

September 16, 2020

To: City of Florence Planning Department

From: Steve Williams, 18 Sea Watch Place, Florence, OR 97439
bc: Sea Watch Hearing Grp.

The purpose of this letter is to appeal certain aspects of Resolution PC 20 07 PUD 01 Rhododendron Drive approved dated 9/10/2020.

Per City requirement, 67 letters with this intent to appeal were mailed to those on record to whom it may concern. (List provided by the City)

Items for Appeal:

Item 1. Chapter 23 #11 of the resolution (Left Hand turn lane construction)

At one point, there was discussion at the 9/8/2020 meeting about when road improvements (like the 35th street left turn lane) would be constructed; prior to construction or after occupancy? I would like to point out to the City that traffic related to the site will occur instantly, with many contractors and large vehicles coming and going while construction is underway. For the safety of our neighborhood, I would ask the City if they would consider doing all the road improvements prior to construction activity.

Item 2. Traffic plan / Rhododendron Dr. configuration.

**Reference Exhibit R PC7021 Mod 6 presented at the meeting 09/08/20
Available on the City Webpage related to the 09/08/20 meeting**

We (Seawatch Hearing Group) have submitted several letters on traffic suggestions, e.g. middle turn lanes and acceleration and deceleration areas for traffic exiting off Rhododendron Drive onto Coast Guard Road and into the new development off of Rhododendron Drive. We also tried to stress the future traffic needs; that the opportunity to do this is now, or it will be lost.

At the Planning meeting of 9/8/2020, a traffic plan developed for the Sandpines area from 2005 was in the agenda materials. This was a "plan", not a limited TIA. It included the need for many of the suggestions we have submitted. The plan's stated goal was to handle traffic, "**Safely and without congestion**".



One item in the plan was a middle turn lane from 35th Street to Sandpines (now called Fairway Estates), I hope this plan and the middle lane recommendation it made can be reconsidered.

Any evaluation of our intersection (Coast Guard Station Road and Rhododendron Drive) was not considered in the TIA even though we are right across the street. Our members have been before the City Council several times asking for help with the current traffic problems we face and the accidents that have occurred. The left turn lane described in the 2005 study would greatly help our situation and the dangers we face decelerating to make the left turn into Sea Watch Estates. This often catches people off guard on a 40 mph road. Others become aggressive as we block their path waiting for a safe opportunity to execute the turn.

As developments like the one proposed, Fairway Estates phases 1 &2, other PUD's north still being built out, and eventually new developments from planned annexations in the Heceta areas, there will be hundreds of new neighbors using this part of Rhododendron Drive. This will get much worse.

There is an opportunity with this project to address these issues and provide a "safe and without congestion" traffic corridor for all.

I hope the middle turn lane can be reexamined, and hope this doesn't become a missed opportunity.

Item 3. Meeting Criteria for the Florence Realization 2020 Comprehensive Plan for workforce housing goals (vs Air BnB's)

Resolution PC 20 07 PUD1 dated 9/10/20 states both City Code and goals of the **Florence Realization 2020 Comprehensive Plan** are to be considered. One such goal is "the need for affordable and workforce housing." (ref. summary Chp 10 page X-5 summary of the 2020 plan). I would suggest that a reasonable requirement would be for this new PUD to have a minimum 30 day lease requirement (at least for some percentage of the homes) be included in their CC&R's as a condition to meet the goals of the **Florence Realization 2020 Comprehensive Plan for housing goals.**

Explanation / Grounds:

The current zoning is for Mobile and Manufactured Homes, very well suited for affordable "Workforce housing" and not well suited for commercial profit from being used as Air B&B's. At the meeting on 8/25/2020, I asked if the developer if they would commit

that these new homes be used strictly as "WorkForce Housing" and not used for Air BnB's. They could easily put that in their CC&R's. As I understand it, the City currently has no limitation on Air BnB's.

As currently designed, the project is ideal for much sought after Air BnB's, They are homes with little to no yard maintenance, and people just visiting have little need for yard space. Whether it be APIC owned or something I could invest in and use as an Air BnB, the rent potential would be greater than a reasonable rent a worker could afford. Florence doesn't have a shortage of rentals, there are hundreds of them already - they are just many Air BnB's homes because it is so profitable. People want to come here - and are willing to pay more than a worker can afford. This is an underlying issue with traditional/workforce rental shortages in Florence.

As basically no maintenance properties, with no 30 day minimum lease requirement, they would be extremely attractive to buyers from out- of- town who could use them sometimes themselves, Air BnB them out when not in use, and get a tax advantage. I have concern and doubt that any "Workforce" will have access to these new homes without a 30 day lease requirement.

We know several people who provide services for us, having a difficult time finding a rental home. A 30 day lease requirement could insure that some of these homes will help the workforce and help City goals for such.

I hope these 3 items can be considered by the City. Sincerely, Steve Williams