

Anne McBride

From: robottaco@protonmail.com
Sent: Sunday, November 7, 2021 3:57 PM
To: cdadmin@cityofseaside.us
Subject: Morin Response to Applicant's Letter -21-061-PDSUB
Attachments: Vista Ridge 2 - Response letter - 11-5-2021.pdf

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11 / 8 / 2021

1 OF 4

AMC

Dear Mr. Cupples,

Will you please add this into the record for this proposal?

Thank you very much.

Lief and Sani Morin

Lief and Sani Morin
35 Hilltop Dr
Seaside, OR 97138

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2 OF 4 Anne

City of Seaside Planning Commission
989 Broadway
Seaside, OR 97138

Via e-mail

November 7, 2021

RE: Proposed Development #21-061 PDSUB

Dear Commissioners,

We write today to provide rebuttal to the letter received by the Planning Department from the applicant in regard to this matter:

1. **"Some of the fallacies produced include that this property is all 'wetlands'."**
At no point in time has this parcel been referred to as being "all wetlands." There is publicly available information found on the State of Oregon local wetland inventory (LWI) website: <https://docs.dsl.state.or.us/PublicReview/0/doc/863323/Electronic.aspx> that show large portions of the parcel containing wetlands. The developer did not consult those maps nor conduct a wetlands delineation before the original application was submitted. Fact, not fallacy.
2. **"...the consultants determined that this project is not located on wetlands."**
The environmental consultant's report that was submitted just a few days ago does indeed show wetlands. Also, all areas along the banks of both streams are known as "emergent wetlands." We estimate about an acre of this property are wetlands.
https://www.cityofseaside.us/sites/g/files/vyhlif6311/f/uploads/sunset_ridge_site_map.pdf
3. **"Neither is this a steep or dangerous building site."**
As shown in the application, at least two of the six acres are steep and/or unsuitable for building.
4. **"Most of the houses built that surround this project were built on similar terrain."**
Neither Sunset Hills nor Vista Ridge 1 are built in a canyon with two streams and wetlands.
5. **"...the characterization that our group will act irresponsibly in the development of this site ..."**
There has been no characterization that "your group will act irresponsibly in the development of this site." Rather, it is appropriate to characterize that any development on this site is irresponsible.

6. **"...use all the technology and techniques required to preserve and protect the stream and other sensitive areas ..."**

To "preserve and protect the stream and other sensitive areas," this property should not be developed at all. Apparently, the millions that might be made off this investment overwhelms any concerns about the environment.

7. **"The argument that there will not be any homes built on this project is inaccurate, there will be home sites available to builders and future homeowners."**

This sentence itself confirms that no houses will be built. The 'argument' is specifically accurate. Also, there have been empty lots in Vista Ridge 1 for over 15 years. Lots in this proposed development may similarly go unsold for years to come. If ever.

8. **"We will be reviewing the home designs to ensure they fit into our neighborhood ..."**

In order to be responsible, all of this work should have been completed before submitting the original application. Also, the home designs submitted were printed from an unrelated architect's publicly available website <https://www.mascord.com/>, poorly scanned, and submitted. Nothing about these plans is original or site-specific.

9. **"...the placement of lots/homes on the relatively level areas."**

Those "level areas" will only be level after the stream is dug up, all of the trees are cut, and uncountable tons of fill laid down. The proposed street Hemlock Ct. itself is a 13% grade. That's not exactly "level." For comparison, the steep hill from Broadway up to Sunset Hills is ~8%.

10. **"Some have said we are Portland investors. Not much truth to that."**

We love Portland, but the statement is entirely truthful: "Brad Arntson [address redacted] Portland, OR." One of only two members registered to Sunset Ridge, LLC. with the Oregon Secretary of State.

11. **"Others have had second homes ..."**

"...involved in ... commercial real estate, land development, and full-time resident rentals."

"...we pay close to \$200,000/year in county property taxes alone."

The developer's business operations, including the "investment group," "second homes," "commercial real estate," and the "\$200K of property taxes paid every year" that are mentioned are entirely inappropriate in this discussion. It is insulting that the developers would flaunt their unthinkable wealth while the pandemic rages and folks are having trouble making their mortgage payments and rent.

12. **"To say that we are 'cut & run developers' ... would just be wrong."**

The label of "cut-and-run developers" is not wrong. The trees will be cut, the land will be subdivided, the lots will be sold, no houses will be built, and the profit will all be earned by just an elite few.

13. "...but the opposition has decided to make this an emotional issue."

This is not an "emotional issue," it is a "community issue," and the community intends to defeat this application with their collective voices and on the application's lack of technical merit.

14. "We understand these people don't want to lose their private forest land, but it is not theirs to lose. That seems so selfish when others in Seaside are looking for suitable housing."

"These people" include folks who have lived in Seaside for over 40 years, who care about the environment, and who value the good of the many over the profits of a few. There has been no suggestion that this is "[our] private forest land." Quite the opposite, it is the developer who would selfishly destroy that which exists for the benefit of all of Seaside, not just for the developer's financial gain. Also, the developer just acquired this land in May, so it is bizarre to suggest that the community of Seaside isn't able to govern what now happens within the city limits. Cities all along the coast, including Seaside, are empowered, and now taking action, to protect watersheds from being destroyed at the altar of imaginary luxury homes and millions in developer profits.

15. "Sunset Ridge, LLC."

We sign our names on our letters.

Lief Morin Sani Morin

Don't Clearcut Seaside
Lief and Sani Morin
And the citizens of Seaside