

Lincoln City Planning Commission
City of Lincoln City
801 SW Hwy 101
Lincoln City, OR 97367

April 9th 2026

Re: Public Hearing – CUP 2026-02, Helping Hands Reentry Outreach Centers

Members of the Planning Commission,

On behalf of P2C hotels, LLC DBA: Ashley Inn and Suites located at 3430 NE Hwy 101, Lincoln City, Oregon 97367, we respectfully submit this letter in strong opposition to the proposed amendment under CUP 2026-02, which seeks to remove the condition requiring installation of a six-foot-tall solid wood fence along a portion of the Helping Hands Reentry Outreach Centers property.

As the directly adjacent property owner, we have significant concerns regarding the removal of this condition, particularly as it relates to guest privacy, safety, and liability exposure.

The area in question borders an elevated section of the neighboring property that provides a direct line of sight into our pool and pool deck. This space is actively used by hotel guests for recreation and relaxation. Guests of all ages and backgrounds—including families, women, and children—utilize this area in swimwear, with a reasonable expectation of privacy and security.

The originally required six-foot solid fence serves as a critical function as a visual barrier, preventing direct observation into this private amenity space. Eliminating this requirement would create an unobstructed vantage point into an area where guests are particularly vulnerable, significantly diminishing their sense of privacy and comfort.

From both an operational and legal standpoint, this presents serious concerns for the following:

- Guest Privacy: The absence of a barrier exposes guests to unwanted visibility from an elevated adjacent property.
- Safety Risks: Increased visibility into the pool area raises concerns regarding potential inappropriate behavior, surveillance, or other safety-related incidents.
- Liability Exposure: As property operators, ownership and management we are responsible for maintaining a safe and secure environment. If a guest reports discomfort, harassment, or—more critically—if an incident were to occur, the lack of a required protective barrier could be seen as a contributing factor.

It is important to emphasize that the originally imposed condition was not arbitrary; it was a reasonable and necessary mitigation measure intended to address these exact concerns. Removing it undermines the balance that was previously established to ensure compatibility between neighboring uses.

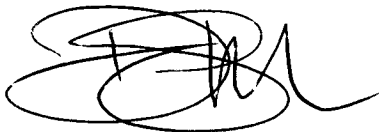
We strongly urge the Planning Commission to uphold and enforce the original condition requiring installation of the six-foot solid wood fence. This measure is essential to maintaining safety, privacy, and overall guest experience at our property, as well as protecting staff and ownership from preventable risk.

If the condition is removed and the fence is not installed, we will have no choice but to evaluate all available options to protect our guests, employees, and ownership interests, including pursuing further action as appropriate.

We appreciate your time and consideration of this matter and respectfully request that this concern be given significant weight during deliberations.

Please note that members of the management company, Danielle Minton, Task Manager, and Ashley Sandoz, Property Operations Specialist, will be attending the April 21, 2026, public hearing virtually and are prepared to provide additional testimony if needed.

Sincerely,

A handwritten signature in black ink, appearing to be 'DM', with a large, loopy flourish on the left side.

Danielle Minton
Task Manager
P2C Hotels, LLC DBA Ashley Inn and Suites
danielle@mkmhotels.com

(503) 643 9927 x 1002