

City Planning

From: Sandy Wood <columbiagrove@msn.com>
Sent: Monday, April 18, 2022 9:17 AM
To: City Planning
Subject: FW: Classic\Dorcas project

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To the Planning Commission for meeting on April 18th; I forwarded this letter to you last month, but I had used the wrong address.

From: [Sandy Wood](#)
Sent: Tuesday, March 22, 2022 2:13 PM
To: mscott@ci.manzanita.or.us; lkozlowski@ci.manzanita.or.us; htonjes@ci.manzanita.or.us; [snuttall@ci.manzanita.or.us](mailto:snutall@ci.manzanita.or.us); jspelman@ci.manzanita.or.us; [Leila Aman](#); [cityhall](#)
Subject: Dune decision and Classic\Dorcas project

Good morning

The planning commission last evening focused on the hotel complex proposed for the Classic and Dorcas area. 19 units in hotel, 9 cabins, and 6 micro-cabins present 34 more short term rental units to the community. How many occupants in each unit? And, who will control that number? More people could occupy each unit, of course. Who will control the number of vehicles? Four occupants per unit could mean four vehicles. The parking areas allow for how many vehicles?

The traffic study will need to anticipate the complex being fully occupied, and the accident potential, as well as potential disaster evacuation. I do not think that any of the owners in the area bought with the idea of being across the road from a large party area, with lots of traffic.

The person presenting the project spoke of a keyless entry system, and no responsible person living in the project. There will therefore be no person controlling activities, such as the fire pits, parties, noise, etc. The neighborhood will be forced to tolerate the behavior, or resort to calling the police.

Will there be regulations against fireworks, loud music, etc? And, how enforced?
Again, many people will be responsible guests; many won't be.
Who will be cleaning the "kitchen" area, the common areas, etc?
Will there be daily cleaning, yet more traffic?
What promise is there, or can be made, for the livability factor for the neighbors?

People want to party when on vacation; people who live here rely on quiet and privacy and respect their neighbors. Livability is an important consideration for all of us. We all are faced with STR units throughout our neighborhoods; many of those guests are responsible, especially with homes surrounding them. Many more take advantage of the fact they are on vacation. They are paying for staying here, and think they have no responsibility and take advantage of the opportunity. Trash everywhere increases with the increase in visitors.

A hotel, cabins, and micro-cabins, without someone in charge of the complex, do not have any protection for the neighbors across the road.

What dog policy is anticipated?

I, too, am concerned about the loss of wetlands. Too much development has already destroyed wetlands. Endless tree cutting has prevailed; I was glad to hear that the trees are being saved. Cutting trees and re-planting baby trees simply isn't the same.

Thank you to the planning commission for delaying permits until wetland, party areas, and traffic are studied. Thank you, also, for requiring your input and public hearing with each phase, if you do approve this project.

Thank you for allowing public input.

Sandy Wood
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Manzanita

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