

ENVISION MANZANITA

OUR COMMUNITY. OUR VISION.

COMPREHENSIVE PLAN UPDATE

City of Manzanita
COMPREHENSIVE PLAN

Draft - October 2026

Letter from the Mayor

The heart of the Comprehensive Plan is the community's vision for the future. The goals and policies are a direct expression of the desires of the community, as captured through the City's community-wide visioning process that began in 2022, as Envision Manzanita.

From the Vision Statement, by the year 2045 the City of Manzanita has:

- Strong Community Support
- Housing for All
- A Vibrant Economy
- A Stunning Natural Environment and Recreational Opportunities
- Small Town Feel and Diverse Neighborhoods
- Transportation Options

We couldn't have developed this plan without the project team and staff members who engaged with members of the community and other stakeholders. The Project Advisory Steering Committee met 18 times and were involved with community members in several community summits throughout the process. We want to acknowledge the guidance of the members of the Planning Commission and City Council who suggested and reviewed policies leading to adoption of the plan.

Manzanita is a small coastal city located on the northern Oregon Coast in Tillamook County, nestled between the Pacific Ocean and coastal range. Known for its sweeping sandy beach, dramatic headlands, and close-knit community, Manzanita has long been shaped by its relationship to the land, sea, and forest. Today, Manzanita balances its small-town character with its role as a destination for residents and visitors seeking connection to the Oregon Coast.

We are a growing community and offer a different coastal experience with our seven miles of beaches, forests and open spaces collaboratively managed to meet statewide planning goals for beaches, dunes and other natural resources.

Now we will move into the implementation of the Comprehensive Plans policies and encourage people to participate in those processes also. It will require time and resources to fulfill the promises of this document. Please use this document and join us.

Sincerely,

Kathryn Stock, Mayor

Acknowledgements

Public Advisory Steering Committee

Community Members

- Mark Adamcin
- Rick Jackson
- Patrick Johnston
- Linda Kuestner
- Jon Reimann
- Brian Sindt

Ex Officio Members

- John Collier, Planning Commission
- Linda Kozlowski, City Council
- Kathryn Stock, Mayor

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- Brad Berman
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Introduction





WHAT IS A COMPREHENSIVE PLAN?

Born from community ideas and values, the Envision Manzanita Comprehensive Plan (the Plan) establishes the goals and policies that drive decision-making on key land use issues impacting the quality of life in Manzanita. The Plan shapes growth and development over a 20- year period.

Rooted in both a factual basis and community engagement, the Plan serves as a policy framework that informs other critical planning documents and implementation steps that serve as a coordinated strategy for the City. This framework addresses the standard function of local government, the uses it allows, the services it provides, and the resources it protects.

The Plan outlines how land is developed and services are provided. It is designed to be an inclusive, accessible resource for everyone engaged in Manzanita's planning process including government agencies, elected officials, commissions, service providers, developers, neighborhood groups, and community members with diverse interests.

SUMMARY OF OREGON'S STATEWIDE PLANNING GOALS

State law requires local governments to adopt a comprehensive plan and ordinances needed to put the Plan into effect. These plans must be consistent with Oregon's 19 Statewide Planning Goals, as applicable.

Compliance is reviewed by both Oregon's Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). Officially approved plans are said to be 'acknowledged'. After acknowledgement, the Plan becomes the controlling guide for implementing ordinances, the laws that bring a plan to life. Oregon law strongly emphasizes coordination between agencies and special districts, keeping plans and programs consistent with each other, with the statewide goals, and with acknowledged local plans.



Oregon Statewide Planning Goals Applicable in Manzanita:

- **Goal 1 – Citizen Involvement:** Calls for "the opportunity for citizens to be involved in all phases of the planning process."
- **Goal 2 – Land Use Planning:** Says that land use decisions and implementation be based on factual information in coordination with the comprehensive plan.
- **Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces:** Covers over a dozen natural and cultural resources to be inventoried and evaluated.
- **Goal 6 – Air, Water, and Land Resources Quality:** Requires consistency with state and federal regulations on pollution.
- **Goal 7 – Areas Subject to Natural Hazards:** Deals with development in places subject to natural hazards, such as floods or landslides.
- **Goal 8 – Recreational Needs:** Evaluates areas and facilities for recreation and projected demand.
- **Goal 9 – Economic Development:** Calls for diversification and improvement of the economy.
- **Goal 10 – Housing:** Specifies planning for needed housing types, such as multifamily and manufactured housing, and requires an inventory of buildable residential lands and projected future need.
- **Goal 11 – Public Facilities and Services:** Calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection.
- **Goal 12 – Transportation:** Aims to provide "a safe, convenient, and economic transportation system."
- **Goal 13 – Energy Conservation:** Requires that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."
- **Goal 14 – Urbanization:** Estimates future growth and requires zoning enough land to meet those needs.
- **Goal 17 – Coastal Shorelands:** Outlines planning requirements for the lands bordering estuaries, coastal lakes, and the ocean shore.
- **Goal 18 – Beaches and Dunes:** Focuses on conserving and protecting beach and dune resources, reducing exposure to hazards and is central to the work of coastal communities in addressing the impacts of coastal hazards and future conditions of the ocean shore.

How Does Manzanita Use the Plan?

Implementation of the Plan starts with the land use zoning and development ordinances. The Zoning Map, which spatially designates future land uses in a way that best implements the goals and policies included in the Plan can be found on page 35. It identifies the types, locations, and densities of future development or redevelopment and may be further updated to align with the policy framework established in the Plan.

Topic-specific or infrastructure plans, such as the Transportation, Sanitary Sewer, and Water Master Plans, address broader systems and services in connection to the goals and policies in the Plan. Topic-specific plans shape the work of city departments, like Planning and Public Works, by informing action plans and guiding departmental budgeting decisions; typically include background information, assessments of existing conditions, identified system deficiencies, overarching goals, potential capital improvement projects, and recommendations for policy or code amendments.

Components of these plans can be adopted by ordinance or resolution and may lead to updates or amendments to the Comprehensive Plan or its implementation tools to ensure they remain current over time.

Chapter Structure

Oregon Statewide Planning Goal

Each chapter focuses on one statewide planning goal at a time.

Goals

These are overarching themes to guide Manzanita's decisions around that chapter's statewide goal.

Policies

Each Manzanita goal has more specific approaches articulated to achieve the stated theme.

GOALS & POLICIES

The heart of the Plan is the community's vision for the future. The goals and policies are a direct expression of the desires of the community, as captured through the City's community-wide visioning process that began in 2022, as Envision Manzanita.

Utilizing the framework of the Envision Manzanita Vision Statement and current data, the goals and policies of the Plan describe the long-term outcomes and direction on how the City will make that vision a reality.

Goals are long-term outcomes the City hopes to achieve by implementing the Plan. They are aspirational, reflecting collective desires for the future and the values underpinning those choices. Policies are specific enough to help determine whether a proposed project or program would advance the values expressed in the goals.

The Plan's goals and policies are regulatory documents used by the City guiding development and growth in Manzanita, specifically the Manzanita Zoning Ordinance. Standards in those documents provide the criteria that are used to make land use decisions by the City and go a long way toward shaping the character of development. The Plan also provides key guidance on partnership with neighboring agencies including Tillamook County, the Nehalem Bay Fire and Rescue District, Oregon Department of Fish and Wildlife, National Trust for Historic Preservation, Oregon Department of State Lands, and the Army Corps of Engineers.

Early implementation steps for each chapter are listed in the Short Term Action Plan, a matrix of the implementation framework attached as an appendix to the Plan. Implementation actions include recommendations for updates to existing city ordinances, technical studies, or other actions that will help to realize goals and policies within the Plan.

In short, the Vision sets the stage for the Comprehensive Plan; the Plan sets the stage for the Short Term Action Plan, which establishes specific actions, programs, or improvements that implement the goals and policies of the Comprehensive Plan and thus realize the Vision as defined by the community during a thorough four-year outreach effort.





WHY UPDATE THE PLAN?

Last updated in 1996, the Comprehensive Plan guides development through goals and policies for land use, housing, and transportation, for example, in furtherance of Oregon's Statewide Planning Goals. The updated Plan aims to reflect the community's vision and adapt to demographic and land use changes.

According to Portland State University's Coordinated Population Forecasts, Manzanita's population has remained stable for many years, however from 2020-2024 the City's population increased from 603 residents to an estimated 634. The number of total housing units citywide has also increased during this time along with the number of year-round visitors.

These changes led to community discussions regarding growth management and careful planning efforts. To manage growth, the City initiated the process of updating its Comprehensive Plan, which serves as the City's primary planning document, articulating goals for housing, economy, infrastructure, and community development, and ensures that growth aligns with the City's vision for the future.



ABOUT MANZANITA

Thank you to the Nehalem Valley Historical Society for sharing their photos and captions for this section.



Image Credit: Nehalem Valley Historical Society

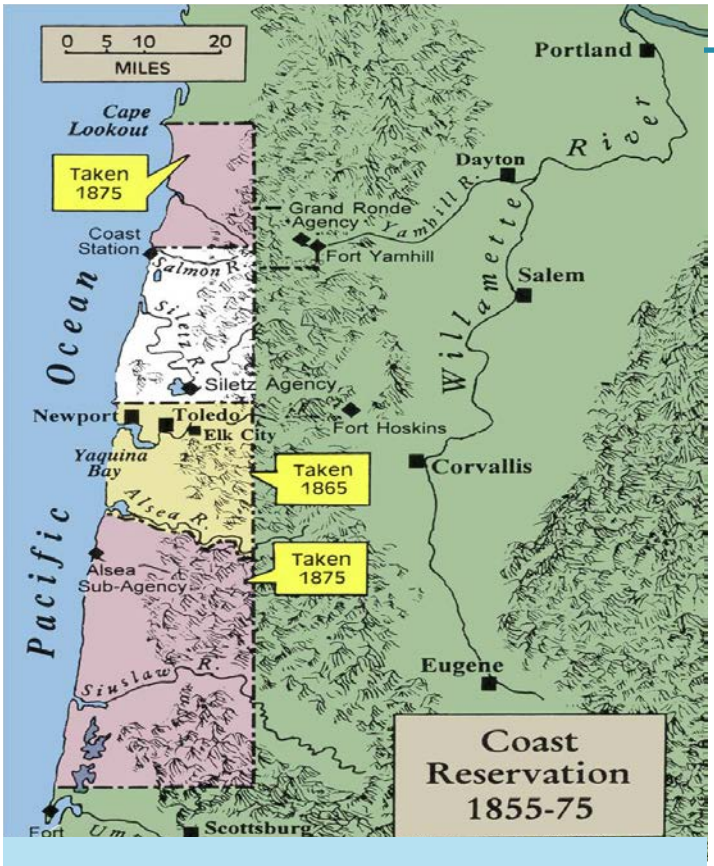
Manzanita is a small coastal city located on the northern Oregon Coast in Tillamook County, nestled between the Pacific Ocean and coastal range. Known for its sweeping sandy beach, dramatic headlands, and close-knit community, Manzanita has long been shaped by its relationship to the land, sea, and forest.

The land now known as Manzanita, Oregon, lies within the traditional homelands of the Nehalem band of the Tillamook people, who have lived along the northern Oregon Coast since time immemorial. The Tillamook people stewarded these lands and waters through deep cultural, spiritual, and ecological relationships that continue today. We strive to honor their enduring connection to this place and recognize the ongoing presence and contributions of Indigenous peoples in the region.

Originally a seasonal place of use and travel for Indigenous peoples, the area later became a site of homesteading, logging, and coastal recreation. Over time, Manzanita evolved from a sparsely settled coastal landscape into a residential and visitor-oriented community that values environmental stewardship, natural beauty, and a relaxed coastal lifestyle.

Today, Manzanita balances its small-town character with its role as a destination for residents and visitors seeking connection to the Oregon Coast.

The Manzanita region is home to the peoples of the Confederated Tribes of the Siletz Indians of Oregon and the Confederated Tribes of the Grand Ronde Community of Oregon.



SILETZ RESERVATION 1875 - Twenty years after creating the reservation, the federal government had reduced its size by almost 80%.

Image Credit: Nehalem Valley Historical Society



Developers in 1908 sold lots based on the promise of busy resorts and quick profits.

Image Credit: Nehalem Valley Historical Society

Pre 1800s

The Nehalem Tillamook people inhabit and steward the northern Oregon Coast, including the lands surrounding present-day Manzanita. The area provides food, transportation routes, and cultural resources, with strong connections to the ocean, rivers, and forests.

Early-Mid 1800s

European and American explorers, traders, and settlers arrive along the Oregon Coast. Disease, displacement, and federal policies dramatically impact Indigenous communities. Populations dwindled due to exposure to disease and the Donation Land Act of 1850 and Homestead Ac of 1862..

Late 1800s

The Manzanita area begins to attract homesteaders. Early development is limited due to dense forests, wetlands, and limited transportation access. The community takes its name from shrubs common in the area.

Early 1900s

Recreational use of the coast increases as improved roads and rail connections make the area more accessible. Seasonal cabins and small homes are constructed near the beach, marking the beginnings of Manzanita as a coastal retreat.



Taken during the mid 1930s by Brubaker aerial surveys.

Image Credit: Nehalem Valley Historical Society



1950's Postcard of Manzanita.

Image Credit: Lisa Halderman, Forgotten Oregon



1910s - 1930s

Logging and timber, along with dairy farming, agriculture, and commercial fishing help drive the regional economy. Manzanita developed as a small quiet beach community encouraging tourism for arts and culture. .

1946

Manzanita is formally incorporated as a city, establishing local governance and enabling coordinated planning for infrastructure and services.

1950s - 1970s

Postwar growth and automobile travel increase visits to the Oregon Coast. Manzanita experiences gradual residential growth while retaining its small-scale character. Conservation awareness grows alongside development pressures.

1980s - 1990s

Statewide land use planning and coastal management policies influence development patterns. Manzanita places increased emphasis on protecting natural resources, public beach access, and community identity.

2000s - Present

Manzanita continues to evolve as a year-round community and visitor destination. Planning efforts focus on resilience, housing, environmental protection, and maintaining the City's unique coastal character amid changing economic and climate conditions.



MANZANITA TODAY

Manzanita is home to approximately 600 permanent residents. Higher volumes of year-round visitors and rates of second homeownership have risen since the last Comprehensive Plan was approved in 1996, which resulted in an increase in both residential and commercial housing development. The Plan is designed to ensure that the City can comfortably accommodate residents and visitors alike over the next 20 years.

Community demographic information is derived from U.S. American Community Survey (ACS) data 5-Year Estimates (2022).

RACE AND ETHNICITY

The majority of those who live in Manzanita identify as white (95.5%), while the second largest demographic population are those who identify as Asian, with 1.3% identifying as Filipino and 3% reporting two or more races.

LANGUAGES SPOKEN AT HOME

Most Manzanita residents speak English (90.3%), while the second most common grouping of other languages spoken include Indo-European languages (6.3%). Indo-European languages include languages like Portuguese, French, German, Russian, and more. About 2% of the population speaks Spanish, this is less compared the county (7.1%). About 1.3% of the population speaks Asian and Pacific Islander Languages.

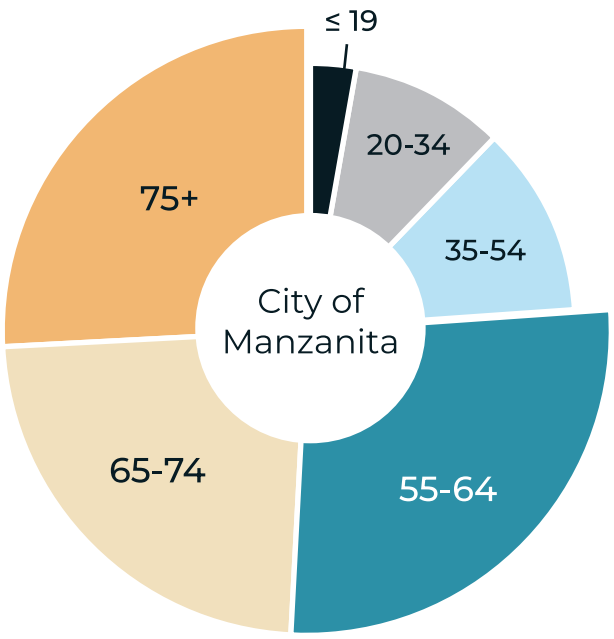
Figure 1: Race and Ethnicity

RACE/ETHNICITY	CITY OF MANZANITA	TILLAMOOK COUNTY	OREGON
White	95.5%	87.9%	78.7%
African American	0.0%	0.5%	1.9%
Asian	1.3%	0.8%	4.4%
Native Hawaiian and other Pacific Islander	0.0%	0.0%	0.4%
American Indian or Alaskan Native	0.0%	1.1%	1.1%
Two or more races	3.2%	6.2%	9.2%
Hispanic or Latino (any race)	0.0%	10.8%	13.8%

AGE

Manzanita generally has an older population, with more than half of its residents being ages 55 and up. The City has a much smaller proportion of youth (2.8%) when compared to the county (15.0%) and state (16.7%) averages.

Figure 2: Age of Population, in years



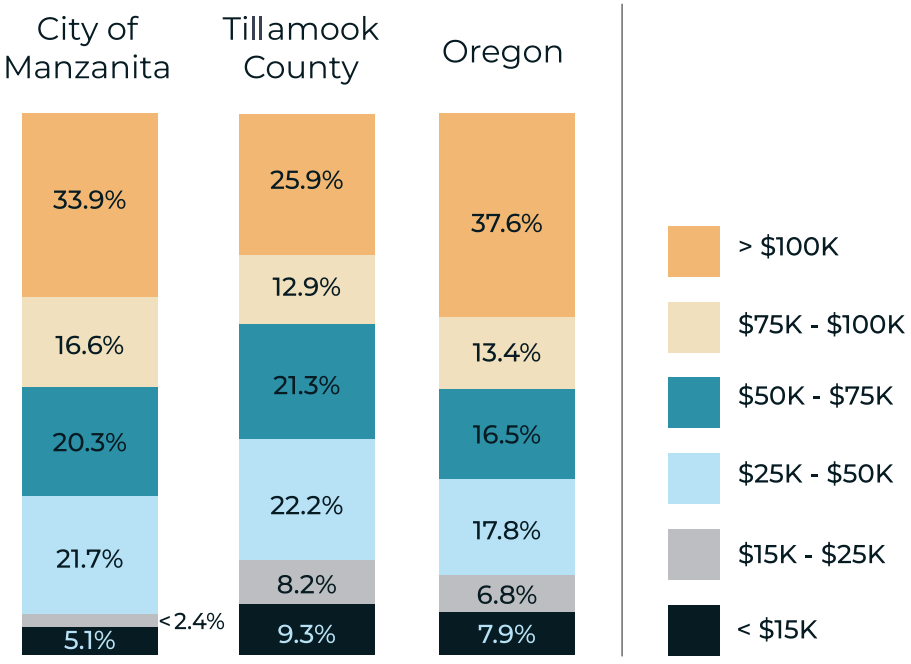
INCOME

The bulk of Manzanita households earn more than $100,000 per year. A smaller proportion of households earn less than $25,000 per year when compared to the county and state. While data on household income indicates that less than 8% of Manzanita is living below the federal poverty level, there is a very high margin of error with such a small sample size and it doesn't take accumulated wealth into account. Tillamook County has about 12% of the population below the poverty level.

The US Census Survey of Income and Program Participation offered a profile of adults aged 65 and older by poverty status for the year 2021. It indicated that nationally, 8.3% of adults aged 65 and over lived in a household that experienced poverty. While accumulation of wealth should be considered in Manzanita, poverty among older adults should is a rising issue nationally.

In 2023, Tillamook County reported 43 unsheltered and 11 sheltered houseless individuals. The same Point-in-Time counts reported a total of 926 houseless individuals in Clatsop County and 528 in Coos County.

Figure 3: Household Income



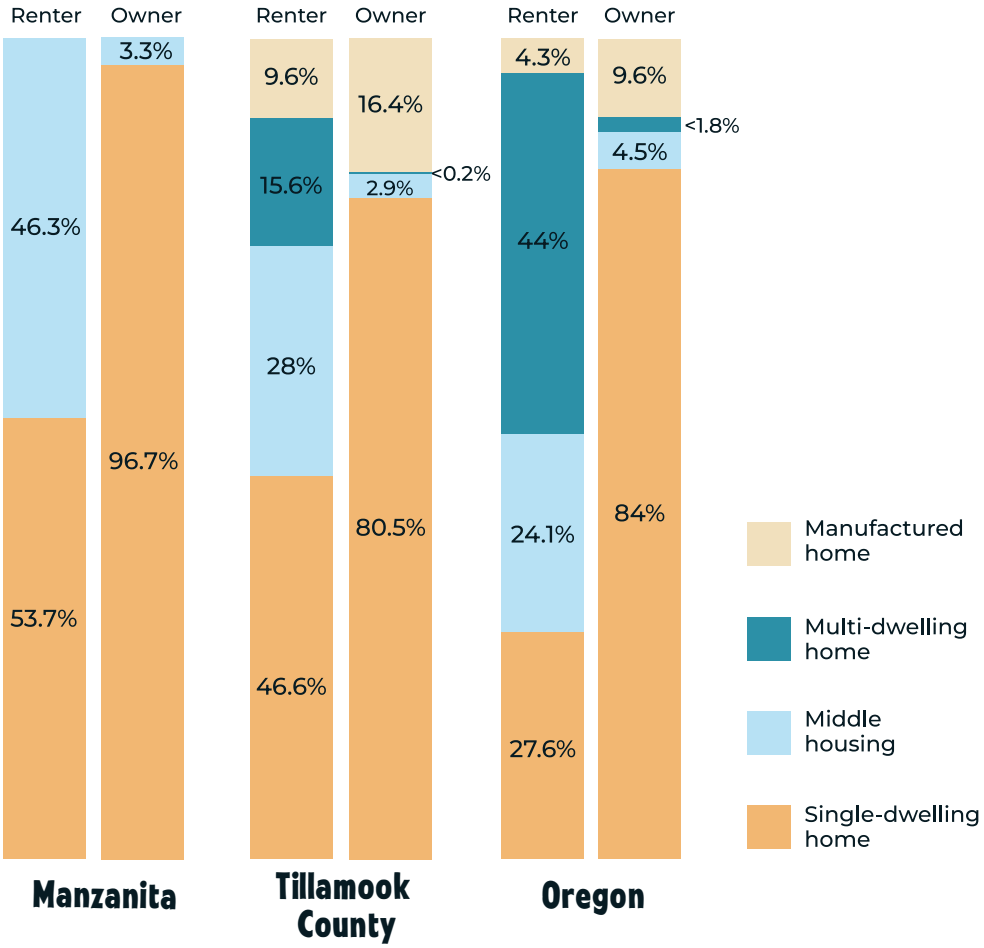
PEOPLE WITH DISABILITIES

In Manzanita, 23% of the community reports living with a disability, which is higher than both the county (21%) and the state (15%). The highest percentages of those with disabilities have a hearing disability (13.8%). Other groups to consider include those with ambulatory (6.1%) and cognitive (5.8%) disabilities.

HOUSING

Most of the housing in Manzanita consists of single-dwelling homes (87.7%) (detached single unit). While the City contains some middle housing (1-4 attached units) options (8.8%), it currently does not have any multi-dwelling housing units (5 or more attached units). Most of those who live in Manzanita are homeowners, while 18.3% are renters.

Figure 4: Housing Tenure



Housing Types in Manzanita

87.7%
Single Family Detached

8.8%
Middle Housing (Plexes, Townhomes)

0%
Multifamily Housing

3.4%
Mobile Homes / Other





Community Engagement & Plan Update Process



PLAN UPDATE PROCESS

MANZANITA VISIONING & PLAN UPDATE PROCESS

The first step in the Comprehensive Plan process was 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.



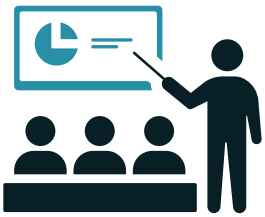
250+ Survey Responses



50+ Community Conversations



18 Public Advisory Steering Committee Meetings



3 Community Summits



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 were key components to trust-building and ensuring that the community is involved in every step of the way. The community was essential in crafting the vision that informed and inspired goals and policies within the Comprehensive Plan.

A series of Community Conversations and a Visioning Survey supplemented the prior engagement work that began in 2022 and served as the foundation for Envision Manzanita. Nearly 90 people responded to the survey and over 50 Community Conversations occurred and were documented around key topic areas. Themes taken from these conversations and survey were directly applied to the final Community Vision.

Public Advisory Steering Committee

The Project Advisory Steering Committee (PASC) facilitated Community Conversations, reviewed important project materials and drafts, thus guiding the Comprehensive Plan update. The PASC consisted of members who are representatives of the community. Over the course of the project the PASC formally met in over a dozen 2 hour meetings. During these meetings they strategized community outreach efforts, reviewed Community Summit materials, reviewed draft goals and policies for the Plan, and performed additional tasks to further the Comprehensive Plan update, ensuring the community's feedback was represented.

Community Summits

Three Community Summits occurred over the course of the project to update the public on the planning process and get feedback on land use planning goal topic areas.



1 of 10 maps created during the Community Summit #1 Mapping Exercise.



Community Summit #1

At Community Summit #1, community members were provided a project overview and review of existing conditions for:

- Goal 1: Citizen Involvement
- Goal 5: Natural Resources, Scenic and Historic Areas, and Open Space; and
- Goal 10: Housing.

The existing conditions review provided context for the hands-on mapping activity provided in the second half of the event. The purpose of this event was to identify priorities and opportunities generated by the community that will guide housing types permitted in the City's Zoning Ordinance and the development of the Future Land Use Map.

More than 70 people attended Summit #1, held at the Pine Grove Community House. More community members and stakeholders would have attended; however, due to the size of the venue, and to minimize overcrowding, a seating limit was put in place and those interested in attending were asked to RSVP. A survey asking about housing preferences and information on the website was provided for those who were unable to attend, and 76 people responded to the survey.

Community Summit #2

At the Envision Manzanita Community Summit #2, community members were provided with a project overview and a review of existing conditions for coastal-related Land Use Planning Goals. These Goals included:

- Goal 6: Air, Water and Land Resources Quality
- Goal 7: Areas Subject to Natural Hazards
- Goal 17: Coastal Shorelands; and
- Goal 18: Beaches and Dunes.

The purpose of this event was to identify priorities, opportunities, and constraints generated by the community that will guide the development of these goals and policies. Summit #2 had over 30 people in attendance.

A survey supplemented Community Summit #2. The survey provided background on the topic areas listed above and asked community members to provide feedback on what was currently working well under each area and what might need to be updated or addressed. The survey was open for two weeks from September 26 to October 10. There were 45 people who responded to the survey.





Community Summit #3

Community Summit #3 provided community members with a project overview and a review of existing conditions for:

- Goal 8: Recreational Needs
- Goal 9: Economic Development
- Goal 14: Urbanization.

The purpose of this event was to identify priorities, opportunities, and constraints generated by the community that will guide the development of goals and policies. Over 45 people attended the Summit. A survey supplemented the Community Summit, asking similar questions about each of the Land Use Planning Goals within the activity.








City of Manzanita


Mapping Activity
Consider these questions:
1. Where should housing development occur and which of the middle housing types are appropriate there?
2. Where should parks and open spaces be located?



ENVISION MANZANITA VISION STATEMENT

ENVISION MANZANITA VISION STATEMENT

By the year 2045 the City of Manzanita has:



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."



Housing for all

Manzanita offers a diverse range of housing options for all residents. Whether a cozy apartment, a single dwelling 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."

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, 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."

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. Given our geologic hazards and potential challenges, our community is committed to maintaining a safe, resilient, and well-prepared environment. 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."

Small-town feel and 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."

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 between Manzanita and neighboring communities.

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



Statewide Planning Goals in Manzanita

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Citizen Involvement

☑ Oregon Statewide Planning Goal 1



Citizen Involvement

Public involvement is a key aspect of land use planning in Oregon. This requirement, outlined in Goal 1 of Oregon's Statewide Land Use Planning Goals, ensures that citizens have opportunities to participate in all stages of the planning process. Local governments are required to establish citizen involvement programs that promote widespread public participation, foster effective communication, and make technical information easier to grasp.

Additionally, these programs must maintain adequate funding and channels of communication between policymakers and citizens. To monitor and encourage public engagement, each local government must have a Committee for Citizen Involvement (CCI). The Department of Land Conservation and Development (DLCD) supports public involvement through staff liaisons and advisory roles, assisting both local governments and citizens in understanding and participating in the process.

In Manzanita, the Planning Commission and City Council are representative bodies where the public can be involved in the decision-making process. Other standing committees in Manzanita consist of the Budget Committee and the Short-Term Rental Committee. As noted in Policy 1.1, the Planning Commission serves as the Committee for Citizen Involvement.

In recent years, the City has increased its outreach to the community at large and utilizes a range of engagement techniques that have expanded the City's ability to reach out to community members. New technologies are now in place that make it easier, and more cost- and time-efficient for the City to engage the public, such as email, the City website, social media and surveys. The City also continues to engage in person, through informal coffee chats, open houses, and workshops.

Goal 1.1

Engage the public in planning and policy decisions throughout the implementation of the Comprehensive Plan with inclusive and equitable processes that welcome involvement from all members of the community.

» Policy 1.1.1	Maintain the Planning Commission as the responsible body for facilitating community involvement in the planning process. The Planning Commission shall represent a cross-section of people in the community and shall be chosen in a fair, well-publicized manner.
» Policy 1.1.2	Ensure compliance with all state requirements for open meetings and open records by maintaining adequate funding and staff capacity.
» Policy 1.1.3	Provide public notice regarding land use projects and processes in transparent, easy-to understand formats, including multiple languages where appropriate.
» Policy 1.1.4	Reduce barriers to participation and help ensure all meetings and materials are fully accessible by considering language, meeting time, location, required technology/internet, and required level of involvement.
» Policy 1.1.5	Foster collaborative partnerships across the community, including nonprofits, organizations, institutions, and local businesses to ensure thorough community engagement throughout the decision-making process.
» Policy 1.1.6	Update the City's website consistently to provide information on city services, related news, and access to databases, including links to virtual meetings, hearings, and surveys.
» Policy 1.1.7	The City shall consult community groups and organizations, particularly underserved and underrepresented groups, to design culturally appropriate processes that meet their needs and effectively engage those affected by planning or investment projects.
» Policy 1.1.8	Foster collaborative partnerships between the City and non-profit organizations that create opportunities for the arts and culture.

Goal 1.2:	**Ensure that all community members have access to opportunities and that the benefits and impacts of growth are shared, recognizing and addressing historic disparities.**
» Policy 1.2.1	Support plans, investments, and policy decisions that extend community benefits to and consider alternatives that minimize or mitigate disproportionate negative impacts on communities of color, low-income residents, renters, and other underserved and underrepresented groups.
» Policy 1.2.2	Utilize data related to equity to inform decision making and ensure that staff are equipped to incorporate such data into City work.
» Policy 1.2.3	Design engagement strategies that capitalize on existing community groups and organizations to increase ease of participation and engagement.
Goal 1.3:	**Support accountability and transparency in planning processes by providing clear and timely information to the community, by maintaining access to City decision-makers, and by showing how public input has been used.**
» Policy 1.3.1	Communicate which aspects of planning decisions and projects can be influenced through public participation and clearly identify the level of engagement that can be expected in public processes, particularly during projects that may disproportionately impact underserved groups.
» Policy 1.3.2	Foster a culture of shared responsibility for communication by providing accessible information and opportunities for participation, while encouraging residents and community organizations to engage constructively, stay informed, and help broaden outreach. The Citizen Involvement Program will outline these shared expectations to support respectful, two way communication.
» Policy 1.3.3	Foster transparent communication with residents and property owners about public process engagement opportunities using web pages and both physical and virtual mailing lists.



Land Use Planning

☑ Oregon Statewide Planning Goal 2



Land Use Planning

Goal 2 of Oregon's Statewide Land Use Planning Goals requires each local government to adopt and implement a Comprehensive Land Use Plan. The Comprehensive Plan serves as the primary policy document guiding land use decisions within a jurisdiction. Cities and counties must base their plans on a factual foundation and implement zoning and development regulations that are consistent with the policies outlined in the Plan. In addition, local plans must coordinate with those of neighboring jurisdictions, and the plans and programs of special districts and state agencies must also align with adopted Comprehensive Plans.

Comprehensive Plans must comply with all applicable statewide planning goals. The Land Conservation and Development Commission (LCDC) reviews city and county plans to ensure consistency with these goals.

Once LCDC determines that a plan meets statewide requirements, the plan is formally "acknowledged." After acknowledgement, the Comprehensive Plan becomes the primary basis for local land use decision-making, replacing direct application of the statewide planning goals in most local decisions.

The City of Manzanita adopted its original Comprehensive Plan in 1975. Since that time, the Plan has undergone several revisions, including updates in 1986, 1987, 1990, and 1996. Periodic updates to a plan ensure that land use policies remain responsive to changing community priorities, evolving land conditions, and new state requirements.

In recent years, land use designations within Manzanita have been evaluated and updated to address changing housing conditions. Updates to zoning and land use designations are intended to ensure that the City can accommodate future growth while maintaining consistency with statewide planning requirements and local community goals.

Senate Bill 406 requires certain cities and communities in Tillamook County to allow middle housing on residentially zoned lands, adopt housing production strategies, and accommodate estimated housing needs on lands inventoried as buildable.

There are several base zoning districts that guide residential and commercial development within Manzanita. These zoning designations establish the range of permitted uses, housing densities, and development standards for different areas of Manzanita.

Residential Zoning Districts Manzanita has three residential zones: Middle Housing 1 (MH-1), Middle Housing 2 (MH-2), and Middle Housing 3 (MH-3). These zones accommodate a range of housing types and development forms consistent with state housing requirements and Manzanita's community character.

Commercial Development within the City is primarily located in two zones: Commercial (C-1) and Limited Commercial (LC). These districts provide locations for retail, service, and other commercial activities that support residents and visitors.

In addition to base zones, Manzanita applies several overlay zones that establish additional regulations for specific environmental conditions, hazards, or infrastructure considerations. Overlay zones may be applied on top of an underlying zoning designation and include supplemental standards that address unique site conditions.

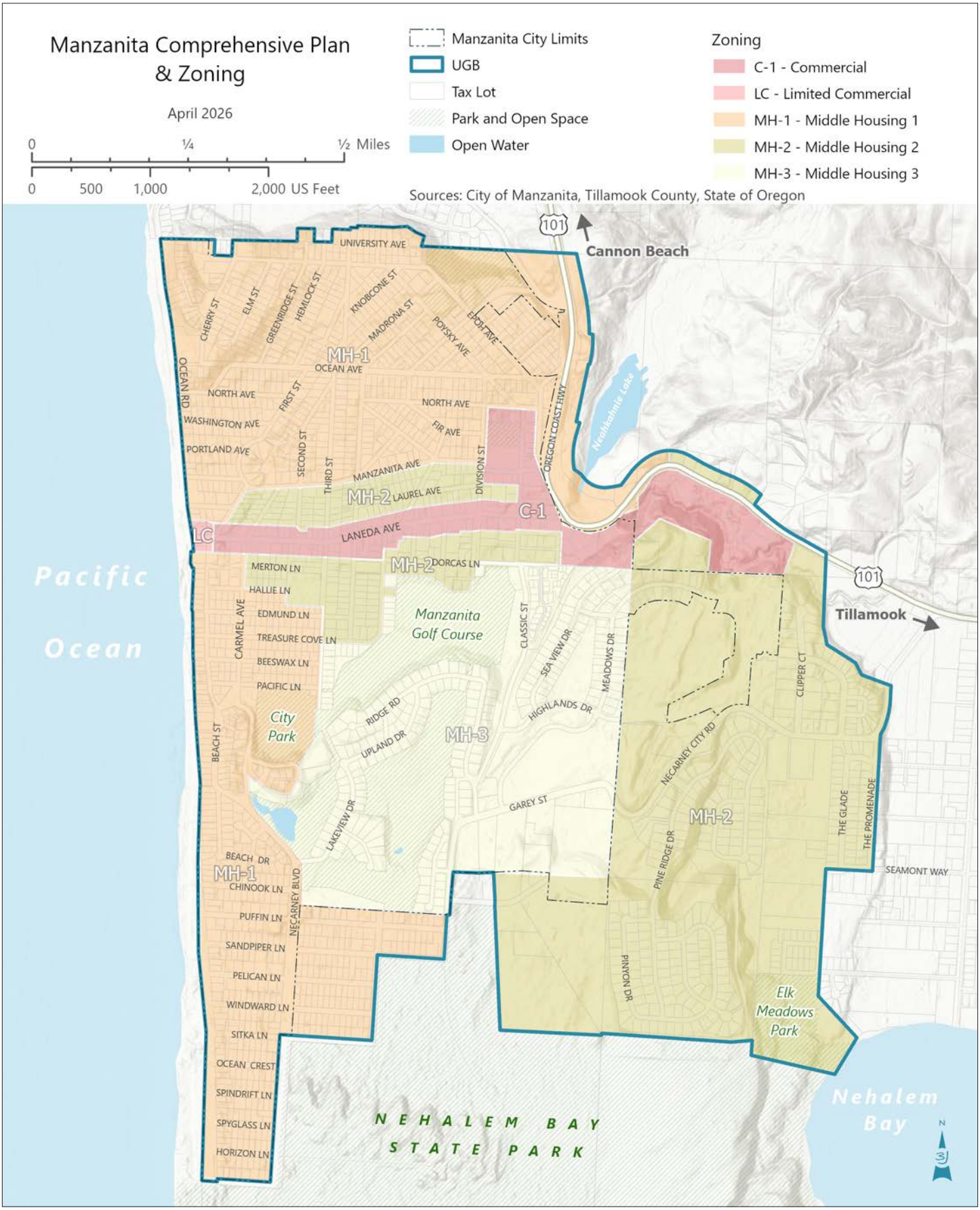
The Beach and Dune Overlay Zone regulates development in coastal dune areas to conserve beach resources, protect dune systems, and reduce potential hazards associated with development in these sensitive environments.

The Flood Damage Overlay Zone applies to areas subject to periodic flooding and is intended to promote public health and safety while minimizing potential damage to property and infrastructure.

The Wetland Notification Overlay Zone establishes procedures to ensure that development proposals comply with permitting requirements of the Oregon Department of State Lands and the U.S. Army Corps of Engineers for wetlands located within the City and its Urban Growth Area.

The Airport and Runway Protection Overlay Zones regulate development near the Nehalem Bay State Airport. These zones prevent the creation of airspace obstructions through height limitations and other land use controls designed to protect airport operations and public safety. Development within the Runway Protection Zone must also comply with applicable Federal Aviation Administration regulations, and permitted uses must avoid attracting wildlife or inter

Map 1. Manzanita Comprehensive Plan & Zoning Map



Goal 2.1:	**Make land use decisions for the City of Manzanita that rely on a factual basis, with a defined process and policy framework.**
» Policy 2.1.1	Refine Comprehensive Plan policies, with a goal of complete revisions every 10 years, in future updates based on well-documented existing conditions related to economic development, housing, and natural resources.
» Policy 2.1.2	Update Manzanita's Comprehensive Plan goals and policies to reflect changes in applicable law and policy, economic conditions, local demographics, community priorities, and the physical environment to foster accurate and effective guidance for growth.
» Policy 2.1.3	Effectively engage community members, local businesses, and regional agency partners in future revision to the Comprehensive Plan goals and policies.
» Policy 2.1.4	Update the Zoning Map, as necessary, to align with the Comprehensive Plan goals and policies.
Goal 2.2:	**Direct land development in an orderly, convenient way that suits the natural environment and fulfills the needs of the community.**
» Policy 2.2.1	Design and designate land uses to optimize local conditions and economize on public services and facilities.
» Policy 2.2.2	Locate land uses in a way that avoids overloading streets and other public facilities or affects living quality and natural amenities.
» Policy 2.2.3	Relate the use of land to the limitations and suitability of the natural environment, such as soils, wind, view, slope and vegetation.
» Policy 2.2.4	Industrial and manufacturing land uses are not allowed.

» Policy 2.2.5	Preserve and enhance design that reinforces Manzanita's unique coastal village identity through focus on the Manzanita Avenue and Laneda Avenue gateways, through generous, landscaped setbacks, preservation of mature trees and native vegetation, and context-sensitive site design.

Goal 2.3: To maintain and create residential living areas which are safe and convenient, make a positive contribution to the quality of life, and are harmonious with the coastal environment.

» Policy 2.3.1	Maintain livability by including natural places and other environmental amenities within residential areas.
» Policy 2.3.2	Establish residential densities suited to topography and soil conditions, public facilities, accessibility, and prior land platting.
» Policy 2.3.3	Encourage street networks that respond to Manzanita's natural terrain while providing interconnected, small-block street patterns to support safe walking, bicycling, neighborhood connectivity, and emergency access.
» Policy 2.3.4	Encourage street patterns which are responsive to the natural terrain of the City.
» Policy 2.3.5	Encourage effective use of vacant residential lots, particularly odd-shaped parcels and those isolated within blocks.
» Policy 2.3.6	Encourage new residential development in established areas already zoned, serviced and developed for residential use.
» Policy 2.3.7	Foster housing and living environments to meet the needs of households of different sizes, incomes, ages, and preferences.
» Policy 2.3.8	Enhance the quality of residential areas with attractive public improvements by eliminating conditions which contribute to blight, neglect, and unsightliness.



Natural Resources, Scenic and Historic Areas, & Open Spaces

☑ Oregon Statewide Planning Goal 5



Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 of Oregon's Statewide Land Use Planning Goals addresses the conservation and protection of natural, scenic, historic, and cultural resources. These resources may include wildlife habitat, wetlands, riparian areas, scenic viewpoints, historic structures, mineral and aggregate resources, and other significant environmental features. Local governments are responsible for identifying and evaluating these resources within their jurisdictions and adopting land use policies and regulations that balance resource protection with other land use needs.



The Goal 5 planning process requires cities and counties to inventory significant resources, evaluate the potential impacts of conflicting land uses, determine the appropriate level of protection, and adopt measures to conserve those resources when necessary. While some resource inventories, such as scenic waterways or groundwater resources, may be prepared by state or federal agencies, local governments are responsible for identifying many resources at the local level.



Natural Resources

The City of Manzanita is located along the Pacific Ocean and is characterized by coastal landscapes that include sandy beaches, dunes, forested hillsides, and nearby estuarine environments. The Nehalem River and the upper reaches of Nehalem Bay provide important natural features within the surrounding region and serve as sources of water supply through wellfields. Floodplains are present along the Nehalem River and Nehalem Bay; however, these flood-prone areas primarily affect neighboring communities such as Wheeler and Nehalem rather than the City of Manzanita itself.

Wetlands within the region are typically associated with riparian corridors adjacent to creeks, drainageways, and low-lying areas along the Nehalem River and its estuary. These environments support a variety of plant and wildlife species and contribute to the ecological function of the broader coastal landscape. Wetland and riparian resources are also present within the Manzanita area. The City's Wetland and Riparian Map identifies areas of hydric soils, particularly along the Nehalem Bay estuary, Alder Creek, and Neahkanie Creek.

Manzanita lies within the Coast Range ecosystem, which contains diverse habitats and wildlife populations. The Oregon Department of Fish and Wildlife (ODFW) identifies several strategy habitats in the region as part of the Oregon Conservation Strategy. Strategy habitats present in the Manzanita area include coastal dunes, estuaries, mixed conifer forests, riparian habitats, and wetlands.

Strategy habitats include areas of conservation concern that provide important ecological functions for strategy species, those with small or declining populations, considered at risk, or are of management concern., as identified by the ODFW.

The City regulates development near wetlands through the Wetland Notification Overlay Zone. Section 3.090 of the zoning ordinance establishes procedures to ensure compliance with permitting requirements of the Oregon Department of State Lands and the U.S. Army

Corps of Engineers. Section 3.091 defines the boundaries of the overlay zone.

The Natural and Cultural Resources Map depicts natural and cultural resource features in and around Manzanita, including resources associated with Goal 5 categories. The map provides background information to support an understanding of the City's natural resource context. It is not a locally adopted Goal 5 inventory of riparian corridors, wetlands, or wildlife habitat.

Hydric soils develop under conditions of prolonged saturation, flooding, or ponding during the growing season. While not all hydric soils qualify as wetlands, they are often associated with wetland or riparian environments.

The City's Wetland Areas of Manzanita map, provides background information to help identify potential wetlands and inform land use review; it is not a locally adopted wetlands inventory or an independent determination of wetland boundaries. The SWI is the source of wetland information used to inform local wetland land use notices.

The Wetland Land Use Notice is a notification procedure, not a local wetland protection regulation, and does not itself provide local regulatory protection for wetlands.

Several fish and wildlife species are present within the region and documented by the ODFW. Fish species documented in nearby waterways include multiple species of salmon, sturgeon, and Pacific lamprey. Bird species





Credit: Paul Hughes

observed in the area include the peregrine falcon, brown pelican, and harlequin duck. Larger mammals, like the Roosevelt Elk, roam through Manzanita's natural areas and coastline. Additional species of small mammals, amphibians, and invertebrates are also supported by the coastal and forest ecosystems surrounding Manzanita.

The Oregon Department of Geology and Mineral Industries has identified aggregate and coal resources associated with the Neahkanie Mountain area as significant mineral resources within the broader Manzanita region.

Scenic and Historic Resources

Three historic structures within Manzanita were previously identified as significant cultural resources and listed as eligible for historic preservation by The Oregon Historic Sites Database. Identification as eligible for historic preservation does not necessarily mean that these structures are locally adopted Goal 5 significant resource sites or listed in the National Register of Historic Places. Under State law the City must protect historic resources listed in the National Register of Historic Places in accordance with the requirements of that rule. These structures include the Pine Grove Community House, the Manzanita Log Cabin, and the Lane Hotel. These structures contribute to the City's historic character; however, are not locally designated Goal 5 resources or listed in the National Register of Historic Places.

Beeswax recovered from the infamous shipwreck of the Santo Cristo de Burgos initially spurred tourism in Manzanita and continues to attract visitors interested in the area's history. The City's street names serve as reminders of this era, with names such as Beeswax Lane. Many other streets commemorate early settlers, including members of the Lane family. While Manzanita's street names reflect the City's early settlement and development, there is currently no acknowledgment of the Native cultures historically connected to the area.



Pine Grove Community House



Manzanita Log Cabin



Lane Hotel

Many historic structures in Manzanita are present in the commercial and residential areas. Most notable among them are the buildings currently occupied by Left Coast Siesta (former Lane Hotel), the San Dune Pub (first post office) and the Pine Grove Community House. Nationally recognized architect, Tom Bender, designed the building currently occupied by First Security Bank of Washington and the Manzanita Branch of the Tillamook County Library.

Manzanita's Zoning Ordinance also includes a Beach and Dune Overlay Zone, which regulates development and activities within coastal dune environments. This overlay zone is intended to conserve beach resources, protect dune systems, and minimize hazards associated with development in these sensitive coastal areas. Although no rivers or waterways in the immediate area are designated under the National Wild and Scenic Rivers System, the Manzanita area contains numerous scenic resources. These include views of the Pacific Ocean, the Nehalem Bay estuary, and nearby forested landscapes such as Neahkanie Mountain and Nehalem Bay State Park.



San Dune Pub



Left Coast Siesta (Formerly Lane Hotel)



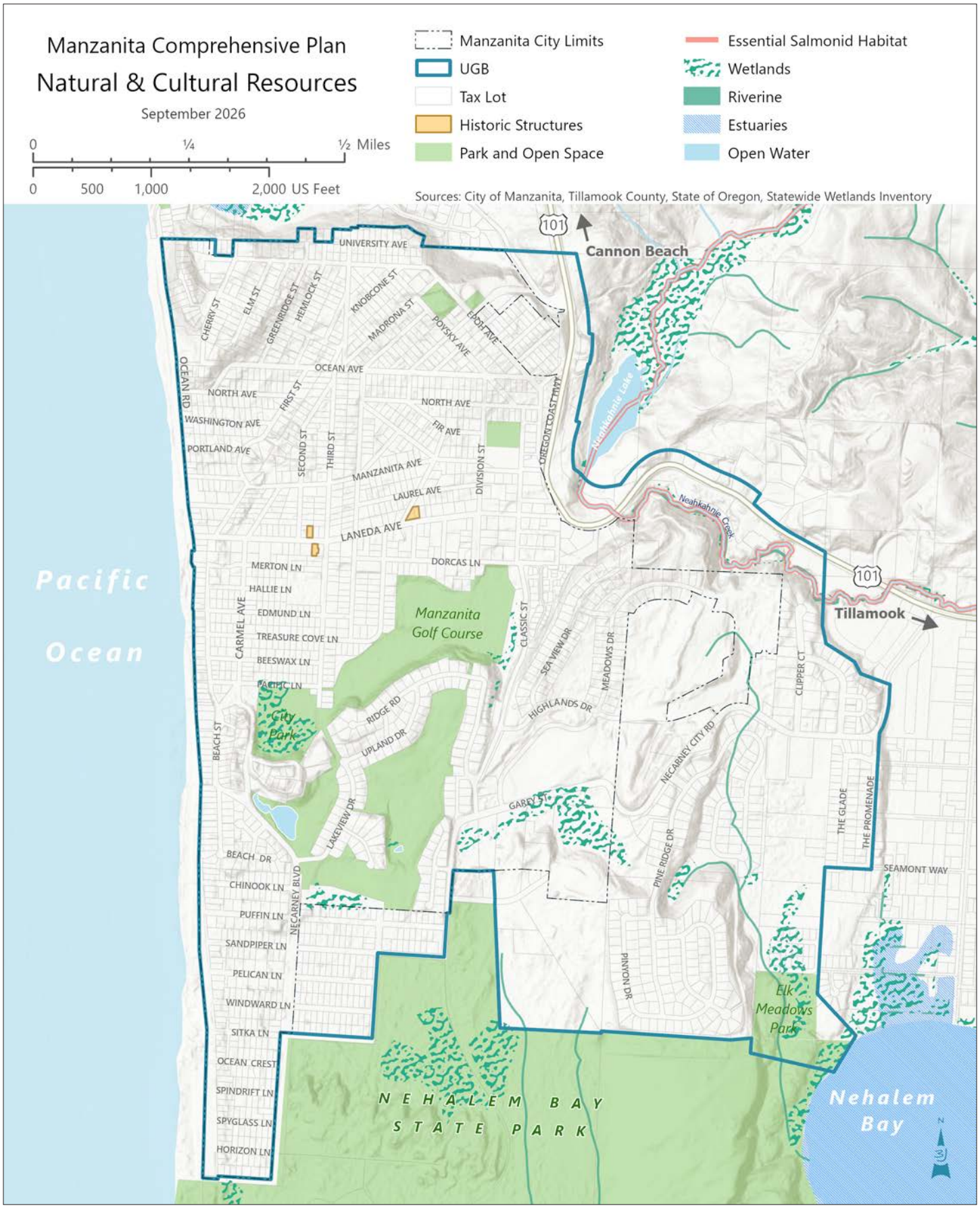
Nehalem Bay State Park

Open Spaces

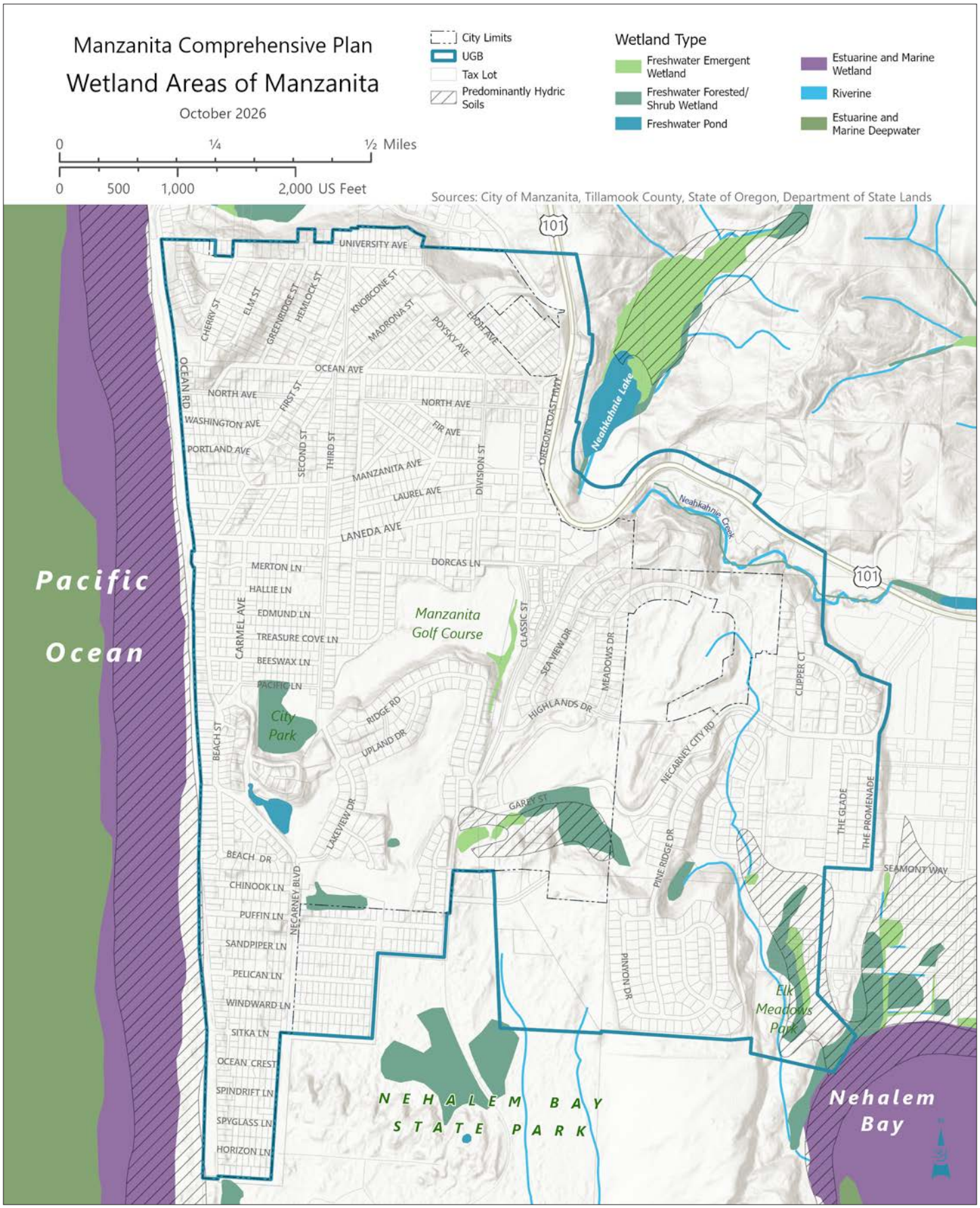
Manzanita is surrounded by several significant public open space and recreational areas. Nehalem Bay State Park borders the southern edge of the City, while Neahkanie-Manzanita State Recreation Site is located to the north. Oswald West State Park, another major coastal park, is located nearby and provides additional recreational opportunities within the region.

The Nehalem River and its estuary, Neahkanie Mountain, the Pacific Ocean, and surrounding forest lands all contribute to the scenic character and open space resources of the Manzanita area. These natural features provide recreational opportunities and help define the community's coastal setting.

Map 2: Natural and Cultural Resources Map



Map 3: Wetland Areas of Manzanita Map



Goal 5.1:	Protect and enhance the function, health, and diversity of the City's natural environment and ecological systems.
» Policy 5.1.1	Protect and maintain the groundwater supply and quality essential to clean water and natural vegetation.
» Policy 5.1.2	Support water conservation efforts within the Nehalem Bay Watershed to meet current and future water needs for Manzanita.
» Policy 5.1.3	Monitor and adopt guidance from FEMA and DLCD to manage development within the flood plain and floodways and ensure compliance with FEMA.
» Policy 5.1.4	Preserve mature and natural tree coverage through development regulations, tree inventories and working with partners to plant more trees where necessary to stabilize dunes or unstable soils.
» Policy 5.1.5	Encourage preservation of native tree and understory shrub associations as integrated ecological units, and support replanting of native canopy and understory species- including groundcover and shrub layers- to maintain habitat function and reduce native species establishment.
» Policy 5.1.6	Review and implement best management practices to reduce the risk of introducing or spreading invasive species through construction, landscaping, transportation, and maintenance activities. Prioritize these practices based on ecological risk, feasibility, and available resources.
» Policy 5.1.7	Adopt and maintain resource inventories and protection measures for locally significant riparian areas, locally significant wetlands, and for locally significant wildlife habitat. All inventories must be consistent with Goal 5 and applicable OAR standards. .
» Policy 5.1.8	Promote the use of regionally appropriate native species in public projects, landscaping, and habitat restoration.

» Policy 5.1.9	Coordinate with Oregon Parks and Recreation Department, Tillamook County, and other partners to prevent and manage invasive species in natural areas.
» Policy 5.1.10	Comply with wetland land use notification to the Department of State Lands within five days after receiving applications for projects that remove, fill, or move material in wetlands, waters, or areas with soils identified in the Statewide Wetlands Inventory.

Goal 5.2: Acknowledge, protect, and enhance Manzanita's historic and cultural resources.

» Policy 5.2.1	Inventory, preserve, and enhance distinctive historical and cultural features to create a sense of place and reflect Manzanita's history and heritage through the public realm.
» Policy 5.2.2	Promote Manzanita's historic and cultural resources through tourism and other economic development efforts.
» Policy 5.2.3	Provide staffing support for identification of opportunities to encourage regular maintenance, rehabilitation, and restoration of the historic and cultural resources.
» Policy 5.2.4	Coordinate with the State Historic Preservation Office to establish a review procedure that meets state requirements if archeological sites are identified in the City. The City will also monitor and implement the provisions of the revised Statewide Planning Goal 5 cultural resources rule, including coordination with Tribal Governments to identify and protect locally significant cultural areas, as appropriate.
» Policy 5.2.5	Design public signage including street, wayfinding, park, and civic signage to reinforce Manzanita's distinctive coastal village identity, while meeting applicable safety, visibility, and accessibility standards.
» Policy 5.2.6	Coordinate with the Oregon Parks and Recreation's Oregon Heritage Program to develop a Disaster Resilience Plan for Heritage Resources in Manzanita.

Goal 5.3: Conserve open space and protect natural and scenic resources.

» Policy 5.3.1	Promote the preservation of open space through recreational access that is sensitive to the environment, such as steep sloped areas.
» Policy 5.3.2	Connect trail networks beyond City boundaries to link recreational and natural areas surrounding Manzanita.
» Policy 5.3.3	Require subdivision development occurring along major natural and scenic resources to provide public access as deemed appropriate.
» Policy 5.3.4	Incentivize the placement of structures in a way that is sensitive of scenic views to maintain the visual character of the area.





Air, Water, & Land Quality

☑ Oregon Statewide Planning Goal 6



Air, Water, and Land Quality

Goal 6 of Oregon's Statewide Land Use Planning Goals addresses the protection of air, water, and land resources from pollution. The goal directs local governments to consider the impacts of development and land use activities on environmental quality when preparing and implementing Comprehensive Plans. Pollution sources addressed under Goal 6 may include solid waste, wastewater discharges, noise, thermal pollution, air pollution, and contaminants generated by industrial or other human activities.

Local governments are encouraged to identify land uses and management strategies that minimize environmental pollution and protect natural resources. This may include the use of zoning regulations, development standards, and other planning tools that help manage potential pollution sources and reduce environmental impacts.

In addition to local planning efforts, cities and counties must ensure that waste and process discharges comply with federal and state environmental regulations. Federal laws governing environmental quality include the Clean Air Act, the Federal Water Pollution Control Act, the Safe Drinking Water Act, the Noise Control Act, the Resource Conservation and Recovery Act, and the Toxic Substances Control Act. At the state level, regulations address issues such as sewage treatment and disposal systems, solid waste management, and broader pollution control requirements.



Air Quality

Air quality in the Manzanita region generally remains good throughout most of the year. Occasional increases in particulate matter may occur during the late summer months, particularly during regional wildfire events. While wildfire smoke can affect air quality across the region, the coastal location of Manzanita and the moderating influence of marine air and higher atmospheric moisture levels often reduce the severity of wildfire-related air quality impacts compared to inland areas of Tillamook County.

Water Quality

The City of Manzanita's Stormwater Master Plan (SWMP), updated in 2020, provides a framework for managing stormwater runoff and protecting water quality within the City. Historically, Manzanita has had limited drainage facilities and few integrated stormwater systems.

Higher levels of impervious surfaces from infill and greenfield projects, has contributed to drainage challenges in some developed areas, where ponding and localized flooding can occur. These issues highlight the importance of planning for stormwater improvements and infrastructure upgrades as development continues.

While non-point source pollution has become an increasing concern for regulatory agencies, the City is not subject to Oregon Department of Environmental Quality's stormwater discharge permit requirements and Tillamook County and the City lack specific stormwater quality regulations.

Manzanita's Public Works Department manages the city water system and ensures compliance with state and federal drinking water standards. According to the City's 2023 Water Quality Report, the municipal water system has consistently met maximum contaminant levels and other regulatory requirements established by the U.S. Environmental Protection Agency and the State of Oregon.

The 2021 Water Master Plan notes that the City holds water rights on Neahkahnie Creek, Alder Creek, and Anderson Creek. Anderson Creek served as a primary water source for several years following completion of the 2006 Water Master Plan but is no longer used due to infrastructure deficiencies that have not been addressed. These streams are perennial but may experience limited water availability during late summer and early fall.

The City's current water supply is provided by two wells located along the north bank of the Nehalem River, approximately five miles by road northeast of the City of Wheeler.



Land Resource Quality

The geology of the Manzanita area consists primarily of fine-grained sediments formed through a combination of coastal and fluvial processes. These deposits include stream channel and floodplain sediments, beach sands, talus gravels, glacial drift, and moraine materials.

Noise Pollution

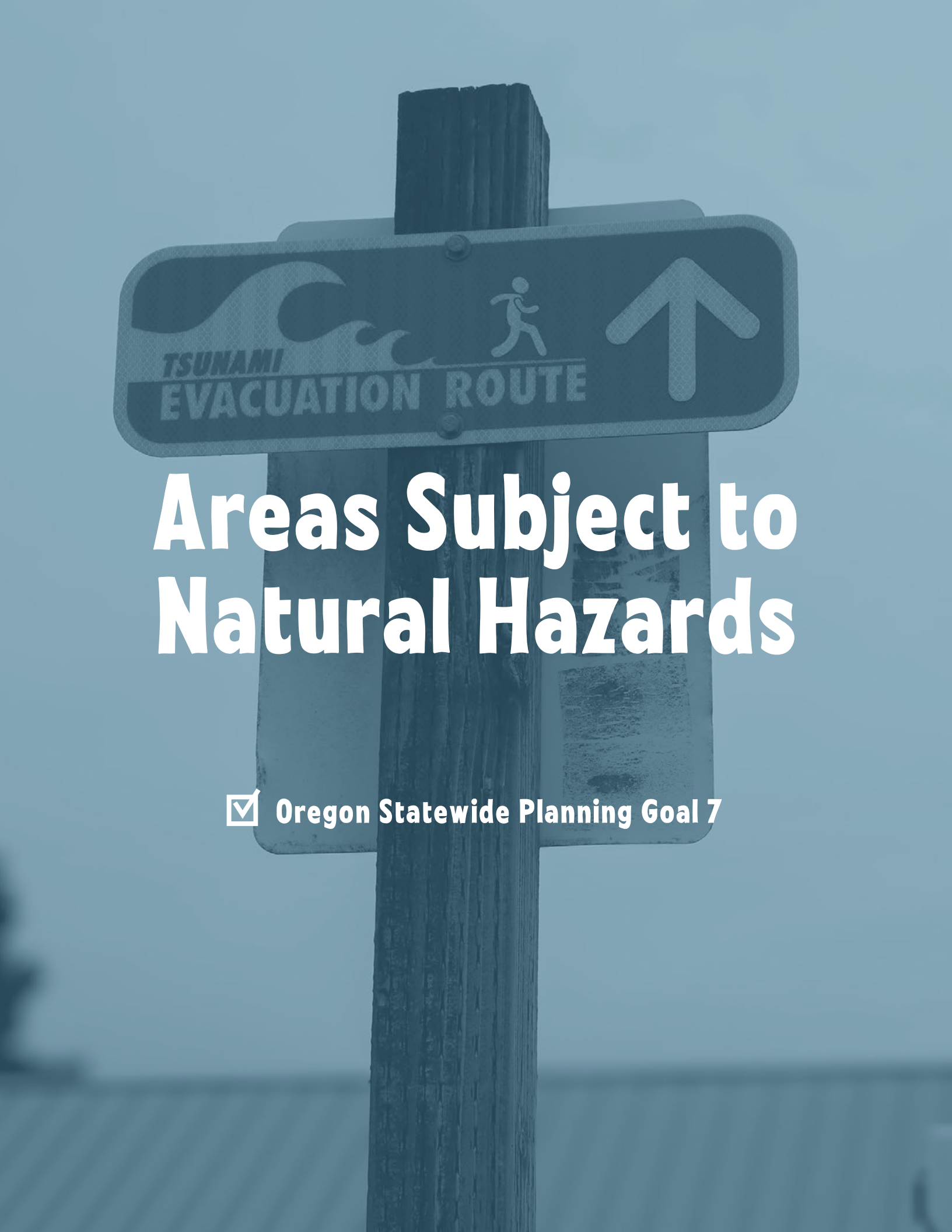
The primary source of noise within Manzanita is transportation activity along U.S. Highway 101, which runs near portions of the community. The Oregon Department of Transportation is encouraged to maintain tree buffers and other vegetation along highway rights-of-way to help reduce noise impacts on adjacent residential and commercial areas.



Goal 6.1:	Maintain and improve the quality of air and land in Manzanita.
» Policy 6.1.1	Coordinate with the Oregon Department of Environmental Quality (DEQ) and Tillamook County to reduce pollutant emissions and improve regional air quality.
» Policy 6.1.2	Encourage land use and transportation development patterns that reduce vehicle miles traveled to improve air quality and reduce greenhouse gas emissions.
» Policy 6.1.3	Coordinate with the State Department of Forestry to encourage the enforcement of the Oregon Forest Practices Act and to reduce erosion from logging activities, particularly in the vicinity of Neahkanie Lake and Alder Creek.
» Policy 6.1.4	Support regional efforts to reduce environmental pollution, including non-point sources of pollution, through its compliance with applicable State and Federal Standards.
» Policy 6.1.5	Encourage lighting design and practices that reduce the negative impacts of light pollution through enforcing Manzanita's dark sky ordinance.
» Policy 6.1.6	Reduce the adverse impacts of development on air and land quality by promoting site and building design that limits soil disturbance, erosion, and grading impacts through sensitive site and building design, informed by recognized sustainable site design frameworks such as SITES or LEED.
» Policy 6.1.7	Coordinate with Tillamook County in providing adequate solid waste facilities, including recycling, compost, and transfer facilities, for the Manzanita area.
» Policy 6.1.8	Coordinate with local partners like the Oregon Department of Transportation, Tillamook People's Utility District, and the Nehalem Bay State Airport to reduce noise impacts on adjacent properties to Highway 101, power lines, and the airstrip.
» Policy 6.1.9	Review all Department of Environmental Quality permits, notices of construction, air contaminant discharge permits, and indirect source construction permits, to ensure that the proposed activity is consistent with the Comprehensive Plan. The City will respond to instances where there may be conflict between the Comprehensive Plan and the activity for which the permit is being sought.

Goal 6.2: Protect and enhance Manzanita's water resources.

» Policy 6.2.1	Complete sewer and water expansions for new and existing development where feasible.
» Policy 6.2.2	Balance stormwater infrastructure projects with the protection of water resources.
» Policy 6.2.3	Incorporate green infrastructure such as bioswales, permeable pavement, and rain gardens into public and private development to improve stormwater management and reduce flooding.



Areas Subject to Natural Hazards

☑ Oregon Statewide Planning Goal 7



Areas Subject to Natural Hazards

Goal 7 of Oregon's Statewide Land Use Planning Goals addresses the protection of people and property from natural hazards. The goal directs local governments to consider the risks associated with hazards such as floods, landslides, wildfires, coastal erosion, and earthquakes when preparing and implementing Comprehensive Plans. Planning for natural hazards helps communities reduce potential damage to buildings, infrastructure, and natural resources while improving public safety and long-term resilience.

Goal 7 requires local governments to identify and evaluate natural hazards within their jurisdictions through the development of a hazard inventory. This inventory documents the location, frequency, and severity of hazards and helps communities understand how existing and future development may be affected. Local governments must also consider whether development in hazard-prone areas could increase risks to people or property and determine what types of land uses are appropriate in these areas.

Although Goal 7 does not include detailed administrative rules, it encourages local governments to integrate hazard mitigation strategies into land use planning and development regulations. Particular consideration is often given to the location of critical facilities, such as schools, hospitals, and emergency response services, which must remain operational during hazard events. The planning process should involve coordination with local agencies and community members and be periodically updated as new information becomes available.

The City of Manzanita is exposed to several natural hazards associated with its coastal location and surrounding terrain. These hazards include earthquakes, tsunamis, coastal erosion, landslides, severe weather, and the potential for wildfire in nearby forested areas. While much of the City's developed area is located at elevations that reduce the likelihood of coastal flooding, the community remains vulnerable to tsunami hazards associated with offshore seismic activity along the Cascadia Subduction Zone.



Manzanita is situated along the Pacific Ocean and at the base of Neahkanie Mountain, with development extending across coastal terraces and low-lying areas near wetlands. Portions of the City remain undeveloped, particularly in the southeastern area of the community. The City's commercial district is concentrated on Laneda Avenue from U.S. Highway 101 toward the shoreline. Residential and commercial areas located in the northeastern and northwestern portions of the City are more susceptible to landslide hazards due to steeper slopes and local soil conditions. In addition, the entire community is subject to moderate earthquake risk due to its proximity to regional seismic zones.

Due to its coastal location, Manzanita is subject to shoreline erosion along portions of the coastline. Areas near the base of Neahkanie Mountain are also susceptible to moderate landslide activity. On the central to northern Oregon coast, the sea level is rising faster than tectonic uplift of the land creating conditions supporting widespread erosion. A 2022 report by the National Oceanic and Atmospheric Administration assessing the risks of sea level rise indicated that sea level rise on the West Coast will increase by four to eight inches over three decades.

The City's Foredune Management Plan, published in 1996, establishes strategies to maintain and enhance the protective functions of the natural foredune system. These strategies aim to reduce flood and erosion risks from ocean conditions, minimize flooding caused by excessive wind-blown sand accumulation, preserve ocean views, and maintain public access to recreational areas along the beach.

The effective flood map identifies that most of Manzanita and its Urban Growth area lie outside of the mapped special flood hazard area, although some oceanfront properties are located within the mapped flood-prone areas.

The Special Flood Hazard Area includes locations that have at least a one-in-four chance of experiencing flooding during the typical term of a 30-year mortgage.

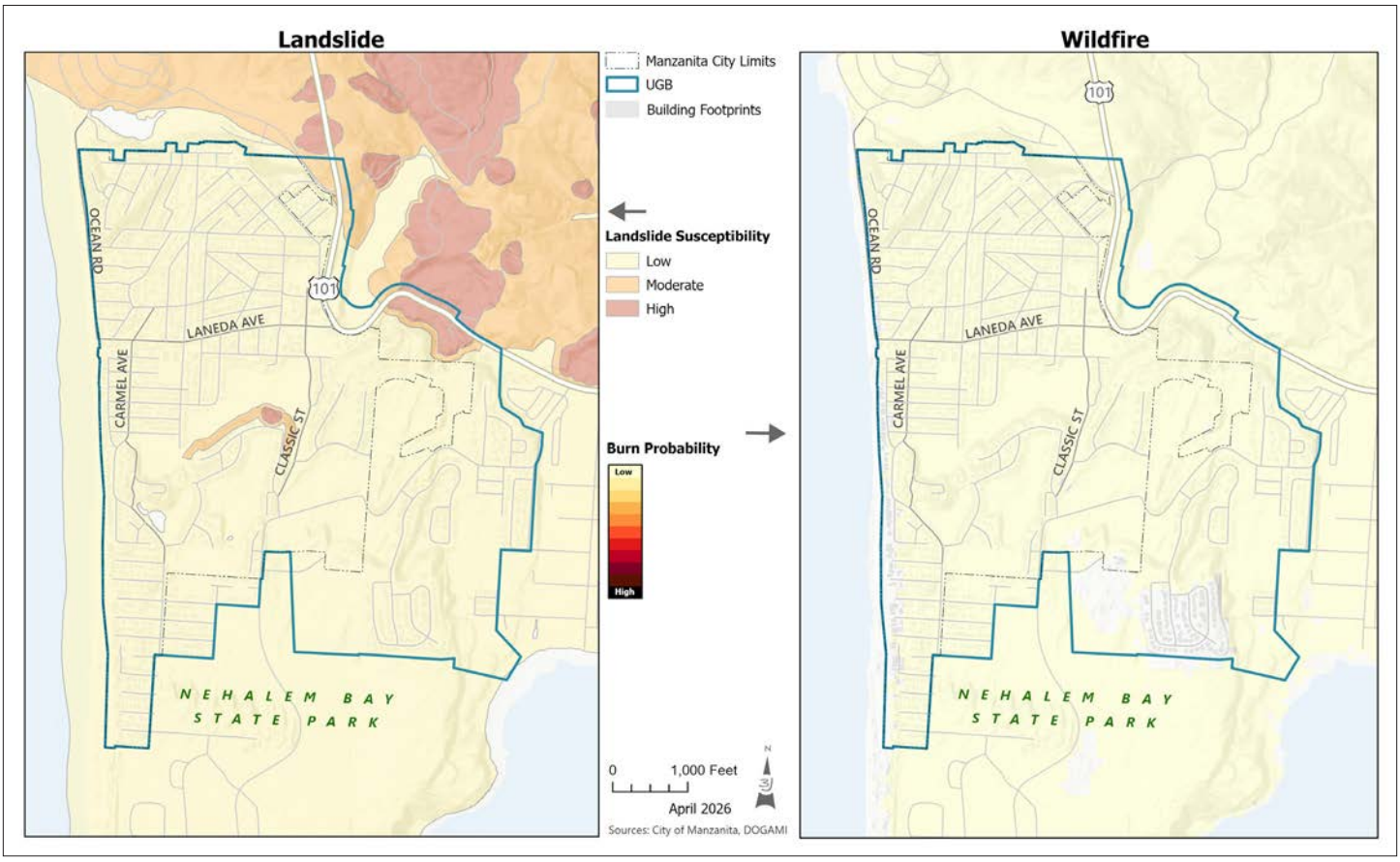
Severe weather including drought, windstorms, winter storms, and extreme temperatures impact the region. In Manzanita, the risk level for windstorms and winter storms is characterized as high risk due to historic events and potential for damage to critical infrastructure and utilities.

Due to the geographic constraints of the coastal landscape and the location of existing development, relocating development outside of the city limits would not necessarily eliminate exposure to natural hazards. Surrounding areas may also be vulnerable to hazards such as landslides, flooding, and wildfire. As a result, careful planning and mitigation strategies within the City are important to reduce potential risks.

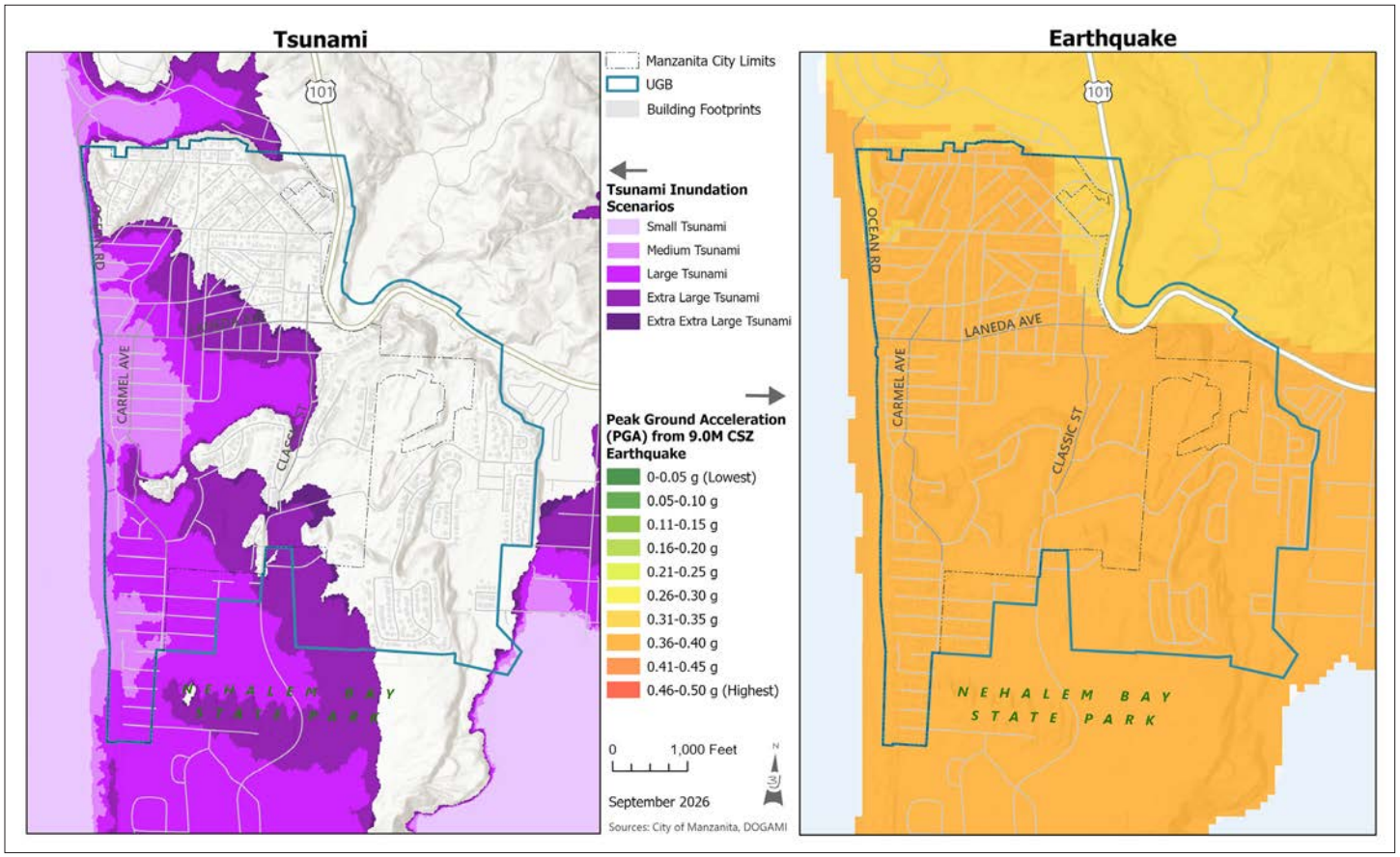
Several components of critical infrastructure within Manzanita could be affected by natural hazard events. These include U.S. Highway 101 and other evacuation routes, energy and utility facilities, water and wastewater systems, and emergency management operations. Maintaining the functionality of these systems during hazard events is an important consideration for future planning and hazard mitigation efforts.

Key actions outlined in the 2023 Tillamook County Multi-Jurisdictional Natural Hazards Mitigation Plan for risk reduction within the City of Manzanita include public education, training and equipment for first responders, collaboration with community groups like the Emergency Volunteer Corps of Nehalem Bay (EVCNB), preserving natural areas, retrofitting for earthquakes, enhancing city infrastructure, improving communication systems, developing a cooperative GIS system, and updating the Community Wildfire Protection Plan.

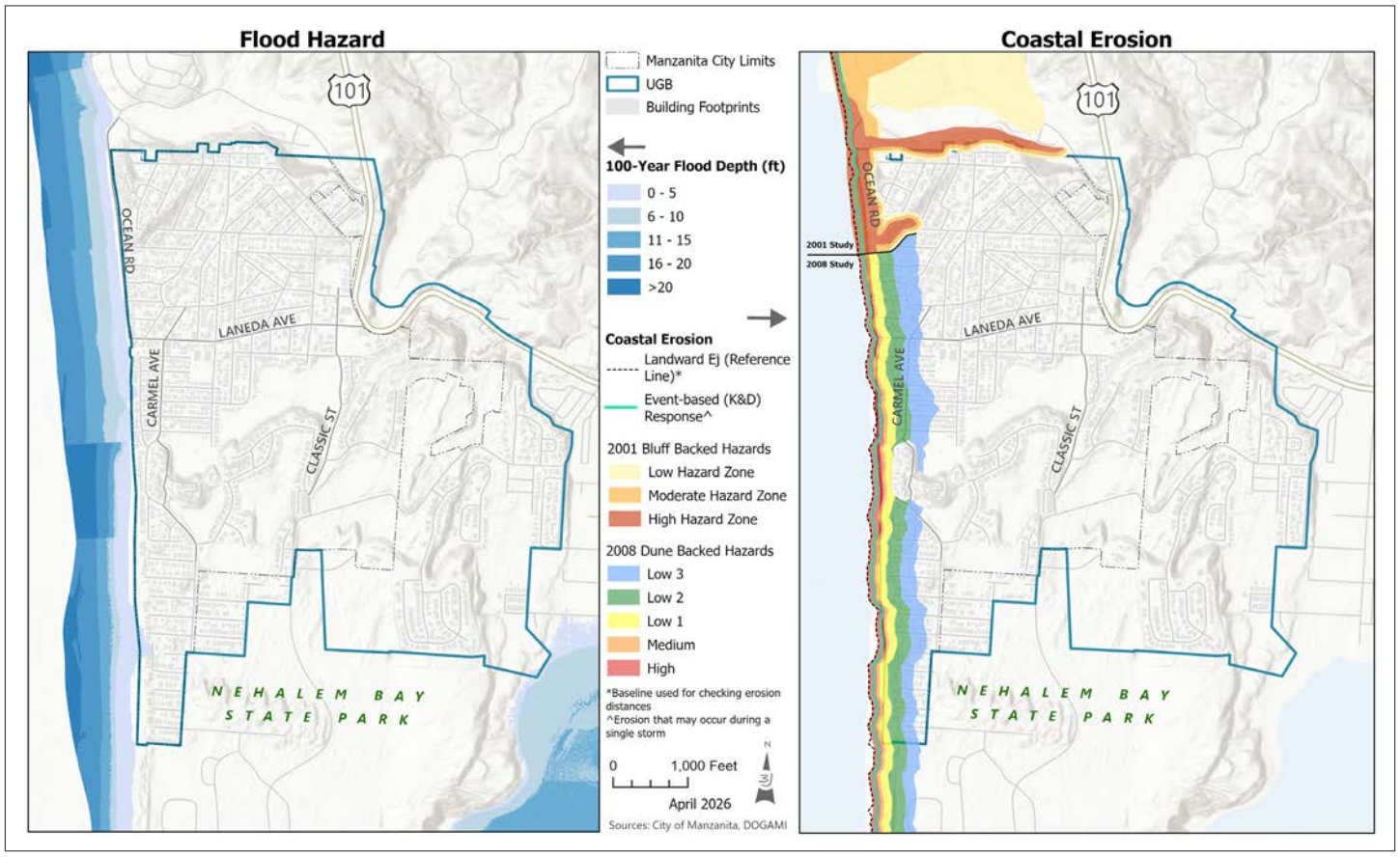
Map 4: Local Hazards Maps, Landslide and Wildfire



Map 5: Local Hazards Maps, Tsunami and Earthquake



Map 6: Local Hazards Maps, Flood Hazard and Coastal Erosion



Goal 7.1: Minimize the risk of natural hazards to people and property.

» Policy 7.1.1	Coordinate with Tillamook County and the Department of Land Conservation and Development's Natural Hazards Program on regularly updating and maintaining the Natural Hazard Mitigation Plan (NHMP) and update related plans as new information becomes available or after major hazard events..
» Policy 7.1.2	Coordinate with federal, state, and local partners regarding mapping of tsunami, wildfire, coastal erosion, sea level rise hazard areas, and Cascadia event hazards within the City and lands adjacent to city limits.
» Policy 7.1.3	Expand mapping coordination to include the use of LiDAR data for floodplain and landslide updates and integrate these maps into City GIS systems for ongoing analysis, and into the NHMP and Comprehensive Plan.
» Policy 7.1.4	Utilize the development code to provide incentives and regulations to manage development in areas prone to natural hazards and limit future placement of critical facilities in high hazard areas.
» Policy 7.1.5	Retrofit critical facilities such as Manzanita's water storage tanks to meet seismic standards and maintain functionality after an earthquake.
» Policy 7.1.6	Maintain and enhance wetlands, riparian buffers, and natural drainage systems as multi-benefit areas for flood storage, water quality protection, and habitat preservation.
» Policy 7.1.7	Support community wildfire protection by implementing strategies identified in the Tillamook County Community Wildfire Protection Plan (CWPP) and encouraging fire-resistant landscaping and building materials, prioritizing defensible space, and providing community education opportunities. .

Goal 7.2: Support community-wide hazard preparation for people of all ages, abilities, cultures, and incomes.

» Policy 7.2.1	Expand public information and education for hazard awareness and natural disaster preparedness, especially for low-income, elderly, non-English speaking, and other vulnerable populations in coordination with the Oregon Department of Emergency Management's Inclusion, Diversity, Equity and Accessibility program.

» Policy 7.2.2	Ensure accessibility of hazard communication and emergency plans for all populations, including translation, visual aids, and outreach through community networks.
» Policy 7.2.3	Promote participation in the Emergency Volunteer Corps of Nehalem Bay (EVCNB) and encourage public involvement in Tillamook County Natural Hazard Mitigation Plan maintenance meetings.
» Policy 7.2.4	Coordinate with the Emergency Volunteer Corps of Nehalem Bay to support caches with emergency supplies and tools in Manzanita neighborhoods to support community preparedness.
» Policy 7.2.5	Provide readily-available hazard preparedness information and education to visitors, partnering with the tourism bureau, vacation rental companies, and local hotels.

Goal 7.3: Improve coordination with public and private partners in response to natural disasters and associated emergencies.

» Policy 7.3.1	Support plans and programs that increase the quality and redundancy of utility and transportation infrastructure to expedite the restoration of critical services following a natural hazard event.
» Policy 7.3.2	Coordinate with emergency service providers when new development is proposed to ensure that response capacity can meet the needs of the new development.
» Policy 7.3.3	Expedite the land use review processes for development in areas affected by natural hazard events, while balancing related code requirements, including those to be developed under Goal 1, Policy 1.4.
» Policy 7.3.4	Collaborate with appropriate agencies and non-profits, including Tillamook County Emergency Management and Nehalem Bay Fire and Rescue District to update and implement emergency management plans, expand hazard education programs, track preparedness metrics, and increase neighborhood emergency response.



Image Credit: TillamookCoast.com



Parks & Recreation

☑ Oregon Statewide Planning Goal 8



Parks & Recreation

Goal 8 of Oregon's Statewide Land Use Planning Goals addresses recreational needs and directs local governments to plan for the recreational opportunities available to residents and visitors. The goal emphasizes the development and maintenance of recreational facilities that are accessible to the public and that support a variety of outdoor and community activities. Priority is given to non-motorized forms of recreation, such as walking, hiking, and bicycling, as well as recreational areas that serve higher-density populations and individuals with limited transportation or financial resources.

Goal 8 encourages communities to provide recreational opportunities that are affordable and widely accessible. Public parks, trails, open spaces, and recreational facilities play an important role in supporting community health, social interaction, and tourism. Planning for recreational needs involves identifying existing recreational resources, evaluating gaps in access or facilities, and coordinating with regional partners to ensure that residents and visitors have access to a variety of recreational opportunities.



The City of Manzanita does not maintain a formal parks and recreation department. However, the community benefits from a variety of public and private recreational resources, including state parks, local parks, trails, and nearby natural features. Two major state parks, the Nehalem Bay State Park and Oswald West State Park, are located in close proximity to the City and provide significant recreational opportunities for both residents and visitors.

Within city limits, Manzanita City Park is located at Pacific Lane and Third Street and serves as the primary public recreation area for the community. Recreational amenities include a tennis court, pickleball court, sand volleyball court, and a children's playground. The park also serves as a gathering place for community activities and outdoor recreation. Within the Urban Growth Boundary, Elk Meadows offers an urban nature trail through inland dune, wetland and meadow habitats of native plantings and local wildlife. It was developed and is maintained by the Lower Nehalem Community Trust.

Additional recreational facilities within the community include the nine-hole Manzanita Golf Course and a basketball court located on 5th Street. These amenities also provide recreational opportunities for residents and visitors.

Locals and visitors may also benefit from facilities and programs offered through the North County Recreation District (NCRD), located nearby in Nehalem. NCRD serves communities throughout north Tillamook County and provides a range of recreational, fitness, and cultural amenities. Facilities at NCRD include an aquatics center with lap swimming and instructional programs, a fitness center and exercise classes, youth recreation and summer programs, sports fields, and indoor and outdoor courts. The district also operates the NCRD Performing Arts Center, providing additional opportunities for cultural







and community events. Manzanita is home to the Hoffman Center for the Arts which provides different classes and programming opportunities, monthly luncheons of the North Tillamook County Women's Association held at the Pine Grove Community House, and numerous events hosted at the Nehalem Valley Historical Society on Laneda Avenue.



Manzanita is surrounded by a variety of scenic and natural resources that contribute to the area's recreational appeal. The Pacific Ocean, Nehalem Bay and its estuary, Nehalem River, and Neahkanie Mountain provide opportunities for beach access, wildlife viewing, hiking, and other outdoor activities. These natural features are significant recreational and scenic assets for the community.

Regional parks and recreational areas located near Manzanita include Elk Meadows Park, Hug Point State Recreation Site, and Oswald West State Park. Several regional trails also serve the area, including the Sunset and seven miles of uninterupted beach, the South Neahkanie Mountain Trail, the Neahkanie Gap Trail, and the Nehalem Bay Loop Trail.

Water-based recreational opportunities are also available in the surrounding area. Nehalem Bay and nearby waterways support boating, kayaking, and canoeing activities. Within the bay, there are six public boat launch sites and two public kayak or canoe launch locations. In addition, Nehalem Bay State Park provides more than 300 overnight camping sites, including some with corrals for horseback riders.

Map 7: Regional Trails and Parks Map



Goal 8.1:	Plan for the recreational needs of residents and visitors in a manner consistent with community values, environmental capacity, and available resources.
» Policy 8.1.1	Identify and plan for current and future recreational needs through periodic inventories of recreational facilities, natural areas, programs, trails, and opportunities within Manzanita and nearby public lands.
» Policy 8.1.2	Coordinate recreation planning with Tillamook County, Oregon State Parks, state and federal agencies, neighboring jurisdictions, school districts, and private or nonprofit providers to maximize shared resources, protect regional assets, and avoid duplication of services.
» Policy 8.1.3	Prioritize recreational opportunities that serve residents with limited transportation options, limited financial resources, or limited mobility.
» Policy 8.1.4	Consider the carrying capacity of land, water, infrastructure, and public services when planning for recreational facilities and opportunities and avoid recreational development that would exceed environmental or community capacity or conflict with surrounding land uses.
» Policy 8.1.5	Use the State Comprehensive Outdoor Recreation Plan and other applicable state and regional plans as guidance when planning, acquiring, or improving recreational facilities and opportunities.
» Policy 8.1.6	Encourage recreational facilities and programs that are self-sustaining, require minimal long-term maintenance and cost, and respect the limitations of the land.
» Policy 8.1.7	Encourage and support private non-profit organizations that provide historical and cultural activities.

Goal 8.2: Protect and enhance natural, scenic, and cultural resources as recreational assets.

» Policy 8.2.1	Recognize the Pacific Ocean, beaches, Nehalem River and Estuary, Neahkanie Mountain, forests, dunes, viewpoints, and scenic landscapes as core recreational, environmental, and community identity assets.
» Policy 8.2.2	Protect public ownership, public rights-of-way, and public easements that provide access to or along the ocean shore, beaches, waterways, and other key recreational and scenic resources.
» Policy 8.2.3	Identify and protect natural areas suitable for low-impact recreational uses such as walking, hiking, nature viewing, environmental education, and passive recreation, by utilizing designs that follow low-impact development best practices and techniques, such as boardwalks.
» Policy 8.2.4	Encourage passive recreational uses and facilities that minimize environmental disturbance, avoid sensitive habitats, and protect riparian areas, wetlands, wildlife corridors, dunes, and unstable or poorly drained soils.
» Policy 8.2.5	Preserve existing trees and natural vegetation, particularly where necessary to stabilize dunes or slopes, protect wildlife habitat, or maintain scenic qualities.
» Policy 8.2.6	Coordinate with state and federal agencies and Tribal Governments to ensure recreational planning and shoreline protection measures on public lands are consistent with local needs, environmental protection goals, and community character, including limitations on motorized vehicle use on beaches consistent with state regulations.

Goal 8.3: Expand and improve non-motorized recreation and trail connectivity.

» Policy 8.3.1	Prioritize non-motorized recreational opportunities including walking, biking, hiking, and nature trails over motorized recreational uses.
» Policy 8.3.2	Collaborate on a regional effort for a Trail System Master Plan that identifies existing trails, potential connections, beach access points, viewpoints, and opportunities for future asset and programming development while prioritizing trail access to culturally significant areas.
» Policy 8.3.3	Improve connectivity between neighborhoods, City Park, the beach, state parks, commercial areas, and other community destinations through safe, accessible walking and bicycling routes.
» Policy 8.3.4	Encourage the maintenance and improvement of bicycle facilities, including bike lanes, widened shoulders, and separated paths, in cooperation with the Oregon Department of Transportation, Tillamook County, and regional partners, including along U.S. 101 and the Oregon Coast Bike Route.
» Policy 8.3.5	Support regional trail connections, including the Oregon Coast Trail, where consistent with environmental constraints, land suitability, and community capacity.

Goal 8.4: Provide parks and year-round recreational facilities and programming that serve a range of ages, abilities, and interests.

» Policy 8.4.1	Ensure significant park planning and development decisions are consistent with adopted plans and community priorities.

» Policy 8.4.2	Plan for future parks and recreational spaces by identifying potential locations, particularly within or near residential neighborhoods and the commercial core, that are compatible with surrounding land uses and accessible to residents and visitors.
» Policy 8.4.3	Encourage recreational facilities and park designs that serve multiple age groups, support intergenerational use, and provide inclusive indoor and outdoor spaces for community gathering and relaxation.
» Policy 8.4.4	Ensure all city recreational facilities, parks, and public restrooms are designed or upgraded to meet ADA standards and inclusive design principles.

Goal 8.5: Ensure new development contributes to parks, open space, and recreational opportunities.

» Policy 8.5.1	Require new subdivisions and large planned developments to provide dedicated park land, usable open space, recreational facilities, or equivalent contributions, consistent with adopted standards and state law.
» Policy 8.5.2	Explore the acquisition of land for parks or open space through dedication, donation, purchase, easements, purchase of development rights, or the right of first refusal for vacated, donated, surplus, or publicly owned lands.
» Policy 8.5.3	Encourage appropriate buffering, fencing, landscaping, or screening around recreational facilities and adjacent incompatible uses, particularly where they adjoin residential areas.

Goal 8.6: Implement recreation planning through flexible, collaborative, and fiscally responsible approaches.

» Policy 8.6.1	Use a variety of implementation tools including partnerships, grants, volunteer programs, easements, land dedication, special districts, user fees, levies, and bond measures to meet recreational needs without creating financial burden on the City.
» Policy 8.6.2	Encourage the involvement of local individuals, community groups, nonprofits, and volunteers in the donation of land, labor, funds, equipment, and expertise for park and recreation improvements.
» Policy 8.6.3	Periodically review and update recreation policies, inventories, and plans to reflect changing community needs, environmental conditions, and available resources.



Economic Development

☑ Oregon Statewide Planning Goal 9



Economic Development

Statewide Planning Goal 9: Economic Development ensures cities and counties have the land available for potential economic growth and development opportunities. As a part of this goal, local governments perform Economic Opportunity Analyses on 20-year population and job growth and maintain a working inventory of areas suited for economic growth and that can be connected to public services.

Manzanita is included in the Columbia Pacific Economic Development (ColPac) District's Comprehensive Economic Development Strategy. Local or regional governments maintain a working inventory of areas suited for economic growth and will often include smaller jurisdictions within their inventories.

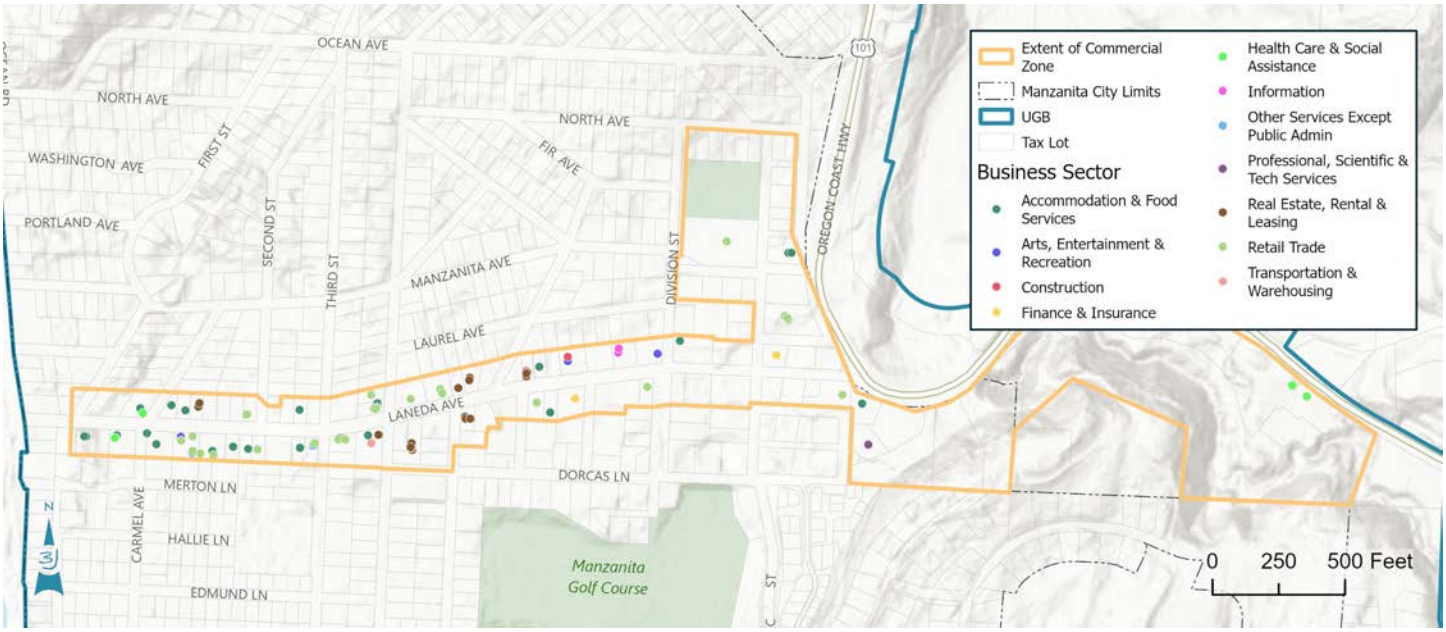
Manzanita's primary economic stimulus is produced by second homes and the tourism industry. Most of Manzanita contains zones for residential uses, with the exception being commercial zones located near Laneda Avenue.

In the Manzanita Inflow and Outflow Analysis, census data from 2022 indicates that 277 people live outside of the City but commute into the City for work, while 183 people live in the City but commute outside of the City for work. Approximately 35 people both live and work in Manzanita.

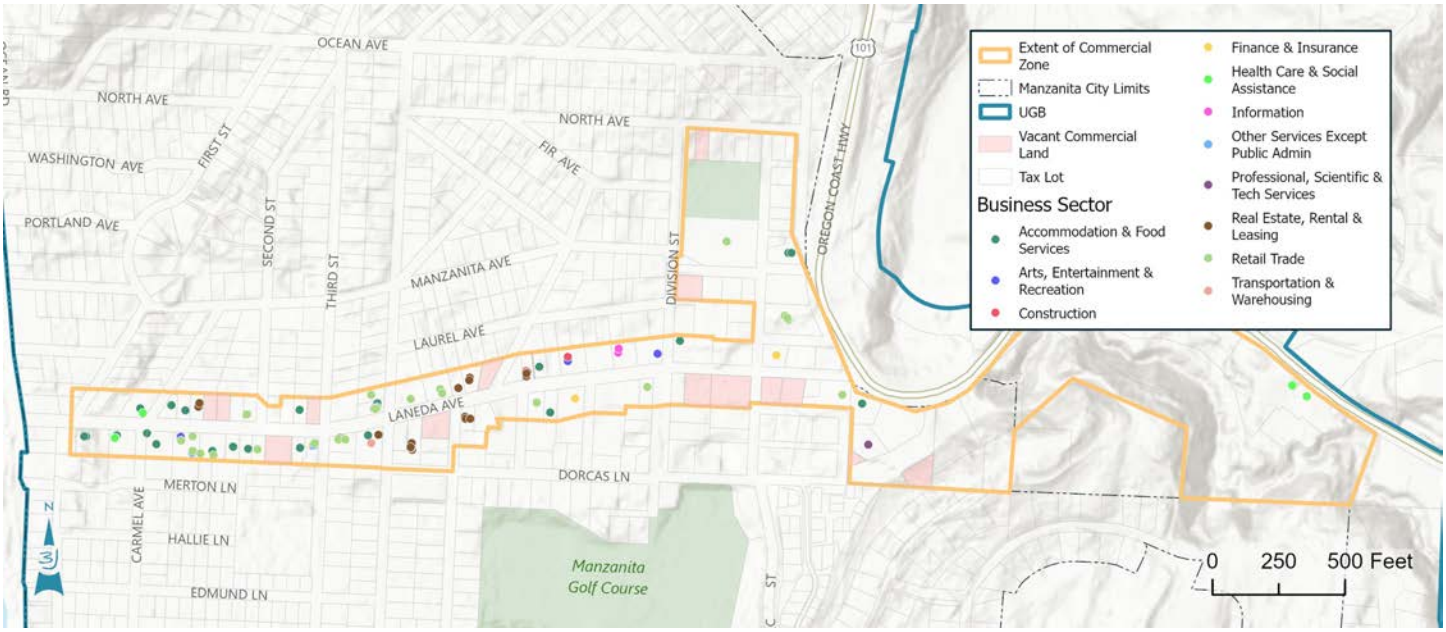
Figure 5: Commuting Flows



Map 8: Draft Laneda Business Map



Map 9: Draft Laneda Vacant Land Map



The Manzanita Funding Diversification Study (2023) highlights fiscal sustainability challenges driven by low, statutorily constrained property taxes, overreliance on Transient Lodging Tax (TLT) revenue, and broader financial trends impacting local jurisdictions statewide. Manzanita's tourist economy and growing service demands, compounded by inflation and low property tax revenue, make it necessary for the City to adopt new forms of sustainable funding. To enhance fiscal resilience and diversify revenue streams, the report recommends tools such as a general obligation bond, a transportation utility fee, prepared food and beverage sales tax, and paid parking.

Goal 9.1: Support economic development activities that are compatible with Manzanita's role as a primarily residential community with a small, visitor-serving commercial core.

» Policy 9.1.1	Support regional economic development organizations, including the Economic Development Council of Tillamook County (EDCTC), in efforts to strengthen and diversify the regional economy while maintaining Manzanita's focus on small-scale, locally serving, and visitor-oriented uses.
» Policy 9.1.2	Remove barriers to business activity, while focusing local economic development efforts on businesses and activities that complement weekend tourism, and coastal recreation while still serving local needs.
» Policy 9.1.3	Limit economic development activities that would encourage large-scale, industrial, or incompatible uses that could adversely affect residential neighborhoods or community character.

Goal 9.2: Enhance the vitality, appearance, and functionality of the downtown commercial area near Laneda Avenue.

» Policy 9.2.1	Support downtown merchants and property owners in efforts to improve the visual quality, pedestrian environment, and overall appearance of the commercial core.
» Policy 9.2.2	Pursue public and private investments, as funding becomes available, to improve downtown circulation, sidewalks, curbs, parking, and streetscape features.
» Policy 9.2.3	Seek grant funding and partnerships for downtown improvements, including street enhancements, development or acquisition of a pocket park, and provision of public restroom facilities.
» Policy 9.2.4	Encourage redevelopment and reinvestment in existing commercial properties that improve functionality, aesthetics, and economic development while maintaining Manzanita's small-town scale.
» Policy 9.2.5	Preserve commercially zoned land in downtown Manzanita by prioritizing commercial, small business, and mixed-use, and preventing exclusively residential development supporting a diverse local economy and maintaining a vibrant, active village center.

Goal 9.3: Encourage small-scale recreational, cultural, and community-serving activities that contribute to downtown vitality.

» Policy 9.3.1	Encourage recreational opportunities in the downtown area that are consistent with the small-scale nature of the community, such as bicycle rentals and family-oriented amenities.
» Policy 9.3.2	Provide opportunities for play equipment or similar facilities for small children in conjunction with a downtown pocket park or other public open space.
» Policy 9.3.3	Promote activities and amenities that add to the social and civic life of downtown, including community information centers, bulletin boards, or similar gathering features.

Goal 9.4: Improve coordination, information sharing, and visitor awareness to support local businesses.

» Policy 9.4.1	Coordinate with Oregon State Parks to support the installation and maintenance of visitor information boards at Nehalem Bay State Park highlighting services, businesses, and amenities available in Manzanita and nearby communities.
» Policy 9.4.2	Support wayfinding, signage, and informational tools that help residents and visitors access local goods, services, and recreational opportunities, including connecting events such as the Manzanita Farmers Market to the commercial core to maximize economic impact.
» Policy 9.4.3	Incorporate information from local and regional economic development partners into Manzanita's economic policy, including establishing a liaison between the business community and City Council.
» Policy 9.4.4	Maintain clear and consistent communication channels with the business community, including direct outreach, digital updates, and partnerships with local business organizations, to ensure that businesses receive timely and relevant information.
» Policy 9.4.5	Consider the potential impacts of major policy decisions on local businesses and will communicate anticipated effects in advance, providing opportunities for businesses to offer input and identify practical solutions.

Goal 9.5: Use economic and employment information to inform long-range planning decisions and support industries that are compatible with residential designations.

» Policy 9.5.1	Monitor employment and commuting patterns, including inflow and outflow of workers, to better understand Manzanita's economic role within the region and to inform Manzanita's economic and housing policies.
» Policy 9.5.2	Incorporate economic, demographic, and employment data into periodic updates of the Comprehensive Plan, zoning regulations, and capital improvement planning with focus on maintaining the City's desired community character.
» Policy 9.5.3	Encourage home occupations and cottage industries through zoning and development standards that allow flexibility for low-impact economic activity.
» Policy 9.5.4	Ensure that home occupations and cottage industries remain subordinate to residential use and compatible with surrounding neighborhoods.

Goal 9.6: Promote arts, crafts, and cultural activities as a component of Manzanita's local economy and community identity.

» Policy 9.6.1	Encourage the inclusion of public art and art focused businesses in the commercial area to support local entrepreneurs and enhance the visitor experience.
» Policy 9.6.2	Explore opportunities for occasional, well-planned arts and crafts fairs or similar events that are appropriately scaled and managed to avoid adverse community impacts.

Housing

☑ Oregon Statewide Planning Goal 10



Image Credit: Ross Chapin Architects



Housing

A sufficient housing supply is essential for a healthy community, and providing housing is a key component of city planning in Oregon. Housing should cater to people across various income levels and offer a range of living options, from different types of homes to varying community densities, without financially overburdening any group. Under Goal 10, cities are required to inventory their "buildable lands", or areas within the urban growth boundary suitable for residential use, largely determined by local zoning codes. At the state level, administrative rules and Oregon statutes provide guidance to help local governments meet their housing obligations.

Manzanita's current Housing Ordinance was updated in 2025. This update is in response to state requirements through SB 406 requiring Tillamook county, including all cities, to allow for middle housing. The update was funded primarily by a DLCD grant to further middle housing options within the City.

The Housing Ordinance Update expands opportunities and accessibility for developing middle housing on all single-dwelling lots and support the development of Accessory Dwelling Units (ADUs), manufactured homes, duplexes, triplexes, quadplexes, cottage clusters, and townhouses.

This update allows for required middle housing types as mentioned above, but also allows for housing types that the City would like to see occur such as small-scale mixed use, three-story apartment buildings, narrow lot homes, and more. The process involved reviewing zoning ordinances, street improvement standards, subdivision standards, and procedures to identify barriers to middle housing development.

In Manzanita, estimates suggest that 19% of housing is owner occupied, while 4.3% is renter occupied and 76.6% of all built housing units are reported as vacant.

This is due to second homes and short-term rentals, commonly used as vacation rentals along the Oregon coast, being categorized as 'vacant' in the U.S. Census. Most housing units that are considered vacant are those that are for seasonal, recreational, and occasional use. These units mostly consist of single-unit detached homes.

Affordability rates are shown in the figures below as the percentage of monthly income spent on housing costs (rent, utilities, etc.). Housing affordability is defined as follows:

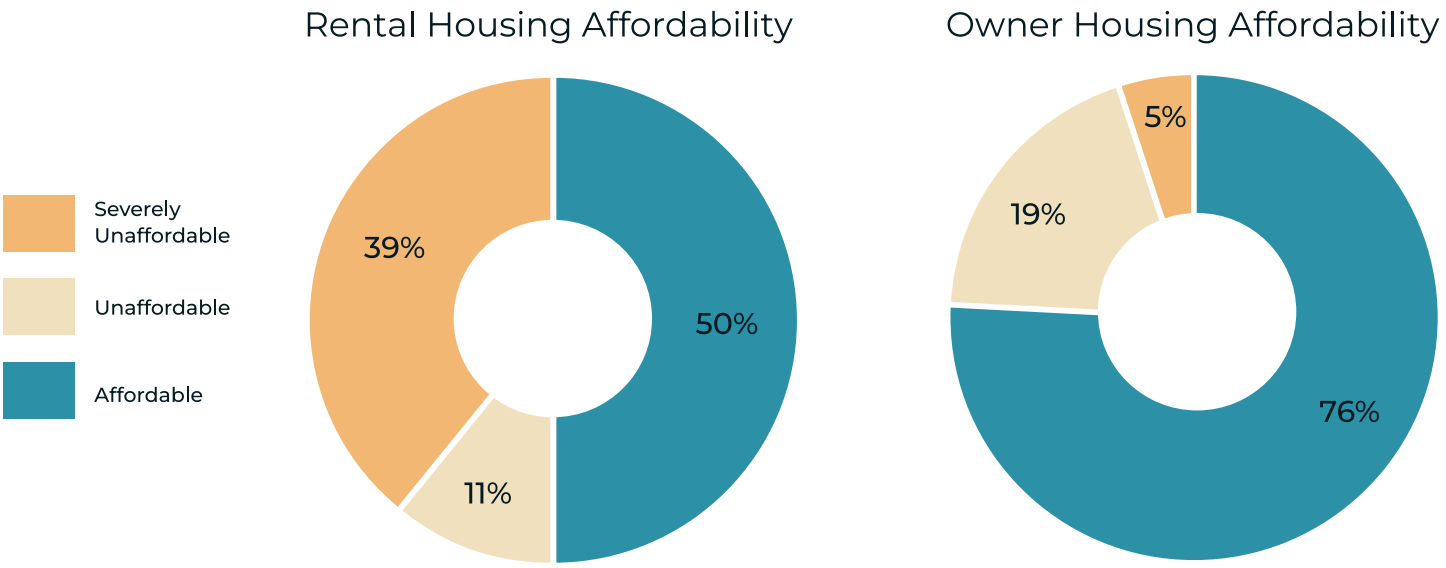
1. Affordable: Less than 30% of monthly income on housing costs
2. Cost Burdened: Spending >30% of monthly income on housing costs
3. Severely Cost Burdened: Spending >50% of monthly income on housing costs

Figures 6 and 7 highlight the ratio of the cost of housing to income for both renters and owners. These figures demonstrate that those in renter-occupied housing often spend more of their monthly income on housing costs and are more cost burdened than owner-occupied units.

As shown in Figure 7, the most owner-occupied housing is occupied by households with an income between $50,000 and $75,000, and the most renter-occupied housing is occupied



Figure 6. Owner Housing Affordability & Renter Affordability



by households with an income between $100,000 and $150,000, according to the most recent US Census reports.

Most of the housing in Manzanita consists of single-dwelling homes (87.7%) in Figure 8. While the City contains some middle housing (1-4 attached units) options (8.8%), it currently does not have any multi-dwelling housing units (5 or more attached units). Most of those who live in Manzanita are homeowners, while 18.3% are renters. Tenure is broken down by housing type below in Figure 9.

Figure 7. Tenure by Household Income



Figure 8. Manzanita Housing Types

HOUSING TYPE	CITY OF MANZANITA	TILLAMOOK COUNTY	OREGON
Single-dwelling home	87.7%	76.1%	63.0%
Middle housing	8.8%	9.3%	11.8%
Multi-dwelling home	0.0%	3.2%	17.4%
Manufactured home	3.4%	10.1%	7.4%
Homeowners	81.7%	73.5%	63.2%
Renters	18.3%	26.5%	36.8%

Figure 9. Manzanita Tenure by Housing Type

TENURE BY HOUSING TYPE	CITY OF MANZANITA		TILLAMOOK COUNTY		OREGON	
	Renter	Owner	Renter	Owner	Renter	Owner
Single-dwelling home	53.7%	96.7%	46.6%	80.5%	27.6%	84.0%
Middle housing	46.3%	3.3%	28.0%	2.9%	24.1%	4.5%
Multi-dwelling home	0.0%	0.0%	15.6%	0.2%	44.0%	1.8%
Manufactured home	0.0%	0.0%	9.6%	16.4%	4.3%	9.6%

Goal 10.1:	**Maintain an adequate supply of land and housing opportunities based on the housing need for the next 20 years, as required by state law.**
» Policy 10.1.1	Update zoning as necessary to ensure adequate residential land to meet identified future housing needs for a broad range of housing types, including missing middle housing, single-dwelling attached and detached homes, accessory dwelling units, manufactured homes, and multi-unit dwellings.
» Policy 10.1.2	Maintain an updated inventory of buildable land to both identify housing development opportunities and assess the ability to meet future housing needs.
» Policy 10.1.3	Work with Tillamook County to update the coordinated population forecast and the City's Housing Capacity Analysis as required by state law.
» Policy 10.1.4	Provide flexibility in regulations governing site design so that developments can be adapted to specific site conditions.
» Policy 10.1.5	Encourage cluster development and other design techniques that concentrate density to preserve open space, natural areas, and vegetative cover, to lower the costs of public facilities.
» Policy 10.1.6	Encourage the development of mixed-use housing in conjunction with the commercial core in the City to provide diversity and security in commercial areas and a range of housing options.
Goal 10.2:	**Base housing strategies on careful examination of updated demographic data, trends, and local demands.**
» Policy 10.2.1	Rely on Census data as a resource necessary for understanding changes in local and regional demographics and the impact these changes may have on the housing market in Manzanita, specifically relative to the quality of life for vulnerable populations.
» Policy 10.2.3	Allow for a full range of housing types for all income levels to promote housing choice.

» Policy 10.2.4	Support the efforts of the Northwest Oregon Housing Authority and Tillamook County Housing Commission and other public, private, and non-profit entities to provide needed low and moderate income housing, including for seniors and those living with disabilities.
» Policy 10.2.5	Collaborate with neighborhood groups, nonprofits, and community organizations to support property upkeep and assist residents facing barriers to maintaining their homes. These partnerships will help connect residents with resources, reduce stigma, and strengthen community capacity to address maintenance challenges.

Goal 10.3: Promote and protect quality of neighborhoods that reflect the coastal small-town appeal of Manzanita and improve compatibility between uses.

» Policy 10.3.1	Maintain, through enforcement of the Oregon Residential Specialty Code, a high standard of housing construction.
» Policy 10.3.2	Control dangerous buildings and other structures deemed to be hazardous and eliminate unsafe or unhealthy housing conditions.
» Policy 10.3.3	Permit manufactured homes wherever conventional or site built single unit dwellings are permitted, in accordance with state law.
» Policy 10.3.4	Establish clear and objective criteria and standards for the placement and design of parks for mobile homes or manufactured dwellings within in the zoning ordinance.
» Policy 10.3.5	Promote safety and inspection requirements for homes not constructed in conformance with the National Manufactured Home Construction and Safety Standards Act of 1974, in coordination with Tillamook County.
» Policy 10.3.6	Rehabilitation of existing dwellings, by public or private means, is encouraged as a method of conserving the housing stock.
» Policy 10.3.7	Strive to accommodate new residential development in a manner that is sensitive to the scale, character and density of the existing residential development pattern.

Public Facilities & Services



☑ Oregon Statewide Planning Goal 11



Public Facilities & Services

Statewide Planning Goal 11: Public Facilities and Services ensures that the public facilities and services we rely on are planned into the systems around us. These include water and sewer, police and fire, health services, recreation facilities, energy, and communication services.

Current conditions under Goal 11: Public Facilities and Services assess Manzanita's infrastructure and public utilities. While this section coincides with other background information, like Goal 6: Air, Water, and Land Resources Quality, it specifically focuses on the performance of infrastructure and facilities.

Water

The City of Manzanita owns and operates a municipal water system that provides water to the community. The City is also part of a joint water system with the City of Wheeler. The joint water system includes well supply, carbon dioxide stripper, well water treatment and pumping, and a section of the transmission main from the well supply system. The City currently services 1,673 active residential service connections.

Sewer and Stormwater

While the City currently has few drainage facilities and a minimal number of integrated storm drainage systems, it continues to expand as development, especially greenfield development, occurs. Due to this increasing development, Manzanita currently faces an increased volume of surface water runoff, channeling into previously developed areas where ponding and flooding can occur. Focusing on the Manzanita Urban Growth Boundary, the most recent Storm Water Master Plan (2021) provides the City with a long-term planning tool to utilize when funding becomes available to then address community needs to solve existing drainage problems and mitigate problems that continuing development might cause.

Manzanita's wastewater and sewer system is managed by the Nehalem Bay Wastewater Agency (NBWA), a special district and public utility that handles wastewater only. The NBWA service areas currently cover Nehalem, Manzanita, Wheeler, and Neahkanie.

Electric System

Electricity is provided to Manzanita by the Tillamook People's Utility District (PUD). Tillamook PUD receives power from the Bonneville Power Administration and delivers it to customers through nine substations located throughout the county. The Nehalem substation is the closest to Manzanita. The PUD serves about 22,000 customers in an area of 1,125 square miles.

Emergency Services

- The City of Manzanita maintains the Manzanita Police Department. The police department contracts to provide supplemental limited law enforcement service to the Cities of Wheeler and Nehalem. They also provide services to both the Nehalem Bay State Park and the Oswald West State Parks.
- Fire protection is funded and supplied by Nehalem Bay Fire and Rescue. Services are provided to citizens throughout the area and encompass the city limits of Manzanita.

Other Services

Garbage and recycling services are provided to Manzanita through Recology and the Manzanita Transfer Station. Rural Telecom Inc. and a variety of private wireless phone and internet providers primarily serve the community. Deregulation of the telephone service, satellite access and other advances in telecommunications allow Manzanita residents a wide range of phone and Internet connection choices. Cable TV services provide access to premium and nationwide broadcasts. Radio stations include a variety of local AM/FM stations that provide news and entertainment.

Goal 11.1: Provide timely, orderly, and efficient public facilities and services to support Manzanita's livability and growth.

» Policy 11.1.1	Maintain and improve existing public facilities and services to meet community needs and growth over time.
» Policy 11.1.2	Inventory existing public facilities and develop a timeline of when updates are anticipated to occur.
» Policy 11.1.3	Coordinate with Tillamook County, the Nehalem Bay Wastewater Agency, Tillamook People's Utility District, and other regional partners to ensure efficient and reliable service delivery.
» Policy 11.1.4	Require new development to pay for the full cost of extending and installing public facilities and utilities in accordance with City standards.
» Policy 11.1.5	Prioritize public facility improvements and capital investments that support resilience, efficiency, and sustainable growth.
» Policy 11.1.6	Consider and address earthquake and tsunami risks, evacuation routes, and signage when planning, improving, or replacing public facilities and services.
» Policy 11.1.7	Locate new public facilities outside tsunami inundation and high-hazard areas whenever feasible.
» Policy 11.1.8	Ensure that all development proposals demonstrate the availability and adequacy of public facilities prior to approval.
» Policy 11.1.9	Periodically update master plans for water, sewer, storm drainage, and transportation systems to align with growth, environmental goals, and state law.

» Policy 11.1.10	Coordinate public facilities and service delivery across departments and with local and regional partners to ensure efficient use of resources.
» Policy 11.1.11	Coordinate with the Neahkanie School District on future expansion or upgrades of existing facilities to meet educational needs.
» Policy 11.1.12	Support operation and maintenance of the Manzanita Branch Tillamook County Library.
» Policy 11.1.13	Support the community cultural, educational, and creative programs provided by partners of the City and non-profits.
» Policy 11.1.14	Centralize public facilities where possible to promote efficiency and accessibility.
» Policy 11.1.15	Coordinate the extension of public facilities and services and prioritize expenditures with Tillamook County and other public agencies.
» Policy 11.1.16	Work with partner agencies to coordinate service delivery, including electricity, natural gas, and broadband/internet/wireless technologies.

Goal 11.2: Provide a safe, reliable, and sustainable water system for current and future residents.

» Policy 11.2.1	Maintain and upgrade the City's water distribution system as necessary to ensure consistent service and fire protection capacity.
» Policy 11.2.2	Require all new connections to the city water system to be metered and built to city standards.

» Policy 11.2.3	Fund water system improvements through water revenues, connection fees, and system development charges wherever possible.
» Policy 11.2.4	Restrict new water connections to areas within the UGB and require annexation or consent to annexation for connections outside city limits.
» Policy 11.2.5	Coordinate with the Oregon Department of Environmental Quality and regional partners to protect and improve water quality.
» Policy 11.2.6	Encourage water conservation through education, incentives, and system efficiency improvements, including community information on saving water and reducing costs.
» Policy 11.2.7	Review and update the Water Master Plan regularly to address infrastructure needs, climate change, and population growth.
» Policy 11.2.8	Provide a Capital Improvement Program for upgrading the water system, funded through system improvement charges.
» Policy 11.2.9	Retain the right to limit water usage in case of shortages and to adopt rules and regulations for water service.
» Policy 11.2.10	Require that the fee for water service outside city limits be greater than the city rate.

Goal 11.3: Maintain and improve storm drainage and sewer systems to protect water quality, reduce flooding, and support responsible development.

» Policy 11.3.1	Require adequate storm drainage facilities as part of all development, street improvements, and construction.

» Policy 11.3.2	Execute a sustainable financial strategy that provides for the timely construction of water, sewer, and stormwater facilities and effective implementation of a comprehensive suite of water-related infrastructure programs.
» Policy 11.3.3	Preserve natural drainageways and riparian areas by discouraging alteration or filling and maintaining sufficient setbacks for structures.
» Policy 11.3.4	Encourage low-impact development techniques, such as permeable surfaces, rain gardens, and other innovative stormwater measures.
» Policy 11.3.5	Coordinate with the Nehalem Bay Wastewater Agency to ensure sufficient sewer capacity for all development proposals.
» Policy 11.3.6	Prohibit sewer service extensions into areas constrained by steep slopes, wetlands, or other hazards.
» Policy 11.3.7	Require all underground utilities to meet city standards for restoration, inspection, long-term maintenance, and warranty requirements.
» Policy 11.3.8	Periodically update the Stormwater Master Plan and incorporate climate-adaptive best practices.
» Policy 11.3.9	Explore opportunities for beneficial reuse of stormwater for irrigation.
» Policy 11.3.10	Identify opportunities to reduce impervious surfaces and educate property owners on mitigation techniques.

Goal 11.4:	Maintain high-quality emergency services to protect life, property, and community well-being.
» Policy 11.4.1	Coordinate with Nehalem Bay Fire and Rescue and the Manzanita Police Department to maintain effective emergency response and communication systems.
» Policy 11.4.2	Ensure that new development provides adequate access for emergency vehicles and complies with fire flow requirements.
» Policy 11.4.3	Support regional coordination and mutual aid agreements for emergency management, evacuation, and disaster recovery.
» Policy 11.4.4	Maintain safe access for fire and emergency vehicles in all capital improvements, roadway changes, and development approvals.
» Policy 11.4.5	Encourage community preparedness through public information, training, drills, resilience programming, and coordination with community volunteers.
» Policy 11.4.6	Consider wildfire, tsunami, landslide, and earthquake risks during planning, development, and maintenance of critical infrastructure.
» Policy 11.4.7	Coordinate the location of public facilities with the Comprehensive Plan Map.
» Policy 11.4.8	Coordinate with police services and fire service providers to maintain services at levels appropriate for Manzanita's population and activity.
» Policy 11.4.9	Evaluate the public safety impacts of proposed development, redevelopment, and infill.

Goal 11.5: Promote sustainability, resilience, public health, safety, and efficiency in public facilities and services.

» Policy 11.5.1	Require utility lines in new subdivisions and major developments to be placed underground unless infeasible.
» Policy 11.5.2	Require subdivisions and large developments to consider stormwater capacity, culvert sizing, slope impacts, and drainageway relationships.
» Policy 11.5.3	Encourage energy-efficient design and renewable energy technologies in public and private development.
» Policy 11.5.4	Incorporate energy resiliency into public system designs to maintain service during disruptions.
» Policy 11.5.5	Explore alternative energy sources to reduce consumption and improve community resilience.
» Policy 11.5.6	Employ conservation practices and best available technologies to protect clean air and water, and to sustain limited natural resources.
» Policy 11.5.7	Retain public ownership of rights-of-way and ensure their use remains public, shared and non-structural. Limited emergency-preparedness structures may be allowed pursuant to City-adopted siting, access, maintenance, liability and revocable encroachment permit standards.
» Policy 11.5.8	Identify and implement citywide rights-of-way improvements to delineate rights-of-way, improve safety, and expand parking supply.
» Policy 11.5.9	Require adjacent development to improve, clear, and maintain rights-of-way frontage consistent with city standards.

» Policy 11.5.10	Utilize street right-of-way which cannot be improved due to steep topography, or other valid reason, for other purposes, such as parks or open space, walking trails, greenbelts, or beach access.
» Policy 11.5.11	The City shall collect revenue to allow the creation of project reserves and to replace aging infrastructure, in addition to the operational needs of public utility systems.
» Policy 11.5.12	Coordinate with utilities and service providers to expand broadband, fiber-optic service, power resilience, and telecommunications infrastructure.
» Policy 11.5.13	Implement and regularly update the City's ADA standards.
» Policy 11.5.14	Evaluate new technologies and best practices to enhance safety, sustainability, and long-term system performance.
» Policy 11.5.15	Maintain all publicly owned rights-of-way, including unpaved streets, drainage, and associated infrastructure, in a safe, functional, and equitable manner to support public safety, neighborhood resilience, and reliable public access.



Transportation

☑ Oregon Statewide Planning Goal 12

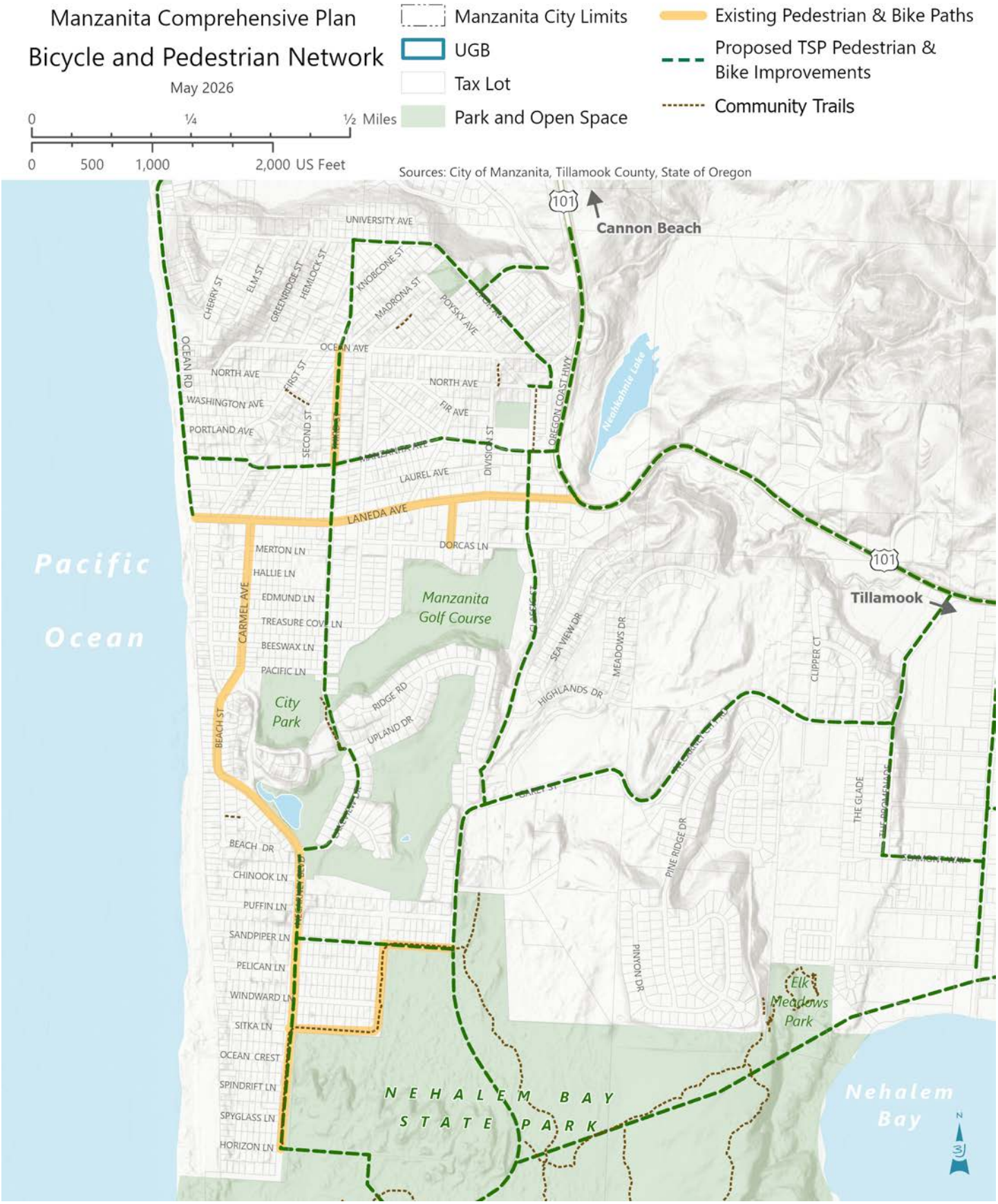


Transportation

Statewide Planning Goal 12: Transportation notes that cities and communities rely on access to the transportation services they need to commute, obtain goods and services, and maintain connections. Public transit, the quality and availability of transportation options, impacts quality of life, cost of living, and the general flow of goods and services within and beyond a local economy. This goal requires cities, counties, and the state to create a transportation system plan (TSP) that includes all modes of transportation: transit, air, water, rail, highway, bicycle, and pedestrian. The TSP supports many modes to connect the community to the jobs, goods, and services they need.



Map 10. Proposed Bicycle and Pedestrian Network Map





Credit: Tillamook County Transportation District

Vehicle Transportation

While Manzanita maintains a relatively small population, seasonal tourism causes higher rates of vehicle and pedestrian traffic during the summer months. Attractions in and surrounding Manzanita, like the beach front and Nehalem Bay State Park, impact traffic in the City. Nehalem Bay State Park receives approximately 700,000 visitors a year. The park includes amenities like an airport, boat launch, and a variety of year-round recreational offerings. While U.S. 101 only touches the northeast edge of the City, it is the City's only regional connection. Laneda Avenue is a major collector while Ocean Road, Nehalem Road, Manzanita Avenue, Carmel Avenue, and Classic Street are all minor collectors within city limits. The TSP classifies all other streets as Local streets, primarily connecting people to residential areas and local destinations.

Multimodal Transportation

The Manzanita Trail Inventory, published in 2021, identifies existing and proposed natural surface trails and paved paths separated from vehicle traffic. Sidewalks are currently limited within the City and are concentrated in and around downtown. There is a shared bicycle and pedestrian facility on the east side of Carmel Avenue, south of Laneda Avenue. The current TSP includes proposed pedestrian and bicycle networks that ensure safety and promote multimodal activities. These proposed networks can be seen in the maps below.

Transit

There is one transit stop in Manzanita, served by the Tillamook County Transportation District (TCTD), operating the NW Connector, which is located on 5th Street, south of Laneda Avenue.

Goal 12.1:	**Provide a transportation system that ensures equitable multimodal access for underserved and vulnerable populations and supports economic vitality by reducing parking demand and improving walking, biking, and transit connections to the commercial core and the beach.**
» Policy 12.1.1	Support equitable access for underserved and vulnerable populations through compliance with ADA standards for new transportation infrastructure improvements and upgrades to existing infrastructure that does not meet ADA standards.
» Policy 12.1.2	Prioritize crosswalks in the downtown commercial area. Consideration should be given to the installation of planters or other landscaping devices in conjunction with the crosswalks.
» Policy 12.1.3	Support streetscape improvements to downtown areas, including, but not limited to, improved landscaping pedestrian scale lighting, benches, bicycle racks, and street trees.
Goal 12.2:	**Create safe and connected multimodal travel options between Nehalem Bay communities, reduce crashes and speeding, and manage access along U.S. 101 to minimize cut-through traffic, seasonal congestion, and conflicts between local, regional, and recreational travel.**
» Policy 12.2.1	Support the development of planned regional bicycle and pedestrian trails, including the Salmonberry Trail, Oregon Coast Trail, and Tillamook County Water Trail.
» Policy 12.2.2	Prioritize improvements to non-motorized routes that include pedestrian and bicycle facilities between Nehalem Bay communities.
» Policy 12.2.3	Support alternative travel modes that reduce vehicle travel between cities, including, but not limited to, regional shuttle services or water taxis.

» Policy 12.2.4	Reduce speeding on Laneda Avenue. This shall take the form of maintaining a low speed (20 MPH), requesting that the City police and Tillamook County Sheriff's Department maintain a high level of enforcement and installing appropriate warning signs.
» Policy 12.2.5	Cooperate to limit the number of accesses onto U.S. Highway l0l to as few as possible. No new accesses shall be permitted north of Laneda, or in other locations where traffic visibility is limited.
» Policy 12.2.6	Prioritize enhancing pedestrian and bicycle crossings on US 101 that connect businesses and recreational destinations with neighborhoods.

Goal 12.3: Establish a resilient and well-managed transportation system that supports safety and resilience needs; coordinates with regional and state partners; and ensures responsible development, maintenance, and use of streets and rights-of-way.

» Policy 12.3.1	Coordinate with the Oregon Department of Transportation to integrate plans and projects particularly through the Oregon Transportation Plan and the US Highway 101 Corridor Study. Specifically, the City wishes to have direct input into highway improvement plans on U.S. Highway l0l in the vicinity of the City, and on future uses of the unused highway right-of-way.
» Policy 12.3.2	Support improvements that increase visibility of transportation users in constrained areas, such as hills and blind curves.
» Policy 12.3.3	Cooperate with local agencies to retain the airport at Nehalem Bay State Park. It is the position of the City that the airport should be surfaced, that "T-Hangers" should be installed, and that a caretaker should be stationed at the airport. It is the goal of the City that the facility be improved for existing traffic rather than expanded.
» Policy 12.3.4	Discourage property owners from improving street rights-of-way with landscaping, driveways, walkways and similar projects, especially in the vicinity of water, sewer, and storm drainage lines.

» Policy 12.3.5	All parking required by the zoning ordinance must be useable by the property owners, generally not exceeding 10% grade from the street.
» Policy 12.3.6	Mandate that constructing streets in new subdivisions, planned developments, or in rights-of-way improvements to city standards where no improved street exists shall be the responsibility of the developer or the adjacent property owners. The City shall share costs in the following way: » On existing dedicated, but unimproved streets, which are arterials or feeders, the City will pay the difference in pavement width between the existing width and arterial or feeder width. On existing dedicated unimproved or underimproved residential streets, the abutting property owners shall pay all costs of the improvement. » Substantial improvement of existing street intersections shall be the responsibility of the City. » There shall be no city participation in bearing the cost of streets in subdivisions or planned developments. Owners wishing to build access to their property on unimproved rights-of-way must adhere to City Street Standards.
» Policy 12.3.7	Require asphaltic concrete pavement for all streets.
» Policy 12.3.8	Require storm drainage, as determined by the Public Works Department, for all street improvements and construction.
» Policy 12.3.9	Utilize street rights-of-way which cannot be improved due to steep topography, or other valid reason, for other purposes, such as parks or open space, walking trails, greenbelts, or beach access.



Energy Conservation

☑ Oregon Statewide Planning Goal 13



Energy Conservation

Oregon Statewide Planning Goal 13 directs planning efforts to maximize the conservation of all forms of energy, based upon sound economic principles. The goal also encourages land conservation and development of actions to seek to utilize renewable energy sources whenever possible.

Land use plans should consider measures that will maximize energy efficiency, minimize the depletion of non-renewable energy sources, encourage recycling and re-use of vacant land, and plan increasing density gradients along high-capacity transportation corridors. Land use plans should use techniques that can impact energy efficiency, including lot size, dimension, and siting controls; building height, bulk, and surface area; density of uses; availability of light, wind, and air; compatibility of and competition between land use activities; and systems and incentives for the collection, re-use, and recycling of metallic and nonmetallic waste.

In addition to these considerations, the existing and potential capacity of renewable energy sources to yield useful energy output, such as water, solar, wind, and geothermal heat should also be evaluated if applicable.



Credit: Tillamook PUD



Credit: Tillamook County Transportation District

Utilities

Most energy is consumed for domestic and transportation purposes in the City. Electricity is also the primary source of home heating in the City. The mild climate in Manzanita supports low-cost electricity. The City hopes to pursue the development and use of solar energy sources to supplement the need for power in the future and to foster energy efficient uses to the area. Current utilities that serve Manzanita consist of the Tillamook People's Utility District (PUD) and various internet providers. Tillamook PUD purchases and receives power from the Bonneville Power Administration (BPA) and delivers it to customers through nine substations located throughout Tillamook County.

Land Use and Transportation

The City of Manzanita is served by the NW Connector system, an alliance of five transit agencies that connect and coordinate to meet the transportation needs of coastal communities. Bus line 3 connects the public to resources in Tillamook, Manzanita, and Cannon Beach. While this service does provide an alternative to travel by car, the City of Manzanita still lacks access to other forms of multimodal connection driving a need to zone commercial areas in compact fashion so that it is not necessary for Manzanita residents to drive to get resources.

Goal 13.1: Support Energy Efficiency and Renewable Energy Development.

» Policy 13.1.1	Encourage the use of renewable energy sources such as solar, wind, and tidal power in residential, commercial, and public development.
» Policy 13.1.2	Follow State and regional efforts to create offshore energy projects.
» Policy 13.1.3	Promote public awareness of renewable energy opportunities and provide educational resources for residents and businesses.
» Policy 13.1.4	Explore partnerships with regional and state agencies to expand funding and incentive programs for renewable energy and energy efficiency improvements.
» Policy 13.1.5	Require new public buildings and infrastructure projects to incorporate energy-efficient design and technologies.
» Policy 13.1.6	Coordinate with Tillamook People's Utility District to expand access to renewable energy options for all customers within city limits.

Goal 13.2: Improve Land Use Efficiency and Sustainable Development Patterns.

» Policy 13.2.1	Support compact and infill development to maximize efficient use of land and existing public infrastructure.
» Policy 13.2.2	Encourage mixed-use and walkable development to reduce reliance on vehicles and promote sustainable community design.
» Policy 13.2.3	Evaluate development proposals for their long-term energy and service delivery impacts on the City.

Goal 13.3: Promote Energy-Efficient Transportation Options.

» Policy 13.3.1	Coordinate with transit providers, like the NW Connector, to expand shared and accessible transportation options for residents and visitors, such as promoting clear, visible, and accessible transit stop signage.
» Policy 13.3.2	Encourage the use of bicycles and walking through improved trails, sidewalks, and street design.
» Policy 13.3.3	Partner with local and regional agencies to support sustainable transportation projects that align with community energy goals.

Goal 13.4: Strengthen Local Energy Resilience and Conservation Practices.

» Policy 13.4.1	Maintain and update city infrastructure to minimize energy losses and improve operational efficiency.
» Policy 13.4.2	Encourage energy-efficient retrofits for existing homes and businesses through incentive programs and educational outreach.
» Policy 13.4.3	Plan for energy resilience and essential operations for extended periods following major disasters by incorporating backup power and renewable systems into critical infrastructure and emergency facilities.
» Policy 13.4.4	Support regional initiatives that promote energy independence and community preparedness for power disruptions.



Urbanization

☑ Oregon Statewide Planning Goal 14



Urbanization

Closely related to Goal 2: Land Use Planning, Statewide Planning Goal 14: Urbanization ensures every city in Oregon has an urban growth boundary (UGB), a tool for managing growth, containing urban development, and maintaining land outside of the boundary for non-urban uses. The UGB is designated in a City's Comprehensive Plan, and the boundary is driven by the provision of a twenty-year supply of land for housing, employment, industry, open space, and recreation.

Manzanita is part of the Manzanita-Tillamook County Joint Management Area, which includes land within city limits and areas served by the city water system as of 1995. A 2019 buildable lands inventory (BLI) found about 20% of the residential land base to be environmentally constrained and unbuildable.
Approximately 96 acres of residential land were identified as buildable, with 94% zoned for high-density residential use. This includes R-2 medium-density zones, classified as high density due to their allowance of more than eight units per acre. There are no low-density residential zones in the area based on these criteria. Medium-density residential and commercial/mixed-use zones account for 5.6% and 0.5% of the residential BLI. As of 2025, these zones have since been updated to Middle Housing 1 (MH-1), Middle Housing 2 (MH-2), and Middle Housing 3 (MH-3).

Vacant land, comprising 99% of the available land in the BLI, presented the greatest development opportunity. While partially vacant and redevelopable land is limited, specific parcels near commercial cores or with existing infrastructure (e.g., water and sewer) are highly desirable for development. The BLI did not indicate a deficit of land within Manzanita.

A BLI update has been funded by DLCD as a grant to Tillamook County for the 2026-2027 grant cycle.

Goal 14.1: Define and manage Manzanita's Urban Growth Area to support orderly, efficient, and coordinated urban development.

» Policy 14.1.1	Maintain the Manzanita Urban Growth Area consistent with the Manzanita–Tillamook County Joint Management Area, including lands within city limits and areas served by the city water system as of 1995.
» Policy 14.1.2	Apply the Urban Growth Area boundary as shown on the adopted Urban Growth Area Map, including Necarney City, areas east of Necarney Road, lands between Manzanita and Bayside Gardens, and areas adjacent to U.S. Highway 101.
» Policy 14.1.3	Provide information to the public on urbanization processes and procedures to promote transparency and maximize opportunities for public input.

Goal 14.2: Ensure that urban development within the Urban Growth Area is served by adequate public facilities and services.

» Policy 14.2.1	Require new development within the Urban Growth Area to connect to city water service, except where unusual circumstances exist, as determined by the City Council.
» Policy 14.2.2	Require water and sewer capacity to be adequate to serve proposed development prior to approval.
» Policy 14.2.3	Apply Nehalem Bay Wastewater Agency (NBWA) requirements to all sewer connections within the Urban Growth Area.
» Policy 14.2.4	Require developers requesting extension of sewer or water service to bear the cost of such extensions unless cost-sharing agreements are established with adjacent property owners.

Goal 14.3: Promote efficient use of land and infrastructure within the existing Urban Growth Area.

» Policy 14.3.1	Encourage development of vacant, partially vacant, and redevelopable land within the Urban Growth Area before considering boundary changes or annexations.
» Policy 14.3.2	Support infill and higher-density residential development in areas with existing or planned access to water, sewer, and transportation infrastructure.
» Policy 14.3.3	Use findings from the Buildable Lands Inventory to guide land use decisions and confirm that development needs can be accommodated within the existing Urban Growth Area.

Goal 14.4: Protect natural resources and minimize development in environmentally constrained areas.

» Policy 14.4.1	Limit development on lands identified as environmentally constrained or unbuildable, including floodplains, wetlands, beaches and dunes, and other sensitive natural resource areas.
» Policy 14.4.2	Align the Urban Growth Area boundary near Nehalem Bay with the mapped 100-year floodplain, as identified by Tillamook County and applicable federal flood maps.
» Policy 14.4.3	Coordinate with Tillamook County to ensure land uses within floodplain areas are compatible with the Nehalem Bay environment.

Goal 14.5: Ensure that annexations and Urban Growth Area amendments are orderly, justified, and coordinated.

» Policy 14.5.1	Coordinate annexations and Urban Growth Area boundary changes with Tillamook County, affected property owners, and applicable state agencies.

» Policy 14.5.2	Require findings of fact for annexations or Urban Growth Area changes demonstrating compliance with Statewide Planning Goals, including demonstrated need for long-term growth, housing and employment opportunities, and efficient provision of public facilities and services.
» Policy 14.5.3	Evaluate environmental, economic, social, and energy consequences when considering annexations or Urban Growth Area amendments.
» Policy 14.5.4	Apply Goal 2 Part II LCDC goals and guidelines exception procedures and requirements when considering Urban Growth Area amendments.

Goal 14.6: Coordinate urban growth management through intergovernmental agreements.

» Policy 14.6.1	Implement and maintain the Manzanita–Tillamook County Urban Growth Area joint management agreement for all development within the Urban Growth Area.
» Policy 14.6.2	Coordinate land use planning, development review, and service provision with Tillamook County to ensure consistent application of Urban Growth Area policies.


PINE GROVE
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Coastal Shorelands

☑ Oregon Statewide Planning Goal 17



Coastal Shorelands

Statewide Planning Goal 17 focuses on managing and protecting lands along estuaries, the ocean shore, and coastal lakes. It works alongside other planning goals to guide how shoreland areas are used. The goal highlights the importance of safeguarding resources unique to these areas, such as critical shoreland habitats, land for water-dependent activities, public access to coastal waters, and potential sites for restoration or mitigation. It emphasizes managing these areas in ways that align with the characteristics of nearby coastal waters. Local Comprehensive Plans and zoning play a key role in putting Goal 17 into action.

The majority of Manzanita's coastal shorelands are along the ocean with a small amount of shorelands along the Nehalem River Estuary within the city's Urban Growth Boundary. The vast majority of the city's coastal shoreland areas are residential with a very small portion in Commercial. The city has determined that it does not have or need water-dependent zones because of the unique characteristics of its shoreland areas. The city also does not have any or a need for designated sites for estuary mitigation, restoration, or dredged material disposal as those sites are identified and protected by the cities of Wheeler and Nehalem



and Tillamook County for the purposes of managing the Nehalem River Estuary. The inventory was informed by data described under Goals 5: Natural Resources, Scenic and Historic Areas, and Open Spaces; 7: Areas Subject to Natural Hazards; 8: Parks and Recreation; and 18: Beaches and Dunes.

The Nehalem Estuary is classified as a Shallow-Draft Development Estuary. While Manzanita does border this estuary, Tillamook County and the cities of Wheeler and Nehalem have jurisdictional authority over the estuary, in coordination with state and federal agencies.

Manzanita has established a Coastal Shorelands Boundary Map in alignment with the shorelands goal. The map helps guide planning and management efforts in coastal areas. The State of Oregon keeps record of geomorphology, coastal hazards, and shoreline armoring and eligibility. Coastal hazards for erosion are depicted in the map for the City of Manzanita.

The Manzanita coastal shorelands include areas bordering Nehalem Bay and the Pacific Ocean. The area bordering Nehalem Bay includes land within the UGB and extending inland 50 feet beyond the wetlands area defined in DOGAMI Open-File Report O-20-04. The area bordering the Pacific Ocean includes land within the UGB and extending inland to the eastern edge of those parcels some portion of which is within 75 feet of the westernmost edge of the westernmost parcels.

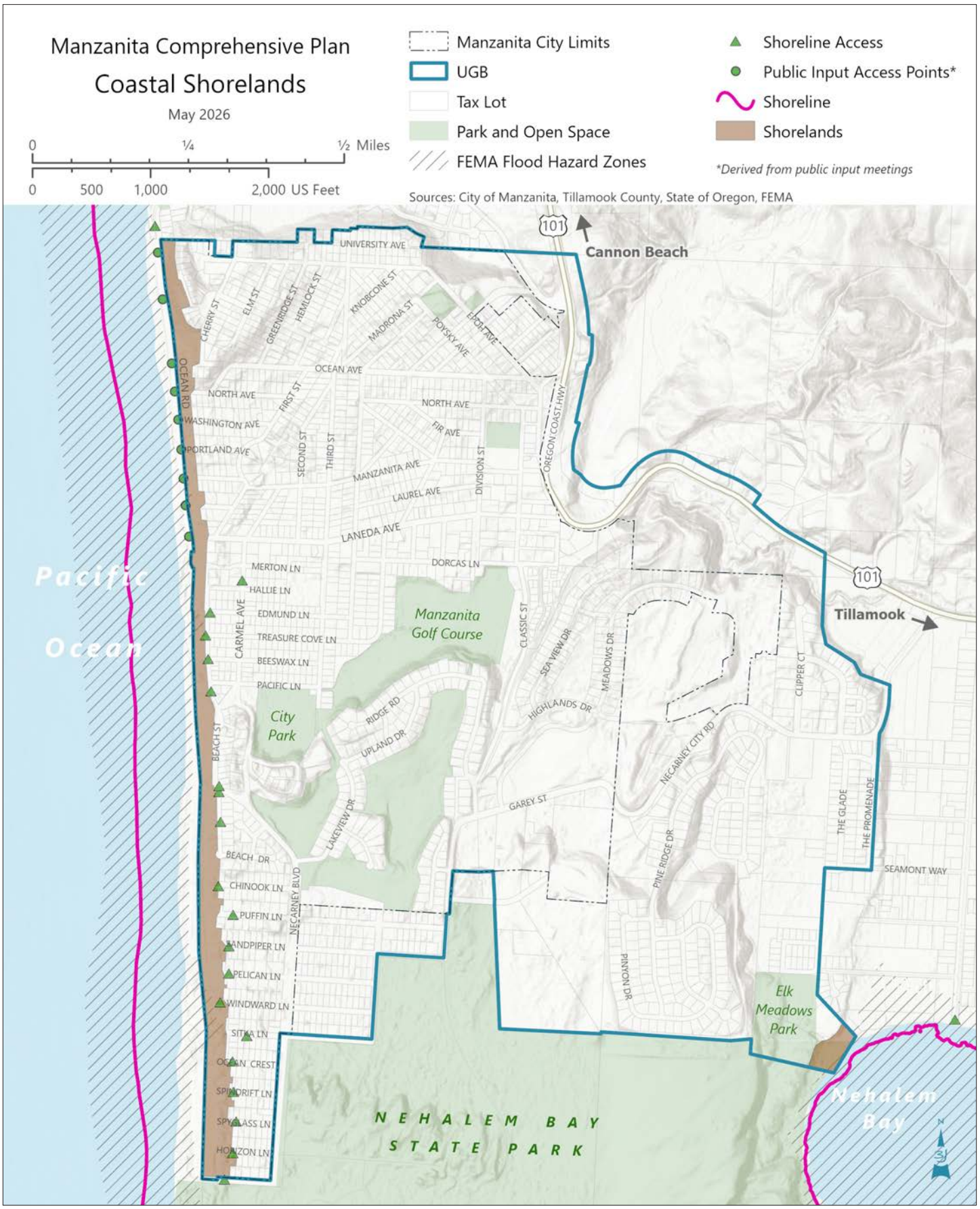
Shorelands include the following:

- Areas subject to ocean flooding
- Adjacent areas of geologic instability
- Natural or man-made riparian resources
- Areas of significant shoreland and wetland biological habitats
- Areas necessary for water-dependent and water-related uses
- Areas of exceptional aesthetic or scenic quality
- Coastal headlands

Key Terms:

- **Riparian resources:** Resources relating to or living or located on the bank of river, lake or tidewater
- **Coastal headland:** Land mass with a considerable elevation that borders beaches
- **Primary Access Sites:** Physical or visual access points to or along coastal waters that are currently developed with access amenities.
- **Secondary Access Sites:** Sites to or along coastal waters that are in public ownership but not developed with trails and access infrastructure.

Map 11. Coastal Shorelands Map



Goal 17.1: Protect and enhance the natural functions, ecological health, and scenic quality of Manzanita's coastal shorelands.

» Policy 17.1.1	Maintain and periodically update coastal shoreland, wetland, and habitat maps using the best available scientific data, local knowledge, and technologies to ensure that natural resource boundaries reflect current conditions.
» Policy 17.1.2	Maintain, restore, and enhance vegetation adjacent to coastal shorelands, including dunes and riparian areas that have been inventoried. These areas stabilize shorelines, reduce erosion, filter runoff, and provide essential fish and wildlife habitat. Require vegetation management or revegetation plans when vegetation removal or shoreline stabilization is proposed.
» Policy 17.1.3	Continue to prohibit or strictly limit new development in foredunes, unstable coastal bluffs, and other geologically hazardous shoreland areas.
» Policy 17.1.4	Coordinate with the Oregon Parks and Recreation Department, the Department of Land Conservation and Development, the Department of State Lands, Tillamook County and other state and federal agencies to align wetland and shoreline management actions with applicable state and federal standards.

Goal 17.2: Provide safe, equitable, and sustainable public access to Manzanita's coastal shorelands, beaches, and waterways while preserving natural and cultural resources.

» Policy 17.2.1	Develop and maintain a comprehensive Public Access Plan identifying all beach access points, parking, path identification, emergency routes, and opportunities for improved signage, safety, and maintenance.
» Policy 17.2.2	Maintain an inventory of current public access sites to coastal waters as part of this Comprehensive Plan, with maps showing both primary and secondary access sites.
» Policy 17.2.3	Retain or replace existing public ownerships, rights-of-way, and easements that provide access to or along the ocean when sold, exchanged, or transferred. Public rights-of-way may be vacated only if equivalent public access across the affected site is retained.

» Policy 17.2.4	Identify and expand public access opportunities to beaches by acquiring land and easements where appropriate. Develop and adopt criteria for accepting donations and dedications of land and easements for public access.
» Policy 17.2.5	Require that any new public, commercial, or private shoreline access includes necessary easements or property access agreements prior to city approval.
» Policy 17.2.6	Ensure that new or improved access paths, especially through dune or riparian areas, are designed to minimize erosion, protect vegetation, and provide safe, inclusive access for all users, including children, seniors, and people with disabilities.
» Policy 17.2.7	Review all proposed access improvements to ensure protection of dune stability, vegetation, wetlands, riparian corridors, and wildlife habitat.
» Policy 17.2.8	Collaborate with Oregon Parks and Recreation Department, Tillamook County, and private landowners to clarify responsibilities and coordinate the maintenance of existing public beach and shoreland access routes, trails, viewpoints, and emergency access routes.
» Policy 17.2.9	Prioritize public and emergency access improvements in areas with documented erosion, high visitor use, or safety concerns, and ensure emergency routes are clearly identified and coordinated with local service providers.
» Policy 17.2.10	Install and maintain interpretive and educational signage that promotes dune and shoreland ecology awareness, explains fire and preservation rules, and highlights the cultural and ecological connections to the Cape Falcon Marine Reserve and nearby estuaries.

Goal 17.3: Manage coastal shorelands to prevent inappropriate development, mitigate hazards, and reduce stormwater and erosion impacts.

» Policy 17.3.1	Integrate stormwater management with coastal resource protection by adopting low-impact development standards, green infrastructure, and on-site infiltration practices that minimize runoff into shoreland areas.

» Policy 17.3.2	Require development proposals near coastal shorelands to demonstrate that construction and landscaping will not increase erosion, alter natural drainage patterns, or degrade water quality.
» Policy 17.3.3	Prioritize land-use management practices and non-structural solutions for problems of erosion and flooding. When necessary, water and erosion control structures, such as jetties, bulkheads, seawalls, and similar protective structures; and fill, whether located in the waterways or on shorelands above ordinary high water mark, shall be designed to minimize adverse impacts on water currents, erosion, and accretion patterns.
» Policy 17.3.4	Maintain and enforce setbacks, buffer zones, and conservation easements to protect wetlands, dunes, and riparian corridors from encroachment and stormwater impacts.
» Policy 17.3.5	Collaborate with regional and state partners to monitor coastal erosion, bluff stability, and sea level rise, and use this data to adapt local zoning, infrastructure, and hazard mitigation planning.
» Policy 17.3.6	Provide clear guidance for future renewable energy projects in Manzanita to ensure scenic, ecological, and recreational values of coastal shorelands are preserved.
Goal 17.4:	**Recognize and protect cultural, historic, and tribal resources associated with coastal shorelands.**
» Policy 17.4.1	Consult with the Clatsop-Nehalem Confederated Tribes, the Confederated Tribes of Grand Ronde, the Confederated Tribes of the Siletz, and other tribal governments in planning, permitting, and site development processes to protect archaeological and cultural resources.
» Policy 17.4.2	Incorporate traditional ecological knowledge and tribal cultural perspectives into interpretive materials, coastal access planning, and restoration projects.
» Policy 17.4.3	Coordinate with the Oregon State Historic Preservation Office to ensure compliance with cultural resource protection laws during any coastal development, infrastructure maintenance, or beach access improvements.



Beaches & Dunes

☑ Oregon Statewide Planning Goal 18





Beaches & Dunes

Beaches and dunes form dynamic environments at the edge of the sea, constantly shaped by wind, waves, and currents. These areas act as natural buffers, protecting the land from ocean energy while offering recreational opportunities that attract visitors to Oregon every year. Statewide Planning Goal 18 focuses on conserving these resources and addressing hazards in this ever-changing environment, which is crucial for coastal communities dealing with the impacts of coastal hazards and climate change.

Under Goal 18, local governments are required to inventory beaches and dunes, assessing their stability, movement, groundwater resources, hazards, and values. Based on this information, they must implement policies tailored to the sustainable use and protection of these areas. Specific provisions under Goal 18 include:

1. Prohibition Areas: Development is prohibited on the most sensitive and hazardous landforms, such as beaches, active foredunes, and dunes prone to severe erosion or flooding.
2. Shoreline Armoring: Beachfront protective structures like riprap and seawalls are only permitted where development existed before 1977, limiting the amount of ocean shore that can be hardened and reducing cumulative impacts.
3. Dune Grading: Foredune grading for views is allowed in limited cases for existing developments. This requires an approved foredune management plan that ensures flood protection, maintains sand supplies, and stabilizes sand post-grading through planting beach grass and maintaining vegetation.
4. Ocean Shore Regulation: Oregon's ocean beaches are regulated by the Oregon Parks and Recreation Department (OPRD) under the "Beach Bill." OPRD oversees permits for activities affecting shorelands west of the statutory vegetation line for any non-recreational activities or improvements, including but not limited to beachfront protective structures, stairways, and walkways that encroach on public beaches.

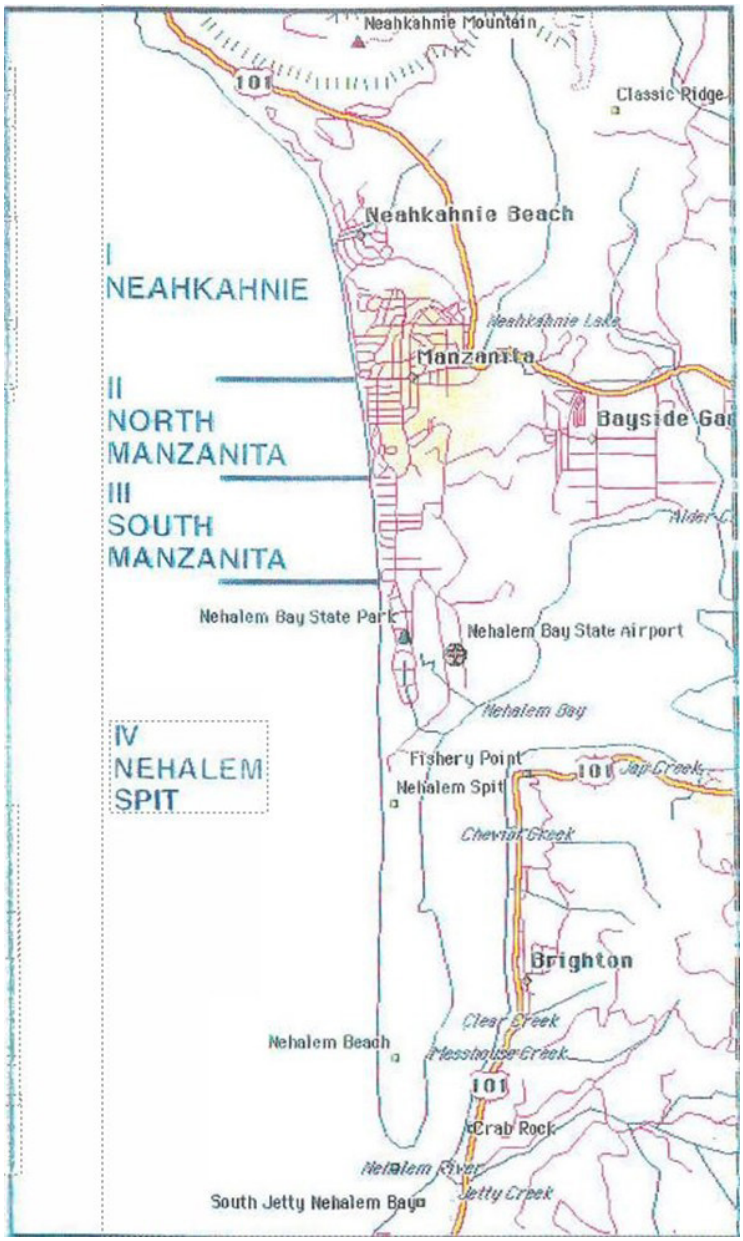
These policies ensure that Oregon's beaches and dunes are managed responsibly to balance conservation, public access, and hazard mitigation.

Map 12. Foredune Management Units Map

The City of Manzanita maintains a Foredune Management Plan (FMP), established in 1996 by the Neahkanie Dune Management Association. This plan creates an overlay zone to regulate activities in the foredune area, aiming to enhance its protective functions, minimize flooding, and maintain public access and recreational use along Manzanita's seven miles of beach. The overlay includes four management units:

- Neahkanie Management Unit (between Neahkanie Mountain and Laneda Avenue),
- North Manzanita Management Unit (between Laneda Avenue and Beach Drive),
- South Manzanita Management Unit (between Beach Drive and Glenesslin Lane), and
- Nehalem Spit Management Unit (between Glenesslin Lane and the Nehalem River North Jetty).

Permitted activities in these zones include sand transfer within and between units, vegetative stabilization, sand collection, and maintenance activities like remedial grading and foreslope shaping. In the South Manzanita Management Unit, foredune grading is allowed down to a minimum elevation of 33 feet National Geodetic Vertical Datum (NGVD). The FMP prohibits sand removal and individual lot view grading across all zones.



Exception to Goal 18: Beaches and Dunes

Goal 18 recognizes that beaches and dunes are dynamic coastal environments that can be vulnerable to erosion, wind movement, ocean flooding, and storm waves. To protect these areas, the goal generally prohibits residential development and commercial and industrial buildings on beaches, active foredunes, certain conditionally stable foredunes, and interdune areas that are subject to ocean flooding. However, some established coastal communities have existing development patterns that require a more site-specific approach to applying these restrictions.

The City of Manzanita has adopted an exception to Goal 18, Implementation Requirement 2, to allow development on certain specifically identified lots located in areas that would otherwise be subject to these prohibitions. The exception recognizes the area's long-standing development pattern while requiring measures to identify and address coastal hazards. It applies only to the lots identified by lot and block number in the City's adopted exception documentation and does not extend to other properties.

The affected lots are located in active foredunes, conditionally stable foredunes subject to ocean undercutting or wave overtopping, or interdune areas subject to ocean flooding. These lots are within flood hazard areas designated as V or AO zones on maps prepared by FEMA. They are also identified in the December 30, 1977, report and map prepared by geologist Martin Ross, A Field Investigation of Geologic Hazards in Manzanita, Oregon. The boundaries of the exception are limited to the specifically identified lots.

The lots covered by the exception are part of an established coastal community with a long history of residential development. The area was first platted in the early 1900s and is largely developed, with more than 90 percent of the lots already built upon. Existing development consists primarily of single-family and duplex residences, with a small area designated Limited Commercial (LC) that measures approximately 100 feet by 100 feet and contains multifamily dwellings.

The area is designated Middle Housing 1 (MH-1) and Limited Commercial (LC). The vacant lots are generally held in single ownership and are scattered among existing development. All lots are served by the City's or County's street system, and Nehalem Bay Wastewater Agency (NBWA) sewer service and City water service are available to all lots.

The dune landscape varies across the area. Vegetation on the affected lots generally includes European beach grass, strawberry, beach lupine, and other herbaceous plants. Older dune areas located farther inland from the foredune are covered with shore pine. According to the Flood Insurance Rate Map (FIRM), foredune elevations south of Laneda Avenue range from approximately 28 to 29 feet above mean sea level, while the dune area south of Beeswax Lane drops to approximately 24 feet. Foredune areas in Necarney City are somewhat higher, with elevations reaching approximately 35 feet.

Despite the established development pattern, the oceanfront remains subject to natural coastal processes. Erosion has occurred at various locations along the shoreline, particularly near rip currents and creek outlets. Relatively little shoreline protection has been installed along the beach, with most existing protection concentrated in older developed areas of Manzanita. Necarney City has virtually no shoreline protection.

Much of the oceanfront development is located on accreted land that formed following construction of the original Nehalem Bay South Jetty. The effects of more recent extensions to the south jetty at Tillamook Bay on local patterns of accretion and erosion are not known. These conditions reinforce the importance of evaluating site-specific hazards before allowing development on the affected lots.

Under Statewide Planning Goal 2, Land Use Planning, a local government may adopt an exception to a statewide planning goal when the applicable exception criteria are met. The City of Manzanita's exception to Goal 18 is based on the established development pattern, the limited number and specific location of the affected lots, the lack of reasonably equivalent alternatives for oceanfront development, and the ability to address potential impacts through applicable development standards.

The area has been committed to residential development for more than a century, and most lots are already developed. The remaining vacant lots are interspersed among existing homes and are served by the area's street, water, and sewer systems. Prohibiting development on these vacant lots while allowing similar development on adjacent properties would treat the owners of vacant lots differently from neighboring property owners. The exception recognizes this established pattern while retaining requirements intended to protect people and property from coastal hazards.

Manzanita contains other vacant residential and commercial lots within its Urban Growth Boundary that can be developed without an exception to Goal 18. However, those properties do not offer the same oceanfront location, ocean views, or proximity to the ocean as the lots covered by this exception. They therefore cannot reasonably accommodate the same location-specific development needs.

Other communities in Tillamook County, including Nedonna, Necarney City, Rockaway, Cape Meares, Tierra Del Mar, Pacific City, and Neskowin, also contain oceanfront properties located in dune areas subject to Goal 18. Tillamook County and Rockaway have adopted exceptions to Goal 18, Implementation Requirement 2, to allow construction on affected vacant lots. As a result, there are few areas in Tillamook County that can reasonably accommodate comparable oceanfront development without an exception.

The long-term environmental, economic, social, and energy consequences of development on the affected lots, when accompanied by measures to reduce adverse impacts, are not expected to be significantly more adverse than those associated with comparable development in other areas where exceptions have been adopted.

The dune system in Manzanita has characteristics similar to those in other exception areas in Tillamook County, including Rockaway, Nedonna, Twin Rocks, Cape Meares, Tierra Del Mar, Pacific City, and Neskowin. The original exception findings identify no significant environmental features in the affected area, such as unique or critical wildlife habitats or wetland resources. The expected economic, social, and energy consequences are similar to those associated with development in other established residential areas where public facilities and services are available.

Development permitted under the exception is consistent with the area's existing residential and limited commercial designations. Potential impacts can be addressed through the City's zoning ordinance, including requirements for wind exposure, sand movement, slope stability, shoreline protection, and flood hazards. These requirements are intended to reduce adverse impacts and maintain compatibility with surrounding development.

Coastal Hazards and Environmental Impacts

Although the exception allows development on certain lots that would otherwise be subject to Goal 18's development prohibitions, it does not remove the need to evaluate and address coastal hazards. The City's zoning regulations establish requirements for site investigations and development in areas exposed to geologic hazards, wind erosion, ocean flooding, and storm waves.

Under Section 3.050 of the Zoning Ordinance, development in active foredunes, conditionally stable foredunes located within coastal high-hazard areas (V-zones) identified on Flood Insurance Rate Maps, and interdune areas located within those V-zones is permitted only after a favorable site investigation by a qualified individual.

Section 3.080, Beaches and Dunes Overlay Zone, addresses hazards associated with dune conditions, including wind erosion and steep slopes. Construction on slopes exceeding 25 percent requires a favorable site investigation by a qualified individual before development may occur. Where a site investigation is required, it must identify measures needed to minimize adverse environmental effects, and construction must be consistent with those measures.

Flood-related hazards are addressed through Section 3.061, Flood Hazard Overlay Zone, which establishes requirements for development in areas subject to flooding, including coastal high-hazard areas and areas of shallow flooding. These provisions are intended to protect development from ocean flooding and storm waves. Section 4.050 of the Zoning Ordinance addresses the placement of shoreline protection measures and is intended to minimize their potential impacts.

For dune areas where a site investigation is not required, the original Comprehensive Plan findings conclude that the City's zoning ordinance requirements are adequate to minimize adverse environmental effects. Together, these regulations provide a framework for evaluating site conditions, identifying potential hazards, and requiring measures to reduce impacts associated with development.

Foredune Development Exceptions

Oregon Administrative Rule (OAR) 660-04-22(9) addresses exceptions to Goal 18's prohibition on foredune development. The rule identifies additional considerations for determining whether an exception is justified, including whether the proposed use will be adequately protected from coastal and geologic hazards and whether adverse environmental effects will be minimized.

For Manzanita, the City's approach relies on site-specific investigations where required and compliance with the applicable Beaches and Dunes and Flood Hazard Overlay Zone provisions. These requirements address potential exposure to geologic hazards, wind erosion, undercutting, ocean flooding, and storm waves. They also establish measures intended to minimize adverse environmental effects during development.

The exception is therefore limited to the specifically identified lots and remains subject to applicable zoning requirements. It does not establish a general allowance for development in other areas where Goal 18's prohibitions apply.

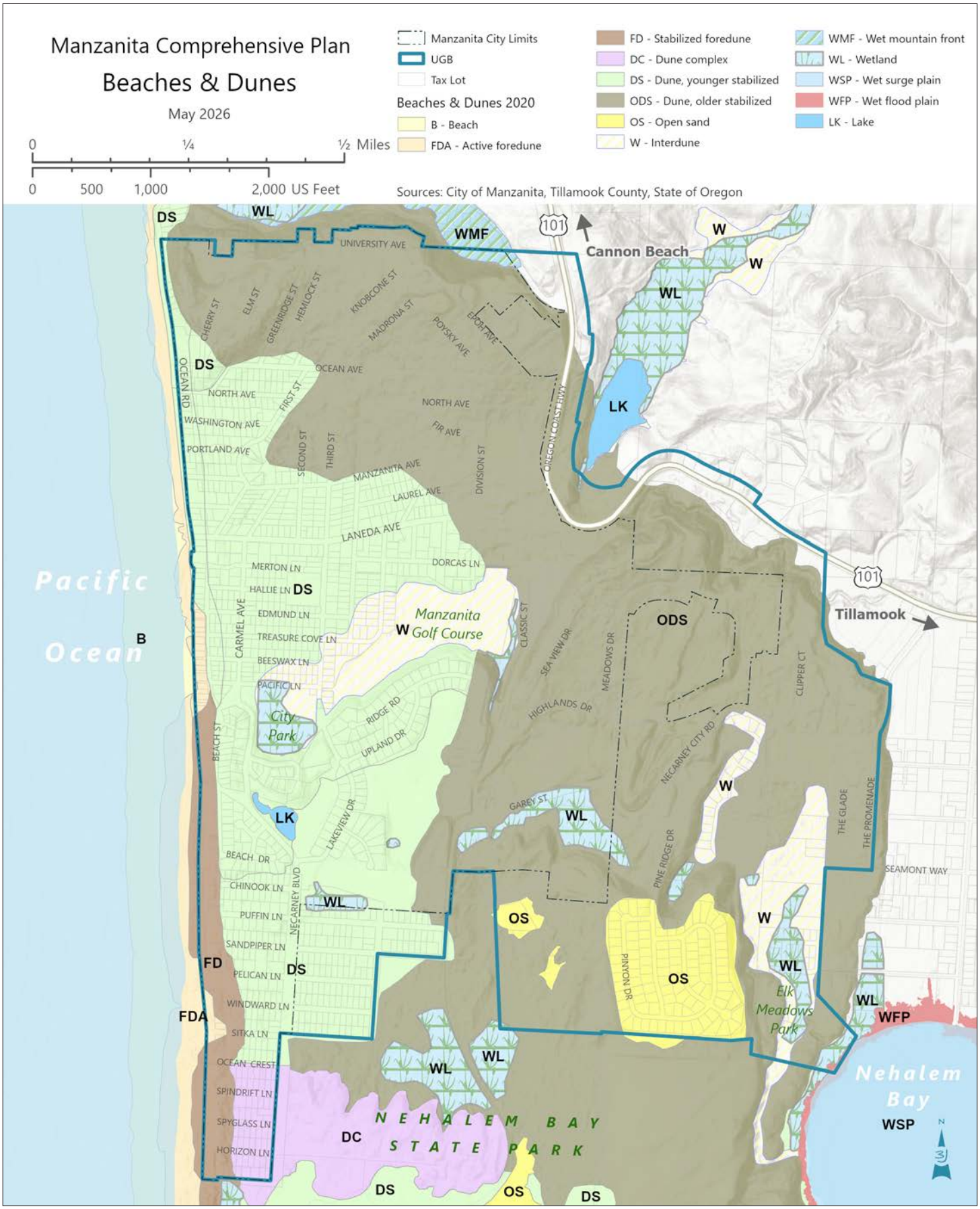
Exception Implementation

The City's exception to Goal 18 reflects the established development pattern in the affected area and the limited availability of comparable oceanfront locations that can accommodate the same uses without an exception. At the same time, the exception recognizes that beaches and dunes are dynamic environments subject to coastal hazards.

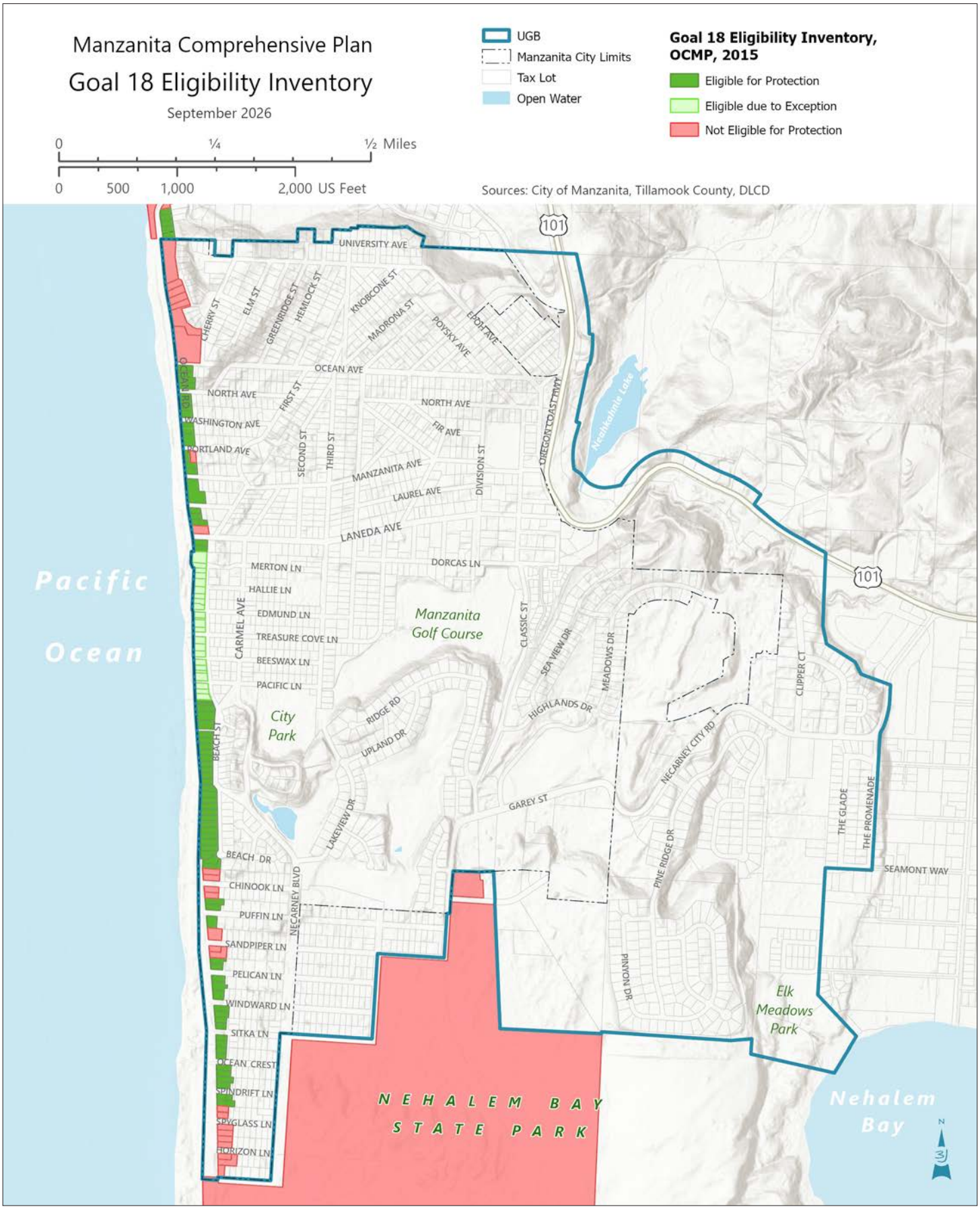
Development on the affected lots must comply with the applicable zoning ordinance requirements, including site investigations where required and measures to address geologic hazards, wind erosion, flooding, storm waves, and adverse environmental effects. The exception applies only to the lots specifically identified in the adopted exception documentation; properties outside those boundaries remain subject to the applicable requirements of Goal 18.

The original exception findings were amended by Ordinance 14-02, passed April 9, 2014.

Map 13. Beach and Dunes Map



Map 14. Eligibility Inventory



Goal 18.1:	Protect the natural functions, scenic beauty, and ecological integrity of Manzanita's beaches and dunes.
» Policy 18.1.1	Coordinate with the Oregon Parks and Recreation Department for permitting ocean shore alterations and activities and with the Department of Land Conservation and Development for Goal 18 compliance matters.
» Policy 18.1.2	Maintain and strengthen protections for dunes and beaches as natural barriers that provide storm protection, wildlife habitat, and recreational value.
» Policy 18.1.3	Update the Dune Management Plan to establish clear and current standards for dune preservation, restoration, and maintenance that reflect current conditions and meet the needs of the community and the health of the dune system. Incorporate guidance on vegetation management, erosion control, and compatible recreation uses. Support regular reviews of the Dune Management Plan every 5 to 10 years once it has been updated for on-the-ground of current conditions..
» Policy 18.1.4	Uphold that foredune grading for view enhancement or to prevent on-going sand inundation may be allowed in foredune areas where an overall plan for managing the foredune grading is prepared. Before grading can begin, the foredune grading plan must be adopted as an amendment to the Comprehensive Plan.
» Policy 18.1.5	Authorize foredune breaching only to replenish sand supply, or on a temporary basis in an emergency (e.g. fire control, cleaning up oil spills, alleviating flood hazards), and only if the breaching and restoration after breaching is consistent with sound principles of conservation.
» Policy 18.1.6	Limit beachfront protective structures only where development existed on or before January 1, 1977, as inventoried by the Oregon Coastal Management Program.

» Policy 18.1.7	Permit beachfront protective structures only if: a. Visual impacts are minimized; and b. Long-term public access to and along the beach is maintained; and c. Negative impacts on adjacent property and the public beach are minimized; and d. Long-term or recurring costs to the public, including but not limited to adverse impacts to the public beach, are avoided; and e. The owner is responsible for long-term maintenance of the structure and for the removal of failed erosion control materials. f. It is demonstrated that land-use management practices and nonstructural solutions cannot feasibly alleviate the hazard; and g. The action is designed to minimize adverse impacts on water currents, erosion, and accretion patterns; and h. State resource agency recommendations are followed; and i. Lower impact solutions are incorporated into the project; and j. Lower impact solutions alone are not feasible. k. The order of solutions, from lowest impact to highest impact are: 1. Avoiding the hazard, moving the building 2. Non-structural nature -based erosion control 3. Hybrid erosion control (Non-Structural, supported by Structural) 4. Beachfront Protective Structure with persistent vegetation 5. Beachfront Protective Structure with no persistent vegetation.
» Policy 18.1.8	Require that new development subject to ocean flooding, erosion, or undercutting must meet federal, state, and local requirements.
» Policy 18.1.9	Encourage dune stabilization and nonstructural erosion control methods that are nature-based and rely on natural processes such as native vegetation restoration, sand fencing, and adjusted setbacks, rather than engineered armoring such as riprap or seawalls. These methods will be preferred over structural-based methods.
» Policy 18.1.10	Require site-specific investigations by a registered professional geologist or a certified engineering geologist for any proposed activity in active dune or beach areas to ensure long-term stability, safety, and minimal ecological impact, including considerations of the impacts of sea level rise and other impacts and vulnerabilities of climate change.
» Policy 18.1.11	Protect dune groundwater resources from contamination or drawdown that could destabilize dunes or harm vegetation by applying best management practices and coordinated state and local review.

» Policy 18.1.12	Only permit new or replacement development in beachfront or dune areas where applicants demonstrate that the structure will not face substantial flooding or erosion risk from rising sea levels within 50 years. Flooding or erosion risk is substantial where it would likely require future shoreline stabilization.

Goal 18.2: Ensure responsible public access and use of beaches and dunes while protecting natural and cultural resources.

» Policy 18.2.1	Maintain and improve public access to and along the beach, by defining parking and identifying paths. All shoreline stabilization measures shall be reviewed to ensure that public access is preserved. Projects shall not restrict existing primary or secondary access sites.
» Policy 18.2.2	Require shoreline stabilization projects that abut street ends or public rights-of-way to incorporate steps, paths, or other improvements that protect or enhance public access.
» Policy 18.2.3	Design and control access through dune areas to maintain dune integrity, vegetation, and uniformity.
» Policy 18.2.4	Identify, maintain, and improve select public access points as emergency vehicle access routes, in coordination with local emergency service providers and the Oregon Parks and Recreation Department.
» Policy 18.2.5	Require Foredune Grading Plans to address the implementation requirements of Statewide Planning Goal 18, with special emphasis on identifying appropriate sites for public and emergency access to the beach.
» Policy 18.2.6	When reviewing proposals for permanent structures near beach access locations, prioritize the protection and enhancement of public access. Private beach access should be discouraged if adequate public access exists nearby.
» Policy 18.2.7	Identify barriers to beach access for members of marginalized communities and people with disabilities and develop targeted strategies to increase access for these populations.

Goal 18.3: Foster a culture of shared responsibility and environmental stewardship of Manzanita's beaches and dunes.

» Policy 18.3.1	Foster a culture of shared responsibility and environmental stewardship of Manzanita's beaches and dunes. Promote community education and volunteer programs focused on dune ecology, habitat restoration, and beach cleanups in partnership with local schools, nonprofits, local businesses, and Oregon Parks and Recreation Department.
» Policy 18.3.2	Recognize and manage the beach and dune system as a shared public resource and key component of Manzanita's environmental identity, economy, and resilience through outreach and educational opportunities, such as working with partners like local schools, nonprofits, local businesses, and Oregon Parks and Recreation Department to host and educate at beach cleanup events.

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- Manzanita Foredune Management Plan / Dune Management Update: 1995, 2022
- Neah-Kah-Nie School District Strategic Planning: 2024
- Manzanita Buildable Lands Inventory: 2019
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- Manzanita Trail Master Plan: 2021
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