

Peter Best

From: Jim Coon <jcoon@tcnf.legal>
Sent: Monday, March 16, 2020 10:48 AM
To: Peter Best
Cc: Dave Bricklin; Alex Sidles; Cheryl Coon
Subject: Wysong/Ziemba Dock Proposal -- Comments

Mr. Best:

Please consider the following additional comments in opposition to the above dock:

Applicants themselves refer to "Little Manzanita Bay."

A central problem with the application, noted by many commenters, is the conflation of Little Manzanita Bay with Big Manzanita Bay. Applicants argue as if the two were the same in order to make their proposed dock seem like just another 200-foot-plus deep water construct, whereas, in fact, it would be the first and only such dock on Little Manzanita Bay. I note that the applicants' own documents, such as the land survey titled "Topography" done by AGO Land Surveying, label the proposed project site correctly as "Little Manzanita Bay."

The Dock after This One

The longest current dock on Little Manzanita Bay belongs to Sandy Sanderson's house on the north shore of the bay. Mr. Sanderson passed away in 2019, and the ownership of his home and that dock are in question. Should the Wysong/Ziemba dock be approved, it is reasonable to assume that the purchasers of the Sanderson home will apply for a substantial increase in the length of the Sanderson dock, which they could do without a variance at least as to the 500-foot rule, further degrading Little Manzanita Bay.

Our Use of Mooring Buoy with Kayak

The use of a mooring buoy is the traditional way the residents on Little Manzanita Bay have always reached deep water and avoided grounding of their boats. Just last year, for the boating season, the Grimms, Fred and Willie, let us use their mooring buoy to keep our 15 foot Klamath Westcoaster, and we reached it without difficulty in our tandem kayak. And, of course, buoys are preferred to docks under the Shoreline Management Program. Fortunately, applicant Ziemba already has a mooring buoy. Finally, nothing prevents applicants from installing a boat lift on their existing dock to avoid grounding, if that is their concern.

Clam Digging

Another issue which has not been addressed is impact on traditional public use, from the two road ends at each side of the bay, in order to access clam digging. We have observed this use and are informed by our neighbors that the proposed 240-foot dock will extend into and block some of the areas traditionally accessed.

3% Slope

Finally, understanding that the slope of the bay must be greater than 3% to allow the dock, while the first, nearshore parts of the proposal are steeper than 3%, the last 40 feet or so are not and should not qualify.

Thank you for your attention, James S. Coon

James S. Coon

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