



Salishan Leaseholders, Inc.

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Good Evening Commissioners: I am Christine Tell, Chair of the Salishan Leaseholders Board on whose behalf I welcome the new owners of Salishan, Alpha Wave Investors. We are committed to working with you.

The SLI Board of Directors (SLI) has reviewed the application to the Lincoln County Planning Commission to amend the Salishan PD plan. The relationship between SLI and the applicant is defined (in part) by a written "Turnover Agreement," between John Gray and Salishan Properties. The SLI Board bases our remarks on this document.

The Turnover Agreement addresses access to SLI property, shared sanitary services, and use of the Marketplace, Golf Course and Nature Trails, all of which are relevant to the applicant's petition. SLI is not waiving its right to assert the terms of this written agreement with the applicant or its predecessor.

While SLI applauds the new owners' creativity there are some concerns. SLI realizes that some of the following comments may exceed the scope of the applicant's request.

1. Conversion of Marketplace Space to Employee Housing

The applicant originally proposed converting existing commercial space within the Salishan Marketplace to 22 workforce-housing units. Prior owners essentially deserted this once thriving Marketplace of quality retail shops. The addition of employee housing would not encourage commercial development.

It is important to note that SLI shares ownership and management of the Salishan Sanitary Service District (SSD) with the owners of Salishan Lodge and residents of Salishan Hills and Keys. The addition of housing units would require detailed plans on needed infrastructure for water and sewage disposal and determination that the Treatment Plant is adequate to meet that need.

SLI understands that the applicant may choose locate employee housing off premises. We would welcome the withdrawal of this request.

2. Addition of "Glamping" Units

The proposed addition of 11 partial permanent structures constitutes an increase in the

number of “lodging units” that comes with burdens on road construction, water/sewer use, electricity, and trash removal. As noted previously, SLI shares ownership and management of the Sanitary Service District. Costs are allocated among users of the Sanitary District according to the agreed upon calculation, with SLI not obligated for the additional construction of infrastructure or resulting operational expenses.

SLI requests that the county grant as a condition of approval the following that detailed plans be submitted to the Salishan Sanitary District, to determine (1) the infrastructure needed for water and sewage disposal and (2) that the Treatment Plant located on the Siletz Bay is adequate to meet this need.

SLI and the applicant each have rights under the 1976 Turnover Agreement and will independently address the above issues that we are raising at this point so the Planning Commission is mindful of the issues.

3. Development of Eco-Adventure Program

Various recreation amenities are proposed (ropes course, canopy walk, and a bike trail with big tire bike rentals). Most would be located on the eastside of Highway 101 on Lodge property, some within the golf course, and some on the immediate periphery of the golf course. SLI is concerned that precautions be implemented to minimize injury of non-golfers from golf balls (e.g. netting, etc.).

4. Mountain Biking Trail

The following comments are precautionary. Within the various proposed recreation amenities is a Mountain Biking Trail that would be constructed on the eastside of Highway 101 on Lodge property. Our concern is the implied access to Salishan Leasehold Property and to the ocean:

- (1) Nature trails/paths from the Lodge along the bay and golf course to the beach are very suitable for walkers but too fragile for Mountain Bikes.
- (2) Salishan Drive is a winding, narrow road with very poor visibility that must accommodate cars, runners and joggers, baby strollers and occasional resident bike riders. With an 18 mph speed limit, SLI has attempted to increase visibility on Salishan Drive with roadside trimming but improvement is minimal and not conducive to Mountain Bikes.

A. Recent Development Regarding “Big Bikes” Mountain Bikes

The applicant recently indicated that there is no intent to use Mountain Bikes on SLI property or nature trails. If this is the case, no objection is needed. If Mountain Bikes were to be proposed on SLI property, common grounds, trails, or the golf course, such use would be subject to existing written agreements between the applicant, its predecessor, and SLI. SLI requests that the county grant as a condition of approval the following restriction that

Mountain Bikes are not used on SLI property, common grounds, trails or the golf course.

5. Comments on Golf and Tennis

We believe golf and tennis to be iconic fixtures of the Salishan brand, unique to the Central Oregon Coast and critical to the future financial health of the Resort and our community. The applicant's predecessor had done little to promote either sport. Working together, the new owners and local membership could make a significant impact on the use of both. We stand ready to help make this a reality as part of owner/member working groups for golf and also for tennis.

In summary, the directors of the SLI Board, our management and staff are committed to the financial success of the Salishan Resort and look forward to collaborating with the new owners on making Salishan the benchmark for world-class resorts.

Regards,
Salishan Leaseholders, Inc. Board of Directors

By:



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Christine McGowan, Manager

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