

September 19, 2020

Darryl & Debra Fisher  
22 Sea Watch Place  
Florence Or 97439

To: City Of Florence Planning Department

RE: Appeal in regards to Resolution PC 20 07 PUD 01 & PC 20 08 SUB 01(35th & Rhododendron) that was approved with conditions on 9/10/2020

List of Items for Appeal,

1. The applicant failed to demonstrate that the conditions of approval concerning storm water management are feasible
2. The proposed development is incompatible with surrounding neighborhoods in violation of PUD General Criteria set forth at 10-23-4 A&B
3. The Planning Commission erred in approving the proposal notwithstanding outstanding questions regarding the presence of wetlands and the absence of Phase 1 site Investigation. The outcome of this investigation could affect the amount of buildable land within the project's footprint, which in turn, could affect the applicant's ability to comply with various other design and approval criteria. This requirement cannot be relegated to a condition of approval.
4. The traffic impact analysis did not take into consideration anticipated additional volume generated by other future development in the immediate area or address other deficiencies noted by staff.
5. The application does not meet interior side and other setback approval criteria.
6. The applicant appears to be basing housing density on their "gross acreage", and including all non-buildable areas required for support of the housing including interior roadways, common area street parking, drainage basins and drainage structures that cannot be walked on. Questioning is this in compliance with city codes?
7. In the last meeting, the issue of leaving native vegetation was discussed, Sandy brought up the point and we are appealing that this be revisited to keep Rhododendron drive scenic and it resembles Fair Way Estates frontage for continuity.
8. Also included is the official mailing letter of separate appeal from Gary & Frances Plunkett at 17 Sea Watch Place Florence Or 97439. This is to be included with our appeal.

Thank you,  
Darryl & Debra Fisher

cc: Sea watch HOA, Ken Dobson attorney at law