

AH Consulting, Limited

July 29, 2015

Wendy Farley Campbell
City of Florence Community Development
250 Hwy. 101, Florence, OR 97439

Greetings,

Maybe it would be best to start with what we hope to achieve with the property that has, at times, been known as Sandpines Resort Oak Street Town homes, East Bank PUD and now will become Sandpines East. We propose to build 54 single-family homes, mainly single story, in the median price range for Florence. We will increase the open space even more. And maybe, most importantly, clean everything up and change it from a blight to a bouquet.

Because of the spotted history it is sometimes difficult to be sure what we believe needs to be done to correct the past mistakes and what has been requested by the City. So in reviewing past documents we believe we are correcting, complying, changing and addressing everything that we have found. Specifically, Resolution PU 05 05, East Bank PUD Final Plat PC 07 24 DFP 02, a City letter dated 8/21/09 (updated 6/7/10, an email from Ms. Pezley to Columbia Bank 12/6/10 and items discussed with Wendy and Mike Miller. And what we would like to do to improve the development.

For simplicity I'll first address the items in East Bank PUD Final Plat PC 07 24 DFP 02.

- 3) **Subdivision Approval:** It is an approved and recorded subdivision
- 4) **PUD Approval:** It is a completed PUD with 99 lots
- 5) **Town home Approval:** We will not be building town homes
- 6) **Height:** Building height will be reviewed with building permits
- 7) **Building Offsets:** See changes to CC&R's
- 8) **PUD gate:** Installed and operational
- 9) **Vision clearance:** On plat
- 10) **Parking:** Addressed in CC&R's and at time of permits
- 11) **Interior road:** Nandina Drive in and accepted
- 12) **Public improvement plan:** Completed
- 13) **Signs:** None anticipated
- 14) **Hwy 101/Munsel Lake Road intersection improvements:** See new Traffic Study

- 15) **Hwy 101/46th St. intersection improvements:** See new Traffic Study
- 16) **Secondary access:** Not required with new hammerhead that is being installed
- 17) **Temporary dead end on internal access road:** This changed to a cul-de-sac and a sidewalk to the cart path on hole #9 which is now being installed along with the hammerhead.
- 18) **Oak street sidewalks:** City called bond and is now installed
- 19) **Oak stree/43rd entryway:** Sandpines East has completed redoing all of the mess and improved it along with making a turnout at the entry for community mailboxes
- 20) **Utility plan:** Completed
- 21) **Water improvements:** Completed but will now need 4 new meters installed and 2 capped
- 22) **Storm water management:** Completed
- 23) **Drainage easement:** On plat
- 24) **Pre-design investigation:** Completed
- 25) **Hold harmless:** Completed
- 26) **Site disturbance:** Completed
- 27) **Mailboxes:** Changed to community mailboxes on order and will be at entry
- 28) **Building design:** Will now be single-family homes and reviewed at permit time
- 29) **Tree preservation on Oak street:** Completed
Streetlights: Completed
- 30) **Required common open space:** Completed but will now be increased
- 31) **Landscaping and Common Open space:** Originally approved but new one will be submitted before 8/11/15 for the new entry
- 32) **Utility easements:** Completed
- 33) **Pedestrian/bike connection:** Completed
- 34) **Homeowners association:** Will be established prior to issuance of occupancy.
- 35) **Legal entity:** Completed. Sandpines East is registered with the state
- 36) **Entrance/Exit Improvements:** Completed
- 37) **Grading plan:** Completed
- 38) **Street naming:** Welcome to Nandina Drive!
- 39) **Phasing plan and Financial assurances:** There is still one outstanding bond that should be called by the City
- 40) **Acceptance agreement:** Not sure if that was done or now needs to be done with us but we are in agreement with whatever needs to be done.

Other items that need to be addressed or you might be interested in with this modification request:

- 1) A new Traffic Impact Study has been done and has been submitted for peer review.
- 2) We are combining some lots to make new parcels and taking 2 lots (#1 & 2 and adding them to the open space) to create 54 home parcels. This will require deed restrictions. See attached items. Also the capping or adding of some water (add 4, cap 2) and sewer (cap 45) services. This has been worked out with the help of Mike Miller.

- 3) We have redone the CC&R's to reflect the new ownership and name and make them acceptable to single family homes and clean up some items we just didn't like. They are also attached.
- 4) The hammerhead and sidewalk to #9 cart path will remove approximately 880 sq. ft. of open space but the addition of lots 1 & 2 to the open space will add approximately 5,789 sq. ft. for a net increase of about 4,900 sq. ft.
- 5) For the past 12 years, or so, I had a home on the 2nd hole at Sandpines. We really enjoy Florence and the area and when East Bank came available we thought it would be nice to fix the problems as we saw them and make something that folks would want to be part of. Cross your fingers, we plan to make this work when others haven't. No, we don't think we are crazy but who knows?

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Byron Roberts', with a stylized flourish at the end.

Byron Roberts
Manager for S&C Investments, LLC