

## City Planning

---

**From:** Yvana Iovino <yvana.iovino@gmail.com>  
**Sent:** Tuesday, March 22, 2022 11:42 AM  
**To:** City Planning  
**Subject:** Corelli PUD application concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Planning Commissioners,

First, let me say that last night you gave me reason to hope. After the development of the Highlands (and now Seaview, etc) and the development of 3rd street, I was afraid that the Planning Commission just rubber stamped any developers request. But last night, what I saw and heard, was a group of individuals who had done their research and had also really listened to the concerns of the growing number of Manzanita residents who are saying please stop this development madness that is destroying our town.

So this letter is just to review and put on record my concerns about the potential hotel development by the golf course.

**(1) Traffic:**

(a) I have major concerns about the area where traffic from the hotel will enter and leave Dorcas Street.

Many people from Classic Street Cottages, Dorcas Street, Ridge Road and now the hundreds of people who are populating the Highlands and the rest of Jim Pentz's development (Seaview, Hilltop, etc) use Dorcas to go to the Post Office and the beach. Dorcas is a small road, width wise, to have traffic entering and leaving the hotel onto a road that pedestrians and bikers and runners frequent. An accident waiting to happen.

(b) The visitors in these hotels will be from out of town and have been here infrequently or not at all. They will not be aware of how this road is utilized in our town. They will come upon the Stop sign immediately as they turn right onto Dorcas. This will be a danger for cars driving down Dorcas as well as cars coming down Classic who think the road is clear. Another accident waiting to happen.

(c) Increased traffic on Classic street. Classic has already become a site of increased traffic—from visitors going to the state park (RVs, large motor homes, trucks towing boats), citizens going to the recycling area, people going to their homes in the Highland development and Ridge road and the trucks. Trucks from any building site in Manzanita driving to dump fill, carry building equipment, wood, concrete mixers, etc all driving back and forth on Classic. The weight limit sign makes no difference. No one is enforcing it. And how else are the trucks going to go to the Highlands, etc or the dump site right on Classic. These trucks are huge, noisy and HEAVY.

Now enter another construction area right below Classic that has to access the same roads but also turning on and off Dorcas.

Where are the people who walk along Classic to get to Dorcas to get to the beach or post office or downtown supposed to walk? On the side of the road by the Classic Street Cottages? That area slopes up and one part forms a large "lake" when it has rained making walking on that side impossible. The city had at one time thought about creating a walking path since pedestrian accidents have already happened, but nothing has come about with that project.

**(2) Our vision for our town:**

As was so aptly put by one of the commissioners: just because it's legal doesn't make it OK and maybe the development shouldn't be approved.

Are we going to OK every land developer who wants to build on all the remaining green spaces in Manzanita? Most of us moved here for the natural beauty, the quietness, the forests and the ocean. Not THIS— unending huge second homes, the taking down of forest land and big old trees, the paving of wetlands.

Where is our heart? Are we becoming just a playground for visitors?

### **(3) The Environment**

And what about the environmental impact? The light pollution, noise pollution, fire pits and smoke in a time when we are seeing more forest fires. The taking down of trees and vegetation in a time when we know through science that trees and vegetation trap carbon. A mature tree absorbs CO2 at a rate of 48 lbs per year. They are without doubt the best carbon technology in the world. Other concerned countries are planting trees in an effort to forestall climate change not cutting them down. It's frankly embarrassing to live in a community that has seeming little regard to what is happening to our world.

I was proud to live in Manzanita: a little known jewel on the Oregon coast known for the arts, its beautiful beach, its residents who care about the environment and its cute downtown.

Please, please let's not change who we are for the sake of greed.

Thank you for listening.

Respectfully,  
Yvana Iovino