



Hui Rodomsky <hrodmsky@co.lincoln.or.us>

Salishan Proposal

1 message

Mike Wood <mike.wood@caraustar.com>
To: "hrodmsky@co.lincoln.or.us" <hrodmsky@co.lincoln.or.us>

Mon, Jun 4, 2018 at 1:44 PM

Hui Rodomsky

Lincoln County Planning Commission

RE: Case File #01-PD-PC 18

Hello Hui,

As a leaseholder at Salishan I am writing to you with concerns that I have regarding the above listed case.

- i) Workforce housing. Where would the 22 units be located exactly? Who would be living there, under what restrictions and controls. What is the number of people allowed per unit? What is the impact to property values to the leaseholders as a result of this proposed housing development? If approved could more units be added. If approved could units be converted to condos or rental units. What other options are there.

Without specific details related to these units I oppose request i.

In general I have questions about increased traffic (foot, bike and auto). Who will monitor, control and enforce regulations? Are there any restrictions to access to our community.

Please enter as testimony into the record.

Thank you.

Michael Wood

Hui Rodomsky, Senior Planner
Lincoln County Planning & Development
210 SW 2nd Street
Newport, Oregon 97365

JUN 04 2018

May 31, 2018

Re: Case File #01-PD-PC-18
Applicant: AWI Salishan, LLC

The purpose of this letter is to set forth my objections to the proposed development plans of the above-referenced Applicant. I have been a resident in Salishan for 26 years and now live full time in the community.

Applicant's proposal for 22 workforce housing units in the existing commercial space within the Salishan Marketplace is the proposal that I find the most objectionable. The Salishan planned development as it was originally conceived by John Gray did not include or envision at some later time, employee housing abutting and adjacent to the single family homes on the Salishan Spit. Allowing this amendment to the original development plan will lower the property values of the homes on the Spit and will seriously undermine the reasons most, if not all, of the residents bought their homes there. I predict that if this portion of the amendment is allowed that many of the residents on the Spit will choose to sell their homes and relocate elsewhere. This action may very well result in reduced revenues by way of property taxes to Lincoln County.

Applicant has a history at their other properties of hiring foreign labor under a program that allows them to pay less than minimum wage to their workers. This creates a transient workforce population with no ties to the community working for substandard wages, living adjacent to the single family homes on the Spit. This creates the potential for increased crime and increased traffic in an area that already has a high amount of traffic accidents. This would cause a decrease in the general ambience of the

community. As a result, security on the Spit will need to be increased at considerable cost to the residents. This is an unfair burden to place on the residents when other options readily exist for employee housing elsewhere. Applicant has openly admitted that other options exist off site for the employee housing it seeks to create. As such, I request that this portion of Applicant's amendment be denied.

I have minimal objection to Applicant's other proposed amendments. However, I want to be on record as stating that this is solely based on Applicant's assurances to residents of the Spit that the Glamping and Eco-Adventure Program proposals will only involve changes on the EAST side of Hwy 101 on their existing Lodge property. Applicant has stated that there will be no increase in road traffic on Salishan Drive as a result of these programs and no mountain biking or kayaking on the west side of Hwy 101 that will negatively impact the residents on the Spit, including, but not limited to, the use of our private road in any way. So long as this is true and will not be changed by any future use, I am not opposed to these amendments to the existing Salishan planned development plan.

I do believe that it is in all of our best interests that Salishan Resort survive and thrive going forward. I believe that compromises have to be made by residents to support the Resort in this endeavor. However, I do not believe that allowing employee housing adjacent to residences is a fair or smart change to existing zoning for the reasons stated herein.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roberta A. Siegel". The signature is written in black ink and is positioned to the left of the typed name.

Roberta A. Siegel
30 Dune Point Lane
P.O. BOX 553
Gleneden Beach, OR 97388

RECEIVED
JUN 04 2018

28 May 2018

Hui Rodomsky, Senior Planner
Lincoln County Planning Department
210 SW 2nd Street
Newport, Oregon 97365

Subject: Case File #001-PD-PC-18

As the owner of Unit No.5 in the Salishan Island Condominiums I am very concerned about upcoming changes at the Salishan Resort & Spa in Gleneden Beach, Oregon.

As a longtime visitor (1988-2005) and now owner of my property since 2005 I fear planned changes will disrupt the tranquility of this gated community. When John Gray built this property it was to fit in with the beautiful surroundings that nature has bestowed on this location. It is next to the Siletz Bay Wildlife Refuge and many of the forested areas that surround the golf course have been certified by the National Audobon Society to accommodate Blue Herons, Egrets, Bald Eagles, and Osprey which build nests and are occupants of this area.

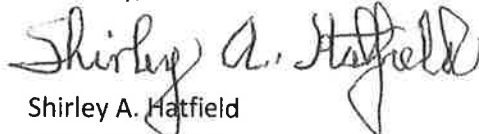
- (1) I understand the Zipline is to go right across the trees surrounding my back patio in full view of the guests I might be entertaining. Furthermore it will be operated even in the evening hours.
- (2) The glamping 11 unit campground could create a fire hazard since some individuals are not always careful when using such a place.
- (3) Mountain Biking trails would not be conducive to the golfers who pay significant green fees to play golf at Salishan.

It seems that the new owners of the Salishan Resort are trying to establish a completely different scenario to the original plan and have not given any thought to disrupting the many owners, like me, who reside in this area. I also might add a definite downward trend in our property value.

If we had a Spotted Owl in the area it might have stopped them from cutting down the many mature trees that they have already cut down without any regard to the environment.

I do hope the Lincoln County Planning Department will bring up some of my concerns when I attend the meeting on Monday, June 11, 2018.

Sincerely,



Shirley A. Hatfield
713-1/2 Orchid Avenue
Corona Del Mar, CA. 92625
(714) 319-9673



Hui Rodomsky <hrodomsky@co.lincoln.or.us>

Re: Salishan Resort Amendment to Planned Development File 01-PD-PC-18

1 message

Diana Polisensky <dpolisensky@gmail.com>
To: Hui Rodomsky <hrodomsky@co.lincoln.or.us>

Mon, Jun 4, 2018 at 11:57 AM

Hui Rodomsky
Senior Planner
Lincoln County Planning Commission
Lincoln County Department of Planning and Development
210 SW 2nd Street, Newport OR 97365

June 3, 2018

Dear Mr. Rodomsky,

**Re: Salishan Resort Amendment to Planned Development
File 01-PD-PC-18
Multiple Tax Lots: T 08 S,R 11 W, Section 10CC/CB, Tax Lot(s) 100/107**

We are writing in opposition to Salishan Resort's Planned Development Agreement amendment submitted to you for consideration at the June 11, 2018 hearing. Please enter our opposition to their proposed changes into the record.

Specifically we are opposed to:

- **High density workforce housing** conversion of Salishan Marketplace. Uncontrollable access from there on the Birders Trail along Siletz Bay front will disturb the thousands of migratory ducks and geese that flank the bay shore, increase traffic and the potential for crime in the gated community of Salishan West Leaseholders many of whose homes are not occupied year round and who depend on the gate and security patrol.
- **Mountain Biking Rental headquarters at the Marketplace** will provide uncontrollable access to Salishan West Leaseholders gated community which is solely responsible for maintaining its roads and infrastructure. The existing roads are very narrow and do not, in many instances, have any verge to accommodate increased vehicular, bicycle and pedestrian traffic and will prove hazardous. The rental facility should be placed conveniently at the Lodge on the East side of Highway 101 for convenient sign up and easy access to the proposed bike trails on the East side.
- **Kayak Rental headquarters at the Marketplace and launch site proximal the Salishan sewage treatment plant on Siletz Bay.** It is an oxymoron to advertise this launch site as pristine. Rental should be undertaken at the Lodge and launch site more safely accommodated up Siletz River where tides and currents provide less hazard.

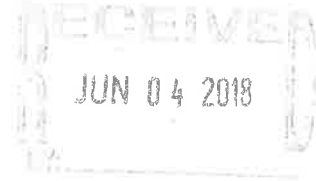
The proposed changes to The Marketplace to make it into primarily a storage area for events, boating and bicycling seriously impacts and jeopardizes the premier exclusive status of Salishan West Leaseholder residences and the premium price which homeowners have paid for ownership and continued maintenance of the infrastructure. The Marketplace should be restored to a market place as originally designated in the 1968 grand plan creating a hub for residents and visitors alike to mix and mingle through shops, artist gallery, restaurants, coffee shop etc.

Again, thank you for entering our objections to the proposed changes into the record.
We are 15 year full time residents of the Westside Salishan Leaseholders.

Sincerely,

Janosik F. and Diana H. Polisensky
27 Dune Point Lane,
Salishan Westside,
P.O. Box 164
Gleneden Beach, OR

(541) 992 4796



COUNTY OF LINCOLN Planning Division

210 S.w. Second Street
Newport, Oregon 97365
Telephone: (541)265-4192
Fax: (541)265-6945

MEMORANDUM May 11, 2018

TO: **Salishan Leaseholders, Inc**
FILE # **01-PD-PC-18**

*Not agency comments.
This is an individual testimony.*

Please review the attached proposal:
From - **Salishan**
For - **Amending Planned Development**

This is an administrative action

This will go before the Planning
Commission on: 6/11/18

Property Located At - **Salishan Resort, multiple tax lots**
Identified As T ~ S, R ~ W, Section **10CC/CB**, Tax Lot(s) **100/107**

Please insert your comments in the space provided below, and return this form by **no later than**

May 25, 2018 to: **Lincoln County Planning Division**

ATTN: **Hui Rodomsky, Senior Planner** 210 S.W. Second Street
Newport, Ore on 97365

COMMENTS (Include permits or licensing required by your agency, recommendations, problems or other concerns that should I am opposed to this Proposal

NAME Russell L. Christopher
Please enter into the record.

I recently purchased a home in Salishan Community. I currently live in Lincoln City.

I have three concerns that convince me that this Proposal is not a direction in which I would like to see Lincoln County move:

1. The Adventure Park concept is not compatible with a golf course community. It is actually a "thrill park," or

screaming kids park, with the goal of stimulating adrenaline via zipline and mountain bike play park. Golf is intended to be a quiet and relaxing activity.

2. The plan of housing a minimum of 25 transient workers does not benefit the area. These workers will spend their income back home. They will not pay taxes. They take jobs away from our already underemployed residents. They will increase county costs for added police and medical care for increased congestion and injuries. This park activity will be too expensive for local families to enjoy.

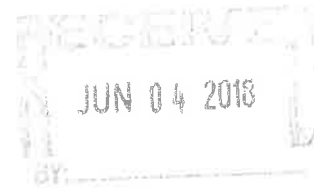
3.. The Salishan Company's beliefs and intentions are not consistent with Oregon values of preserving the environment in its natural condition and making access to nature free or low cost. The company ideology is to make major destination resort boasting exploitation of the environment. Putting a zipline to fly over areas that are otherwise easily accessible by hiking. With that alteration, there is no desire to hike in an area that is altered to accommodate zipline stations and supports, trees removed and/or stripped to accommodate platforms and brush cleared for a mountain bike course.

I suggest that The Salishan Resort can come up with an alternative way to maximize their profits while creating a more eco-friendly and compatible use of their property that will benefit the community and their wealthy guests.

Agency Comments



Salishan Hills Owners Association
P.O. Box 177
Glenden Beach, OR 97388



June 1, 2018

County of Lincoln
Planning Division

RE: File # 01-PD-PC-18, comments on Salishan Lodge proposed amendments

Thank you for the opportunity to comment on the Salishan Lodge proposed changes and the impact of those changes on the quality of life and financial impact on Salishan Hills Homeowners.

Feedback from our property owners follow three main themes:

1. **Privacy and Noise.** Residents, specifically Island Condo Owners, were significantly impacted by the Lodge's first location of its zip lines. The routes would have brought riders into the tranquility and privacy of many of the 23 owners of the Island Condos. Owners fear that they will now be living in an amusement park and that the value of their properties will be difficult, if not impossible, to sell.

Requests were made by the Condo Owners to meet with the owner, Ken Cruse and a meeting was quickly set up. While, the Condo Owners were not immediately made aware of it, Mr., Cruse instructed his contractors, the day after the meeting, to reroute the zip lines further north away from Island Condo Owners. In addition, further education by the General Manager to our residents have better explained that the zip lines are to be guided, operated during reasonable daytime hours and noise etiquette requirements be emphasized.

2. **Security to Residential Property.** Currently the entrance to Salishan Hills is through two gates - one for the Bluff Condos and one for the Island Condos and Hills single family homes. There are 218 property owners with total property values over \$50 million. Many of our owners are not full time residents and have not had to worry about the security of their property because of the containment of Lodge guests to the geography of their land ownership. Some of the new planned recreation features, especially ones that will increase day use of the Lodge property, have raised concerns about hikers and bicyclist into our private neighborhood. This raises issues of greater foot and bicycle traffic, in addition to liability to our Association if someone is hurt on our property and someone files a claim. How much of an impact to Salishan Hills residents is an unknown.

Recognition and commitment to address these types of problems by the Lodge through our established working group will go a long way to providing our

residents comfort that these kinds of concerns are legitimate and can be addressed by problem solving solutions.

3. **John Gray's vision of Salishan.** There has been a lot of discussion, concern and downright anger by a few residents that the vision and permits requested by the Lodge is blasphemous to the covenants of land-use planned in the original articles of incorporation of the Salishan Development. Property owners who have bought and built homes or condos on the golf course did so with the expectation that they would always have a golf course view and the value of their investment was based on that view. The Lodge's permit request does not address changes to the golf course, but the emphasis on new recreation focus creates uncertainty for owners about what their property values will be in the future. At the end of the day, the investors of the Lodge property want to increase the value of their investment and their property. This is also the goals of the 218 property owners in Salishan Hills. No one wants to see their property values (and impacting the local property tax base) go negative. The membership of SHOA does realize that the Lodge has been fading from its former premier resort credentials and the resulting loss of cache change is inevitable.

John Gray's vision for Salishan was a beautiful place on the Oregon Coast where preservation of the land, recreation of the mind and body and financial risk would be minimal. The request by Alpha Wave for Lincoln County permits gives the Lodge and Salishan Hill property owners the best chance in today's real word dynamics to keep John Gray's vision alive with their focus on personal well-being, sustainability and minimal environmental impact.

The Salishan Hills Homeowners Association recommends approval of the Salishan Lodge permits.

Theresa Parker
SHOA President

E. Harold Schipporeit & Grace E. Schipporeit
4455 27th Avenue S. E., Salem, OR 97302
Phone: 503-378-1723 FAX: 503-378-7102

May 28, 2018

Hui Rodomsky
Senior Planner
Lincoln County Dept. of Planning and Development
210 SW 2nd Street
Newport, OR 97365

JUN 01 2018

From: Harold and Grace Schipporeit, 269 Salishan Drive

We are unable to attend the Meeting on June 11 so we are emailing you our testimony.

We would like to see the new owners succeed as it would benefit all homeowners; however we object to parts of the proposal as follows:

If the new owners were to limit the Worker's Housing, Zip Lines, Bike Trails, Eco Housing, etc. to the east side of Hwy 101, we would not object.

We object to Worker's Housing on the west side of Hwy 101. We object to Bike Trails and usage of Salishan Private Community roads for bicycle use. It is a 2-lane road and pedestrians' usage is a safety issue even now and with bicycles it would be very difficult for cars to navigate safely. The Nature Trail should be reserved for walking and not bicycles.

The privacy we have enjoyed as part of Salishan Private Community is something we are very concerned about.

With these proposals will come increased traffic on Hwy 101. We have only the traffic signal for the Marketplace and with the increased traffic we would really need another traffic signal at the entrance to Salishan Private Community. I have not seen that in the Proposal. It is difficult to make a left turn now and will be almost impossible later on.

And we are concerned about our yearly dues, as we don't want pay more for things that would deteriorate (roads, etc) because of the increased usage of streets and walkways due to the proposed changes.

Sincerely,

Harold and Grace Schipporeit
269 Salishan Drive



Hui Rodomsky <hrodomsky@co.lincoln.or.us>

Public Hearing

1 message

Charlene Vandervelden <clv97388@yahoo.com>

Fri, Jun 1, 2018 at 8:17 AM

Reply-To: Charlene Vandervelden <clv97388@yahoo.com>

To: "hrodomsky@co.lincoln.or.us" <hrodomsky@co.lincoln.or.us>

Dear Hui Rodomsky

The June 11th Public Hearing AWI Salishan LLC case File#01-PD-PC-18

My concern with this application request are safety factors where my family and I live.

The 11 Glamping cabins that would go along 5-6 and 7 Fairway is right behind my home. Not only is this a "big" fire hazard, these are 3 sided cabins so sound, voices or music will travel, the campers will want to explore the surroundings, going for walks most likely in our back yards during the day and possibly into the evening as it is open space.

Second: Plans are for "two" mountain biking trails within forested area to be in between 1, 2, 3 and 5 fairways. How do they propose keeping this area safe for both bikers and golfers on the cross overs? A definite safety risk when putting bikers and golfers together in the same area.

Charlene Vandervelden
Fairway Drive
Salishan Hills Resident



Hui Rodomsky <hrodomsky@co.lincoln.or.us>

Salishan Planned Development Proposed Modifications

1 message

Norm and Pam Nelson <nelson_home@hotmail.com>
To: "hrodomsky@co.lincoln.or.us" <hrodomsky@co.lincoln.or.us>
Cc: Christine McGowan <salishan.leaseholders@gmail.com>

Thu, May 31, 2018 at 6:07 PM

My wife and I would like the Planning Department to disallow the conversion of the existing retail space into employee housing (or any other housing). Rather, we believe the new owners should improve marketing the retail space so that it does not remain underutilized. The new owners have noted many times in their presentations that the prior management company did not operate or maintain the properties as they should have to encourage retail development. Additionally, if the other activities are developed for the destination resort (zip line, bike trails, glamping, etc.) there will be an increased opportunity for more diverse retail.

We believe that conversion to employee housing will degrade the overall intent of the original development, decrease desirability for marketing to new commercial tenants, decrease retainage of existing retail lessees, and decrease the market value of existing Salishan Leaseholder properties.

One of the factors that influenced our decision to purchase (and build) our home at 3 Big Tree Road, was the potential for walk-able retail shops, including restaurants, coffee shops, art galleries, etc. We believe this is still the most desirable use of the commercial area for the current and future home owners and guests.

Respectfully submitted,

Norman and Pammula Nelson
3 Big Tree Road
Gleneden Beach, OR 97388
503-830-9464



Hui Rodomsky <hrodomsky@co.lincoln.or.us>

Opposition to SHOA President's Opposition Letter

1 message

Peter Berger <peterjensberger@gmail.com>
To: hrodomsky@co.lincoln.or.us

Tue, Jun 5, 2018 at 2:04 PM

Ms. Rodomsky,

I recently received a copy of a letter written to the LC Planning Committee by Salishan Hills Homeowners Association President Terri Parker. She ended the letter saying the SHOA approves the permits requested by Alphawave Investors. At no time did I, a resident of Salishan Hills cast a ballot, give a thumbs-up or a wink or a nod to anybody or anything appearing to be a measurement of approval.

For the record, I previously wrote a letter of opposition to Alphawave's proposal which you have received, and now I am opposed to Terri Parker's letter - vehemently.

--Me