

April 25, 2024

File number 24001

Dear City of Manzanita Planning Commissioners, City Planner and City Manager,

My husband Ben and I live full-time in Manzanita on Edmund Lane adjacent to the proposed Heron's Rest planned unit development. We support the application and the applicant's request for an exception to the two space parking requirement.

The proposal is for 26 small, 650 square foot homes. Eleven of these are garage units with their own designated parking but fifteen of the units will be single level homes with shared parking on a lot within the development.

People interested in buying small homes with shared parking are aware they'll be limited in the number of vehicles they will be able to park and the number of guests they'll be able to host.

While parking on Laneda can be a challenge in the summer, that's not a reason to require two parking spaces for homes sharing a private lot within a development. It's unlikely all homes will be occupied at the same time and it's unlikely that each of the 15 single level homes will have guests with cars at the same time. Requiring parking spaces that will mostly stand empty for much of the year is a waste of permeable green space.

There's a fear that not providing two spaces for each unit will push overflow parking into the neighboring streets surrounding the development like on Edmund where we live. The City owns the right of way in front of all homes in Manzanita. There are times every summer when a visitor might park in front of someone's home in town but that's the nature of our town. The number of times that might happen are very few—maybe the 4th of July—but if you live in a small home, you aren't hosting carloads of guests for sleepovers or parties anyway.

Our house is a 550 square foot original Manzanita cottage with two bedrooms and one bath—it's not a home we entertain groups in. We can fit 4 people plus us for dinner and nobody sleeps over. We share a car which is unusual but not difficult to do.

The National Council on Aging and recent articles in the New York Times, AARP and Data Track suggests that there is a need for smaller homes for people who want to age in place and downsize within a walkable neighborhood.

The plans submitted for this PUD show a walkable neighborhood of cottages that mirror the existing homes surrounding the development. Located within the town's center with more green space, trees and slightly less parking, this is the last large lot within the city. How it's developed matters.

Oregon House Bill 2001 requires updates of local rules that have limited what sorts of housing people could build. These limitations have led to increased housing costs. Forms of missing middle housing include clustered planned unit developments like Heron's Rest.

Heron's Rest planned unit development preserves small cottage style homes in a walkable neighborhood close to the beach, shops, restaurants, and the other amenities in town. These are likely to be purchased by folks as second homes for their own use or as full time residences for people ready to downsize.

I believe the outright use in R3 and R2 would allow 31 single family homes with 55% lot coverage. These large two story homes with 28 ft rooflines would dwarf Laneda and change the skyline of town forever. It's likely that many of those homes would become vacation rentals where multiple vehicles would be parked, as is true of the homes in Whispering Pines on the north end of the 3rd Street and other large vacation rentals. The Heron's Rest development is an opportunity to preserve the village feel of Manzanita for the future.

I strongly support the request for fewer parking spaces for the Heron's Rest planned unit development and urge the Planning Commission to approve the application so the development may move forward.

Sincerely,
Kim and Ben Rosenberg
280 Edmund Lane
Manzanita, OR 97130

04/08/2024

TO: Members of the Manzanita Planning Commission I am writing in support of the Herons Rest development on S. Third St. File #24001

I was a resident of Classic Street Cottages (CSC) for 2 years. CSC was another similar successful clustered home style development. Based on the proposal, I think Herons Rest would be a great addition to Manzanita as well.

First, the smaller style homes are more conducive to full-time residents. The price points are also more affordable to individuals living on the coast, where the larger homes built recently are typically used as vacation rentals or 2nd homes. We need to promote full time residency.

In addition, I understand there is reduced parking in the proposal. In my experience at CSC, there was a similar shared parking area. That area always had more parking than was actually needed. The smaller size of the homes along with a shared parking area make sense to me for this type of development.

Finally, we need more reasonably priced housing. This development would provide 26 greatly needed units during the coastal housing crisis we are experiencing. The planned unit development ordinance of Manzanita calls out "greater freedom of design" and allows the Planning Commission flexibility to approve developments that don't adhere to the strict zone provisions. This development is in line with the goals of the Manzanita Comprehensive Plan, and therefore these minor deviations from the strict zoning rules should be approved.

Signed,



Jeff Crosswhite
590 Manzanita Ave.
Manzanita, OR. 9713

RECEIVED
APR 22 2024
CITY OF MANZANITA

From: F&L Bagon <flbagon@outlook.com>
Sent: Saturday, April 27, 2024 1:48 PM
To: City Planning
Subject: Heron's Rest

Follow Up Flag: Follow up
Flag Status: Flagged

Heron's Rest

We are full time residents of Manzanita having owned a house in Manzanita for over 12 years. We are writing about the proposal for the planned unit development, Heron's Rest. Our home is a block away from this development so the impact of this development will be considerable.

After reviewing the proposal we are in favor of this development. We appreciate the size of these homes that are in keeping with the homes on our block around the corner. We also appreciate the amount of green space and permeable surface area. We support 1.423 spaces per dwelling which will allow for more green space.

Sincerely,

Leslie & Frank Bagon

Letter of support for file #24001

TO:

City of Manzanita Planning Commissioners
Manzanita City Planner
Manzanita City Manager

I am a full time Manzanita resident (I live on Second Street 1.5 blocks north of Laneda, a similar distance from the town center as the proposed Heron's Rest development and therefore a location with equivalent potential parking impact on busy days). I am writing to express my support for the style and layout of this application and to specifically express why I agree with the request for an exception to the parking requirement.

My support is based on three aspects of his development:

- 1- I do not believe that Manzanita needs (nor do I want) any more large high-profile two-story single-family homes that use a maximalist layout (like those new ones that are at the northern end of Third, adjacent to the site for this proposed development). This location is the last large undeveloped land in the core of town, and the cozy village feel of the proposed Heron's Rest will reinforce our identity as a walkable green neighborly town: the plans for this development reflect that style. I also believe that the cluster of smaller homes will encourage buyers who are possibly downsizing & interested in being part of our community year-around (or close to).
- 2- I am not worried about the modest decrease in total parking spots that would be created by approving this exception; these small homes will not be occupied by (or rented by, or borrowed by) large parties with many cars, and the approach to parking that the developers offer will preserve more green space and allow for a more welcoming environment for animals and birds that are passing through.
- 3- My conversations with Manzanita residents who live immediately next to the proposed development have taught me that the developer has been responsive to and respectful of the needs and preferences of those neighbors, and that is the type of developer I would like to see involved in our town.

I strongly support the request for fewer parking spaces for the Heron's Rest planned unit development and urge the Planning Commission to approve the application so the development may move forward.

Best regards –
Laura Bailey
444 Second Street
Manzanita OR 97130

Building

From: Bill and Carol Gilbert <bcgilbert@outlook.com>
Sent: Monday, April 29, 2024 4:27 PM
To: City Planning
Subject: Planned development to construct 26 single family homes, cottage cluster style

We are anxious to get something going behind our home at 259 Edmund Lane.

This has been a terrible eye-sore we have had to deal with for far too long.

We would be happy to see these small homes be built behind us. We would not like to see larger homes built on this property however.

We are not able to come to this meeting, so we hope this letter will suffice.

Thank you for your attention,

Bill & Carol Gilbert

Home owners for 53 years at this address.

Sent from my iPad

From: cityhall
Sent: Monday, April 29, 2024 8:30 AM
To: Chris Bird
Subject: FW: time to send your comments for Heron's Rest!

Hi Chris,

I think this would go to you. Looks like it is Planning Commission letters.

Nancy Jones
Assistant City Recorder
City of Manzanita
PO Box 129
Manzanita, OR 97130
(503) 812-2514 Ext. 4



From: Pete Boyle <petelynne@nehalem.tel.net>
Sent: Saturday, April 27, 2024 3:31 PM
Subject: Fwd: time to send your comments for Heron's Rest!

From: "Pete Boyle" <petelynne@nehalem.tel.net>
To: "loretta rosenberg" <loretta.kim.rosenberg@gmail.com>
Sent: Saturday, April 27, 2024 6:24:25 PM
Subject: Re: time to send your comments for Heron's Rest!

Hi Loretta,

I would send comments but the clique rules and am not aware of the politics and \$\$ in play. It is a major mistake to put in permanent trailers in the only growth area for the center of the berg. the unique nature and attraction of manzanita is its non-tourist nature and environment for kids, dogs, and people who just want to get away or have a place to chill with the family. I was told in 1965 when I bought my lots the area under consideration was to be a forever refuge area. I noted at the time it would allow for the city to develop a unique area for shops and food etc in the future as the village expands. We have expanded, the dream of an 18 hole golf course vaporized, and now we are going to build an expensive bunch of shacks with no storage, marginal parking, but may make a great brothel compound like in mexico in the out years. Too bad our planers keep looking at dead end streets as a future for the town. The junk going in

there should be built on the East side of hwy 101 and not in the very heart and gut or a desirable place to live. Are the Portland planners now in Manzanita??

Pete Boyle

This is the time to email your comments or send your letters to the city for inclusion in the public record. As the letters come in they'll be posted with the other application materials and the Planning Commissioners will be able to read them before the meeting.

Here's where to email your comments: planning@ci.manzanita.or.us

Or mail to: City of Manzanita, PO Box 129, Manzanita, Or 97130

They've applied for a Planned Unit Development which allows them to cluster the small homes and have more open green space. They're asking for approval to reduce the number of parking spots in the shared parking to 1.423 spaces instead of two. Here's their application:

<https://ci.manzanita.or.us/240001-s-3rd-hallie-ln/>

If Heron's Rest's application is denied they can build what the outright use allows in zones R-3 and R-2 allow. R-3 is high density residential--the big homes on the north end of the lot are examples of what's allowed. Most of the lot is R3. I believe the total number of homes using the outright use is 31 and all those homes can be lot sized with 55% coverage and 28 ft. rooflines.

I've attached a copy of a community letter you can print and send in.

I know not everyone supports their ask or their project but regardless of that, I hope you'll all chime in and comment.

Thank you!

Kim

Stephen S. Brier
65 Beach Drive
Manzanita, OR 97130
ssbrier@gmail.com
503.349.5500

RECEIVED

MAR 25 2024

CITY OF MANZANITA

March 20, 2024

Planning Commission
City of Manzanita
via email: planning@ci.manzanita.or.us
via U.S. Mail: PO Box 129
Manzanita, OR 97130

Re: Proposed Heron's Rest Development

Dear Commission Chair Reddick-Yurka and Commission Members Christ, Collier, Gregory, Hiltenbrand, Mannan, and Squillo

I write to express my enthusiastic support for the planned development by City Center Development Partners, LLC at Hallie Lane and Third Street ("Heron's Rest"). Heron's Rest would be an ideal development for Manzanita in that it would provide twenty six much-needed reasonably-priced homes near downtown while maintaining substantial green space.

After spending years as short-term renters in Manzanita, my wife and I purchased our home on Beach Drive in 2012. In 2018, after we both retired, we made Manzanita our principal residence. My wife and I have been active in the Manzanita community, with each of us serving on local nonprofit boards. Although we do not live in the immediate vicinity of Heron's Nest -- we live a half-mile south -- we care very much about Manzanita's future. Heron's Nest is the right kind of development for Manzanita.

My enthusiasm for the Heron's Rest proposal is based on a review of the site plan, conversations with people who live adjacent to the site of Heron's Rest, conversations with friends who live in homes built by Scott Imholt, and discussions with Mr. Imholt.

When I look at the site plan for Heron's Nest, I see small homes surrounded by much green space. Other than the necessary roadway and fifteen shared

parking spaces, I do not see pavement. I understand that the total parking spaces in the proposed development is fewer than the number required by city ordinances. To me, that is desirable. I am no expert in building or urban planning -- my professional training is in mathematics and law. However, I recently read *Paved Paradise* by Henry Grabar, which makes a compelling argument that parking minimums for residential developments has led to massive excesses of unused parking in America. In addition to driving up the cost of housing, unused parking is unsightly and not what we need in Manzanita.

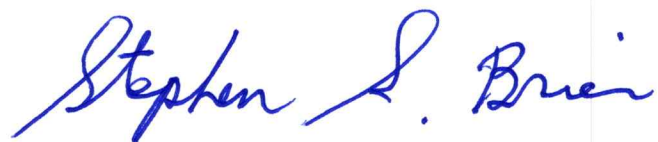
You don't need me to tell you that Manzanita -- and Tillamook County generally -- sorely needs reasonably priced housing. I can't imagine a better way to utilize the undeveloped Third Street property to provide such housing, short of a Portland-style apartment complex that would be totally out of character in Manzanita. Heron's Nest would be an attractive community of small homes that would be in character with the surrounding neighborhood.

For my wife and me, short-term rentals are a concern. When we purchased our Beach Drive home in 2012, virtually all of the surrounding properties were used by the owners as second homes. Within the past five years, three of the largest properties on Beach Drive have become short-term rentals. From June through September, each of those houses are occupied almost daily by groups as large as fifteen visitors, which has changed the character of our neighborhood. I suspect that the small homes in Heron's Nest would not be conducive to use as short-term rentals. For me, that is another attractive feature of Heron's Nest.

I also endorse this project because Scott Imholt has been a highly regarded builder in Manzanita for many years. My two friends who live in homes built by Mr. Imholt are very pleased with the quality of the construction as well as the fact that Mr. Imholt has been available long after construction to provide advice on upkeep of their property.

Thank you for your consideration. Please don't hesitate to contact me if you have any questions or concerns.

Sincerely,



Stephen S. Brier