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August 25, 2020

VIA E-MAIL

Ms. Wendy Farley Campbell
Planning Director
City of Florence, Oregon
Florence City Hall
250 Highway 101
Florence, OR 97439

Re: 470 Highway 101, Florence, OR
PC 20 15 CUP 04
Rosa Cazares, Applicant

Dear Ms. Farley Campbell:

As you know, this law firm represents the applicant in the above-referenced matter. Please accept this written testimony on behalf of the applicant for tonight's Planning Commission hearing.

We have reviewed the staff report and proposed resolution, and the applicant very much appreciates staff's recommendation of approval. The applicant agrees with and accepts all of the conditions of approval except for condition #13. That condition requires either an easement or a ruling (presumably a judicial decision) establishing access across several tax lots between Rhododendron Avenue and the subject property.

It was the applicant's understanding that access to the subject property would be sufficient if it either came from Rhododendron Avenue to the north, or via the more southerly existing curb cut on Highway 101. However, to use the Highway 101 access point, the applicant would need to reach an agreement with Umpqua Bank to change the site circulation and parking layout on the subject property (tax lot 11800) and the adjacent Umpqua Bank property (tax lot 11700). City approval of any revised site circulation plan is required by condition of approval #12.

As written, condition #13 requires that the applicant establish legal access via the northern route from Rhododendron Avenue regardless of whether or not a revised site circulation plan is approved that utilizes the Umpqua Bank parcel. That has the potential to be both duplicative and unnecessary. Accordingly, the applicant requests that condition #13 be modified to require the Rhododendron Avenue access

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only as an alternative to (and not in addition to) an approved, revised site circulation plan for the subject property and the Umpqua Bank parcel that utilizes the southern Highway 101 entrance.

Thank you for your consideration of this testimony. Please enter this letter into the record in this matter.

Best regards,



David J. Petersen
DJP/rkb

cc (by e-mail): Rosa Cazares

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