly, I also love the diversity of age and ethnicity and our visitors bring this to



our community.

Trying to maintain a balance of # of STR within residential communities. Allowing a hotel to be built within commercial areas that will enable visitors to enjoy the town without disruption to the residential areas.

It seems the community has not felt supported by the leadership as it has voiced concern about so many STR within residential areas. The result may be a lack of trust that the town leadership will give the well-being of the community priority over development pressures.

There are too many of them and they don't care about the town. It's getting harder to enjoy living here.

I like to think I live in a community.

I think the town should, do some work to figure out how to entice people to live here rather than just building second homes.

Greed. Low property tax rate. Dependence on STR revenue.

What are your greatest concerns about this issue?

The pressure to accommodate a significant increase in tourism (during and post pandemic) has changed the character of the community. The tourist "season" is now year-round. Businesses (including STRs) are driving out what is needed to support the resident population. Manzanita is becoming Cannon Beach without regard to whether or not this is the desired vision of the community.

The concentration of STRs denigrates a sense of community. Noise, traffic, dogs, etc.

Degradation of beaches with trash/ plastic.

Many visitors (and residents) remain unaware of the dangers posed by the ocean.

Find a balance between tourist commerce and what makes Manzanita a community that can support the needs of residents. Keep the beaches and natural areas clean and protect wildlife.

STRs need to be managed so that there is sufficient housing to accommodate residents and retain their sense of community. There are many models for how STRs can be managed better in communities such as Manzanita that should be investigated and policies developed. They can co-exist while retaining a sense of community.

As far as beach trash and plastic that washes in -- public education can be increased. The visitor's center could promote beach cleanup with available trash bags, disposable gloves, trash pickup sticks. Consider a weekly "prize" for the most trash taken off the beach.

Consider a "Washed Ashore" type of project in Manzanita (artwork providing public education made from collected plastic beach trash that involves the community).

More public information about sneaker waves and rip tides.

Accommodating the vast increase in population during the summer high tourist season with limited resources. Too many people with "vacation brain".

The surge of visitors with the increase in rentals is very noticeable, making streets and sidewalks very crowded.

That Manzanita will come to be more like Seaside or CB.

Retain the limited commercial zone on Laneda but provide more alternative transportation corridors for pedestrians and bicycles from residential areas to discourage the use of cars to get to Laneda. This opportunity is limited because many



retired people have a limited ability to utilize those alternatives. Another opportunity is to use the comp plan and zoning to limit the number and kind of businesses that can locate on Laneda.

This is a free country. We cannot prevent or forbid visitors from visiting.

Tourists not picking up after themselves and urban kids doing graffiti which I have been tackling for years- I have a handful of equipment to clean this up immediately. Bothersome is seeing tagging.

Value people showing respect as if this was their place to reside.

More areas to put trash in along Ocean. Permits for parking.

: It's a lot of stress on one officer who is on duty to deal with babysitting the unruliness in town. I feel for the police and commend them in all the work they do.

8. Public Safety

Funding appropriate resources

Too many cars. Roads too narrow. Some roads in need of being redone 3rd street north

Keep the public informed of the danger of ocean currents, riptides, logs, and hypothermia. Keep people off cliff rocks. Educate on the dangers of collapsing sand caves. Work with OR Wildlife and Parks regarding bear/courage co-existence.

Continue to support the emergency volunteer org. regarding earthquake/tsunami preparation and response.

Education and communication preemptively saves lives.

signage, sirens, public info campaigns

Funding and resources

Traffic on Dorcas and Classic if there is more development in this area. Too much development in this area. 309 additional cars going down Dorcas each day if Manzanita Lofts is approved.

Livability

I feel very safe in Manzanita & appreciate the casual presence of the police.

I think the community is good at watching out for their neighbors

Safety job development

Funding for more as growth continues

Funding appropriate resources

Driving the roads here can be hazardous. We need bike and walking paths along roadways and apart from roadways.

I am concerned that our public safety professionals are often overtaxed.

I appreciate our providers of safety, rescue and emergency services. In the city I took these for granted. Here, their value is very evident, and I do not take it for granted.

Bike and walking paths along Classic Street, Manzanita Ave., Necarney City Road, and off 101 between Manzanita, Nehalem and Wheeler would GREATLY improve safety and livability here.

Money

Crime is heading this way. It's becoming an issue that is no longer "just Portland". We need to keep being able to pay for our police



It's important

I fear some people want to get rid of vacationers and are willing to lose the revenue tourism brings even if it means giving up a lot of city services. That's leaving us vulnerable. Like I said, people will and are coming. We need to keep paying for police and find a way to pay for it.

I think we could use another officer. They work their tails off and the summers are rough.
I love our police officers!

We absolutely need one more police officer. Also, Manzanita should make fireworks illegal.
Important
Funding...perhaps CM can assist in creative ways to fund...TLT?

Traffic on Dorcas and Classic if there is more development in this area. Too much development in this area. 309 additional cars going down Dorcas each day if Manzanita Lofts is approved.
Livability

We have an exceptional public safety system And I am happy to pay for it.

I feel safe in manzanita

Have a zero — absolute zero — tolerance for deliberate criminality.
Police with a gentle acceptance of people having fun on the beach, issuing warnings and cautions, etc. (open container, etc.
If someone is found for burglary, drug distribution, theft, etc. — Manzanita should earn a reputation for maximum charge, maximum prosecution.

I love our police officers. Probably need a 5th officer
Budget.

Fires next to dunes. Need signs at each entrance to beach with regulations etc....
Fires 50ft from dunes put fires out with water not sand etc.
City will say it's a park issue. Parks will say it's the city's issue. Work together to post signs

No ambulance when I need one especially in the summer, no paramedics, not enough police
Beach fires in the dunes.
Workforce housing

Disparity if income helps to create social problems which can result in an increase in crime, from petty stealing if shoes off the beach, to the recent murder
People should not build their wealth off the backs of others. This creates disparities which make people feel hopeless and angry at themselves, those with money and the world- feeling left behind
Encourage building of moderate housing, not mega houses which only exacerbate the disparities
The rich get rich, and the poor get poorer.

Speeding and reckless driving



Obey the local laws and respect the speed limit.
Not sure
Lack of police to give tickets for breaking the law.

Highway traffic and pedestrians in town.
Slow down and pay attention!
Traffic control on 101.
Lack of leadership

We have a great Police Department - my greatest concern is that they are overworked and need more support from the Community.

Drivers who tend to overlook or ignore stop signs. The slow invasion of homeless cropping up from time to time. Recent home burglaries....

Quality of life can be lost when these small problems are ignored long enough to grow. We value safety, both personal and our home.

Add another public safety officer. If a bond is needed do so. WEE are growing and the need exists. 4 PSO is not enough for our size.

Locals resist paying for services.... Regardless of need. Once again self before our town. Even though their actions make life more difficult for themselves.

I don't have any major concerns at this time
Safety is of paramount importance
I don't know
Too many transient people who have no investment in the community

A slow rise in crime and criminals. See: Wheeler. See: petty theft in Manzanita, etc.

Over all I think the police are doing a good job, as are the watchmen. It's still a wave of offal coming at them.

Probably more police. With luck a D.A who will actually do something.

A nationwide shift toward simply becoming numb to it. See: school shooting, See: Portland, Oregon

More visitors/tourism will inevitably bring more safety and security issues. Definitely not thrilled to have that affect our community, our homes. Especially in our case, we are only part time residents, so our home is vacant much of the time.

None. The city and the police force are doing a great job.

I don't have any current concerns about public safety right now. I know my neighbors. We tend to watch out for each other. Overall safety of the community in the event of a natural disaster is critical.

Dorcas Lane is heavily travelled by vehicles avoiding Laneda. MANY of these create a public safety risk because they can SPEED ALMOST HALFWAY THROUGH MANZANITA WITHOUT HAVING TO STOP. PUT UP SOME STOP SIGNS ON DORCAS LANE!

There is a lot of foot traffic on Manzanita Avenue (families headed down to the beach). Someone is going to get hurt of these days, fast traffic, going thru stop signs



Our strained, overworked, and mostly volunteer emergency services. No services available many times. High level of concern for my friends/family who volunteer and are exhausted. High level of concern for the lack of services when they are needed (for example, my dad needed ambulance transport to Portland on Memorial Day weekend-- there were NONE available in Clatsop/Tillamook counties). We had to make a very scary drive ourselves. It is unacceptable that our services are designed to support our small, year-round population, but in fact must support hugely swollen population of visitors, now most of the year.

Use transient lodging funding or create restaurant/lodging tax to fund our emergency services. Pay full time professionals. Create a lifeguard program (paid!) with trained water rescue guards for the summer months.

: Funding and community will/support. I hugely support Cannon Beach's recent restaurant tax to fund emergency services. But I know business owners were adamantly opposed. I have traveled to so many heavy tourist destination places (Key West, most of Hawaii, many international destinations) who have this type of tax. Believe me, everyone still eats in the restaurants and the waitstaff are still tipped well. And, when someone needs an ambulance, much better chance of having one! No one can dine out at all, if they are dead.

Too many cars in town, few sidewalks, big trucks block the streets
Safety for walking people and kids playing
Planning for an increase in tourism.
money

Police should enforce and cite speed and traffic control device violations. Police should be regionalized just like our regional fire services - across the whole service area - essentially the whole North County.
Insist residents and visitors alike respect public safety on our streets and walkways.
Instruct police to enforce public safety ordinances.
Current city council is owned by status quo golf/STR/tourism interests.

Not particularly concerned.

Living in Neahkahnie we have no police force & must rely on the Sheriffs dept. for safety & security emergencies. They are too far away to respond in a timely way.
Wanting to feel safe & secure
a safer place makes for happier residents

Do we have enough police officers for our population where tourist numbers are high? The answer to this question is no. Police officers are working lots of overtime. The Police Department needs at least one more officer.
Manzanita feels like a small, safe town, I want it to continue to be this way.
Traffic safety for pedestrians (not on Laneda) remains an issue

very few

We have an incredibly low crime rate. We have a great police department.



I feel safe

National fear mongering gives people the impression they are not safe

Happily, I have always felt safe in Manzanita. Four policemen seem like a lot to me, but I am not involved and will trust that they are needed.

Whenever I have had interaction with our policemen, I have found them to be very personable and capable.

Not sure I have concerns on this topic. We seem to live in a pretty safe area (crime-wise). Other than the tsunami threat or other natural disasters. The emergency volunteer group is doing an excellent job in bringing awareness to the issue and putting lots of useful stuff in place to help with our resiliency. Although if the worst happens all our "go-bags" will not do much to mitigate the disaster. Maybe my greatest concern is climate change resulting in droughts, wildfires, displaced people with no resources becoming desperate.

Be prepared, be vigilant, be resilient, but don't get obsessive. No matter where you are in the world, there can be no guarantee of 100% safety.

Hm. not sure there are any.

worldwide lack of will to do anything about climate change.

Capacity to respond to issues in peak seasons and ability to transport responders when needed.

Wildfire prevention activities need more focus. There aren't many options for evacuation routes.

Personal and public safety are our biggest concerns.

After 2020, the state focused on this, and we could adopt more strategies from other Oregon communities.

Shifting the emergency management focus from the massive earthquake to also including the more frequent risks of wildfire.

Inadequate tax base to provide adequate municipal law enforcement services.

Maintaining Manzanita's livability.

Increased reliance on inter-governmental cooperation to share services and resources.

Inability to extend municipal services to unincorporated areas.

No concerns. Very safe.

Barrier - Adequate staffing

I feel safe in manzanita. Traffic (speeding) there are kids on our street and others enjoying being outside and I get so worried as cars fly by.

None. Thank you to the public servants who keep Manzanita safe and clean!

Manzanita Ave should have a 20-mph speed limit.

To look at this in perspective and from a humanist standpoint. People need hope and livelihood. They need affordable housing, places to grow old in comfort and Manzanita is a land of 'haves' on the edge of many 'have nots.'

Look at the services needed in the community and not just the 'public safety'



limited ambulance and other emergency response capacities serving a largely aging population
the community-policing approach our local PD takes reflects my values generally
possibly coordinating (and investing) with other jurisdictions and agencies to enhance emergency response capacities
our public safety needs are significantly impacted by our visitors, and we need to figure out how best to continue
shifting the cost burden to them

The City of Manzanita has one of the top Public Beaches in the State of Oregon. This beach is a continuation of the Nehalem Bay State Park and matches the Park for beauty, expanse and tourism attraction. Many of the "Public Accesses" in the south part of the city are becoming impassable due to excess dune growth. It has become a safety issue and a liability issue for property owners, the City and the State Parks. Who is responsible for correcting this safety issue? When asked this Question at a recent City Forum meeting, the response was that the city has no responsibility for maintaining the safety of these accesses.

Tourism is a major revenue source for the city. If tourists and older age groups are unable to access the Public Beach safely this revenue source will be threatened. I think the Public Beach Accesses must be maintained to ensure safety for all groups of users and individuals with disabilities.

I was under the impression that the Dunes association maintained these accesses previously but has not done so for many years. Is such maintenance prohibited?

Safety along the steep dunes. See my comments in the Environment section. I recently saw young children jumping off of the dunes, I think this is a liability for the City and something that needs to be addressed.

Dunes during the early spring.

Responsibility.

See comments on dunes management.

See comments on dunes management.

That we have adequate ambulance and law enforcement to support the needs of the community and our visitors.

That helpless or harmed individuals be supported in a time of need.

Professional evaluate whether we have enough support and if not work to obtain the funds necessary to have more.

Professional evaluation and funding.

The Manzanita Police Department is great but overburdened, particularly during the summer. I believe this situation has been exacerbated by other small towns in the area losing their own police departments and relying on Manzanita by contract? Tourist traffic (vehicular and pedestrian) on Laneda is chaotic in summer. Jaywalking enforcement?

I'm concerned that there may not be enough volunteers for Nehalem Bay Fire and Rescue to meet the demands of a population that swells during heavy tourist use.

EVC does not have the capacity to respond to a major disaster during high tourist seasons and many local rentals do not take responsibility for providing public safety information and "Go Bags".

Many visitors remain unaware of the danger posed by the ocean.

I hope to continue to live in an area where I feel relatively safe from crime.

Require enough "Go Bags" at STRs and at the local motels for each guest. If there is a concern about theft, have a



refundable deposit. Guests get the Go Bags when they check in and return them when they check out.

Increase funding for police/ Nehalem Bay Fire and Rescue?
More public information about sneaker waves and rip tides.
The vast increase in population during the high tourist season.

No tsunami warning system in place.

Overall, I feel we live in quite a safe town, but as it grows problems will arise

I commend the police in all the work they do. Yesterday in Cannon Beach I saw someone biking around with a vest that read something like Public Help. Not sure if this is in line with what can be done to assist public safety.

: When the town gets filled up, we also don't have the ambulatory help to fulfill all the people here. Also, food and other necessities.

See last question. In the event of an emergency lacking resources

No concerns.

Manzanita is resonantly safe We just need to maintain funding to keep it that way.

Funding diversification. Adequate city budget for all safety issues.

Funding a STR compliance person for both livability and safety concerns.

Funding restrictions.

9. Community

Attracting businesses and community leadership to manage growth

The global pandemic and the need for a safe and expanded City Hall has divided residents, visitors, part-time residents

Respect others. Live by the golden rule, do unto others....be kind. Seek to understand

Volunteer, support, be a critical thinker, fact check

See other comments, i.e., Visitors and Tourists

Listen to the stakeholders--the residents of Manzanita

I think the Planning Commission and City Council has done a good job in representing the residents of Manzanita

Outside developers.

Keep Manzanita a small village! Not like a Cannon Beach!

Love the Farmers market, please continue to encourage this, !!!!

It's lost is happiness, positivity & fun which what was attractive about it. City government needs to promote that more and be more casual and citizen friendly. This isn't a big city; it should relate to its citizens personally and with common sense

More common sense and easy communication. Protect the natural beauty

Maintain charm & spirit of our community



Negativity and slow to problem solve in a sensible manner

Attracting businesses and community leadership to manage growth

Our city leadership has often given the impression of secrecy and cliquishness. I expect this is not the intention of the members, but the communication and decision processes could be improved.

It is important to me to serve my community, and to become knowledgeable about the issues and assets and history. I think that the city is working on better process, as evidenced by the improved web site, multiple ways of getting information and this survey and Town Halls. A broad call for people of expertise and good will to serve on advisory or research committees might result in more participation.

Brainstorm some new ways and venues that would bring a wide range of people together, such as CartM used to, or pre-pandemic Hoffman Center.

Rumor mills. People taking rigid sides without having direct conversations with others or being willing to compromise. So many people are engaged in volunteer efforts to make this a great place to live. A lot of good people are stretched pretty thin.

Lack of communication.

Communication is key.

More communication to residents via newsletters, postings, town hall meetings etc.

City Council needs to provide more communication.

Oh wow. People are so upset about growth that they blame the current council, mayor and city staff. It's so easy to point the finger at people, thinking if you replace them the "problem" will go away. That is not going to happen. I think the current elected officials and staff have been doing a good job given how quickly things are changing since Covid, which set people on the move, and other growth pressure.

Let's not shoot the messenger or blame people for following the laws, zoning, rules

More people in Manzanita means more talent.

Erroneous thinking: Growth happened under this current council and staff: It must be their fault.

It feels like high school sometimes when people are fighting about hot topics. The kind of high school where you don't know anybody, and people talk about you because you don't have the right outfit. The jocks won't play with the nerds and the hippies won't play with anybody. Divisions created years ago just simmered along until they became grudges.

Ick!

Live and let live and don't take it personally.

The way things have changed in the last year shows me that more people just want to enjoy this beautiful place and get along. I think the changes the City Manager has brought to town have been such a great improvement and I can see people moving to be engaged more than ever.

History and circumstances from the last two years. I think we'll get over ourselves though

We would love to have more Townhall type "Listening" meetings, informal setting, where the city manager encourages to us to discuss various City issues.

We are hopeful, this sort of crosstalk is valued by everyone.

A better idea of what issues are on the minds of citizens. A better understanding (residents) of what CM sees as opportunities and challenges, as well as insight into the everyday workings of the city



Time and Effort

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Love the Farmers market, please continue to encourage this, !!!!

Unsure

Email newsletters etc. to homeowners

I have attended the City Council meetings for years. Also, listen in on Planning Commission meetings.

It's important to be an active in our community

Longtime residents have given up. They feel left out without computers and/or computer skills.

Those who have spoken up have been ridiculed

Be kind even with those you disagree with. Don't label people. Don't judge.

People with deaf ears holding office for way too long

That we become polarized and intolerant of those who don't think exactly like us.

I hate the political polarization of the past years and the intolerance it has created. A small community cannot afford to let this happen.

There are countless ways that one can volunteer in this community, and that's fabulous.

People who live here or come frequently, who don't get involved at some level

Community working together for the greater good for everyone; having an impact on local decisions

I value a community working together and listening to each other, even if they don't agree. I value community Meetings and being informed

I like the newsletter and letting us know what is going on; more local residents having a say on tourism and the impact on their liability in the community

Communication to all residents and homeowners

City ignoring concerns of citizens.

A local government that for, by, and of the people.

New representation in City Hall.

A desire by locals to run for office.

Our community seems to be moving to a less democratic entity - there are two camps, and a great deal of misinformation is being shared by the people who believe they are not being listened to - they create their own



narrative without being willing to engage in constructive conversations. The city council has been doing it's very best, but these individuals are influential and savvy about how they claim the narrative.

Democratic principles are the bedrock of how progress can be made.

More engagement perhaps. This type of survey is helpful to better understand where we might find spaces to agree on and move forward.

Apathy and the energy needed to engage with these individuals.

The full timers need a bigger voice here. I don't feel this has been the case in the past.

The few dictate policy for the many. We need city mgmt. that represents homeowners first! We pay taxes far more than any other group.

Many. Through actions like we are taking today...community engagement.

The few once again looking out for their interests above all else.

It's a challenge to develop community in a place where so many people don't live there full-time

Community is beneficial

More community awareness and opportunity to participate even for people who don't live in Manzanita full-time

Lack of the above

When the local population is outnumbered by tourists any sense of community is at peril.

I know it's a sad old horse to keep beating but I have been here long enough to remember a vastly different sense of community, not all of it good, but none-the-less...

See: Bud's. remember?

Given societal shifts we, at best, will become a variant of a bedroom community with local people living here more or less part time.

Worst, we'll become a rancid overcrowded tourist trap. See: Lincoln City, Cannon Beach of several years ago.

As ever, a city government that actually cares about the city and not the money to be gained.

I have generally been pleased with the communication coming from the City Council and their efforts to address challenges that have divided the community. The construction of a new City Hall is case in point. At some point, people who want to rebuild everything at Underhill Plaza (which in my opinion and based on what I have read etc. is not prudent) need to stop complaining and get on board. There are critical issues that we need to address, particularly in the area of disaster planning and preparedness. We could make a lot of progress if people would stop sniping and making things personal.

The process of engagement and representation from any government is constantly evolving with changing circumstances and issues. I am sure the elected officials on the City Council had never really thought about the challenges to a small local government with a global pandemic. Under very difficult circumstances, my feeling is that the city did the best job they could.

Lack of staff, funding, time. Changing circumstances, the critical issues arising out of the blue that have to be addresses.

Local governance is very dynamic

Due to COVID, and who knows when it/variants will end, I avoid large gatherings. An exception is Manzanita's 4th of July Parade. BRING BACK THE 4TH OF JULY PARADE.



I would love to have the UGB rolled into the city so that those of us who live/work and call Manzanita home could have a voice in local politics.

I want to have a voice in my community.

Increased tax revenue for the city. True representation of the community who lives here and for whom Manzanita is their town.

I'm guessing the city would need more employees to run a bigger population. And, bringing streets up to city standards.

When issues like voter registration fester in the community there is no way of resolving them.

Issues need to be aired publicly and resolved publicly

Trained mediators need to be identified. A fund could be set aside for this purpose. Criteria for submission to mediation could be developed such as this issue impacts the residents of Manzanita.

just needs to be done.

Manzanita has developed into a divisive, intolerant community. Somewhat equally split between reasonable growth side and no development side.

We need to support reasonable development with a variety of growth opportunities.

Continued review of the Comprehensive Plan and local ordinances.

: 50/50 split voters that do not want to communicate or compromise.

Residents are dismally informed about social/political dynamic in North County.

I'd like to see a better-informed electorate.

Pre-election local voters pamphlet should be distributed by the City.

Current city council and city manager use ignorance as a weapon against electors.

That some segments of this community want to keep out anyone who is new, and they use vitriolic personal attacks, and other tactics to prevent citizens from engaging in the community. They want to return the community to the 1950s, or 60s, and prevent growth.

an open engagement processes

hearing all sides of stories in a set format- amount time to speak would be set & enforced

feeling heard on all sides of issues

I've heard about a number of concerns regarding land use planning and development within the city. It is essential that decision makers and City staff be responsive to citizens' concerns.

That citizens have the ability to not only be engaged but listened to.

There are lots of opinions of how Manzanita should be developed and what we want the city to look like in 10-20 years. With lots of opinions, it can be difficult to find consensus and a path forward.

Community gets lost in the growth

Community is vital to the livability and success of a great city



Stronger knitted community and opportunities to build it. Co-op local garden (fruits and vegetables)
Too few local residents

very few

We have an incredibly low crime rate. We have a great police department.

More city sponsored opportunities for community to come together to get to know each other. Maybe listening sessions. Teaching people how to express themselves without anger and vitriol. People getting to know people that aren't like them so they understand that there are more than retired second home owners here.
I don't like and don't feel safe participating in meetings where people are disrespectful and angry.
Other opportunities to participate in activities that make our community more resilient.
Community skills share.
Community resilience.
More community gatherings.
More opportunities to engage community members in positive activities that make our community better.

Community skills share.
Community resilience.
More community gatherings.
More opportunities to engage community members in positive activities that make our community better.
Time and money to organized, but I think it would go a long way towards building a strong, respectful community.

I don't have a lot to say here, except to mention that I was very disappointed with the lack of a Fourth of July Parade and Fireworks. I know we have had covid, but the parade here has been an annual event for over 50 years. It does NOT take that much planning. The Parade participants provide their own transportation and costumes. After it was announced, many, many people said, " No one even asked for volunteers!" WHY NOT? If you asked and no one stepped up, then cancel, but to just announce that there will be no parade, VERY Disappointing! The fireworks could be handled the same way. Ask if there are people who would like to put it on. I thought it very short sighted to tell people that fireworks were not allowed on the beach, only in neighborhoods. Seems to me that they are much more dangerous among the trees than on a sandy beach near the water.

I love my country and my community. My children were in the parade for years and I have many fond memories. The Fourth of July Parade is about love of country and community, and it was sad to see it dropped! Our country is a wonderful place and should be celebrated. Many Families have fond memories of the Manzanita Parade, and this glitch should not happen again.

the very small area that is able to vote about Manzanita matters. many more people are affected by what happens here than is able to vote. Also, people not making the effort to understand what is happening in their community until it is often too late to change the trajectory. Also, a few very vocal people having outsized influence.
Keep informed, contribute your reasoned opinions, understand who you're voting for, understand that the people who are on the city council or associated with various initiatives are volunteer and trying the best they can (but they are also fallible and human.)



Gosh. There is already so much effort to communicate what is happening through all sorts of forums, but that is the main opportunity.

The divisive atmosphere in our society these days, which then becomes the way nearly everything is handled down to the smallest entities. It is such a turnoff when the blowhards come out of the woodwork to complain about how the current city council is doing things, that it becomes very unappealing for a generally even-keeled person to be willing to join in. No doubt there are flaws in how things are handled now, but the strident nature of the opposition is off-putting.

Emphasizing the value of community service to volunteers.

Navigating the polarization and uncivil communications.

Establishing common goals.

Managing expectations.

Atmosphere of us and them.

Second homeowners are not valued

Increased short-term transient lodging to the detriment of community development and support.

Maintaining Manzanita's livability.

Extending community-based programs and services for all North Coast communities.

Limited county and municipal resources.

more ability for STR owners to participate in big decisions that affect them - that means having conference call capabilities during key meetings

Need broader representation -- all ages....business owners....

More community please :) I feel over the years the town has gotten divided. What a sad switch. Covid really made that come to light.

Set festivals each year, consistency with events. How can other beach town have a parade and fireworks, but manzanita cannot. If resources are needed and help wanted, please let the community know. I know several that would jump right in. There are many knowledgeable and talented citizens who want the same thing a place we can all enjoy.

Thank you for hosting this survey!

Cranky people don't seem to believe the city is working very hard to engage and be transparent. I don't know how much more it is reasonable to expect, but I keep hearing complaints (mostly posted online).

We have a duty to constructively engage with those who disagree with us to find a way forward we can all live with.

The tone of the dialog has improved markedly over the past year or so, which makes me hopeful that we can collaborate and discuss things with less rancor or more determination to constructively engage those who might disagree.

So much arguing and ill-will over the past few years have soured a lot of us on the whole process.



It is hard to find here. You have to go to Wheeler or Nehalem, the more livable towns, to find a sense of community. Unless you are older and wealthy.

We need to prioritize the balance of visitation and a local community.

full-time residents feeling that their interests/needs/preferences are not valued as highly as those of visitors, developers, business owners, etc.

our local government needs to address the concerns of many stakeholders, but should always be primarily focused on the voters who empower it

both the people who live here full-time and the people who visit frequently are probably generally attracted to this place for many of the same reasons - serving the interests of full-timers does not have to be at odds with serving the interests of other stakeholders

a town made up of predominantly often-unoccupied second homes and neighborhood-based mini-hotels is a challenge for sure to building community

4th of July Parade, Fireworks, Spring Break activity fair

Family minded and making annual memories

Do them again! This was the quietest Spring Break and 4th of July in 10 years of my being a resident. People aren't coming business suffers.

Full time residents' grumpy business owners and the city's lack of planning or desire to engage second homeowners

I would prefer that Manzanita remained a small friendly beach town like it was 32 years ago when I bought my home here. As I said earlier Manzanita has been discovered and it will continue to grow. My hope is this growth can be managed such that we are able to continue a sense of small-town community.

I was shocked at the working session for dunes management that without even knowing me as beachfront owners we were accused of being "rich people conducting a cover up". I really don't want to be in a community where people are vilified by others with no cause or evidence. I really don't mind having opposing views with others. Disagreements are part of life and living together, but attacks of this nature should be called out and I hope it isn't residents with this kind of attitude that are blocking further discussion and planning for dunes management.

Respect. Listening. Honesty.

If we can get past this contention, I really, really believe there is common ground where we can define, adopt, and carry out a dunes management policy that meets everyone's concerns once they are all on the table.

Entrenched opinions.

I am concerned that polarization will undermine relationships.

To not view someone with another point of view as 'bad'. To not let the difference, diminish respect for the other. To have a culture that values maintaining respect and goodwill.

Have additional discussion forums. Give those with opposing points of view the opportunity to solve problems together. Not sure. Lack of vision about this?

I think Leila Aman pointed out that we are really a city of 2300 or so, when you account for second homeowners and tourists. A lot of what makes the area a good community is the volunteer-run organizations that we all rely on. We need more people who are willing to be engaged in their community, second homeowners (there are exceptions) don't do that.



Community, diversity.

Recruit more full time residents. Market to remote workers and retirees. Build affordable housing.

Since the pandemic, I've felt that the sense of community in the area has been diminished. There are many new residents who have not had as many opportunities to be integrated into the community as there was previously. The Hoffman Center no longer feels like a community gathering place and the programming that was offered (films, concerts, affordable classes, open mike nights, a meeting room for programs such as the "Art of Aging") is no longer housed there.

Inclusion, opportunities for all residents to contribute to the culture and wellbeing of the community.

Opportunities for volunteering are very important to help residents invest in their communities. Hopefully, this also includes Rainy Day Village if/when it becomes operational. A roster of volunteer opportunities could be maintained (located at the City?).

I'm hoping a gathering/ meeting place can be incorporated into a new plan for the City Hall.

An influx of new residents combined with a lack of opportunities to gather as a community.

I am excited to be a part of this community and would like to know that I have a voice in decision-making.

Belonging to a community, working for the good of our village, friendships, and interaction.

That too many citizens are complacent or indifferent about what's going on in the city, which permits the loudest voices to hog the stage. That sometimes means that those loud voices dominant the public discourse, giving a misleading impression of community attitudes.

greater citizen involvement (although how to do this is a big question)

That many citizens are complacent or indifferent.

Lack of full-time homes, empty houses.

Getting to know who my actual neighbors are. Elderly, handicap etc.

Be more reaching out to those in neighboring areas.

The amount of long term empties out of state houses residing. It's a TREMENDOUS amount

10. Infrastructure

Maintaining balance with growth and servicing current infrastructure

Potholes are getting worse.

We are growing at a rate (entire state of Oregon) that infrastructure that was adequate 30 years ago is now obsolete.

We will need careful, controlled growth

We need to plan for and support needs as they relate to a hierarchy.... safe shelter, food, sewage, water, trash as well as first responders and medical/healthcare resources.

All this, but now with a new focus on reduced carbon footprint, conservation and environmental protection.

safe shelter, food, sewage, water, trash as well as first responders and medical/healthcare resources.

All this, but now with a new focus on reduced carbon footprint, conservation and environmental protection.

People generally don't want to pay for stuff that benefits everyone. But they sure expect help when there is an emergency. We're going to need to focus on city revenue to support the infrastructure needed.



Why don't developers have to pay for infrastructure costs?

We need to make changes. The Highlands should have been assessed infrastructure costs. Classic Street was never built to handle the heavy traffic and the heavy equipment and trucks that travel down this street. The construction has taken its toll on Dorcas & Classic with potholes.

No money generated from developers to repair infrastructure

Any huge financial commitments MUST go to a vote! The City Hall decision is way out of control!

Live within our budget...stop spending what we don't have!

Need honesty, budget accordingly within departments....no more borrowing from one yo supplement another

As stated, earlier parking along the ocean.

I'd like to see underground cable/internet

City seems in good repair

Enhanced livability

How much time it would take

Maintaining balance with growth and servicing current infrastructure

Wondering about the weaknesses in the water system; would like to understand the plans for upgrades, safety and backups.

More and better pedestrian and bike paths. People are creating their own right-of ways for the lack of safe public ones.

Roads with culverts and better drainage.

Safety and security, especially as the town gets more crowded.

Grant applications?

Money and personnel to handle the needs.

The earthquake.

We need to be prepared and not worry that we could be giving Wheeler, Nehalem, etc. a free ride by being prepared

Go bags are nice, but not enough because we'll be without transportation and services for months. I'm not even sure it's worth it to have go bags for people visiting and staying in hotels. What will they do after 3 days? We need lockers out of tsunami zone where residents and city can store kits, water filters.

It's unpleasant to think about and people would rather do something else.

ambulance service, roads, stormwater, water system...resiliency from emergencies and food security should we be in a bad situation

I think to fix our infrastructure we've got to fix our housing situation and our over reliance on STR moneys

Our SDC system development charges have favored developers strongly over residents. The city is talking about having monthly stormwater fees to make up for this oversight. Please, this is not fair or realistic. Increase developer fees.

Educate homeowners about LID process for improvements in their neighborhood

This is very important

Better balance of fees, more revenue to city

Slow off the starting blocks because there's potentially too much consideration taken before action happens



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As stated, earlier parking alone the ocean.

Ask for grants from president Bidens infrastructure program.

Very important to repair the infrastructure

We must maintain standards. We have our water system that needs updates.

We need city facilities. NOW.

It's time to get rid of that eyesore called Underhill Plaza.

The group that will always exist, the naysayers

All city streets should be maintained/ brought up to city standards. It's ridiculous that homeowners have to pay to have gravel roads with potholes fixed. City should maintain all roads for safety reasons

The use of assessments to maintain roads is a solution

Visitors need to help pay for road repairs, water, trash etc.

I think a lot of "improvements" spoil the small-town feel

People think "progress" is always good, but it brings its own issues

I happen to like rough roads because they slow people down.

Connectivity with the local streets to the main roads; stay park visitors staying on the main roads

I value all the good roads in the community

Roads seem good to me

I don't see any

With the increase in house building will the current infrastructure support the number of houses.

Growth is inevitable but it needs to be managed.

More tax revenue. Opportunity for planning. Developers would need to pay to support additional infrastructure in order to get a permit to build.

Infrastructure is inadequate and money is scarce to develop infrastructure.

Growth not paying its way to upgrade infrastructure.

Continual improvement of infrastructure.



Growth/development paying development fees to upgrade water, sewer, roads.
Lack of leadership.

We are suffering from being 'over loved' as a destination spot on the Oregon Coast. The city staff do as best as they can but more resources are needed.

Use more of the tourism \$\$ to support our local infrastructure needs
State law - needs to be revised.

Improve a few streets each year as budget allows. Reinforce are utilities, maybe consider once again moving power underground.

Quality of life.... more attractive city.

Power lines, out of sight, less form risk. Fewer potholes...less car damage

Budget

Increasing traffic without structure to manage it

Urban development is key; development has to be managed

I don't know much about it

Generally speaking, I find the infrastructure to be both good and well taken care of.

I'm impressed by the actual workers and doers, not the politicians.

Keep it up.

At what point does the influx of tourists overwhelm the infrastructure?

Funding to maintain our roads and sidewalks and provide services to the community.

By resiliency, I am assuming you are talking about community preparedness in the event of a huge earthquake/natural disaster. The Nehalem Bay region has made a lot of progress and as always, more could be done.

I am not concerned about potholes. My street is not in great shape (N 3rd Street) but that means, cars go slower rather than speeding through the neighborhood. I have found the Tillamook County traffic engineers office to be unresponsive. Community engagement in the event of an emergency means neighbors helping neighbors. This needs to be part of our DNA.

Funding, education. EVCNB has been doing a great job but needs more support and encouragement.

Money. Staff focus. Does the city have a strategic plan for addressing this issue that covers short term rentals, absentee owners, day visitors?

Manzanita City is, I believe, very efficient in their trash pickups, especially along the beach. Can't say that about repairing potholes...

We have more traffic, parking, use than our area was ever meant to support.

Directing funding to quality-of-life support: infrastructure, police, emergency services, etc.

Again, we are on the cusp of growth still, we have the opportunity to steer this ship still!

Funding.

The city is underfunded. Not enough diversification in funding sources.

A well-run city needs to be well funded.



Implement new funding streams. Raise water charges.
Public resistance.

Continued street improvements and larger drainage issues.
We need to continue limited street improvements but mainly address larger Manzanita drainage issues for storm control and runoff.
Continue to fund and plan more strategic projects at a faster pace.
Funding restrictions.

The city should get out of the tourism promotion business and let it revert back to the Manzanita Business Alliance where it belongs. It's *WRONG* to use public dollars to promote private profit - period. Stop using public funds - employees and equipment to landscape city easements.
Less is more. Smaller and quieter is better.
Reduce overhead.
Current city council is biggest barrier.

We cannot get the new City Hall built timely. It should have been torn down with a new building underway in 2021. Serving the employees of the city is necessary. Leaving them to cope under deplorable office conditions is not tenable. Also, the public is not served well.
GET A MOVE ON THE NEW CITY HALL!
Lack of leadership and courage.

road conditions- we have a challenging geography & so much traffic which wear out our roads. The potholes are a danger.
Many potholes & damaged road conditions on Nehalem Rd. which is to be an evacuation. road for emergencies
We need better & more frequent road repairs
can travel safely, no damage to tires, cars & travelers

The city has numerous infrastructures needs and lacks the funding to take care of them. The city doesn't make sure that developers pay their fair share for the infrastructure they are using. These externalities are passed along to citizens instead.
The use of wider infrastructure in Manzanita should paid for equitably.
There's lots of development being proposed and happening. Start to charge SDC's, start to require street work, make developer pay for the infrastructure that already exists that they are using for their projects.
Developers are used to having to pay for infrastructure in this way, I'm sure there will be push back.

: Public recycling.
Food Establishment composting program.
Light pollution from streetlights.
Moving towards zero waste.
Green infrastructure.
Reduce light pollution.



Public recycling.
Food Establishment composting program.
Zero waste plan.
Dark skies community
Tree planting.
Climate action plan.
Time and money.

North Third Street certainly needs paving.
I don't have a lot of complaints, but we have lots of workers and seems like potholes could be filled.

parking, long term water resources,
balance growth AND quality of the area
don't know
Money

Capacity to keep up with peak season(s) population.
Managing growth so it doesn't overwhelm capacity.
Livability.
Other communities in Oregon experience this so there may be good strategies out there.
Limited ways to fund visitor services (no airport, rental car, etc. visitor fees).

Potable water
Clean water services for domestic and commercial users.
Limiting new water resources for commercial and residential developments.
Climate change's impacts on water resources.

none, other than those mentioned before around having vacationers pay their fair share of supporting our infrastructure

Many concerns, including condition of the roads, the age and date of the electrical system, the lack of support for electric vehicles etc.

Too much construction and sand dust bowls on 3rd.

I have noticed a change in water pressure. I hope that our infrastructure maintenance/replacement/upgrades are keeping pace with development so that we can maintain a high quality of life.

People are worried too much about potholes.
Maintain what needs maintaining to be smart about long term costs. Invest in infrastructure only if it serves the needs of livability.

Classic Street, unpaved roads in some neighborhoods, the water tanks
the built environment in a town like ours should enhance our enjoyment of the natural environment, and not try to change it



look for ways in which the two very different communities we have here - full-time residents and visitor - have the same needs/preferences, and invest in infrastructure that serves both resources and willingness/ability to commit to long-term investments

Fireworks Parade

Family

Tax all lodging residents over the 4th to fund fireworks and RECRUIT volunteers for the parade don't just say no one wanted to do it.

Lack of current city government creativity and desire to make things happen.

Infrastructure needs to be better supported by development both residential and commercial.

I don't really have any. Maintaining our Pelican Lane gravel is part of life.

Responsibility.

Are we accessing all government funds available for infrastructure?

Patience with the slow pace of government solutions. Using signs or other markers to warn people of risk of harm.

Have someone dedicated to staying in communication with the relevant government agencies.

Human resources.

Water supply? Street flooding and inadequate storm drains? Spotty cell service. Impact of climate warming. Funding for infrastructure improvements.

Expect impacts from climate disruption and plan accordingly.

Funding. Can some of the revenue derived from visitors be used to develop/ repair infrastructure that supports them?

Dune Management: The dunes are not being managed: The beach paths are not being maintained. As a result, there is growing safety and accessibility issues and beach-front owners are seeing their property values decline as the views decline. As any property owner would desire, we would like to maintain our property value and view which is why we purchase beach-front property in the first place.

Natural beauty, property value, safety, easy access for everyone.

Dune maintenance increases safe access to the beach for more people. The Dune Management Association is a group of homeowners willing to fund the maintenance of the dunes. This is a win-win situation for the city. I personally oversaw the grading and grass re-planting in 2013. This gave me the opportunity to meet the 10 homeowners that live to the north and south of me. They contributed funds needed and I paid the contractors. The job was done following the guidelines through the study done by Tom Horning. The dunes are not fragile in any way, but a hardy buildup of sand that occurs regularly, due to the installation of the jetty. We saw the grass grow back strongly within a year, followed by the dunes continuing their growth. The maintenance needs to be done regularly before the dunes are impossible to manage.

Misinformation on what the process of dune grading really involves. Judgmental attitudes that beach-front owners are all "rich" people who "just want their views". (I was surprised and shocked at this empty rhetoric I heard at the recent meeting I was a part of and found it offensive). I know for a fact there is a wide variety of demographics among beachfront owners. The dune association is more than willing to "address the concerns" of those who oppose the



grading, but I have not heard any legitimate concerns yet, only a presumptuous attitude toward those who live on the beachfront. Misguided thinking that the city funds the grading and replanting.

That too many citizens do not understand the city's financial constraints.

With its fee-based revenue, the water utility has the best shot at building and maintaining decent infrastructure and resilient facilities. Roads and storm water management have no such reliable support, so they are dependent on SDCs, property taxes, and TLT revenue. Perhaps some additional fees on other services will help, but the current constraints will not disappear. Therefore, we should consider rolling infrastructure projects into a bundle and seek a ten-year local levy. This could have a good chance of passing if votes can see the benefits.

The city's limited ability to raise funds for infrastructure.

Pave unpaved roads- i.e., Underwood. The city has a great public works staff deals with everything to their best! Street signs should be in concrete, not just sand/dirt

Keep the city informed on all issues needing attention to

Residents helping out more- graffiti, trash

Population increases more problematic barriers

11. Funding

Generating a source of funding and prioritizing expenditures for a balanced budget

I think house's that are going to be rented need to pay a higher fee or tax or something than permanent owners that don't rent.

Our city needs exceed our revenue structure

I'm not GOP, I'm not going to give a huge tax break to corporations and then turn around and try to cut Medicare and SS.

We need a tax structure that supports our growing needs.

We can't save our way to success. Don't even think about cutting police/fire. We can't just keep raising the water bill.

Benchmark other towns, coastal, OR/WA/CA and consider best practices.

Angry locals that want to shut down the city while they do their shopping in Tillamook and Warrenton.

Developers should be paying for more services especially infrastructure. Higher property taxes

City regulations need to be updated

Cut back on staff...so many new hires in the last years!!!

Taxes are an issue

Ask for grants from president Bidens infrastructure program.

City recognizing that visitors are major funding source and need to be welcomed

Sensible boundaries for STR, need to focus on the positive vs the few negatives

More funding for city & profit for businesses

Cranky citizens that blame all for one's bad behavior

Generating a source of funding and prioritizing expenditures for a balanced budget



That we need more people of expertise to address funding - I know this is forming now - thank you.
Responsibility and, making well considered priorities are important in both personal and public budgeting.
Overturn the ballot measure that put a cap on property taxes.
Energy to take this on. And more property taxes are not a popular option.

Find other revenue streams outside of STRs
We rely way too much on STRs for revenue.
Increase fees for STRs, and increase fees for new development, capture the day tripper revenue via parking fees, food, drink & service taxes, etc.
City council needs to plan and implement it.

We'll kill the STRs and hotels and end up without revenue to manage the growth that will occur anyway
Don't shoot ourselves in the foot.
There are those who want things to be like they were 40 years ago and say they are willing to do without services to get that.

Our reliance on STRs and the vacation rental management companies--our silent industry
Motels and hotels in a designated area to replace all but a small number of STRs mostly located in the R4 and Commercial zone, a food and beverage tax on visitors, parking permits, city bike rentals. I'm sure people have good ideas and I think we should try a bunch of new things.
closed minds that see no possibilities

Increase short term rental fees, greatly increase SDC fees, consider floating a bond issue as a supplement for the police department funding. That way all homeowners will pay for the extra policing needed for the tourism load that is put on us by STRs. Make available a readable XLS spreadsheet of budget breakdown quarterly rather than an 80-page PowerPoint. Hire an attorney from Tillamook or Clatsop County, as we're paying over \$400 per hour for a "big-city attorney". We're paying way too much in consultant fees, and that has grown exponentially over the last few years. We don't need a city attorney backstopping us for council meetings unless there are very unusual circumstances. Consider fees for parking permits, food tax, sales tax, etc.

Important

Much needed additional funding

Ibid.

Developers should be paying for more services especially infrastructure. Higher property taxes
City regulations need to be updated

Cut back on staff...so many new hires in the last years!!!

Taxes are an issue

Is STR REALLY the only funding source? If we maintain our small footprint, current funding with a STR caps is sufficient

Tax the visitors Increase the city tax



We need the STR lodging tax to support our community. Our property tax revenue is inadequate. We can raise building permit and other fees but is insufficient.

A food/drink tax would be small, given our small volume of businesses, and very cumbersome for small businesses to manage. There is no silver bullet answer. Again, community members think it will magically appear

I believe we can manage/balance the challenges with the STR tourists with the work that has started with the STR committee.

The people stuck in the 1970's

Need to come up with a revenue stream to pay for services

Pay parking lot or meters

Increase fees

Donors

Do not rely solely on STRs

Permits, taxes, motels

Current administration, people unwilling to work together

That people will get taxed out of the area

We should pay according to our incomes

Without loopholes

Tax increase

Paying for services by not relying on tourist dollars

I value having the resources we have; police, fire, clean water, good roads.

Sales tax? Hotel/lodging tax increased? Lottery funds

Coming up with alternative funding revenue

Limited tax revenue, additional revenue come from short-term rentals.

Communities need to be supported.

Developers pay a fee that supports the increased need for community infrastructure, etc.

Money

A commitment by residents and property owners to fund improvements and housing.

Residents need to help fund infrastructure and housing.

Small mil levy to help pay for improvement and housing projects.

Lack of leadership.

There's never enough - and funding streams are confusing to the public.

Transparency and non-regressive taxation

Innovation in seeking additional funding streams and clearer information from the city about how funding and budgeting 'works' - make it more engaging and understandable. It is possible!

Energy to devote to this

How do we raise the funds...



Prioritize our needs. Work force housing #1
Many, food tax, specific bonds
Same thing, residents who only focus on their personal needs

From what little I know; the tax base is small compared to the number of people who are usually in town but don't pay taxes or don't pay much in taxes
Controlled development requires funding
I don't know
Pressure from developers who have deep pockets

I find the services to be OK. Egos and vanity do get in the way.
Do we really need a city hall larger than Seaside's? Do we really need fireworks again? Do we really need "events" in the middle of an already busy tourist time?
I tend to think that the primary function of small-town politicians is not that of gilding the lily, so to speak.
Pointedly high taxes on development and STR's would help in many ways
Is that an echo I hear.

Given the property tax limitations and inflationary pressures, we have to find additional revenue sources to maintain the level of services in Manzanita.
Everyone pays their fair share.
willingness to have an open conversation on what is important to us.

The reliance on short term rental tax is clearly an issue that the city has pinpointed. Hopefully the committee that the city is setting up will help determine potential sources of funding.

I suggest raising taxes for tourists using motels/STR's.

Funding quality of life services, spaces, infrastructure. Getting folks to pay-- whether that is property tax, restaurant tax, real estate transfer tax, parking fees??
Try to shift burden of cost to visitors/tourists. It is already very expensive for year-round residents to live here. And most of these services are needed due to heavy influx of visitors. It is realistic and fair to "tax" our visitors to support those services.
Having a more stable, reliable workforce, emergency services, and infrastructure-- this improves quality of life for residents and visitors alike
Getting business owners to get onboard. They will fear losing customers. But maybe we do not need those customers? Maybe we want the kind of visitor/buyer/renter who wants to support the community, and we don't need or want those who do not. We already see so much extraction (big, national companies or out of town/state owners skimming most of the profits from our town). I'd like to see more of that money stay right here, supporting our community. If that turns some investors off, so be it.

The city is underfunded. Not enough diversification in funding sources.
A well-run city needs to be well funded.
Implement new funding streams. Raise water charges.
Public resistance.



Reduce budget and live within our means.
Less is more. Smaller and quieter is better.
Reduce size of city government. Elect entirely different city council.
Current city council, heritage families and budget committee is biggest barrier to positive change.

STRs, including adding more multi-tourism housing to the base.
BUT the residential tax base is far too low. It should have been raised before Prop 5. Now, there appears little the City can do other than rely on STRs and an overlay of services.
Everyone needs to pay their fair share to support a community.
: I do not see any other than increasing visitor housing.
NIMBIES!

Using Creative approaches so new things can get addressed
optimism
a better Manzanita-

Finding other ways to secure funding than mainly STR's.

We rely too much on short term rentals
: We need our services but there should be a better way to fund them
Rely less on short term rentals

diversification, but see below.
STRs are not the enemy. 17 1/2% is not a big number, especially for the amount of income it brings to the budget.

Diversification of revenue opportunities. We don't charge enough SDCs.
Engage community in volunteerism and stewardship to reduce money needed.
Engage small business community and encourage entrepreneurial solutions to leverage private resources.
Need more collaboration, more community stewardship, and more entrepreneurial support to solve key issues and leverage financial resources.
Leverage work with nonprofits who have access to grants. Private sector solutions. Entrepreneurial solutions.
Diversify revenue by increasing SDCs.
Community stewardship.
ESD/BID - to help leverage and engage small business community
Time and money.

I know that we have become very dependent on Revenue from STR's. We have our neighborhoods riddled with houses owned by people who don't even live in this state. They are charging tremendous fees to stay here for the night and most of the money goes elsewhere. It's become so expensive that families can't even come for a week in the summer. We have so many STR rental agencies that we don't have services for residents. Everything here is geared to the tourist industry! Something needs to change.
I believe that we need to find other sources of income for the city, and NOT use our income to attract more and more



visitors. The numbers have definitely become unmanageable.

We have become dependent on these funds, it was so easy, and I think we need to look into what other cities in our situation have done and get back to serving our community. We have many people who are interested in tackling this and I believe answers could be found.

the fact that we are so dependent on transient lodging tax for our base, which ends up pressuring city govt to continue allowing growth in the absolute numbers of short-term rentals, which ends up pressuring our infrastructure, so then we need more transient lodging tax....

have a diverse range of funding sources, and make sure those that visit our town also are paying for things (which transient lodging tax does do...)

have no idea what possible funding opportunities might be... since we can't raise the property taxes. Sales tax? Bake sales? Get into someone's will?

making sure that funding sources are fair.

Ability to fund core services.

Ability to understand tradeoffs in growth and funding.

: Make wise use of public dollars.

Other communities are working on the same problem.

Difficulty of a progressive funding stream rather than a regressive funding stream.

Too much reliance on STR license fees

The lack of adequate public resources to support municipal and unincorporated communities on the Orth Coast.

Maintaining Manzanita's livability

Inter-governmental agreements on sharing resources and avoiding duplication of services.

State and local voters.

vacationers pay taxes & other fees

Residents are unrealistic on funding and unwilling to support what the city needs.

I need to know more about where our tax dollars are spent. This is on me to start digging in and learning

Macro-economic instability may impact our budget and we have little recourse. I worry this will result in a crisis of funding before long.

A steep surtax on short-term rentals to fund emergency center.

reliance on STR revenue

relatively speaking, our needs are modest and are opportunities are plentiful - we need to be creative and purposeful if we want to preserve what we have here

a community that is paying attention and ready to engage, if they believe this time will be different

high levels of public distrust in what's possible



As I stated earlier Tourism must be supported because it is a large source of revenue for the City. This said, Development which occurs to attract more tourists needs to adequately fund City improvements needed to support this growth. Making it very clear dunes management is funded by beachfront property owners and not the general residence. Responsibility, clarity, communication.
Effective dunes management, help in reducing contention around the issue.

Not enough diversity of revenue. Over reliance on STR revenue stream.
I support various avenues of funding.
Someone to analyze additional revenue streams such as taxes, grants, donations.
Human resources.

Relying so heavily on STR revenue really limits our options.
Vacancy tax. We are already getting money from the STR industry. Second homeowners require infrastructure and public safety, and they wanted to buy/build here because of the town's amenities; however, they pay very little in property taxes. Vancouver BC has a vacancy tax.
Lack of education/ understanding about the City's budget, particularly regarding the costs and assets associated with tourism. Until I have a better understanding of this, I can't comment productively.

Present financial constraints and the limited help that new fees will provide.
Spread the tax burden more broadly. We already depend heavily on visitor taxes (TLT). How much more can we squeeze visitors? Fees that target daily visitors rather than overnight ones could provide new revenue but that's tough to design. Raising SDCs is a must. Current residents should not pay for system expansion (roads, sewers, water).
The universal resistance to taxes of any kind--unless they are on someone else.

Higher development fees, STR fees tax and more higher- Place more fees on visitors (parking)
Help pay for services, and purchases for housing developments
Do a complete oversight to where fees etc. can be implemented.
Development fees the city has lost a great opportunity to cap into is one example
This is a huge topic. Discussed a lot. Earthquake preparedness.
: I look at other areas and how they've been prepared- what can we learn from them? Make it more mandatory? that residents need to have a street by street plan?
Evacuation routes, what if this or that happens. Back up plans. More signage detailed info
That there will be panic trying to figure out everything with visitors in town unaware what to do.

Manzanita's reliance to STR tax funds.
We need some gradual diversification of city funding without excessive taxes or fees on other services.
Planning additional funding sources that are appropriate and fair.
Some resident's belief that we should either have no STRs or that STRs should pay for everything Both extremes are dangerous.

12. Emergency Management

Preparedness, resources and accessibility

Preparation for earthquake/tsunami



It's not if, it's when. Be prepared!

Amazed and grateful for the emergency volunteer group. But why did we end the siren? I'm not sure the phone alerts are sufficient and what about tourists and volunteers?

We might have a few locals that don't want to be told what to do in the event of an emergency. They are our own would-be folk heroes like Harry R. Truman and the Mt. St. Helens eruption.

No opinion

They've fine a great job about awareness

City being well supplied & connected for major emergency. Not overly concerned

Plan but don't worry or obsess

Planning ahead is best

Educating & informing citizens & visitors

Preparedness, resources and accessibility

That a disaster happens when there are thousands of extra people here. That roads will become impassible

I value being as prepared as possible and expect to help others during difficult times.

I think our community is exemplary in emergency preparedness. It would be great if we could obtain some of the set-ups demonstrated during the recent emergency set up event - through grants or partnerships.

Money

I suggested this a few pages back

Do it! Make it a priority.

Land? Cost

too many people, not enough supplies, no way out

STRs and motels should have supplies to care for the people they house regardless of how expensive it is. It isn't fair to expect the city to cover the cost of possibly thousands of people after a disaster

Getting the people who make a ton of money off visitors to pay their fair share in the cost of emergency supplies

We're pretty well covered already on this without extra city involvement. We have EVCNB, many citizens prepared for emergencies, and we have enough on our civic plate.

No opinion

They've fine a great job about awareness

Very important

Cert volunteers

I believe it is very important to be prepared. We need to have a local space for command center and supplies.

It's an important for us to be prepared for disasters

EVCNB has been a wonderful source on helping the community to educate and prepare ourselves



Budget.

Are we working together with Nehalem and Wheeler? Are they paying their fair share?

Are we collecting money from tourists for this

Everyday emergencies need to be taken care of first. We have hungry people, lonely people, homeless living and struggling now.

Not everyone is worried about the future. Now can be overwhelming

From my perspective in NK, we have a good volunteer corps in place

Not having an emergency care facility nearby

I value good emergency response and good medical care and the emergency preparedness team

Charge for rescue services, especially for people who take unnecessary risks and endanger the rescue people.

Not sure.

Lack of a coordinated response to emergency management.

Coordination and awareness is key.

Educate homeowners through flyers. User friendly grab and go kits.

Part-timers do not have the same buy-in and feel overwhelmed by the issue.

Local health care and emergency services for individual situations (i.e., heart attacks, etc.).

Safety and security.

Coordination with state and health services for emergency transportation to trauma centers.

Lack of leadership.

That the city is relying on a volunteer organization to be responsible for emergency response and preparedness efforts.

This isn't a sustainable model and should be a priority for the city or the three villages.

Local officials should have a much greater role in preparing the area to be resilient.

A city department should be established to provide funding and coordination for this - perhaps it could be a shared resource amongst the three villages.

funding

Focus on more pressing needs than the tsunami. Make locals more aware, as usual they need to do more in preparation for themselves. Many here don't even have a good flashlight.

I am ex-navy; we have food and water for ourselves. We are prepared for more than one issue.

More city events preparing locals.... for power outages, earthquakes etc.

Lethargic seniors who underestimate their personal needs here. The "government will save me" mind set

I don't know very much about it

Seems like it's very important

Raising enough money to pay for it

Obviously, when the "big one" hits we will be in a world of trouble. Pretending we can predict anything is a fool's game.

Preparing for a variety of events is common sense, but it must be coordinated and common-sensical.



What I've seen of the work done to date has been impressive.
Prepare, organize for eventualities, fund the most useful.
The total lack of really hard data, complaisance, and generally fuzziness.
How can one prepare for a genuine unknown?

I addressed this in an earlier question. I'm also not sure that most people would understand what you mean by 'mass care site'.

Making sure these programs are supported and funded.
We are so lucky to have a truly flagship program with EVCNB. I am so grateful to have this program in our community. I would like to see paid positions to run (more paid positions) this wonderful program, so that it is not so heavily volunteer reliant.
We are an excellent example for other coastal communities.
Creating steady funding, not reliant solely on donations.

We need more paramedics. Their pay is too low. We need more equipment in case of a major disaster. Most tourists don't know to have a go bag in their car.
As much as possible everyone needs to be ready to take care of themselves
Education for tourists. Fund raisers for needed equipment.
We currently don't have ways to educate tourists.

No matter how prepared we are, we will never be prepared enough.
We do the best we can with the knowledge we have, which requires the government to have facilities to handle major emergencies and educate visitors and residents to prepare as well.
Ongoing support of emergency training and planning.
Money

In a major event tourists will be an extra emergency. They will not have food, water or a Go Bag. We are not supplied to help with those issues & they will want our own personal supplies.
How can this be addressed on a large-scale basis so at least food and water and shelter are available?
surviving- needing government help
best possible changes for survival
money & lack of creative thinking

Finding a balance between making sure the city is prepared and over preparing by having a large EOC, or large storage facilities for supplies. There needs to be a balance here.

Lack of facilities/supplies for people who are not prepared. There are no mass care sites ready to go if there was an incident tomorrow.
The EVC is a well-run organization, and is offers wonderful team building to the entire community. I would love to see this kind of community spirit in all areas.
Consideration for mass care in the new City Facilities.



Being prepared

Getting more involved with the EVCNB and continuing to support their activities.

Visitor education around these issues too.

It is good to plan for emergencies, but I think sometimes in our zeal to cover every base we can overdo it a bit.

We need to prepare but, we have other issues that also need attention and we need to spend our funds wisely.

I think that the EVC has done a fine job of preparing.

that there might be a bit of delusion about our ability to survive the worst scenario, in spite of all this preparation.

I do believe, however, that the work that has been done and is continuing is valuable for a wide range of lesser disasters and emergencies.

building resilience and self-reliance is positive, as long as having the constant focus on emergency management doesn't overwhelm other needs (like housing and transportation management)

to communicate that emergency preparedness is valuable not only in the event of The Big One, but also because we regularly experience storms and road closures and power outages, so knowing what to do then is going to be useful many times. Focusing on The Big One all the time may in fact deter people who either think it won't happen while they're here, or they figure they won't survive it in the first place.

human nature

Need to include a focus on the more frequent emergencies - wildfire, storm damage - rather than solely on the massive earthquake.

Need to have empathy for the people in our community who do not have access to wealth and would have a more difficult time in any emergency.

Community connectedness and resiliency will be just as important as supplies.

We've had some recent emergencies and we could do an after-action discussion to see what's needed.

Having candid conversations about the community's responsibility to visitors and how that is funded.

The unpredictability of natural and manmade disasters.

Maintaining Manzanita's livability.

Regional emergency services management

Inadequate state and local resources.

The city does not facilities or resources to support emergencies.

No clear consensus on what is needed.

To the extent that we plan to provide services to the region, we should require funding from the region.

People are angry that we will be paying too much. If we fix the funding, opposition will mostly go away. Who doesn't want to be prepared?

If you look at Manzanita from the side of Neahkahnie you can see how vulnerable we are to climate change, sea level rise, increasing storms and severity of weather patterns.... I am living here with my family and trying to prepare for an inevitable earthquake while people are discussing razing the dunes for a view....

Sustainability and resilience

Tap into the scientific research and prioritize community resilience



A town of second homeowners and visitors is not a town that has community safety as a top priority

generally speaking, I think our community is as well position as we can expect to be, given the magnitude of what we're contemplating

rely on the superior knowledge and skill of other, but expect to be primarily responsible for myself
support the good work and intentions of those in the community who have chosen to focus on this concern

Manzanita is a small "community". Emergency Management needs to be able to supply care for the effective population (permanent residents) plus 20%. The tourist population is more of a state issue

Besides the dunes management safety issue, I am very unclear what our Tsunami warning system is. Apps I've tried aren't all that great. I liked the old siren we used to have. The plane was a bust. Anyway, concern is how we find out about the warning system and how effective do people think it is.

Preparedness.

Better informed residents and visitors.

I'm not sure what has been tried, so am not aware of barriers that might be in the way.

Not enough supplies.

Being able to help as many people as possible.

Have someone dedicated to uncovering grants, donations of supplies.

Human resources.

Manzanita needs a tsunami warning system

See previous comments about EVC and capacity to respond to an emergency when the tourist population is present.

EVC is a great national model and increases my sense of safety regarding response to a major disaster.

Continue with public education and programs that EVC offers. Engage more residents in preparedness. Engage tourist accommodation businesses to provide information and Go Bags.

A lack of awareness about the risks of a major disaster in a small rural coastal community.

First, that the earthquake/tsunami will happen in my lifetime, and that we will be trapped here for weeks or months.

Second, that all or most of the visitors will not be prepared and that there will be widespread panic and misinformation, slowing the ability to get things under control.

Continuing education and demonstrations.

That short-term visitors pay no attention to this issue. They (correctly) think that the probability that the event will occur during the short period they are here is too low to worry about. Also, that there's not much that can be done to overcome the fact that many older residents will need care that won't be available.

This is a huge topic. Discussed a lot. Earthquake preparedness.

: I look at other areas and how they've been prepared- what can we learn from them? Make it more mandatory? that residents need to have a street-by-street plan?



Evacuation routes, what if this or that happens. Back up plans. More signage detailed info
That there will be panic trying to figure out everything with visitors in town unaware what to do.

I have no concerns in this area.
I am good.

13. Other

Highway infrastructure to support growth projections. Hwy 101 is getting increasingly more congested

If you are going to have a survey this long, then you need to have an option to submit later. I didn't realize that this was going to take this long and I'm out of time. So consequently, I was not able to finish the survey.
Also, it would have been nice to have data points or information.

The recycling part is still effective, however, \$24 min. for up to 172 lbs. This is crazy for part-time residents who may have only 5 lbs. of garbage. Are residents saving up garbage for 3 months and then dropping off?

Highway infrastructure to support growth projections. Hwy 101 is getting increasingly more congested

Ours is a Naturally Occurring Retirement Community, or NORC, in which a majority of residents are over the age of 60. The age demographic should enter in to pretty much all discussion of public needs and policies. The economy, housing, services, support for businesses are all affected by the reality of our older population.
I value openness about aging and willingness to address the realities of living in a NORC.
Encourage more families and young people to live here, through housing, educational and job opportunities. For a more sustainable and humane economy.
It's a really big and complex concern

Manzanita has always been very friendly and welcoming. That's changing as people become polarized. They've moved here and now want the place to themselves. Things don't work that way. We're losing our friendliness when we put up "no visitor" signs.
polarization. There was a period in the mid-90s when people wanted to ban vacation rentals rather than manage them. Some of those people got on the city council but didn't get their way. Then they moved out.
Keep it friendly
IDK

Perhaps the city could use some help from the many talented people in the city, and I would suggest having informal committees through which people can assist the Manzanita on various issues. As industry does, these would be ad hoc, specific purpose, sunseting in a short time, flexible.

Limit the growth

The Be Nice Campaign!
I'm tired of the ugly commentary in this community.

Voting democratically



People flip flop their votes from county to county.
Elections are supposed to be fair in a democracy
Replace Tassy O'Neil, our elections official, for not upholding state election laws
She is not up for re-election until 2024

Light pollution

It impacts wildlife, my sleep because my neighbor has a parking lot light on all night, can't enjoy the beautiful sky, energy use, obnoxious lights left on all the time, being respectful of your neighbor.
I value saving my resources and shutting off lights at night
Turn Manzanita into a dark sky compliant community
Someone taking the time to make it happen???

Logging in and around the city. It is my understanding that the City sold some logging rights on City owned land. This could have been used for as a public amenity, such as open space or a park.
Destruction of natural assets.
Conservation.
Convert City owned assets to conservation easements and open space.
Lack of leadership and willingness by residents to fund.

Keep our village a village. Let's not become a commercial hub where tourist growth lessens the quality of life.
Too many tourists. Uncontrolled growth. Degradation of our natural environment.
We like small villages; we moved here for that reason.....lets work to keep it that way.
With thoughtful management many. Quality of life should be considered.....in every decision the city makes!
Think long range, build towards that goal
Short term thinking. Deep pockets bending the will of the city towards their own goals. this country has now moved to where the small minority, are accomplishing their needs above the vast majority. We are moving the same direction.
Let's reverse that!!!

A repeated theme throughout: 1 are we a lovely little town that attracts tourists (within reason)?
Or. 2 are we one of many tacky tourist towns with an often-overwhelmed population and a generally declining quality of life?
As of the moment I will opt for door number 2
As ever, hope for best, do what I can to aid,
assume nothing will be done
Minimal
Need I say?

On the question on the environment, I forgot to mention the issue of light pollution. This is another area where I think the City of Manzanita could educated the public about the issues of light pollution and the importance of having the right outdoor lights that shine down, or no outdoor lights at all at night. It could also be a selling point for visitors, "Come see the stars....".

Also, just fyi, the last newsletter that was sent out by the city manager needed editing. Hate to bring this up but there were several places of grammatical mistakes that were really off putting. I would be willing to be a volunteer editor if needed. Also, I was disappointed that the only days that the listening sessions were held only on weekdays. One of the



issues that I think is really important is involving part time property owners. We've been working hard in our cluster to engage people who are not full-time residents in emergency preparedness issues. This will be critical during a natural disaster.

I ask the Planning Commission and City Commissioners to CONTINUE TO DENY THE PROPOSED DORCAS LANE/CLASSIC STREET MANZANITA LOFTS HOTEL. I'm not opposed to motels but don't put them in locations surrounded by homes. It will pass.

Limiting promotion. Again, I use Cannon Beach as an example. They have promoted, festival-ed, event-ed that town to death. I don't think folks in Manzanita want that. This is a beautiful, fun, delightful community. It doesn't need any more promotion than that. Let the people who find us and love us come and enjoy-- no need to promote ourselves any further.

Newer businesses wanting to "bigger and bigger" our area for profit.

Keeping a small-town community centric vibe. That is why most of our visitors and second homeowners come here. If businesses and investors are only interested in extraction, we don't need them.

Great community, great second homeowners, great visitors!

Profit driven businesses and investors see opportunity. They will take it.

I have a growing concern about the local Manzanita voter base.

I believe there will likely be significant change in the Manzanita City Council in the general election in November.

This will likely stall most all present plans and set the city back a couple years in planning and growth.

I don't believe this is justified But there is nothing I can do. I'm not a local voter.

We may be forced to accept a new and different direction for Manzanita's future.

One that I do not completely support.

The only real opportunity is for the current City Council and City staff to be totally transparent to help educate the voters. This has not always been true.

Limited knowledge of City government processes by most voters. They do not take the time to be involved in City meetings and planning

Since you are accepting input from all sources - be certain you breakout the responses by city residents/electors and all others. By Oregon Constitution the ONLY people franchised to choose Manzanita's future are Manzanita electors. If you don't break down the responses by electors and all others, you're wasting your and our time with what will clearly simply be another illegitimate "push poll." If you're sincere about getting authentic elector feedback, then mail your survey to only electors. It's a simple process to guarantee anonymity and non-redundant replies. Ask me - I'll show you how. Mostly - I figure this is just a dog and pony show. That's ok. I'll explain your results - or lack of results to our community.

I think this city government is corrupt to its' core relative to simplest government process issues.

Honor the Constitution of Oregon and Manzanita electors.

Inform and empower Manzanita electors.

Our corrupt city government is the biggest barrier to a legitimate representative process in Manzanita.

This survey is entirely too long and detailed.



It took too much time
I value my time.

I'm just happy that this survey was put out. I was disappointed that I could not make it to the two meetings at Pine Grove community center. There's a lot of work ahead to be done.

That will help us move forward and put issues on the right path to a better direction

Keeping us informed and community involvement

Full time residents not getting involved, or perhaps they are not aware that they can, and have a voice.

Lack of money to do things that are key to creating a healthy community

More tri-village collaborations on regional issues (Manzanita - Nehalem - Wheeler)

More collaborations with nonprofits to leverage financial resources and recruit volunteer labor

creative community collaborations

Clean ups

Trails

Signage for small businesses/Wayfinding

Recycling

Food Composting

Food Cart Pods

Creative Housing Solutions

Increasing community volunteerism

you've definitely covered all manner of topics, but I think this survey was too long except for the most devoted of citizens to get all the way to the end. It took me three days to do it (in between all the other stuff I have going on) and I had to keep the tab open on my computer. There should have been a "save" button so that people could come back to it.

only the most committed citizens will actually finish the survey.

And this question is vague. I'm not sure I really answered it for each topic, so I think you may not get what you originally wanted from people.

While it's good to get open-ended answers, and then create a survey instrument that distills the likely answers into pick lists, or "check all that apply" lists, or ranking options and rating, so that more people would actually complete the survey. Typically, the open ended part is done using focus groups, rather than this type of survey.

presumably not enough funding to do actual focus groups and hire research consultants to build the survey instrument.

There is a divide created during Covid. Someone needs to apologize and bring both sides together.

I may not be a full time resident but I'm just as passionate if not more about Manzanita than my home time. Give homeowners of all stature a chance to stand up and support the community!

Manzanita is going to be more crowded, and we need to be prepared.

We must provide more affordable and more flexible housing.



We must change the rules to make it easier for people to afford living here. Otherwise, Manzanita will turn into a service desert soon serving only the needs of those who have lots of money and do all their shopping elsewhere. Allowing Manzanita to evolve into a suburb with shops that cater only to tourists would kill the spirit of our village.
Easier conversion to duplex, triplex, etc. Easier creation of ADUs.
Setbacks are too strict to enable most of the above.

Can we have town hall meetings on the weekend periodically so second homeowners can join? :)

The lack of a 4th of July effort is having an effect on local businesses. Bring back the parade.
Lazy people

The diverse and different natures of Manzanita, Nehalem, and Wheeler and their adjacent unincorporated areas.
Provincialism can be detrimental to the North Coast.
Maintaining Manzanita's livability.
Expanding inter-governmental agreements to share resources and services.
Local voters and officials.