

June 14, 2018

To: Lincoln County Planning and Development  
Re: Salishan proposed changes to the John Gray planned community  
Title: **Letter of opposition following testimony on June 11th**  
Atten: Hui Rodomsky

Re: Salishan Resort  
Case File: 01-PD-PC-18

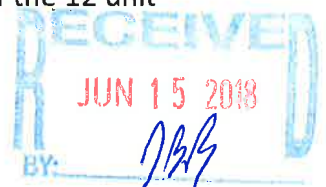
My name is L Jane Gray and I am the owner of the Association of Unit Owners of the Island Condos #15 and I testified at the June 11, 2018 meeting, in opposition. My unit borders the Salishan golf course access road connecting from the golf course fairway #8 between fairway #7 past the ladies' tee into a large forest area and beyond to #5. I strongly oppose the plan to add glamping or tent camping to the center of the golf course in the forested areas between these fairways.

I have owned this condo since 2003 and bought on the golf course with the knowledge that golfers would be on the course in daylight hours, machinery such as mower would generate some noise, golf carts would be on the paths for golfers and golf course employees would be about the place in the course of their duties. Admittedly, I wasn't as prepared for golf balls hitting the house but accepted this as the normal consequences of living on a golf course. I valued the quiet early mornings and evenings.

I didn't dream of having, nor approve of, glamping guests within eye and ear shot of my home. Ken Cruse of Alpha Wave stated that trees would be planted to protect the privacy of both campers and residents. I assert that trees do not grow to significant size in a year or two. He also stated that these are not the type of clients that are likely to listen to loud music and there would be no bands. I didn't inquire about the use of a pavilion that will be in the center of the camp except groups of people are not generally silent and sound does travel in an otherwise very quiet environment such as ours.

Ken Cruse described that guests would be transported to and from the lodge via a route along the 1<sup>st</sup> fairway as a concession to the Island Condo owners. This, however, does not begin to describe the daily routine of guest quarters resulting from the camp. Daily, there is laundry to pick up, housekeepers to clean the units, trash to be hauled out, food and services to be brought in, etc. I can just imagine the people who paid to play golf enjoying their golf being constantly interrupted by vehicles going back and forth along the cart path of the first fairway and beyond. This, plus transporting the glamping guest in and out as they desire.

In addition to the guest services, is the act of building such a place. The plans describe permanent bathroom structures with indoor plumbing and electricity for each of the 12 unit



with attached outside lights. Therefore, there will be substantial building materials to be delivered, and electricians and plumbers and their employees with trucks and supplies.

Then, there is the ongoing annual process of taking down the tents in October along with removing the bedroom furniture with mattresses and taking that all back in May. None of this is as simple of using a 4-seat narrow vehicle, as described by Ken Cruse, that might use the 1<sup>st</sup> fairway cart path to accomplish this major project.

The next available route would be access through the Salishan Hills Owners Association (SHOA) security gate, onto a private road, Fairway Drive, and then branched out to a portion of the cart path on the 8<sup>th</sup> fairway that then branches onto a maintenance road of the golf course passing in front of the Island Condos within 21 feet of my living and dining room 12-foot windows as well as other Units. This is also the same route described in the Planning and Development staff report for a possible fire truck route.

They used this route this past winter to bring materials and workers to build the Eco-Adventure structures. The workers were in pickups and golf carts and worked several weeks and most days of the week, sunup to sundown. Unfortunately, we as property owners hadn't found our voices at that time and many owners were away during those winter months.

I believe this is an ill-conceived concept without any regard for the residents. It is the same disregard exhibited by Alpha Wave Salishan when they knowingly constructed platforms and ziplines immediately in front of other residents' homes in the Island Condos.

I oppose these proposed Plan changes to the John Gray planned community.

