

## City Planning

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**From:** Mark Kuestner <mkuestner10@gmail.com>  
**Sent:** Saturday, May 11, 2024 3:49 PM  
**To:** City Planning  
**Subject:** Proposed Construction of "Heron's Rest" PUD

Dear Planning Commission;

I am writing in favor of the construction project in Manzanita known as "Heron's Rest", off of 3rd Ave.

Smaller homes such as those being proposed here are consistent with the character of the area, and having denser growth with enhanced greenspaces is a good match with our town in general.

Further, the proximity of this development to Manzanita's business core will encourage new residents to access our businesses not just via cars but by walking or biking, thus minimizing vehicular traffic.

Creating a significant greenspace in the middle of the city by transforming the current sandlot into multiple, small cottages is a great idea.

Sincerely,  
Mark Kuestner  
588 Epoh Ave., Manzanita, OR

## City Planning

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**From:** Linda Denning <lscdenning@comcast.net>  
**Sent:** Monday, May 13, 2024 10:12 AM  
**To:** City Planning; SCOTT DENNING; lldenning@sbgvtv.com; Ryan Denning; Connor Denning  
**Subject:** Manzanita - Concerns on Proposed Heron's Rest Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

May 13, 2024

To: City of Manzanita Planning Commissioners  
Manzanita City Planner  
Manzanita City Manager

From: Home Owners at 198 Hallie Lane  
Linda and Scott Denning  
Ryan and Kristi Denning  
Connor Denning

We write to the City of Manzanita in support of the proposed Heron's Rest development because of the size of houses and focus on community, bikes and pedestrians. However, we are concerned about several aspects of the current proposed design of Heron's Rest.

We have owned our home at 198 Hallie Lane since 2010 as a second home that has never been on the rental market. As our house is the first house west of the proposed development, we have specific concerns and have reviewed the Heron's Rest proposal and documents carefully.

1) **Parking and Short Term Rental Limitations:** Our understanding of city code is that proposed rentals must have 2 parking spaces. Does this mean that the units that do not have garages will not be approved as rentals? If the city is proposing to allow for rentals of the units without garages, we would like the city to stick to the standard of 2 parking spaces per unit, to minimize impacts on Hallie Lane and other adjacent roads. We would also like to have more information on the allowance of renting units, since the traffic report includes multiple mentions of the development not being used for rentals. We would prefer the property be used as primary or secondary homes and not be placed on the rental market to maintain the community feel of Manzanita. If the city is preparing to allow for rental zoning, I would ask that the Mackenzie reevaluate their report to more accurately depict the proposed conditions as I believe a rental would have more traffic.

While we understand the want for fewer parking spaces to accommodate for larger green spaces and promote more biking and walking throughout town, we are concerned about the 15 units sharing 15 parking spaces. While the development as a whole has 1.42 parking spaces per unit, these dwellings only have 1 space per unit. From our understanding of the Mackenzie study, they recommend 1.1 spaces per unit. Therefore, in the case the units are not allowed to be short term rentals, we are requesting that there be 17 parking spaces provided for these units. This is to alleviate any parking

impacts which would be felt by Hallie Lane, since the one way road directs cars west and would be first location cars would select to park. In the case that the city is planning on allowing for the non-garage units to be rented, we would ask that the city require the parking to be reevaluated, as the city has established a code of 2 spots per rental. We think further traffic investigation would be required to mitigate impacts.

2) **Paving Hallie Lane:** The Nehalem Bay Transportation System Plan states: “Owners wishing to build access to their property on unimproved rights of way must adhere to city standard”. This situation seems to be the kind of case that this was written for, the development is connecting into a road that currently is not up to city standard in order to manage their traffic volumes. The city should hold the developer accountable for paving Hallie Lane. We, along with neighboring homeowners have incurred the costs for gravel in the past to fill potholes and level out the dead end road. Hallie Lane homeowners should NOT be expected to continue this on city property when the development adds traffic to Hallie Lane and spreads the gravel out. Developer should pay to pave Hallie from Heron's Rest to Carmel Ave.

3) **Water Manifold moved on to Heron's Rest property:** Plans show one of the water manifold to be located in front of our property at 198 Hallie Lane. We are requesting that the water manifold for the development that is located on Hallie Lane be moved to the development's property. We do not want any potential issues with the water connection impacting our property or our driveway at 198 Hallie Lane. Is there a reason why that connection isn't on the development's property? To us, it feels like it is to protect the development if there are any issues.

4) **Grading:** The proposed grading has a low point in the southwest corner of the development near our property at 198 Hallie Lane. We are concerned that with this grading, our property would be negatively impacted by sediment and water runoff coming from the development and impacting our property. The current sand that is on the development site is significantly higher than the grade our house is on. We have noticed sand building on our property in these areas and water runoff impacts. We would like to be assured that the grade of the property not be the lowest on the SW corner and **that low points be on the development's property** to manage any sediment and water runoff. Please provide topography reports to ensure this is addressed.

Thank you for your careful consideration of our concerns and review of documentation. To reiterate, we are in support of the form and function of the development; however, we would like the impacts above to be further evaluated. At least one of us will attend the 5/13/24 City of Manzanita Planning Commission Zoom Call.

Thank you – Denning Family