CITY OF MANZANITA
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To: Mayor and City Council **Date Written:** November 4, 2026

From: Dave Waffle, City Manager Advisor & Jennifer Watkins, City Manager

Subject: Comprehensive Plan - revisions

BACKGROUND

Ordinance No. 26-4 is prepared for reading by title only and adoption at the City Council meeting on November 4. There are three very minor amendments the staff recommends the City Council authorize to be made.

- In the findings of fact accompanying adoption of the ordinance, there is an incorrect statement about a buildable lands inventory in the findings for 4.8 Goal 10 - Housing. There is no buildable lands inventory funded for the 2026-27 grant cycle (p. 7). Therefore, please authorize the deletion of the phrase "...and that a Buildable Lands Inventory has been funded for the 2026-27 grant cycle."
- Within the Vision Statement there is a word change that the City Council requested be made and it was not picked up in the Natural Environment and Recreation section. Please authorize the substitution of the word "community" for "environment" in this sentence: "Given our geologic hazards and potential challenges, our community is committed to maintaining a safe, resilient and well-prepared ~~environment~~ community" (p. 24).
- The chapter on Goal 11 Public Facilities and Services contains goal 11.5 Promote sustainability, public health, safety, and efficiency in public facilities and service. Policy 11.5.7 about the public ownership of rights-of-way was discussed and the City Council asked that the policy be changed. The word "safety" was omitted in the final draft. Please authorize the insertion of that word in the policy:
  "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, safety, access, maintenance, liability and revocable encroachment permit standards."

Options

The City Council may take the following actions:

a. Amend the motion to adopt Ordinance No. 26-4 (Comprehensive Plan) to authorize the changes to the findings and text of the plan.
b. Amend the motion to adopt Ordinance No. 26-4 (Comprehensive Plan) to authorize only some of the changes to the findings and text of the plan.
c. Defeat or fail to adopt any motion to authorize the proposed minor amendments to the findings and text of the Comprehensive Plan. This would allow the document and ordinance to be approved as written

Suggested Motion: Amend the motion to adopt Ordinance No. 26-4 (Comprehensive Plan) to authorize the changes to the findings and text of the plan as proposed by the City staff.

Cc: Scott Fregonese, City Planner