

June 15, 2023

Manzanita Planning Commission

PO Box 129

Manzanita, OR 97130

Manzanita Lofts Remand hearing

Commissioners,

The applicant is not agreeing to MZO 3.030(4)(a) as required in the remand order. He is creating his own wording and interpretation of this ordinance.

The following is from the Staff report of June 9, 2023

In his request for a remand hearing, applicant noted that he disagrees that the Density Standard applies to the hotel project. However, applicant has also stated in that letter that he is nonetheless “willing to reserve or dedicate 40% of the site **for open space or** public or private park area or a golf course, thereby increasing maximum density to 13 units per acre.”

MZO 3.030(4)(a) Overall density for the SR-R zone is 6.5 dwelling units per gross acre. Dwellings may be clustered on one portion of a site within the SR-R zone and achieve a maximum density of 13 dwellings per acre where at least 40% of the total lot or parcel area is reserved or dedicated **as permanent open space as** a public or private park area or golf course. The open space shall be so indicated on the Plan and zoning map, and deed restrictions to that effect shall be filed with the City.

In his submittal maps of June 6, 2023, showing his 40% dedicated set aside, he refers to 73,862 sq ft as permanent outdoor space. He never calls it a park or golf course as defined in MZO 3.030(4)(a). These submittals do not meet the standard staff has established and this project must be denied.

It appears that the applicant is playing fast and loose with our zoning laws.

William Gumpenberger

610 Division Ct

Manzanita, OR 97130

**From:** Mick Harris <mick.harris@tonkon.com>  
**Sent:** Thursday, June 15, 2023 10:28 AM  
**To:** Miller, Souvanny  
**Subject:** Manzanita Lofts - Objection Re: New Comments in the Record

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Hi Souvanny:

We would like to object to the new comments in the record regarding traffic, including the submission from Greenlight Engineering.

The deadline for submission was June 6 and we did not make any statements regarding traffic in our June 6 letter that these new submissions would be rebutting. Can you let us know if the PC plans to exclude these?

Thank you!

**Mick Harris | Tonkon Torp LLP**

Attorney

Pronouns: he / him / his

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