



CITY OF MANZANITA

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Comprehensive Plan Public Advisory Steering Committee (PASC) Manzanita City Hall

AGENDA
August 12, 2025
10:30 AM Pacific Time

This meeting will be held at Manzanita City Hall: 655 Manzanita Ave.
Video Meeting: The public may watch live by joining the Zoom Meeting:
<https://us02web.zoom.us/j/87858357685?pwd=JaroOHZWWBJkgZcbHcTuWR7CstD8FP.1>
Meeting ID: 878 5835 7685 Passcode: 161209
Call in number: +1 253 215 8782

Note: Agenda item times are estimates and are subject to change.

1. **CALL TO ORDER** (10:30)
2. **WELCOME AND PROJECT OVERVIEW**
Leila Aman, City Manager
Scott Fregonese, 3J Consulting
3. **COMMUNITY VISION REVIEW AND APPROVAL**
Leila Aman, City Manager
Scott Fregonese, 3J Consulting
4. **SUMMIT #2 REVIEW**
Violet Brown, 3J Consulting
5. **NEXT STEPS**
Leila Aman, City Manager
Scott Fregonese, 3J Consulting
6. **PASC UPDATES**
7. **ADJOURN** (12:30)

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at cityhall@ci.manzanita.or.us or phone at 503-812-2514. Staff will do their best to respond in a timely manner and to accommodate requests.



Envision Manzanita
Comprehensive Plan Update
 Project Advisory Steering Committee (PASC) Meeting #6
 August 12, 2025, 10:30- 12:30 PM

AGENDA

Time	Subject	Lead
10:30	Welcome & Project Overview - Where are we in the project? - What have we accomplished?	Leila Aman, City of Manzanita Scott Fregonese, 3J Consulting
10:45	Community Vision Review & Approval - Review finalized document - Public comment	Scott, Leila All
11:00	Summit #2 Review - DLCD Staff Introductions - Goals Overview <i>Is the information being presented too technical?</i> <i>Does any of the information need to be refined?</i> <i>From a community perspective, what topics will generate the most conversation?</i> - Activity Overview	Violet Brown, 3J Consulting
12:00	Next Steps - Summit #2 on Coastal Chapters - Next PASC Meeting	Scott, Leila All
12:15	PASC Updates Questions on any non-agenda items	All
12:30	Adjourn	Leila



Creating a Vision for Manzanita

What is a Vision?

A vision reflects how residents, business owners, stakeholders, and visitors think Manzanita should change and grow over the horizon of 20 years. It is an opportunity to understand Manzanita's shared aspirations to guide the city into the future. The Manzanita Vision reflects input from community members who shared their ideas, hopes, and dreams about what they value in Manzanita and what they want for its future. The feedback gathered from a broad cross section of community members revealed that people have similar aspirations for Manzanita's future. The vision provides a summary of that proposed future and will help guide the goals and policies in the comprehensive plan. Goals and policies included in the Comprehensive Plan will influence decision-making processes and shape Manzanita's future. This document provides background on what a vision is, and how it was created.

The Role of the Vision in the Comprehensive Plan Process

The first step in the Comprehensive Plan process is to create a Community Vision that reflects how the city should grow over the next 20 years. The Manzanita Vision was developed through an inclusive, collaborative process that allowed community members to come together and share their ideas about the future. An enduring vision for Manzanita must resonate in the hearts and minds of its residents. It must embody the collective civic values and ideals drawn directly from individuals.

In developing the Vision, the project team engaged with community members over the last few years, dating back to several Town Hall sessions and surveys held over the summer of 2022. Transparency and communication are vital to trust-building and ensuring that the community is involved in every step of the way. The community is essential in crafting the vision that will in-turn inform and inspire goals and policies within the Comprehensive Plan.

For the Comprehensive Plan Update, a Project Advisory Steering Committee (PASC) was formed. The PASC consists of community members who review and guide engagement efforts within the planning process. Throughout the project the PASC has performed stakeholder interviews, led community conversations, and developed surveys.

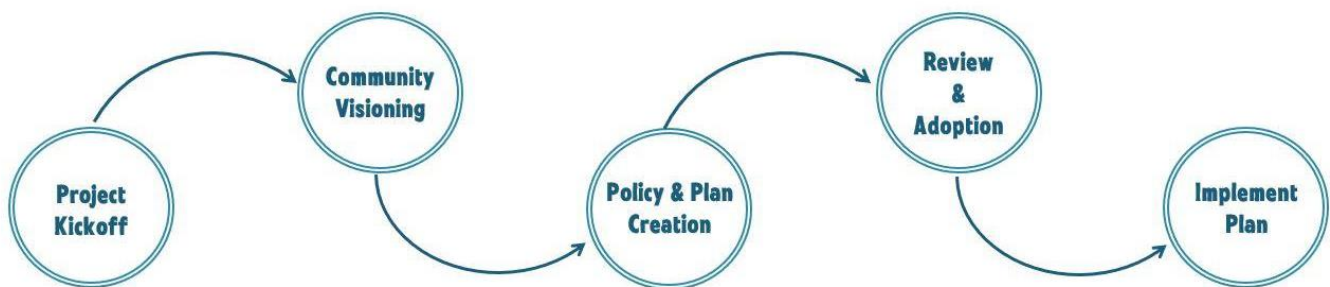
Community Summits, informational flyers at public events and a project website provide information to assure citizens have access to the most current news. Information gathered from these engagement efforts have directly informed and impacted the Vision.

Three Components of the Comprehensive Plan Process

There are three connected components of the Comprehensive Plan Process:

1. **The Vision:** A concept for the future that focuses on the core values and goals of a community and serves as an overarching guide for the plan over the next 20 years.
2. **The Comprehensive Plan:** A key planning document to guide land use, development, and growth within Manzanita. It covers a 20-year horizon, and guides development to align with the goals and needs of the community.
3. **Implementation Plan:** Action items that are focused on targeted areas or city initiatives with timeframes and articulated responsibilities to implement the Comprehensive Plan policies and realize the Vision. An example of an action item would be to update the zoning ordinance as needed to ensure availability of diverse housing types or to create an action to develop an inventory of federal, state, and local funding opportunities to support affordable housing development.

In short, the Vision sets the stage for the Comprehensive Plan; the Comprehensive Plan sets the stage for the Implementation Plan which establishes actions and programs that implement the Comprehensive Plan Policies and ultimately achieve the Vision. The Vision is therefore an essential touchstone and guide for future of the City.



City of Manzanita Vision

By the year 2045 the City of Manzanita has:

1. **Strong community support:** Manzanita fosters a vibrant, inclusive community where every voice can be heard. Through transparent and active collaboration, we aim to create a city where individuals of all backgrounds, identities, and perspectives can contribute to shaping the future. We are committed to cultivating community involvement by ensuring that civic activities are accessible, equitable, and driven by mutual respect and shared progress to build a more connected and welcoming community.

"In the 45 years I have visited and lived in or near Manzanita, I have been always aware of and attracted to this city's unique mix of natural beauty, the continually improving civic infrastructure (public safety, utilities, pool, library, art center, market, entertainment, shopping)' and tangible sense of community of these people who chose to live on the continent's edge' and like living here. I also find it valuable to live in a town that is a place one goes to, not through."

2. **Housing for all:** Manzanita offers a diverse range of housing options for all residents. Whether a cozy apartment, a single-family home, or a spacious townhome, Manzanita includes choices that accommodate various lifestyles and needs. Our diverse housing options cater to the unique needs and preferences at each stage of life, creating a mixture of options that reflects the richness of our community.

"So many are unable to afford to live here, so many eke out a living unable to save for the future as the current cost of living is so high. And the area needs to provide affordable housing for young families, with children, with both parents working, who need affordable childcare. One solution some communities have adopted is multi-generational housing developments."

3. **Vibrant economy:** Manzanita thrives as a tourism economy, celebrating its economic vitality that is combined with a small-town atmosphere. Downtown Manzanita, along Highway 101 and Laneda Avenue, is a thriving hub that honors its history and community ties. Small businesses comprise the economic core of restaurants, retail, realtors and grocery stores so that locals and visitors can find all that they need within the city. Local businesses flourish, offering job opportunities and contributing to economic resilience.

"A strong sense of community, welcoming to visitors but with a lived-in feeling that visitors aspire to. The local businesses add a lot to the character that bring people back year after year, as does the slow pace and relaxed access to the beautiful beach. We appreciate being tucked away, with close access to the exciting developments with retail and restaurants in Nehalem. The dedication to creative and literary pursuits is a big draw, with the library, Hoffman, and Cloud & Leaf being large beacons of a creative and natural spirit to the place."

4. **Natural environment and recreation:** Our identity as a coastal gem is deeply rooted in the stunning natural environment, where vibrant city life harmonizes with the beauty of nature. Manzanita celebrates our pristine beaches and breathtaking outdoor spaces that define us. The spirit of the coast meets the warmth of a close-knit community with endless opportunities. Our commitment to clean, well-maintained spaces reflects our dedication to environmental

sustainability and a high quality of life. Manzanita is more than a place; it's a lifestyle, reflected in a thriving community that works for a brighter tomorrow. Our community will foster easy access to the coast while actively preserving our natural areas, dunes, and green spaces, assuring that the beauty of Manzanita's landscapes are maintained for future generations. Nearby state parks and recreational centers provide a continuation of fun and scenic possibilities.

"The physical location on the Oregon coast between Neahkahnie Mountain and the mouth of the Nehalem River provides access to ocean, beaches, headlands, river, wetlands, and forested landscapes. Manz has a small town main street feel since Highway 101 is not the center of town."

5. **Diverse neighborhoods:** The City of Manzanita fosters a sense of inclusion, where families, young professionals, and retirees can all find a place to call home. While each neighborhood has its own character, all strive to protect the local tree canopy and provide access to the natural environment. There is a strong sense of community stewardship as full-time residents, second-home owners, short-term renters, and day-trippers all intermingle in Manzanita's neighborhoods. Our city provides more than just housing. It is a welcoming, diverse community where everyone can thrive.

"Preserve the local residential community. Quiet, dark-sky community. Community building gatherings like the Farmers Market. Support for small locally-owned businesses that don't just cater to visitors. Above all protect and preserve our natural spaces and ecology."

6. **Transportation options:** Manzanita is a walkable community that encourages exploration and connection, residents and visitors can access outdoor spaces and nature easily through multiple modes of transportation. Pedestrian and bicycling opportunities are prioritized by creating safe streets, trails, and walkways. Parking and accessibility options are carefully planned throughout the city. Manzanita's investments in transportation reflect these aspirations. The city's core offers a lively hub that blends seamlessly with the town's quiet residential streets. This sense of accessibility extends beyond leisure, with quality transportation options ensuring convenient commutes and strong connectivity.

"Infrastructure to keep the greater Manzanita area livable and pedestrian-friendly as housing development and growth continues."