

**From:** [Judith Burg](#)  
**To:** [planningdepartment](#)  
**Subject:** Re: Proposed housing complex at 35th St and Rhododendron Drive.  
**Date:** Tuesday, July 14, 2020 11:49:00 AM

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To the Planning Commission:

I am a resident of Florence (Shelter Cove) and a supporter of a thriving community. I recognize the need for a diversity of housing options in our community.

Some very valid concerns have been raised regarding the impact on the environment and safety of our community and residents in the proposed development.

A primary need is to assess and plan for the water runoff and the effect of removing the current vegetation. Our soil and geography are unique and may not be appreciated by developers from other regions. We have all witnessed when new housing is built, the space is usually completely cleared. This issue needs a comprehensive, professional study and plan to protect our unique environment and while allowing for planned development.

I also share the concerns regarding increased traffic in the area without provision for safe and orderly turn lanes. This should include the safe access into Coast Guard Road. People frequently walk and bike on Rhododendron Drive and this should be accommodated safely as well. Again a study by a reputable professional organization without financial interest in the project is essential for responsible planning.

I commend the Developers for including a "central green, a pavilion, picnic areas, childrens play area and walking trails". This is thoughtful planning providing value to the property, to the neighborhood and residents.

Florence is the premier community on the Oregon coast in my opinion. Thank you for your efforts to responsibly manage the resources we have available.

Sincerely,  
Judith Burg  
P.O. BOX 1160  
Florence OR 97439

**From:** [Brenda Gilmer](#)  
**To:** [planningdepartment](#)  
**Subject:** uly 14, 2020, City of Florence Planning Commission Regular Session, Agenda Item 3, Public Hearing, RESOLUTION PC 20 27 PUD 10 - Preliminary Planned Unit Development (PUD), & RESOLUTION PC 20 08 SUB 01 - Tentative Subdivision (SUB) Plat. Public (writt...  
**Date:** Tuesday, July 14, 2020 1:59:57 PM

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My name is Brenda Gilmer, a Florence residence, and the city has my contact information, that I will also provide in my speaker's card. I give this evidence. I wish to echo the Florence Habitat for Humanity Board of Directors' written testimony and evidence that underlies their advice to the leadership of the City of Florence that we should pursue this venture with vigor and experience. If I can be of any support, please let me know. Sincerely, and thank you. Brenda Gilmer

**From:** [RayandSusan Grewe](#)  
**To:** [planningdepartment](#)  
**Subject:** 35th Street/ Rhododendron development  
**Date:** Tuesday, July 14, 2020 11:58:31 AM

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We are:

Ray and Susan Grewe  
71 Shoreline Drive  
Florence, Or 97439

**A general comment:** We need to have our present and future developments preserve the character of the local community and the beautiful Florence area we all love so much.

After reviewing the very long packet of information online, we feel a couple of concerns have not been addressed adequately:

1. The ingresses/egresses of the site do not seem to show adequate turn lanes to safely clear the 40 MPH traffic permitted on Rhododendron Drive. Bike lanes are not shown. The line of sights shown in the plan are not realistic without demolishing the green belt.
2. We understand that the "no rainwater runoff" concept of the site plan sounds good, but we are not convinced that a clear understanding exists involving the concentrated underground hydraulics this close to the river waters edge. I would suggest a 5 year bond be required to mitigate any future issues that show up between the development site and the properties adjacent to the river.
3. The December traffic study is not adequate for the 35<sup>th</sup> street intersection, as it does not show the increased seasonal tourist traffic (considerable). Right and left turn lanes from Rhododendron and 35<sup>th</sup> streets would help (maybe a traffic circle like the one proposed for Kingwood and 9<sup>th</sup> street.)
4. The green belt along Rhododendron Drive should be maintained to preserve the character of the neighborhood and previous development.
5. A question is, is this really the area to introduce a lot of apartments (among largely SFR and manufactured homes)?

We appreciate the opportunity to express our concerns.

Ray & Susan

Sent from [Mail](#) for Windows 10

**From:** [Steve Williams](#)  
**To:** [planningdepartment](#)  
**Cc:** [Wendy Farley-Campbell](#)  
**Subject:** Branch Engineering - 7/14/hearing  
**Date:** Sunday, July 12, 2020 12:26:10 PM  
**Attachments:** [City\\_05\\_2018.pdf](#)

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Re: Resolution PC 20 07 PUD 01 Rhododendron drive  
Branch Engineering  
Cc. Ms. Wendy Farley-Campbell

From Steve Williams, 18 Sea Watch Place, Florence

Dear Florence City Planning,

I'd like to request this Email and the attached Email dated 5/24/2018 be added to my original comments to the 7/14 hearing. Hopefully they can be presented at the hearing, but if not please let me know the correct process to do this - I'm new at this.

After the hearing for Fairway Estates (5/22/2018), I contacted Ron Derrick of Branch Engineering about getting assistance for our concerns about groundwater issues and got a price for services. We didn't need him since so far it's only caused damage to the Coast Guard Station and they hired their own resources.

I called Mr. Derrick on 7/9/2020 to see if he could review and present our information to the City as an independent expert. He had to decline because of "Conflict of interest" since he was hired by the project being proposed.

Mr. Derrick did say that our issues and historical information were outside of his assigned scope of work by the project.

I am currently trying to arrange for OSG to work with us on the ground water issues, but unfortunately will not be ready by the Hearing date. I have a degree in Geology and could present, but I wouldn't be considered an impartial expert. I also am sole support for 3 high risk seniors, and avoid public places because of Covid-19 to protect them.

I've attached an Email sent to Ms. FarleyCampbell on 5/24/2018. It is still our main goal to work with the City and how we can. We still hope to.

Reading about the parent Company's size and influence, and their expectation of breaking ground in Oct., I have this concern. In the past, unforeseen problems have happened twice. Naturally, the focus becomes a dispute between the City and the affected residence, leading to legal conflict before the problem gets addressed.

My suggestion (and the Company has vast resources), is that they put up a 5 year performance bond to cover any groundwater issues since they have not addressed such in their studies. This would protect both the City and its residences from the unforeseen but historically likely to happen events, and the expense to resolve them.

Sincerely, Steve Williams