

City of Manzanita – Citizen Involvement Task Force Manzanita Community Survey – Summary of Results

Presented to Manzanita City Council on November 16, 2005

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❏ None of us is smarter than all of us. Satchel Paige ❏

Charge. The charge to the Task Force by the Mayor and City Council of Manzanita was to:

1. Stimulate broad citizen involvement
 2. Identify ideas, concerns, and tensions from all segments of the community
 3. Obtain feedback on how the City is doing
 4. Provide information for a town hall meeting to be held later in the year.
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Membership. The Citizen Involvement Task Force is composed of these members:

- Hugh McIsaac, Mayor & Chairperson - full time resident of Manzanita
 - Dianne Getty, full time resident of Necarney City
 - Frank Johnson, full time resident of Manzanita
 - Linda Kozlowski, part-time resident of Manzanita
 - Kris LaMar, a homeowner who resides in both Portland and Manzanita
 - Stewart Martin, a full time resident of Neahkahnie
 - Leila Salmon, full time resident of Manzanita
 - Ray Scales, full time resident of Manzanita
 - Cheryl and Dick Streedain, half-year full-time residents of Manzanita
 - Ted Weissbach, full time resident of Manzanita
 - Patty Went, full time resident of Manzanita
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Discussions & Survey Methodology.

In the course of our work we had several meetings, some attended by members of the public. There were wide-ranging discussions about how to stimulate healthy community involvement from all segments of our community. We settled upon two vehicles to do this - a broad community survey and a "town hall" meeting, or meetings, to be held later.

Our Task Force reviewed sample surveys from other cities, and found some too cumbersome and detailed. Two members independently started a draft of a survey, which was discussed at length and melded into one. We agreed the best approach was to ask a series of open-ended questions, as this would provide more full and more meaningful responses, result in the most and best ideas from respondents, and hopefully the most complete participation. We considered having a spot to rate various city services, and felt that type of survey should be done - but done separately, as it has a different focus and survey style.

We obtained names and addresses on mail labels from both Manzanita and Neahkahnie Water District, as this included all water users within the Manzanita city limits and its UGB (Urban Growth Boundary) and Neahkahnie. We intentionally included second homeowners, as they have not (to our knowledge) been previously surveyed or involved in community affairs. But, note that property owners who do not have a dwelling did not receive a direct mail piece. We also made some efforts to include renters, visitors and tourists - primarily by widely publicizing the survey, and making it available at City Hall and the Library.

There was strong consensus in the Task Force that the boundary defined by the Manzanita's Urban Growth Boundary plus Neahkahnie most closely identified what people think of as "our immediate community."

Keep in mind that this Task Force is reporting the results of the survey. We did not make up the responses; but are reporting on the responses we read. [Please don't shoot the messengers.]

Cost and Benefit to City, Staff Support.

The task force has received significant support and guidance from Jerry Taylor, City Manager and Hugh McIsaac, Mayor. They have encouraged us to "do what's right", while occasionally nudging or cautioning us about the implications or costs associated with some of our ideas. They provided copies of surveys, access to background City documents, and other support which encouraged our work and helped produce a higher quality product.

All the work by the members of the Task Force has been volunteered. The out-of pocket cost to the City of our work to date, and as planned, is composed of these elements:

- About \$650 in postage, plus \$200 in printing
- Estimate about \$400 for software to make the website
- A rough estimate for initial web design (contract fee) about \$1200
- Photocopies of the survey responses for the Task Force to read & review (this cost was paid by Hugh McIsaac)
- Pine Grove use for Town Hall meetings (no cost, donated)

The community has benefitted by a large number of volunteer hours spent by the task force. The City estimates that hiring a professional, who would not have the same base of understanding of our community and its concerns, might have cost tens of thousands of dollars.

We think the benefit to the City and our community as a whole will be enormous:

- community members will have more knowledge of what "goes on" in Manzanita, and feel more connected as a result
 - it may set the stage for more citizen involvement, more volunteerism ... a good thing
 - community members will have better access to forms and documents that are needed in the administration of building, planning and City business
 - the plethora of ideas expressed by respondents to the survey will be published for all to read, discuss, debate and understand
 - this body of ideas, and discussions that flow from it, may be a basis for future community action, ordinance revision, and planning for years to come
 - it will help retain the best of what we have in and around Manzanita today, and shape our future.
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Demographics.

The demographic information provided by survey respondents showed:

<u>Number of Surveys</u> distributed was approx.	1700	
(About 1400 in Manzanita and 300 in Neahkahnie, as water customers; plus those picked up ad hoc)		
<u>Total Surveys received</u> by 10/31/05 :	327	(over 19%)
Total number of unsigned surveys	104	
Total number giving no demographics	16	
Total number giving no map info	46	
Total number giving no Information	14	
(added into totals above)		

Demographics:

Resident Home Owners:	114	<u>Age:</u>	
Secondary homeowner	198	18-29	1
Renter	8	30-44	16
Visitor	0	45-59	153
Retail business	13	60-75	122
Rental property	37	over 75	40
2+ properties in Manzanita	37		

Note: some respondents checked more than one box.

Self-location on Map:

Nehalem Road and North	58
Manzanita	171
Park (shaded area including Pelican Lane)	44
Bayside Gardens area	5
Pine Ridge	1
Nehalem	2

Summary of Survey Responses.

The summary below is intended to be a concise reflection of the ideas expressed by respondents in the survey. We observed and recognize that some people hold or express their ideas passionately, or speak with many words; other people presented their ideas quietly or used simple language. We have tried to give equal weight to all the ideas expressed by the respondents, whether they were expressed concisely or with many words, whether expressed matter-of-factly or with strong emotion.

Ideas are not presented in priority or quantity order. We have grouped ideas together where they appeared logically related; tried to avoid too much repetition. However, this is somewhat problematic as ideas "relate" to each other in ways that a linear summary cannot show - ideas could be placed in other subtopics. Initial bullet points in a topic/subtopic are sometimes the most general, or widely held views, but not always.

Here are the topics that naturally broke out as we reviewed the surveys:

- Uniqueness, Vision
- Goals
- Growth, Planning, Development
- City Services - Police, Fire, etc.
- Environmental, Open Spaces, Erosion
- Recreation
- Social & Health Services
- Cultural
- Information

Summary by Topic:

Uniqueness, Vision

What makes Manzanita unique? Here is a synthesis of many comments:

- its location; being off the highway; modest in size; a feeling of remoteness, peace, calm, low-key; basic services are in walking distance; helpful City employees; good neighbors, not elitist; cohesive and strong sense of community; intellectual quality of the people; a true beach town, pet friendly; a blend of old and new; an emphasis on health; a feeling of safety, the quaint village feel; a commercial sector that does not dominate, businesses are locally owned, small shops with good diversity, and not franchises, national chains or large box stores; everything is easily accessible, walkable, bikeable; golf; cool weather; most sunlight and least fog on North Coast; we are surrounded by wildlife and the natural beauty of beach, bays, mountains, state parks; the “forest by the sea”.

Vision for Manzanita:

- what is it? We don't know; it's not clear; does City have a vision?
 - if a vision exists, why is it being kept a secret
 - we should develop a mission, vision, goals and motto
- some statements to avoid becoming like Cannon Beach or Seaside; but a few people like the “feel” of Carmel
- should identify as integral part of lower Nehalem Valley community, service area
- we are powered by an active church, arts, business and service community
- we recognize the importance of commercial activity to ensure basic services year round
- we need to educate visitors (maybe 2nd homeowners) about difference between Manzanita and other cities
 - instead of asking what to meet their needs; orient them to our expectations, preserve our way of life
 - explain about nature, sea birds, dog waste, over-parking, preparing for quake and tsunami, how to be involved in social/community efforts, enjoy just being here
 - may reduce need for expensive police officers, parking, noise, trash
- let's promote healthy recreational aspects, and not carnival aspects and junk food
- keep a residential feel; not too rapidly, with a reasonable and consistent (style)
- don't be a tourist destination, be a community; or try to find a middle ground
- livability is our most important commodity
- as a community - don't confuse political entity of “city” with the community of people (i.e. the latter is more important)
 - our community is like a big neighborhood, from state park to state park

Goals (if not already covered expressed in other sections)

- coordinate goals with Nehalem and Wheeler
- incorporate neighboring areas into Manzanita; annex areas south of golf course, or Neahkahnie, so they can have say and Manzanita can get their tax dollars
 - compose an e-list of community volunteers
 - keeping everyone working together toward common goals

Growth, Planning, Development:

- there is apprehension about growth, but also desires for improvements
- it's perfect the way it is; keep up the good work
- we need a professional City planner; who will listen, review past, apply vision for future
- be proactive rather than reactive, plan for the future and use professional help
- reserve some land for public use, e.g., more parks, public gathering places
- limiting or controlling growth; managing the inevitable growth
- an organized thoughtful plan for growth
- maintain small town feeling, sustainable rural atmosphere
- Plan for growth, and land use issues:
 - growth of more condominiums, apartment buildings are being built;
 - increasing property values
 - control the number of rentals; maybe like Lake Tahoe
 - density and overcrowding; more people than can be assimilated into community
 - include homes around golf course (county) in rental pool and contribution to city lodging tax
 - permit fewer multiple dwelling units
 - increase duplexes - provides more people in less space, so aids in preservation of natural areas
 - downzone; change R-2 to R-1 zoning; use larger lot sizes for future development
 - stricter zoning; don't mix single- and multi-family dwellings
 - keep 28.5 ft height limit; enforce building codes; more building permit oversight
 - no tall houses on the beach side
 - notify people within 2 blocks of a development change
- Short-term rentals:
 - revisit rules; make rental agencies more responsible for renter behavior
 - require sign, inside phone no., prop mgr firm, owner's phone & address
 - have no restrictions on rentals
 - make more liberal rental rules for 2nd homeowner; no restrictions on rentals; brings revenue to community plus lodging tax; reduces number of motels
 - allow more rentals so that Manzanita doesn't become a rich people's ghetto
 - make an annual report on monies collected through short-term rentals; and where it is designated/spent
 - homes around golf course should not be exempt from lodging tax; equity issue
 - increase room rental & homestead taxes, to prevent windfall profits at expense of others
- use native plants; encourage beachy feel; eliminate fences
- poor quality properties along Highway from Manzanita to Nehalem

- Growth:
 - city population is growing too fast; control/stop it; real estate getting out of hand
 - need to plan for almost 200 acres of unplatted land in UGB, NKN, when it is platted and sold
 - plan for Nehalem Bay State Park possibly doubling number of campsites
 - congestion - traffic, parking, roads
 - community involvement is good
 - planning is necessary for Manzanita
 - housing is being overdone; smaller houses
 - seems that small groups are a) promoting growth or b) fighting growth
 - competing interests - developers/realtors vs. arts community
 - planning is necessary for Manzanita
 - fear of losing historic buildings
 - build a Wal-Mart at 5th/Laneda (just kidding)
- Quality of life, Commercialization
 - Maintain a balance between:
 - renters, residents, and tourists;
 - development vs. and leaving things alone
 - Laneda is too narrow; remove the bumpouts, sidewalk and rolled curb design is bothersome (especially for older folks)
 - make area walkable; keep sidewalks clear
 - stop open burning on property by builders/contractors
 - noise; dogs loose, loud radios, parking on other people's property w/o permission
 - construction activity was associated with these as a key cause; but not the only cause
 - enforce a noise ordinance; restrict hours for noise (e.g. after 8 am)
 - enforce nuisance laws 24hrs a day
 - large multi-family gatherings; enforce rules (rental; or other)
 - local newspaper helps us feel a part of the fabric of the community
 - eliminate street lights on Ocean; light pollution; make Manzanita a "dark sky" community
 - shift value system from growth to sustainability; develop non-auto centered, "slow food", "slow travel", "outside of time" living
 - provide incentives for new business development
 - be proactive
 - several people see this survey as proactive, it engages the community
 - provide more "town hall" meetings"; expand to include regional area (incl Nehalem, Wheeler)
 - full time residents need affordable housing, especially younger people and families; so do seasonal help for businesses
 - job training should be a priority
 - maybe we need low-income housing; maybe locate near Hwy 101, near CART'M or in Nehalem; City should help a task force find money, help builders build it
 - also part-time residents should be able to find economical homes
 - main entrance off Hwy 101 - needs improvement; consider stoplight; welcome sign at entrance of Laneda needs improvement; or repaint it
 - establish a homeowner's association(s) for neighborhoods in the Manzanita area
 - enforce drug laws; institute neighborhood watch

- Central core/business district — needs and issues expressed:
 - make no changes
 - Parking (see Transportation below)
 - provide information kiosk (see Information below)
 - want a public plaza(s) or town square, with fountains, grass, maybe food kiosks
 - make more small simple green spaces (e.g. next to Pine Grove)
 - dedicate a lot or two in town; provide benches & public art; people can read, discuss, commune, listen to music
 - architectural integrity - need design review to keep similar design
 - Overboard building doesn't fit
 - quality standards in land use, landscape etc - make a beautiful place, joy to live in
 - beautification - flower boxes, trees (e.g. like Nehalem & other towns); improve curb appeal of main streets and businesses; establish a flower basket fund to beautify
 - likes recent commercial buildings, shops, café - nice, not too commercial, adds life
 - we need more public art
 - restrooms - we need more public restrooms in downtown and on the Beach; good ones, not "potty cans"
 - State Parks has beach jurisdiction, owns 1.5 acre site W. end of Nehalem Rd; already has lift station for NWBA
 - concern about sidewalk advertising; and sidewalk signs can be attractive or should be OK; if regulated would be OK
 - encourage these businesses - general merchandise, candy, butcher, hardware, drug store, hair salon, dry cleaner, a bicycle repair shop, other essential services, a small hotel and conference center; more restaurants; need affordable sources for basics
 - support the diversity and visibility of small business, to be open 12 months
 - allow businesses to stay open/avoid business failures and closures
 - discourage tourist trinket and t-shirt shops and big hotels
 - connect all the business areas with pavement and walkways - Hwy 101, Manzanita Ave, Classic and Laneda
 - have outdoor seating
 - give tax breaks to people not to develop
 - use the lodging tax for what it was intended, for facilities for the visitors
 - do some roundtables with City, citizens, business owners; share problems, think ahead
 - setup a capital improvement fund for future community development
 - make area north of Manzanita Ave. an economic development zone; take pressure off Laneda
 - encourage property to be given to city
 - purchase property by city (actively purchase property for community use)
 - attract small high quality local business - bakery, restaurant
 - restaurant has closed, others dying; how can we avoid this
 - decline cart sales of food, novelties in the future
 - we don't want to be a shopper's paradise
 - need a bicycle repair shop
 - 3 wheel beach cycles are a problem, drag down sidewalk, bump into people
 - want to see a locally owned brew pub on Laneda
 - establish a visitor's walking tour

- The Beach
 - it is our biggest asset - use it
 - surf fishing; sail boating
 - small picnic table area near beach
 - trash and dog waste receptacles along Beach; police the litter
 - city should pay for dog waste collection stations; have WOW haul them
 - part-time dog control officer needed
 - no unleashed dogs on beach
 - license all dogs, \$250/yr.
 - support long-term community goal of zero waste
- Transportation, Parking, Streets, Etc.:
 - post 25 mph on all streets
 - two deadly stretches of road need redo – Hwy 101 curve from Neahkahnie to Bayside Gardens, and Necarney City Road from 101 to State Park entrance
 - survey street needs, develop a priority list of improvements
 - punch roads thru from Epoh to relieve traffic on 3rd
 - poor road development; e.g. North/3rd “freeway”
 - stop signs needed at 4th and Manzanita
 - reorient north-south traffic circulation on Classic, east-west thru streets on Merton/Dorcas connection
 - builders should repair streets after construction is completed
 - one-way streets - Laneda one way, Manzanita Ave. the other way; if not all the time, then or during summers
 - drainage along streets needs improvement in some areas, need fixing
 - Parking:
 - we need for more off-street parking [no one said less parking; some said OK as is; some said should be paid by those who benefit / don’t subsidize it]
 - improve the City parking lot
 - put parking meters on parking lot across from Fire Station;
 - remove fence between those two halves, making it more user friendly (and not have to back out);
 - consider non-residential parking fee
 - provide more parking options
 - landscape parking lots to hide them (trees, shrubs)
 - consider a car park at City’s gateways; keep motor homes/RV’s by Hwy 101
 - put parking on East side of 101, like Oswald West State Park
 - think like old European walled city; park outside, walk into town
 - limit and enforce number of vehicles parking in front of houses
 - remove parking on the sand, beach side of Ocean; or create improved parking lots there.
 - cars, bikes and walkers vie for same area
 - provide more walkways and bicycle parking areas in central district
 - mistake to turn down ODOT bicycle/pedestrian funds to upgrade roads and bike route thru city; should come back under new leadership
 - keep bikes off sidewalks
 - consider closing streets, especially during summer
 - develop walk- & bike-friendly access to businesses
 - how about electric cart mass transportation; how about pedicabs

- pave all streets, esp. high traffic roads; get rid of gravel roads
 - fill potholes
- add sidewalks on select streets, e.g. along Manzanita and Carmel Streets
- mow right of way strips along roads on regular basis
- viewpoint at end of Laneda; provide seating; disabled and access, wheelchair access
- tell people status of their donations for handicap access
- better steps and pathways to the beach; keep paths to beach; make better steps and pathways to the beach (a public trust)
- designate beach access from Classic Ridge to the Beach
- designate path from Dee Wolf Rd to the Beach;
- along Beach and Ocean Ave. - concern about pedestrian safety; make bikeways and walking paths (west side or east); make a boardwalk
 - do more to accommodate windsurf/kiteboard crowd
- ban cars on the beach; exception for handicap persons
- Other thoughts on growth, development etc.:
 - no casinos
 - no neon signs, internally lighted and rooftop signs
 - no more oceanfront development
 - mow right of way strips along roads on regular basis
 - smaller houses
 - City services are stretched too thin
 - encourage more public involvement in planning
 - put utilities underground; we missed golden opportunity with Laneda project
 - ban delivery trucks on Laneda
 - annex adjacent areas
 - have a neutral person, e.g. ombudsman, to "talk to"
 - expand the golf course (build the 2nd nine holes); if owners don't want to, City should organize special district to do it
 - wi-fi (high speed wireless) throughout the town
 - satellite cable radio
 - dune stabilization program, make it better
 - bring in natural gas lines
 - fear that City is not following its rules in allowing development
 - current zoning needs to be relaxed
 - people tend to look at "self needs" and not "community needs" - keep the community ahead
 - save the old bungalows
 - establishing a policy of landscaping with native species
 - too many task forces, too much information

City Services - Police, Fire, etc.

- greater police/sheriff presence - need to concentrate in Manzanita instead of Nehalem and Wheeler, include noise, mischief, illegal fireworks; keep pace with growth
- praise for police for recent efforts; continue this or total ban on the beach
- create an alternative - a band concert on the beach in lieu of fireworks
- post "No jaywalking" signs downtown
- have a neighborhood watch program
- cleanliness - recycle bins along beach, promote/train visitors idea to keep town clean;

- unattractive commercial properties (need standard for appearance); pet waste; upgrade unattractive commercial properties (need standard for appearance);
- sidewalk advertising - some like it, some don't; safety concerns
- City government is sometimes described as "overzealous" ... or "friendly" ... or "unresponsive" ... or "reactive at best"
 - lack of significant planning, staff or outside consultants to lead us thru growth
- need to prepare for all natural disasters - quakes, tsunamis, forest/brush fires, oil & chemical spills
 - have emergency plans in place; practice/drill on them until we and tourists get it right; don't depend on Fed/State governments
 - want to know (inform) chain of events; who's in charge; what to do
 - have common alert/communications systems with NOAA, city, county, state, etc.
 - liked Saturday meeting for emergency preparedness; need more on other topics
- introduce mandatory bidding on all city purchases over \$2,000
- move city services buildings off Laneda - city hall, library, fire department; encourage more commercial development on Laneda (instead of other areas)
- recognition of our city employees control employee expenses
- provide a right to vote on City issues by 2nd homeowners
- have a "meet the town / city council" night
- there is an open sewer from the Park to the Beach, which stinks; look at it
- setup automatic payment of water bills
- notify people by phone if water line shutoff or breakage
- have 2nd homeowner representation on Planning Commission
- put younger people on City Council, Planning Commission
- provide better street signage; and "where things are" - parking, post office, city hall, library, restrooms, attractions, etc.
- transfer county roads to the City
- control employee expenses
- speed bump around Carmel and Pacific
- move the post office
- mail service - mail delivery should be to homes; shouldn't be returned if missing PO Box
 - PO Box's and street addresses should be matched up

Environmental, Open Spaces, Erosion

- protect the environment; preserve natural resources
 - don't let tourists destroy what we enjoy daily and they seek
 - we are doing an adequate job; need to do more
- look at both short- and long-term ecological consequences
- regulate clearing of lots; limit number of trees that can be cut for building purposes; replanting; limit tree removal, need some oversight, CB has a limit
- encourage land trusts; Alder Creek Farm as a model; form land conservation group to obtain/dedicate natural areas
- establish pocket parks in the city; build more parks
- fear we are encroaching on wetlands, environment; preserve them; reduce variances
- protect the spirit tree, on 9300 block of Nehalem Rd.
- Ocean Rd parking is environmental disaster (oil, etc.)
- encourage PUD to support solar energy options
- promote backyard habitat program (Nat'l Wildlife Federation)
- preserve elk habitat; work with Nature Conservancy, Rocky Mountain Elk Foundation
- don't build on the dunes; improve dune stabilization program

- once open space is gone, it's gone
- main goal is access to the beach; it is public land; Oswald West created this and we need to provide it
- expand the State Parks
- revitalize the ball field on Hwy 101
- no skateboard parks
- have an active tree planting program
- for our streets; and when owners cut them, replant trees
- enforce retention of natural habitats
- ban cars on the beach; exception for handicap persons
- no more oceanfront development
- remove noxious/invasive weeds & .plants from vacant lots and houses; if they don't, bill the homeowners
- regulate clearing of lots
- encourage property to be given to city, or purchased by city (active purchase of property for community use)
- review board for native vegetation
- don't drain the beaver pond
- twice-yearly pickup of yard debris (especially for seniors)
- education for visitors re environmental issues
- too many fires on the beach
- clean up horse waste on beach; bag their rear ends
- have a small State Park at the site of the old Inn (at Reed and Nehalem roads)

Recreation

- many people love the 4th of July parade and fireworks, the whole experience; small town Americana
 - expand the fireworks
- love the pancake breakfast
- recreation for pre-teen and teens, a center; middle school kids are left out; teen dances; ping-pong, etc.; supervised
- child classes on about Nature
- alcohol-free activities for kids, maybe at NCRD
- dances, e.g. at Pine Grove
- Manzanita has a very nice City Park; people like and use it
 - add swing set and recreational equipment for older kids
 - more tennis courts
- we should build/we need more community parks, including pocket parks
 - involve NCRD in Manzanita parks
- beach playground in summer - swings, volleyball nets
- ideal area for hiking, fishing, kayaking - promote those
- have a bowling alley, indoor activities for rainy days
- winter craft classes
- athletic events; softball league
- a donkey sports event
- bike race
- surfing, windsurfing or sailing competition
- spring vacation event, family-centered
- kid-friendly New Year's Eve event
- have a sandcastle tournament

- have a gym or fitness center
- community events (other than Fourth of July^{4th})
- Neahkahnie Pirate / Treasure event
- a brewfest and wine festival; old and new people can meet
- chili cookoff
- cooking, art and fitness classes; especially on weekends
- bring back the kite flying festival, competition; Tom Walsh will foot the bill
- celebration that focuses on our natural surroundings
- green lawn area - usable for bocce ball, croquet, or gatherings
- community free bikes program
- more winter events (Christmas, New Years, Valentines, etc.) to even out peak season
- a birthday party for Manzanita
- trips to zoo, opera shows, garden spots – is it still available?
- outdoor small concerts
- community bar-b-que, maybe on 4th of July
- shipwreck day, remembering the ships wrecked on our coastline
- community swimming pool; or support/refer to NCRD pool
- more night life; evening recreational venues
- State Park - publish a list of programs that go on there
- construct a trail from State Park to Manzanita; make other bike trails
 - loops include Nehalem, river bend, Hwy 53; various abilities; especially summer
 - consider using the sewer easements
- emphasize eco-tourism
- preserve Neahkahnie Lake; make it into a park

Social & Health Services

- not adequate for full time residents
- encourage a spirit of sharing and doing for others
- build more sense of community, do activities which promote this
- need a health clinic; urgent care clinic
- need living wage service-sector jobs; and housing for them
- provide viable jobs unrelated to service industry; housing for workers
- more opportunities for 2nd homeowner involvement; an association of/for them; the community should embrace and accept them
- elderly peoples are being shut out due to high prices
- bus services North; to CB and Wheeler; and at night to Tillamook (for TBC classes) or daytime for elderly; transportation to Portland, Seaside
- taxi service; extend the Dial-a-Ride service
- increased social services, for low-cost housing
- a yearly used clothing household drive to benefit the underprivileged
- family support, respite care
- hold a health fair
- encourage only organic foods at local stores and restaurants
- make pamphlets of social services available and other community and business contacts
- have an emergency registry for phone numbers — esp. for 2nd homeowners
- childcare and daycare activities, places
- city wide support of one good charity per year
- businesses, residents and visitors should work together for the common good

Cultural:

- house an historical archive; historical museum, emphasize roots including native American; link with Astoria and Tillamook museums
- we need a theatre, facilities, performance arts center; studios, practice area; center for cultural events; Hoffman Center is a good idea
 - outdoor movies in summer (like Canberra Australia)
 - symphony orchestra perform, maybe on the beach
- arts, and cultural and educational events
 - not Portland-type event (3rd Saturday), need unique events
- art and writing classes, i.e. Sitka model
- permanent gallery for local artists
- small convention/conference center
- kid-centered events at golf course or other venues
- Manzanita Days - who is Manzanita?
- permanent gallery for local artists
- other holidays, concerts; concerts in the park
- summer art festival; art shows featuring various artists; higher caliber (not like Nehalem)
- sunset hour - half hour before and after sunset, for ; people to gather
- community tree lighting
- evening concerts, music festivals, evening concerts - bluegrass, jazz, country, classical (quartets, small orchestras), Celtic, etc.
- music and wine in the Park
- community caroling
- farmer's market, flea market, e.g. in an open or parking lot
- Fall cleanup
- environmental event
- seafood, clam or crab food event; and for fund-raising
- help the Library expand, more services; open more hours; include Sundays
- signage of historically significant places
 - event that ties our early history to present day
- whale migration event
- crafts show
- local talent show
- alternatives to tavern music is needed
- street dance; maybe on 4th of July
 - maybe close Laneda Ave., set up booths for nonprofit groups; or hi-class art show (pottery, metal work, photography, weaving, woodworking, food vendors)
- Memorial Day (veteran's) recognition
- annual peace march
- chef's night out, combined with an art night
- civic cleanup, maybe during the Fall
- kid-centered events at golf course or other venues
- Manzanita Days - who is Manzanita?
- some say what we have is sufficient, or too much, e.g. stop the 4th of July madness
- publicize Clatsop County events locally

Information

- Provide an information booth, blue "I", with a person and handouts, in center of the city
 - or at least a kiosk, reader board, community calendar; need better events calendar
 - online and posted around town

- have summer volunteer city guides
 - City should have a website; email and newsletter to 2nd homeowners; accept response with their concerns
 - provide Council minutes on internet site; help us keep up to date on all City business
 - provide a pamphlet of do's and don'ts for 2nd homeowners
 - provide a list of licensed maintenance help; who is "good", handyman, cleanup
 - Saturday City Hall hours, or one weekend per month
 - map of walking, hiking and biking trails in the area; also sign them
-

Tensions in our Community:

In the following sections we illustrate tensions or differences in viewpoint between groups within our community which we observed as we read the survey responses. [We have not tried to illustrate all areas of common viewpoint, as that would duplicate much of the summary, above.]

Growth and Vision. A few questioned whether we really are experiencing growth, but the vast majority of responses said growth was happening, some said it was happening too fast. Evidence cited was in the form of new construction, increased density of dwellings compared to cottages (e.g. apartments, plexes, condos), the resulting increased density, traffic and parking. Some gave other examples of growth.

What were the views about this "growth"? Some said we should stop growth and change; some encouraged slowing growth with proper management. Others urged we help local businesses to succeed, grow, pay good wages and make Manzanita a place where families can enjoy living.

There were no significant calls for wholesale urbanization; rather the responses show great appreciation for the calmer lifestyle, especially the rural, scenery and nature that surrounds Manzanita. There were many requests for more amenities in the commercial district - benches, restrooms, trash cans, dog waste stations, bicycle storage, and more.

The typical response to the "vision" question was that there was no vision, or they didn't know it; and we should construct a "vision". Some suggested the City Comp Plan was unfathomable. Several suggested we need to recognize this growth and plan for it to make it a better reality; some suggested involving a professional planner.

Trees and natural habitat were frequently mentioned as things to preserve, and there were some calls to prevent tree-cutting. While there was no clear call in responses in favor of tree-cutting, we think the preservation comments are primarily in response to builders, developers or homeowners who remove trees to ease construction or remodeling.

Activities, Events and Recreation. Many want to have more community, recreational activities and more cultural enrichment opportunities; a plethora of ideas were given by respondents for events, cook-offs, theatre, permanent art gallery, treasure hunt, surfing, dancing, music and more.

Nearly everyone who said anything about the Fourth of July activities said they liked it, some "loved it" ... the primary concern was the illegal fireworks on the beach and lack of parking

places. Some argued the Fourth of July is enough; if you want “culture”, go to Portland or Cannon Beach. But nobody said they wanted to duplicate the size or culture of a metro area. Many said the amount/type of activities we have was “about right.” Reading the responses gives the impression (not surprisingly) that some folks want to be doing recreational and social things, others want quiet, sounds of animals and respect for environment; and some want both available to them.

The use of the beach has differing views – some want to be able to park cars (not on the sand), have public restrooms; better accommodations for visitors; others do not. Yet, several said the beach is there for everyone to enjoy ... so what is the source of tension? The freedom to enjoy a view (say, by someone on Classic Ridge) conflicts with the needs for human and animal waste stations and cans to deposit garbage. The joy of some families at seeing dogs run on the beach, would be curtailed by others who want to see dogs only if on a leash. Some enjoy fires on the beach, with the warmth at a family gathering ... others want them restricted, or are concerned about waste or mess people will leave behind. Several people want facilities on or near the beach – disabled access, parking, restrooms, a boardwalk, bike paths, and volleyball equipment.

Parking. There was diversity of views here. One or two proposed eliminating all driving on Laneda during the summer, have walking and biking only; and park on the side streets. Others (side street owners?) think there should be no parking by others in front of their houses and this needs enforcement. Some residents acknowledge the need for parking lots, just so they can do their daily errands, complaining it's getting difficult. A few mentioned an issue of “who should pay” for parking – the businesses who “benefit”, or side street owners whose use is protected; others seemed to infer this was a community-wide issue. Some think people will come to the beach anyway, and an environmental mess is made every month by oil and other leaks; so a parking lot should be provided for them and control the environmental mess. Others think nothing should be done, as improvements would encourage even more people to drive, park and use the beach.

Short-Term Rentals. This issue was not raised as often as we expected; perhaps much of the angst is resolved with the current system. Opponents said they should be more restricted, fewer units in the rental pool, or that businesses who rent houses should be more responsible for the problems created, and gave specific suggestions. Proponents suggested we liberalize rentals, especially for 2nd homeowners or have no restrictions; they explain the rentals bring revenue to our community, add city revenue via lodging tax; and reduce the need for more motels.

Streets & Sidewalks. Several complimented Manzanita on the Laneda project; but some complain about the rolled curbs (e.g. egress from car, especially for seniors), and the lack of beautification. Some wanted bumpouts removed; others wanted them enhanced with planters or seating. Some wanted selected streets with sidewalks.

City and Community. Some seem skeptical of the city, view the City government as elitist ... while others appreciated the opportunity to be involved, and appreciate the task forces.

Concerns about Other Groups; Definition of “Community”.

Concerns were expressed by some people which appeared to be based on a distrust or fear of other groups:

- some permanent residents, especially older long-time residents who have seen much change; expressed concerns about "change" and of the people viewed as the source of that change – second homeowners, tourists and sometimes business owners. There were concerns about increased density, litter and pet waste, and other people maximizing the use of their property (e.g. larger houses, condos) which changes the feel of the community. Some said people who don't live full time within the city limits should not have their voices heard.
- some second homeowners feel they are not involved, don't understand what goes on, feel alienated, or feel that their concerns are not being addressed. Some feel residents don't understand/appreciate that it is their property, taxes, rentals and visits that afford the standard of living for full-time residents. They feel committed to Manzanita, and some visit regularly. Some of them want recognition and more say in what happens to their property and community.
- some said the factions are developers vs. the art community; others said homeowner/resident/retirees vs. business; others said residents vs tourists.

Here are some areas of tension expressed:

- the fear increasing prices will "price out" the seniors, forcing them to sell and move away from their home
- residents feel new homes should be small, cottage-like, retaining the feel of the "forest by the sea"; they say some newcomers seem to build as large as the property and the zoning allow
- a few expressed concern about blocking views

But are there *really* differences in attitude and desires, or "perceived fears"?

As we review the surveys carefully, the vast majority of people who responded want to retain the quaint, small-town scale and feel of Manzanita. They treasure what is unique, and makes us different. They appreciate trees, neighborly consideration, access to community organizations of all types, and the "get involved" attitude of many people here. This view was true across all categories/demographics of respondents - residents or second homeowners or renters; inside the city limits or in the UGB or Neahkahnie.

There does not appear to be a chasm of different viewpoints or values when comparing residents within the City to those in Neahkahnie or Necarney City or Bayside Gardens; or when comparing second homeowners or visitors to residents. Put another way, there are many diverse views *within* each demographic group; the groups have more similar views than we expected. To the extent there is fear or distrust of other groups it may be overstated ... and the City may be capable of activities which unify or resolve the differences that do exist.

Along the same vein, a *few* people objected to including non-voters in the survey and people outside the city limits. Others cautioned us to recognize the difference between *political* and *community* boundaries. A few suggested the City limits be enlarged to include parts of the UGB or Neahkahnie.

There were many people who thanked the City for including their views - people living here part time, renting, or outside the city limits. Reading the responses as a whole seems to confirm the Task Force's view that Manzanita UGB and Neahkahnie function and think alike on most issues, acting as a community.

First Steps:

What should our community members do with this survey information?

First, we encourage the City to make it available freely to everyone, and that all read this report and the survey response summaries. If you want more detail, you may read the individual survey responses. A complete set can be viewed at City Hall at no charge. [The Task Force discussed whether to publish every survey response, and there were two views - some noted responses may be public records, some thought respondents, not being warned, might be embarrassed to have their responses made public; so we make no recommendation on dissemination of the original responses.]

What should future “town hall” meetings focus on?

We welcome your input, as we plan these for the Spring of 2006.

What should the City do?

Obviously the City Council, City Manager and Planning Commission, as well as other committees, will take great interest in this survey. We look forward to them thinking about which things which should be done by the City government, and assigning priorities – and which things should be left to volunteers, other groups. We believe these survey responses provide a plethora of information, and will be a gold mine of ideas for community involvement and projects for our City for years to come.

As we read the survey responses the ideas were so plentiful ... we had an idea: let's help the City identify possible first steps. Without saying anything is “easy” to do, we have indicated below things which the Task Force recommends as “First Steps” for the City of Manzanita in response to this survey. Some may be relatively easy, some inexpensive, and some could involve volunteers, not paid staff. Others, while not so easy, are important to do as illustrated by numerous responses to the survey. Some may require further discussion, or focus group meetings, to clarify or weigh alternatives. So, with those caveats, here's a list of First Steps to consider:

1. Make this Survey Report widely available to the community, free or low cost (\$1 or \$2)
2. Have a “meet the City” night – council and employees.
3. Create and update a web site for Manzanita (incl. NKN and Manzanita UGB).
4. Make an information kiosk, preferably staffed, which has community info, events and a bulletin board.
5. Explain existing commissions, committees and task forces - their charges and purposes - to educate the public what we have already going on.
6. Report to the community regularly what's going on in the City (tasks completed by staff, or being addressed by Council or a commission/committee/task force - in the city Newsletter, the press, the website, and community bulletin boards.
7. Disabled access to beach - report on the status, plans for disabled access to beach.
8. Provide copies of Comprehensive Plan and zoning ordinances at Library, and on City's website.
9. Explain existing rules on height limits, tree/vegetation removal/replacement, view protection (or lack of it).
10. Budget for and hire a City Planner who can bring vision, professional skills to help us

get ahead of and manage growth in our community.

11. Develop standards for Design Review which incorporate survey ideas for making Manzanita better - pedestrian and bike friendly, planting or preserving trees, using native vegetation; and providing for community spaces, plazas, and open areas.
 12. Have regular open town meetings – maybe do some as issue-specific; notify survey respondents who have identified themselves & expressed an interest in these issues.
 13. Make a 2nd homeowner the next person to join Planning Commission.
 14. Form a committee to write & distribute pamphlets for 2nd homeowners / visitors on local resources, how things are done, and values of our community.
 15. At entrance off Hwy 101, revise the entry and welcome sign - improve it (sign like Nehalem; perhaps in conjunction with ODOT project).
 16. Provide a good quantity of recycle and trash bins along beach.
 17. Provide toilets at beach (perhaps seasonal portables to start with).
 18. Add more street signs and information signs.
 19. Modify the city parking lot (across from fire station) per suggestions, to make it more visible and used.
 20. Encourage the garden club or other volunteer group(s) to landscape parking areas and provide flower boxes.
 21. Form a group of volunteers to remove noxious, invasive, non-native plants.
 22. Adopt a noise ordinance; provide meters, enforcement.
 23. Investigate smaller issues identified in the survey - e.g. water runoff, smells.
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Tasks Yet To Do.

Website. In our discussions emerged the notion that Manzanita does not have a web site; and that providing one would serve these purposes:

- give us more a sense of commonality
- provide information to second homeowners and others which is otherwise hard to find
- provide commonly used City forms, and important documents including the Comprehensive Plan and ordinances, in an electronic form - which would reduce staff time at the counter and making photocopies
- help tourists and visitors locate basic services like the post office, trash receptacles, restrooms, grocery stores, restaurants and places to stay

The Task Force agreed that a Manzanita web site was a good idea; that a simple one would be a place to start. It reviewed many of other websites for smaller cities, in Oregon and elsewhere, and gave feedback to Kris LaMar, Hugh McIsaac and Jerry Taylor. Those three people are working with the Council and a web designer from Bay City to do the initial website. The webmistress, with consent of the City of Bay City, will prepare the draft website. Before it is “live” online the Task Force intends to review, give suggestions for improvement. It is the belief of the Task Force that City staff should guide the development, but that interested citizens can do much of the legwork in keeping it current and meaningful.

City Survey, Town Hall, and Role Definition. We recommend that the Task Force continue until these tasks and purposes have been fulfilled:

- conduct a survey of City services has occurred, and tabulated the results (our role may be more advisory, with this survey done by City staff)

- hold focus groups to hear the concerns of groups not represented in this survey, such as workers, renters and visitors
- hold a town meeting, or more than one, and tabulate results
- assist the City in a clearer definition of the place and role, staffing and support for healthy citizen task forces and committees

Submitted to the City Council of the City of Manzanita on November 16, 2005 by

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