

From: Charlotte Dube <dubedoo22@gmail.com>
Sent: Sunday, June 11, 2023 11:14 AM
To: Paul Hughes
Cc: City Planning
Subject: Re: Pave Paradise, Put Up a Parking Lot...

Nice letter.

On Sun, Jun 11, 2023, 11:58 AM Paul Hughes <photopaulh@gmail.com> wrote:

To Manzanita Planning Commission

The current site along Dorcas Lane, Classic Street and Ridge Road is a natural wooded plot that harbors numerous wildlife. I took the attached photo of this elk herd bedded down there. The elk and other wildlife will undoubtedly be a memory if they *pave paradise and put up a parking lot...*

The noise and traffic, both human and vehicular, of a 34-unit hotel and community center, largest hotel complex in Manzanita history, will *significantly change the density* of this plot adjacent to the serene wooded Signature 5th hole of the Manzanita Links golf course (photo attached).

The *increased density* will bring with it increases in both vehicle and pedestrian traffic. My wife and I counted 210 cars in just 2 hours on Classic Street only! (Dorcas was under construction) And that was in mid-May, neither a holiday nor a peak summer weekend.

The hotel entrance/exit will be immediately next to a 4 way intersection renowned for drivers dangerously ignoring traffic regulations. Imagine the effect the *increased density* of vehicles from the hotel will have on traffic and pedestrians.

The *increased density* of a hotel and community center will also increase the number of pedestrians walking/jogging/bicycling on Classic and Dorcas. This is doubly dangerous with increased vehicle traffic and neither street has sidewalks.

To build this huge complex the developer intends to cut down 25 or more towering evergreens on the plot. The trees form a natural barrier between the golf course and the proposed hotel. Their removal and the *increased density* of a 34-unit hotel could create liability to the city from potentially deadly errant golf balls striking hotel guests, and pedestrians using the hotel public trail.

A petition opposing the hotel has been signed by 135 folks of Manzanita!

I and many others in our community have submitted letters and emails to Manzanita's City Council and Planning Commission opposing this project.

A consensus is a hotel just doesn't belong in this location - - there are 32 residences on Dorcas Lane. A 34-unit hotel will *more than double that density!*

I and a number of others testified AGAINST the project at the Planning Commission meeting on May 30, 2023. *No one*, well, except for the applicant, *testified FOR it!*

Just yesterday, pointing to the wooded plot next to the Signature 5th hole, I asked a passer-by walking along Dorcas if she knew a hotel was proposed for that location. Her reply "*Yes, that gives meaning to the word RIDICULOUS!*"

Doesn't the voluminous well-researched letters, emails, eloquent testimonies and the petition LOUDLY say the Manzanita community opposes this project?...

Take a look at the photos, the serenity of the site and Signature 5th hole; then imagine adding a 34-unit hotel and community center.
I borrow a line from an iconic pop song - - *you don't know what you've got till it's gone...*

Paul A, Hughes
661 Dorcas Lane
Manzanita

From: Paul Hughes <photopaulh@gmail.com>
Sent: Sunday, June 11, 2023 10:58 AM
To: City Planning
Subject: Pave Paradise, Put Up a Parking Lot...
Attachments: [elk at classicdorcas w.jpg](#); [Manzanita Golf Course Signature Hole 5 w.jpg](#)

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Paul A, Hughes
661 Dorcas Lane
Manzanita





From: Robert Joseph <bj9341@yahoo.com>
Sent: Sunday, June 11, 2023 5:30 PM
To: photopaulh@gmail.com; City Planning
Subject: Re: Pave Paradise, Put Up a Parking Lot...

Nice letter, Paul.

[Sent from Yahoo Mail on Android](#)

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Paul A, Hughes
661 Dorcas Lane
Manzanita

From: Barbara Lee <barblee1234@gmail.com>
Sent: Sunday, June 11, 2023 11:06 AM
To: City Planning
Subject: Traffic and Housing Density

Manzanita Planning Commission
June 11, 2023

Dear Commissioners:

This letter is in addition to my letter and testimony to the Planning Commission on May 30, 2023. My concern was the amount of traffic at the intersection of Classic and Dorcas streets and adding the traffic that will be coming out of the proposed Manzanita Lofts project.

I'm certainly not a traffic engineer, but I question how the experts figured out the estimated traffic. Did they install a vehicle counter across the roads where the estimates were determined? If they did, when was it done? And if they did, does the counter also count foot traffic—pedestrians, bicycles, children on scooters and skateboards?

When I did my count on Classic Street on Friday, May 12, 2023 from 2-3 pm, I counted 107 cars. From 3-4 pm, I counted 103 cars. That was 210 cars in 2 hours. On Saturday, May 13, 2023, traffic was counted for 8 hours from 9 am to 5 pm. This count was done in mid-May not in the busy summer months. There were 660 cars counted. We also noticed cars that did not stop, rolled through the stop sign, made U-turns, and other traffic violations. Commissioner Frank Squillo is correct when he said, "it's a misnomer to call it a stop. Does anyone stop there?"

The traffic engineers said there would be 1 trip every 2 minutes. My traffic count on Saturday, May 13 indicates more than double that amount or 1.375 trips each minute or 2.75 trips every 2 minutes.

It may not be a 5-way stop, but the road entering and exiting the Lofts is 56 feet or less from the intersection of the 4-way stop at Dorcas and Classic.

This intersection with the additional traffic coming from the Manzanita Lofts projected to be "up to 309 cars" is an accident waiting to happen.

We were told we could only estimate a project of 53 homes from the Highlands. Why can't we figure in more traffic from the Highlands impacting the streets? We've been told up to 300 more homes could be built. You're talking 53 vs. 300 homes. It's true we don't live in "a bubble" and we need to be far-sighted enough to know there will be significant growth in the near future.

My Dorcas Lane neighbor who cannot hear lives across the street from the proposed entrance and exit to the Lofts. He expressed to us how upset he was about the

additional traffic. “Don’t they know I’m deaf? Don’t they care?” What do you say—“I guess they don’t.”

Barbara A. Lee
661 Dorcas Lane

From: Ken Resnick <ken.i.resnick@gmail.com>
Sent: Sunday, June 11, 2023 11:11 AM
To: Paul Hughes
Cc: City Planning
Subject: Re: Pave Paradise, Put Up a Parking Lot...

I only wish I had the eloquence to have penned Paul's heartfelt letter. Although I was not approached to sign the petition opposing the proposed hotel development, I agree wholeheartedly with the content of Paul's letter to the planning commission.

Ken
Sent from my iPhone

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661 Dorcas Lane
Manzanita

<elk at classic:dorcas w.jpg>

<Manzanita Golf Course Signature Hole 5 w.jpg>

From: F&L Bagon <flbagon@outlook.com>
Sent: Monday, June 12, 2023 4:46 PM
To: City Planning
Subject: Manazanita Lofts

I realize your committee has to look at ordinances and zoning. With that said the majority of residents that I have spoken to are opposed to this development. At the committee meeting no one spoke in favor of this hotel besides the developer. Your committee denied this application in the past and I hope you will make that decision again especially since the developer did not change anything from his original plan.

Thank you for your attention,
Leslie & Frank Bagon

Sean T. Malone
Attorney at Law

259 E. Fifth Ave.,
Suite 200-C
Eugene, OR 97401

Tel. (303) 859-0403
Fax (650) 471-7366
seanmalone8@hotmail.com

June 12, 2023

Via Email


Manzanita Planning Commission
PO Box 129
167 S. 5th Street
Manzanita, OR 97130
planning@ci.manzanita.or.us

Re: Oregon Coast Alliance Testimony on Remand – 698 Dorcas Lane application for 34-unit hotel

On behalf of Oregon Coast Alliance (ORCA), please accept this open record testimony for the above-entitled matter on remand.

For the applicant’s open record submission, the applicant conveniently omits the last sentence of MZO 3.030(4)(a). The omitted sentence is as follows: “[t]he open space shall be so indicated on the Plan and zoning map, and deed restrictions to that effect shall be filed with the City.” MZO 3.030(4)(a). *See Rhyne v. Multnomah County*, __ Or LUBA __ (LUBA No. 92-058, July 10, 1992). This plainly requires that the comprehensive plan and zoning map must be amended. The applicant must either satisfy that requirement now or the City must impose a condition of approval requiring the applicant to satisfy that criterion at a later time with all of the relevant procedural rights, including right to notice, opportunity to comment, opportunity for hearing, and opportunity for appeal. The applicant is not entitled to simply disregard this requirement.

Sincerely,



Sean T. Malone
Attorney for Oregon Coast Alliance

Cc:
Client