

**ADDITIONAL  
WRITTEN TESTIMONY  
SUBMITTED FOR  
OCTOBER 26, 2023  
PLANNING COMMISSION  
MEETING**

Subdivision #23-01 Lake Lytle Estates Phases IV-VII Application  
for Tentative Plan Approval

Received as of 2:00 p.m.

10/25/2023

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**From:** SABRINA RICHARDS <[REDACTED]>  
**Sent:** Tuesday, October 24, 2023 3:38 PM  
**To:** City Planner  
**Subject:** Lake Lytle addition

Good afternoon!

I am writing to voice my opinion on the new Lake Lytle addition.

I understand the need for housing in Rockaway. But I'm very concerned about what's going to happen (or not happen) to keep this a family friendly neighborhood.

What's going to be done about our existing water pressure? Will there be an additional water tank put ABOVE the development? Right now there's not even enough water pressure to run a kids sprinkler for summertime play!

And Rockaway has no cap on STR's. Our existing Lake Lytle neighborhood is full of retirees. We've worked hard to be able to retire in a quiet neighborhood. I'm very concerned that Necarney and 12th street will become a racetrack if there are STR's allowed in this new area as we all know that the lack of responsibility from "non-homeowners" will make things worse for our otherwise quiet neighborhood.

These items MUST be addressed before proceeding with this project. Please! I'm sure the project will be done, regardless of the input from those of us that are concerned... but do it right! Fix the water pressure, put a cap on the STR's, fix the streets and other concerns that my fellow neighbors has expressed.

Respectfully yours ,  
Sabrina Richards  
Necarney Street  
Rockaway Beach

Sent from my iPhone

Laura and Faye Hinkle

██████ Necarney St

Rockaway Beach, Or 97136

October 24, 2023

Mary Johnson-City Planner

City of Rockaway Beach Planning Commission

City Hall

276 S. Highway 101

Rockaway Beach, Or 97136

RE: Case file#SUB-23-01

Lake Lytle Estates Subdivision 4,5,6 and 7

Good evening to all parties concerned,

My wife and I are residents of the current Lake Lytle estates. We Have many concerns about the new sub-division going in. As of right now there is only one way in and one way out this is unsafe. At the corner of Charlette and Necarney St. where there is a stop sign people continually blow right thru that stop sign and race thru the neighborhood. We have kids and grandkids who enjoy playing out in the front and we can't allow that because of the traffic. This will only increase with more traffic.

Issue number 2 is the water pressure. We have already had to put out 1200 dollars for a plumber because the city does not give us enough water pressure when toilets are flushed. What is adding 85 more homes going to do. We will end up with just a trickle and spending more money for plumbing issues.

Issue number 3 is how many of these homes are going to be STRs. We just recently got a STR in our neighborhood and we are already starting to see the downfalls. Just recently we had kids from this vacation home run all around our yard and touching our yard decorations with no parental oversight.

We have had a safe neighborhood; we all look out for each other, and this 85-home development is going to ruin the family feeling we have. The uptick in traffic will be detrimental to our quite slice of Rockaway. If this development is approved which let's be real, it already is going to be approved weather our neighborhood agrees or not. We are simply asking you to take into consideration our concerns, as you would not want to live in a house that has very little water pressure or in a

neighborhood where your kids or grandkids can not play outside cause of the people who disregard traffic signs and race thru the neighborhood.

In conclusion, I ask the City Planner, City Council members and the mayor to please take into consideration all of our concerns because as of now our neighborhood feels as the city doesn't care about us since our water concerns have yet to be addressed.

Laura and Faye Hinkle

██████ Necarney St.

Rockaway Beach, Or 97136

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Theodore Hewitt & Margaret Blanke-Hewitt  
██████ Necarney St  
Rockaway Beach, OR 97136

October 25, 2023

Mary Johnson – City Planner  
City of Rockaway Beach Planning Commission  
City Hall  
276 S. Highway 101  
Rockaway Beach, OR 97136

Re: Case File#: SUB-23-01  
Lake Lytle Estates Subdivision 4,5,6, and 7

Greetings!

The Planning Commission meeting last week (October 19<sup>th</sup>) was very informative to both the commissioners as well as the current residents of Lake Lytle Estates. It was heartening to see so many of our neighbors voice their opinions and concerns with the proposed housing project. They brought up many points that need to be properly addressed by the commissioners and city planning staff before any Tentative Plan Approvals are advanced and voted on.

Maggie and I agree that the Tentative Plan should not be approved at all because certain obstacles cannot be overcome within the foreseeable future, or at exorbitant cost to the residents of Rockaway Beach.

1. **The exclusive use of Necarney Street and 12<sup>th</sup> Avenue as the sole access surface streets to Highway 101**
  - a. Adding another 175+ vehicles and hundreds of daily sorties from 85 new households would cause...
  - b. Premature pavement and Mulroney Canal Bridge damage
  - c. Traffic congestion
  - d. Safety concerns for all residents, including pedestrians, bicyclists, younger children, medically challenged, and the elderly
  - e. Inadequate evacuation access for all residents surrounding Lake Lytle in catastrophic events such as a tsunami, flooding, and wildfires
  - f. Congestion and safety hazards by adding several commercial vehicles, construction trucks, emergency vehicles, school buses, boats, and recreational vehicles in and out of the new development
  - g. Significant escalation of road traffic noise at all hours of the day
  - h. Significant disruption of full-time resident lifestyle quality due to the procurement and proliferation of (STR) Short Term Rentals causing traffic congestion, intrusive street parking, recreational vehicle traffic, noise, and overall public safety concerns
  - i. Promise of a Necarney Street extension and connection to the south in the unforeseen future is misleading and doubtful. The property to the south is currently privately owned and the paving of 6<sup>th</sup> Avenue would be very costly.
2. **Increased pollution to our designated Special Area Wetland, Lake Lytle, and associated inland waterways.**
  - a. Surface area drainage redirected downhill into Lake Lytle via catch basins and swales adding harmful chemicals and pollutants generated by the new housing development
  - b. Destruction of current wetland flora and fauna habitat
3. **The high cost of building construction costs, financing, and mortgage rates**
  - a. Right now, 10-year securities and bond yields are high, and will continue to be so for the foreseeable future. The average rate on a 30-year, fixed-rate mortgage is 7.63%, according to Freddie Mac. That's the highest it has been since 2000 — and it's fueling a drop in existing-home sales since people who bought property when mortgage rates were lower are reluctant to give up their lower rates.

4. **Unwanted HMO establishment and their conditions, constraints, restrictions, and wetland fiscal responsibilities**
5. **Inadequate school facilities, playgrounds, and emergency service staffing**
6. **Engineering challenges to already Inadequate current water pressure levels**
7. **Severely outdated plot construction reports that skew commission decision making**

Until all of these issues are properly addressed by the Planning Commission, Rockaway Beach City Council, Mayor, City Manager, associated city, county, and state level entities, we propose and urge the Planning Commission to either (a) scrap the Tentative Plan's approval; or (b) delay its approval until such time as the majority of the citizens of Rockaway Beach are fully informed and in agreement to proceed.

Please make our recommendations and written statements part of your upcoming Planning Commission meeting scheduled for Thursday, October 26, 2023.

Thank you for your due diligence, time, and professionalism.

Sincerely,

Theodore (Ted) Hewitt

[REDACTED]  
[REDACTED]

Margaret (Maggie) Blanke-Hewitt

[REDACTED]  
[REDACTED]