

**From:** [Cris Reep](#)  
**To:** [planningdepartment](#)  
**Subject:** Planned Development  
**Date:** Sunday, July 12, 2020 10:41:54 AM

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I am very surprised and very disappointed that a housing development would be considered for that location. Beware of seeing dollar signs only-you will end up with a suburbia with no charm or desirability. I have seen this happen when planning departments cannot maintain a long-term vision and cities get too greedy. Florence is just on the cusp of distinguishing itself as a sophisticated and alluring community with art projects, old town etc. Don't join the "growth at all costs" mentality,

Sincerely,

Cris Reep  
541-590-3588

Exhibit L17

**From:** BarSLLC@aol.com

**To:** planningdepartment

**Subject:** Resolution PC 20 07 PUD 01 - Preliminary Planning Unit Development (PUD), & Resolution PC 20 08 SUB 01 - Tentative Subdivision (SUB) Plat

**Date:** Monday, July 13, 2020 7:59:32 AM

Dear Planning Commission,

Being a resident in close proximity to the proposed development, I'm not against the development of this parcel, but have concerns as to the what is being proposed.

State and City guidelines have been established as to the use of the land and locations of and quantity of dwellings to be placed on the property, but not one guideline fits all parcels. That give the opportunity for discussion.

I believe in prevention of urban sprawl with the development of properties in the Portland area and achieving the greatest density of dwellings. But this is not Portland or large city living and is a gross overuse of the proposed site.

Will the site require perimeter maintenance-free fencing?

Is there a proposed traffic light at 35<sup>th</sup> and Rhododendron to assist in traffic control after traffic studies have been performed?

Storm water drainage is a big concern in our backyard, since the drainage system in place now passes thru adjoining properties flowing to the Siuslaw River. Erosion is a major concern and whom will maintain this flow line of vegetation in the bottom of the drainage area swale. Studies are very important to down-stream residences.

Parking Parking Parking. Lack of parking is always an issue in developments of this nature. It may meet the minimums required. Have you ever driven by this type of development in the evenings, nights and on weekends with guests, functions at residences or party gatherings? This development does not have the advantage of on-street parking in adjacent neighborhoods. Parking violations will be tremendous. Design criteria does not always meet the requirements needed. Not one shoe fits all, but common sense does.

I would propose a redesign and elimination of a good portion of the units so that it fits the property function, location and surrounding developments.

Sincerely.

John and Tammy Schafer

3535 North Rhododendron Drive  
Florence, Oregon 97439  
208-870-2746

Exhibit L18

**From:** [joel.marks](#)  
**To:** [planningdepartment](#)  
**Subject:** Housing development at 35th and Rhododendren of 126 units  
**Date:** Sunday, July 12, 2020 2:50:57 PM

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To whom it may concern at the Florence City Community Development Department,

Thank you for considering input from the citizens of Florence.

I have a special concern with the planning stage of the 126 unit housing development at 35th and Rhododendren. Water surface drainage as well as water availability and transportation issues are highly dubious. In recent years Mariner Village north of 35th and Rhododendren had severe water runoff from a torrential rainstorm which caused the drainage pond to overflow..for days. Without an adequate water drainage plan the same and maybe more severe runoff will occur with this new development as shrubbery and other deterrent measures will be stripped from the present location. This will be disastrous for residents living nearby as well as pedestrians driving and walking on Rhododendren. Also the increase of traffic due to the increase of motor vehicles will not only cause additional transportation issues but also pollution concerns. 13.6 units per acre is far too dense for the already increasing density of the area including additional construction underway at Fairway Estates.

Please do not approve this not well thought out development especially in the age of Covid-19 where a hold should be put on all large housing developments. Business should be welcomed but this type of dense development will be a great hindrance and dangerous to all pedestrians who value their safety without the proper stop lights and devices set up for that safety.

It is now time to think safety and common sense restrictions to help the present populace who live in Florence.

Thank you,  
Joel R Marks  
8 Mariner Lane  
Florence, Oregon 97439

Exhibit L19

**From:** [Paula Ziegelasch](#)  
**To:** [planningdepartment](#)  
**Cc:** [Siuslaw News](#)  
**Subject:** Proposed Development at 35th and Rhododendron  
**Date:** Monday, July 13, 2020 8:34:27 AM

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Dear Commissioners,

I am a homeowner on Saltaire St. across from the North Jetty presenting my grave concerns about going forward with the proposed development plans. You may not have considered that visitors to Florence find their way up Rhododendron to visit the beach and county park at the north jetty--a BIG tourist draw. Nevermind the bottleneck that it will present for all residents of the entire Rhododendron corridor between 35th with the next access at Heceta Beach Rd., do you really want to create an impediment for tourists as well?

This ill-conceived development on that particular location is ludicrous. I strongly object to it going forward and I will continue to add my voice in objection.

Paula Ziegelasch  
87762 Saltaire St.  
Florence  
541-603-6948

**From:** [Robin Sullivan](#)  
**To:** [Vevie McPherrren](#)  
**Cc:** [wilsonk@q.com](mailto:wilsonk@q.com)  
**Subject:** Planning Commission Hearing  
**Date:** Sunday, July 12, 2020 12:54:37 PM

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This letter may be too late for inclusion in decisions to be made on the development planned for Rhododendron Drive just north of 35th Street, but you need to know of our concerns for the traffic increase that will cause more congestion at Rhododendron and 35th.

Currently, there is one STOP sign on 35th Street. As it is, if you are an obedient driver stopping at this sign, a driver cannot in any way see the traffic traveling north on Rhododendron, many at 40 mph. The view looking south is impeded by utility boxes placed higher than street level. Also on Rhododendron, making a left hand turn onto Coast Guard Road is a hazard at the best of times, let alone with the potential for added traffic. Are there to be extra turn lanes and/or passing lanes? Please consider more STOP signs or at best traffic lights. We need to be assured that you are taking into consideration existing conditions as well as the future development.

Finally, with the extra traffic as a result of new housing in Fairway Estates and the planned development, has any consideration been given to the outcome of an earthquake or tsunami on the Oregon coast? How would anyone have access to Rhododendron from the Coast Guard Road and Sea Watch Place with so many panicking citizens trying to reach safety at the FEC?

Richard and Elenor Sullivan,  
1 Sea Watch Place,  
Florence OR 97439

Sent from my iPad