

Stephen Albrechtsen
35640 Clipper Court
Nehalem, Or. 97131
5033547113

Public Comment Manzanita Pines

- 1. The proposal asks for a building variance or “relaxation of the standard” in height. Please describe how each of the four requirements are met.**

Section 8.020 Circumstances for Granting a Variance. A variance may be granted only in the event that all of the following circumstances exist:

1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.
2. The variance is necessary for the preservation of a property right of applicant substantially the same as owners of other property in the same zone or vicinity possess.
3. The variance would not be materially detrimental to the purposes of the Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.
4. Variance request is the minimum variance which would alleviate the hardship.

2. The proposal asks for a building variance “relaxation of the standard” in setbacks. Please describe how each of the four requirements are met.

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1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.
2. The variance is necessary for the preservation of a property right of applicant substantially the same as owners of other property in the same zone or vicinity possess.
3. The variance would not be materially detrimental to the purposes of the Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.
4. Variance request is the minimum variance which would alleviate the hardship.

3. The proposal asks for a building variance “relaxation of the standard” in parking spaces. Please describe how each of the four requirements are met.

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1. Exceptional or extraordinary circumstances apply to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property have no control.
2. The variance is necessary for the preservation of a property right of applicant substantially the same as owners of other property in the same zone or vicinity possess.
3. The variance would not be materially detrimental to the purposes of the Ordinance, the Comprehensive Plan, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any City policy.
4. Variance request is the minimum variance which would alleviate the hardship.

4. Please provide clarification: How does your proposal provide reasonable safe walking paths to get basics like food?

5. Please provide clarification: How long does the property owner take accountability for maintaining the green spaces it has stated it will provide? What penalty is there if the land owner fails to follow through with plants that are shown in their plans?

6. Please provide clarification: In your objectives it states: "Establish residential densities suited to topography, soil conditions, public facilities accessibility and prior land platting?" This location is the farthest from any public facilities, explain why Keith Daily considers this location accessible when it is one of the farthest distances of any residence of Manzanita to get to a grocery store around 1.37 miles.

7. Please provide clarification: On the building safety, building A and building B are approximately 200 feet long and height is proposed 37 feet. The building is totally broadside to the prevailing South winds that reach speeds of up to 150 mph. The town of Manzanita is below this hill and is buffered by this hilltop. Sticking this structure broadside to prevailing winter winds is a bad plan in climate change where storms frequency and strengths are only projected to get larger. Explain how this is safe. Can you provide an example?

8. Please provide clarification; What are the hours building can happen.

9. Please provide clarification: How will you create fencing that will keep folks from trespassing in my yard?

10. Please provide clarification: Are there no pets allowed, because I didn't see anything about a pet area, which is not the same as a green space.

11. Please provide clarification: You mentioned bikes racks, you make your knowledge of bikes in Manzanita very clear, only soon to be garbage bikes are left on racks (it takes a month of being on a rack and the chain will be rusted to the gears), bikes need secured outdoor lockers, where are these being placed?

12 Please provide clarification. Occupancy no short term living. How is this monitored?

13. Please provide clarification: Safety concern for children and parents who are at the bus stop at the end of the road. What area is dedicated so that all parents can safely park and pick up children when they get off the bus?

14. Please provide clarification. Where are the designated smoking areas?

15. Please provide clarification. Who is paying for the water line that connects into this development?

16. Please provide clarification. What are the designated times for deliveries and building and if the contractors are in violation of this what are the planned consequences and is there an outside mediator contractor that is responsible for reporting this to the city. A contractor who is not being paid to complete the job.

17. Please provide clarification.



City of Manzanita

COUNCIL ORDINANCE No. 24-02

AN ORDINANCE OF THE CITY OF MANZANITA, OREGON, TO INCREASE LIVABILITY AND PROTECT THE NATURAL ENVIRONMENT FROM THE IMPACT OF OUTDOOR LIGHTING BY MINIMIZING LIGHT POLLUTION, GLARE, AND LIGHT TRESPASS AT NIGHT.

How

will the city maintain these standards during the construction phase?

Sincerely,

**Stephen Albrechtsen
2/10/2025**