

From: [Wendy Farley-Campbell](#)
To: [Roxanne Johnston](#)
Subject: FW: PC 20 08 SUB 01– 35th & Rhododendron Dr. Florence Golf Plat & PUD
Date: Monday, June 22, 2020 3:33:19 PM

From: Courtney Krossman <ckrossman@ctclusi.org>
Sent: Monday, June 22, 2020 3:32 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: Stacy Scott <sscott@ctclusi.org>; Jesse Beers <JBeers@ctclusi.org>
Subject: RE: PC 20 08 SUB 01– 35th & Rhododendron Dr. Florence Golf Plat & PUD

Good Afternoon,

The Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians have no objections to the proposed project. Please be aware that the proposed work area is in proximity to known cultural resource sites and so may contain as yet unlocated cultural resources. We request that we be contacted immediately if any known or suspected cultural resources are encountered during the work. **We further request to be given at least 72 hours' notice prior to any ground disturbance activities, to ensure that a staff person or designated Tribal member of the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians may be present during ground disturbing activities.**

Please also be aware that federal and state laws prohibit intentional excavation of known or suspected cultural resources without an archaeological permit and require that we be notified immediately if resources are discovered, uncovered, or disturbed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of any native Indian. ORS 358.920 prohibits excavation injury, destruction, or alteration of an archaeological site or object or removal of an archaeological object from public or **private lands.**

Please feel free to contact me if I may be of any further assistance.

Sincerely,

Courtney Krossman

Cultural Resources Protection Assistant
Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians
1245 Fulton Avenue
Coos Bay, Or 97420
(Office) 541.888.9577 ext. 7547
(Cell) 541.808.5085

From: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Sent: Tuesday, June 16, 2020 12:50 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>

Exhibit I

Subject: RE: PC 20 08 SUB 01– 35th & Rhododendron Dr. Florence Golf Plat & PUD

Good afternoon,

Please use this attachment in your review. It is conceptually the same but it split into multiple pages and does have a newer creation date.

I apologize for any confusion caused from duplicate emails.

Regards,

Wendy FarleyCampbell

Planning Director | City of Florence

O: 541.997.8237

From: Wendy Farley-Campbell

Sent: Tuesday, June 16, 2020 11:05 AM

To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>

Subject: PC 20 08 SUB 01– 35th & Rhododendron Dr. Florence Golf Plat & PUD

Good morning,

Your agency has been selected to review this application prior to the Community Development Department's decision so that you may have an opportunity to respond.

Land Use Application PC 20 08 SUB 01– 35th & Rhododendron Dr. Florence Golf Tentative Plat

An application from APIC Florence Holdings LLC. for a Tentative Subdivision Plat review in a Planned Unit Development at the NE corner of 35th St. and Rhododendron Dr., Map # 812153300700, 1812153403800, 1812222101900. The site is in the High Density Residential District regulated by Florence City Code Title 10, Chapter 10. The proposed plat is attached.

Additional details, plans, and review criteria information are available on request. Please provide any comments or requests you have for the developer by July 7th in order for your agency's comments to be included in the findings of fact.

Best regards,

Wendy FarleyCampbell

Planning Director | City of Florence

O: 541.997.8237

250 Highway 101, Florence OR 97439

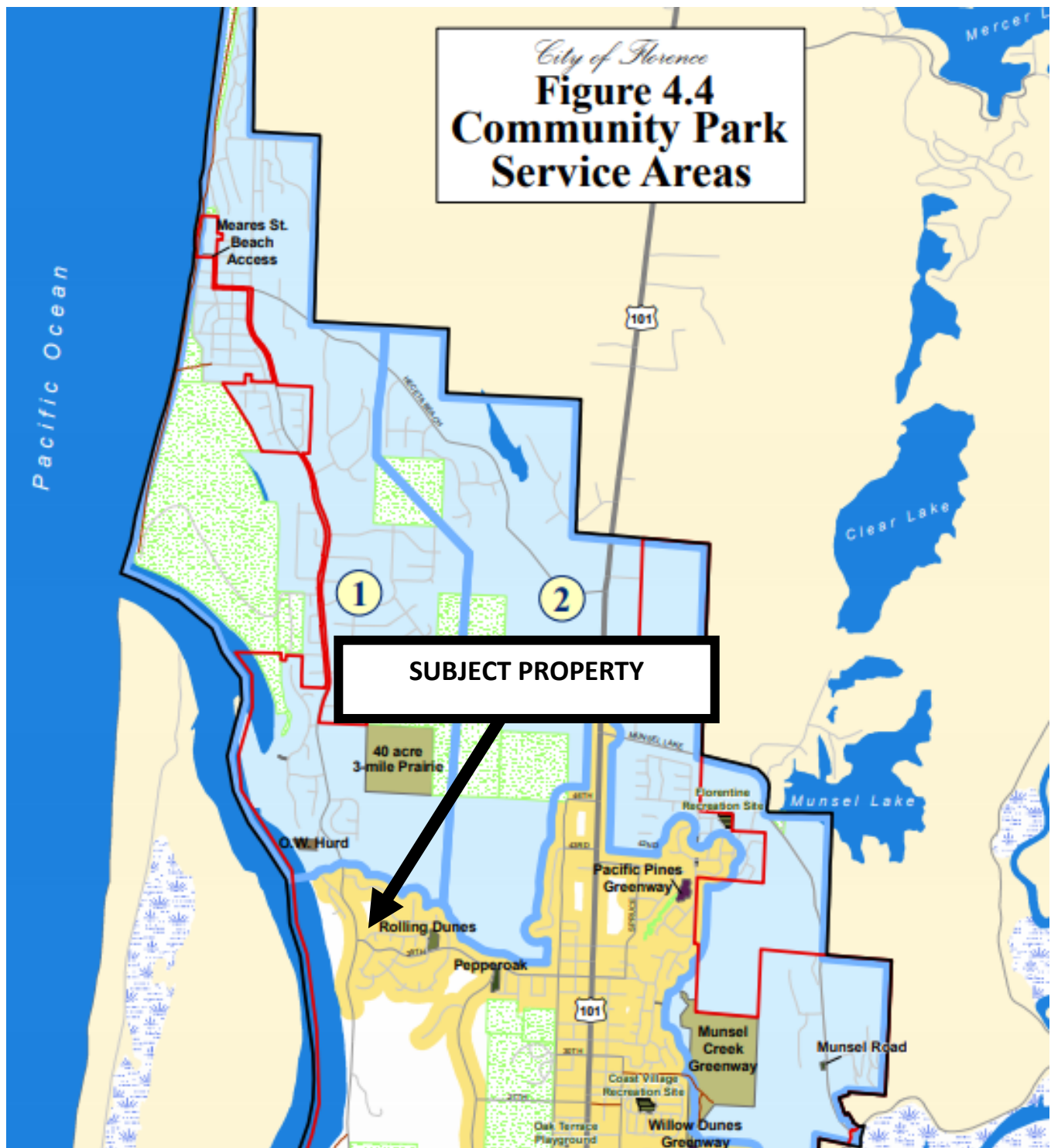
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Community Park Service Areas Map Excerpt from the 2011 Parks and Recreation Master Plan



From: [Linda Farrell](#)
To: [planningdepartment](#)
Subject: [Suspected SPAM] PROPOSED 80 UNIT PUD DEVELOPMENT AT RHODODENDRON AND 35TH STREETS.
Date: Friday, June 26, 2020 5:16:09 PM
Importance: Low

June 26, 2020

Gentlemen,

Having just received the written information regarding the Proposed 80 PUD Development at Rhododendron and 35th Streets, I wish to express the following:

This Development is planned at a precarious length of Rhododendron Drive. There is an already increased amount of existing traffic utilizing Rhododendron, and vehicle activity increases with summer months. Placing this Development in close proximity to the entrance of the two residences at 35th and Rhododendron, access to 3545 Rhododendron and one other residence, the Coast Guard Station Road, and the subsequent entrance to Sea Watch Estates, will make it difficult to access those already stressed areas during the day time. Lighting is inadequate at night making existing residential access even more difficult. Any additional lighting to facilitate this new Development will only reflect into Sea Watch Estates residences directly across from this proposed development.

There is a dangerous bend on Rhododendron Drive at Coast Guard Station Road which causes a 'blind spot' for drivers and cyclists, and Rhododendron Drive is not suited to support any additional motor vehicle activity. Several accidents have occurred along this stretch of Rhododendron and will occur more frequently by situating this Development and its ingress and egress almost immediately adjacent to those areas. Homes and developments all along Rhododendron Drive are recessed from the road maintaining natural foliage exposure as opposed to seeing 'big city housing' which is what this development and its frontage will bring, along with noise, additional motor vehicle activity, pedestrian traffic and potential criminal activity. This development should not be permitted at this juncture of Rhododendron drive and would be best situated in a larger, better accessed area of Florence. Please reconsider the approval of this development.

Thank you.

**Sincerely,
Mrs. Linda Farrell
10 Sea Watch Place**

Florence, Oregon

Exhibit L1

Linda

Those Who Walk With God

Always Get To Their Destination!

From: [Alan Matisoff](#)
To: [planningdepartment](#)
Cc: [Jan Walters](#); [Eva Pinkavova](#); [Nancy Rhodes](#); [Brian Holmes](#)
Subject: Resolution PC 20 07 PUD 01 & Resolution PC 20 08 SUB 01-Tentative Subdivision (SUB) Plat
Date: Sunday, June 28, 2020 1:24:23 PM

My wife and I are residents of Mariners Village HOA and have some serious concerns about the new Planned Development at 35th & Rhododendron Drive. The plan copy shows a total of 126 residences on 9.28 acres, which is quite a densely populated area. The plan does not show any changes to the current roadways (35th St. & Rhododendron Drive). I would request the following questions be answered during the meeting on July 14th.

1. Has a traffic study been completed?
2. If so, can a copy of that study be made public on the City website?
3. Will Rhododendron Drive or 35th St. be widened?
4. Will Rhododendron Drive have a center lane?
5. Will a signal be installed at the intersection of Rhododendron Drive & 35th St. or will there be North & South stop signs at that intersection?
6. Will the speed limit be reduced on Rhododendron Drive?
7. How many feet of "Field of View" will there be from either of the 2 new driveways into the proposed community?
8. What is being done for flood control in that area? (new development, Fairway Estates & Mariners Village)
9. In the 2018 Stormwater Master Plan, the Mariners Lane, Spyglass Lane & Royal St. George Drive Project was the #2 priority project behind the Coastal Highlands Development, which has been completed. Will the Mariners Lane project be moved into the #1 priority? If not, why?

Currently, the wait to turn left onto Rhododendron Drive from Westbound 35th St. is taking longer & longer. The addition of the new proposed dense community will make that wait even longer, and unsafer. The addition of 2 new community driveways in that curvy part of the road will definitely make the drive from 35th St. to Mariners Lane very unsafe for cars, bicycles and pedestrians. I would hope that the City of Florence has already had Traffic Engineers look closely at this plan and make some recommendations. I do not think this new community plan can be granted approval until all these issues have been resolved.

Sincerely,

Exhibit L2

Alan Matisoff
30 Mariners Lane
Florence, OR 97439
(714) 552-6182

From: [Gary plunkett](#)
To: [planningdepartment](#)
Subject: Regarding Resolution PC 20 07 PUD 01 Rhododendron Drive at 35th Street
Date: Monday, June 29, 2020 10:20:59 AM

Comments in response to the Proposed Development:

1. The existing Mobile - Manufactured Home zoning is inappropriate for this property. Florence already has excessive amounts of mobile - manufactured home developments. The city should consider rezoning this property for single family residential use consistent with land uses adjacent to the North and West of this parcel.

The proposal envisions 126 residential units on this 9.28 acre property. This is an outrageous density level which, if approved, would result in degraded values of existing nearby single family residences due to noise, traffic, and other nuisances associated with such densely populated residential areas. Florence is not Central Chicago, and has no need for a development of this proposed density.

2. Any development proposal for this property should be conditioned upon construction of curbs, gutters and sidewalks along both sides of Rhododendron Drive fronting the property, and the realignment of Coast Guard Road to form a single perpendicular intersection access from the property rather than the two accesses shown on the map as proposed. The intersection construction should also include left turn lanes for traffic safety. This section of Rhododendron Drive has a record of more than a normal vehicle accident rate from south bound traffic, and these improvements should help relieve this problem.

In conjunction with the street improvements, the utility lines along the property frontage should also be undergrounded to improve public safety and esthetics.

3. Development of this property will result in increased rates of storm water runoff due to addition of impervious roofs and paved areas. If this rapid runoff is allowed to be managed through infiltration methods, the potential exists for disastrous land sliding of properties to the West along the river bank. Rapid infiltration of surface runoff will provide more intense lubrication of the interface of the overlying sandy soil with the impervious underlying hard pan, which could result in land movement that would leave existing river bank homes unuseable. The risk is too great to accept, and infiltration should not be used as a storm water management technique at this location.

4. Nearly the entire length of Rhododendron Drive is bordered by a natural green belt of native vegetation. To maintain the esthetic natural effect, this green belt should be maintained to a minimum width of ten feet throughout the street frontage of the proposed development.

From: [Gary plunkett](#)
To: [planningdepartment](#)
Subject: Resolution PC 20 07 PUD 01 Rhododendron Drive at 35th Street
Date: Tuesday, June 30, 2020 2:53:49 PM

Further comments in response to the proposed development.

5. The proposed development would add significant traffic volumes on Rhododendron Drive. The need for a traffic signal at the intersection of 35th street with Rhododendron Drive should be evaluated by a traffic engineer. The development should be required to contribute a fair share of the cost of the traffic signal installation.

O. Gary Plunkett, P.E.
17 Sea Watch Place

From: [Steve WILLIAMS](#)
To: [planningdepartment](#)
Subject: Comments for 7/14 hearing
Date: Monday, June 29, 2020 9:07:21 AM
Attachments: [Hearing1.pdf](#)

Dear Planning Department,

Please see attached comments I would like to submit for the upcoming meeting concerning the proposed development on Rhododendron and 35th.

As you can imagine there is a lot of interest from our membership. We had 2 questions for you:

1. Traffic / Safety seems to be a major issue for all. Is there any more information you can give us on this or is there someone we can talk to ?
2. Rhododendron Dr. is very special to many in this city - wherever they live here. This proposed project will dramatically change this landmark feature of Florence. I would hope the city would make every effort to let the city know. Are there any other notification plans for notification other than the local neighborhood notice mailings?

Thanks

Sincerely, Steve Williams Sea Watch HOA

Exhibit L4

6/29/2020

From Steve Williams - 18 Seawatch and Member for Seawatch HOA

Dear City of Florence.

I am writing of my concerns about the proposed project on the corner of 35th street and Rhododendron Dr. - proposed by the Mercedes Serra - 3J Consulting, on behalf of APIC Holdings.

I do not think this proposal as presented is in the best interest of the City of Florence. It also lacks critical information for us to review. I personally have three issues:

1. Traffic

We at Seawatch Estates have gone to the City several times with concerns on traffic issues for Rhododendron Dr. at Coast Guard Road. There have been accidents here, and property damage that has occurred. More importantly, it is a safety concern. We have asked for a traffic study to validate reducing the speed limit. I believe our support of a turn lane has also been suggested. To my knowledge, this has been ignored to date. With 126 new residences - that could mean another 200 plus cars concentrated in the immediate area that already has known issues.

So is the City considering this many residences without a traffic study/plan ? A study should be done, and a road plan should be available for us to review to see if it is reasonable for this many new residences.

The plan should not only include extending the road into the development area to allow a third turn lane - but also include an easement to allow the bike lane to continue. Not doing this before any consideration of proposal is a safety risk to those of us who live here.

Also, we request the traffic study be conducted by independent parties, not associated with parties profiting from the project. This has been an issue in the past.

2. Water Drainage.

The proposed development is 9.28 acres. At 9.28 acres, and 6.5 feet of rain a year - we're talking about 2.6 million cubic feet of water that lands on that property that has to be managed correctly. Now the project is removing about 90% of the vegetation that absorbs much of that water. So where does the water go? Is it to a storm drain system with adequate capacity, or is the plan to return it to the ground (like Fairway Estates) where it will cause imminent blowouts of our sand slope.

In the past, The City has not done this water management correctly and has caused property damage here - I believe twice, once on Coast Guard Road (drainage pipe capacity issue), and the other related to Sand Pines (around 1998 - ground water issue). It seems odd too that the Coast Guard Station has been doing alot of stabilization projects since the Fairway Estates drainage system was put in right across the street.

Shortcuts to maximize the project's profit or to create maximum tax revenue for the City, at the expense of our homes, would not be right.

My suggestion to the City is that they consider they may get this wrong, as they have before (it is their responsibility to protect our existing homes). I suggest the City require a 5 year performance bond of the development in the amount of 3.5 million to cover any remediations, payoffs of property damage, or corrective infrastructure to address any unforeseen issues on the drainage design of this development.

3. Green Belt

Rhododendron Drive is one of the most beautiful streets in Florence. The picture on the proposal shows a lawn and very few trees with multi story buildings in full view. Why not maintain a natural greenbelt or make it more like Fairway Estates?

Personally - this would look like the "strip mined" section of Rhody Drive. I think others would agree - still remembering the many who were against any vegetation removal for the bike path.

I hope you will consider these suggestions.

I can be contacted for any further info or discussion at:

Steve Williams
18 Sea Watch Place
541-902-7840

Stevek.will@yahoo.com

From: [Steve Williams](#)
To: [Wendy Farley-Campbell](#)
Cc: [Mike Miller](#)
Subject: Info Notes for hearing
Date: Sunday, July 5, 2020 11:51:08 AM
Attachments: [Hearing1.pdf](#)

Re: Resolution PC 20 07 PUD 01 Rhododendron drive

Dear Ms. Wendy Farley-Campbell (cc Mr. Miller)

I thank you for Giving us the requested information on Friday.

I had a few notes I'd like to add to what I have submitted from Seawatch Lot 18 (attached).

1. The Storm Water Management Plan

The plan proposes infiltration on site. It only addresses overflow surface runoff. There is no mention or consideration of the underground water flow. This is a known issue which has put homes here in peril multiple times. It is known and well documented. Our Coast Guard neighbors also tell us they have experienced difficulties from the Fairway Estates project using a similar infiltration system.

We have a lot of material that we'd be happy to share with Mr. Miller's department. At the very least, We'd like to have some coordination with the City to monitor changes the proposed development may have on us from increase underground head pressure going through our community, and a joint mitigation approach. Would the City be open to this?

2. The Traffic Study

Table 1 indicates that the intersection of Rhododendron Dr and Coast Guard road was excluded - including any accident data over the past 5 years (I know of at least 2)

Looking at the AASHTO guidelines for sight distance, I paced North on Rhododendron from our intersection for sight distance - I believe it's about 330 ft - not recommended for a 40 mph. Our existing problem may not be directly related to the development, but can you understand our concern about adding traffic to a area already problematic.

Perhaps this could be addressed as a separate issue for speed reduction?

Please let me know.

Thanks - Sincerely, Steve Williams - Seawatch Lot 18

My wife and I are very concerned about 3J Consulting's intent to build a planned community of 136 units off Rhododendron, north between 35th Street and Fairway Estates. These units would consist of single family homes, triplexes, duplexes and two or three story apartment buildings. We think that this is a very bad idea at this location. The following are concerns we have regarding this project.

Traffic on Rhododendron is already bad and 35th Street is the only access to highway 101 for several miles in either direction. This requires everyone living north or south of 35th Street to pass by this area to get to highway 101. Keeping in mind that Fairway Estates will be adding 80 new homes and now 136 homes from this new project. Traffic would increase considerably on Rhododendron and 35th Street. This area is currently plagued by traffic accidents, due mainly to the amount of traffic, speed and the lack of a turning lane onto Coast Guard Road. Please keep in mind that more than fifty families live and work at the Coast Guard Station and Sea Watch Estates. These families come and go on a daily basis with no turning lane into that area.

There is a problem with water management and runoff in this area. All ground water here impacts the river bank and causes erosion. Adding additional hardscape would increase runoff and possibly impact an already fragile situation for the river bank. Our understanding is that the Coast Guard Station recently spent approximately twelve million dollars rebuilding and improving their riverbank partially because of water runoff from Fairway Estates. What will water runoff from this proposed project do to the Coast Guard Station and Sea Watch Estates?

These new units are being built with a, build them and they will come, philosophy. It seems to us that there aren't enough good paying jobs in this area to support the amount of construction planned. These aren't the type of homes that people who are retiring and moving to this area will buy. These homes are more in line with young working age people and unfortunately there aren't jobs for these people that would provide income adequate to afford these homes. They also could be used as vacation rental property which would take business away from our existing motels and hotels possibly causing these businesses to fail. We don't think Florence needs more failed businesses adding to the blight already here.

Our suggestion would be to build single family housing similar to Fairway

Estates or maybe a transitional senior retirement community. This would result in older retired people moving from existing housing throughout Florence into the new community. The housing they vacate would be less expensive and would be available for younger families moving into Florence.

Personally my wife and I are concerned about traffic, noise, property values and quality of life. To us the current project does not fit into the area. This proposed project is surrounded on three sides by upscale single family homes.

Many are in gated communities and are occupied by retirees. We hope you will consider the information we have provided and make the right decision for Florence and its citizens.

Tom and Karen Wilson
5 Sea Watch Place
Florence Oregon
541-997-3909
wilsonk@q.com

From: [Larry and Cathy Fenstermaker](#)
To: [planningdepartment](#)
Subject: Planned development at 35th & Rhododendron
Date: Tuesday, June 30, 2020 10:31:53 AM

To whom it may concern, we are residents of Sea Watch Estates, which is directly across the street from the new planned development. We oppose this plan due to increased traffic concerns. There is a sharp curve in front of the proposed entrance that seems it would be dangerous for cars exiting onto Rhododendron from the new homes. There have been several accidents involving drivers missing the curve & hitting trees, especially during any period of ice on the pavement. There is & will be more traffic just from the new homes being built in Fairway Estates without adding this new subdivision. Please do not consider approving this new subdivision.

Thank you for your consideration,
Cathy & Larry Fenstermaker
25 Coast Guard Rd.
Florence

Exhibit L6

From: asklitz@aol.com
To: [planningdepartment](#)
Subject: Public Hearing Letter Resolution PC 20 07 PUD 01-Preliminary Planned Unit Development (PUD), & Resolution PC 20 08 SUB 01-Tentative Subdivision(SUB) plat
Date: Thursday, July 02, 2020 10:37:35 PM

July 2, 2020

Dear Planning Commission:

A few days ago we received the letter regarding Resolution PC 20 07 PUD 01-Preliminary Planned Unit Development (PUD), & Resolution PC 20 08 SUB 01-Tentative Subdivision(SUB) plat. We live on N. Siano Loop in the Siuslaw Village subdivision. We are very concerned about this proposed development. We have looked at the proposal and oppose changing the character and architectural tone of our neighborhood by allowing high-density multifamily units. Here are our objections:

- <!--[if !supportLists]-->1) <!--[endif]-->Our neighborhood consists of custom homes and manufactured homes on large lots zoned RMH. No multi-family units are allowed(see Residential Districts 10-10-2) The character and original plan for this neighborhood would be drastically changed if on just 9.28 acres 126 units are built! (45 multifamily, 31 single family detached, and 49 single family attached units) The 31 detached single family homes would be in keeping with the character of the neighborhood and we are not opposed if they are on 50x80 foot lots as required in the current zoning regulations(see Title 10-10-4 Residential District Lot and Yard Provisions) In the RMH residential district attached single family units are permitted only with site review.
- <!--[if !supportLists]-->2) <!--[endif]-->Even if zoning were changed to allow multifamily units, it does not look like there is room for 30 feet between each building when side by side required by Chapter 10 Residential Districts Density Page 12 unless they decrease the number.
- <!--[if !supportLists]-->3) <!--[endif]-->TRAFFIC: We read the Traffic Impact Study and were shocked by the amount of traffic the PUD will add to an already congested intersection at Rhododendron and 35th. It is the only way to get to Hwy 101 for miles. A city plan to put New Hope St. through to Kingwood never being completed. Their study estimates up to 1200 vehicles more per day and state this would cause no safety hazard and no mitigation measures are necessary. This seems totally unrealistic to someone who uses the intersection every day and is familiar with the low visibility around the northern curve of Rhododendron with the high speed of 40 mph+. Cars come fast around that curve and even now you put your life at risk trying to turn left. If this is approved and the traffic increased by 1200 per day we would need a lower speed limit, a traffic light, or a multi-way stop for safety's sake. Building multi-story apartments right on that NE corner will further limit visibility especially if there is a fence or shrubs. Visibility on that corner must be taken into consideration and addressed realistically.

We understand the need for more high-density housing in Florence, but oppose it in this semi-rural single-family neighborhood. Plans appear to build multi-story buildings right up to the corner limiting visibility and adding vast amounts of daily traffic. Please consider the negative impact this would have on the hundreds of folks living in this area in your decision as it will change the character, architectural tone, ambiance, and density of it forever. Hopefully we can come to some sort of compromise that is agreeable to the residents and the builders. Thank you.

Exhibit L7

Sincerely,

Sondra and Dafydd Balston, 1549 N. Siano Loop, Florence, OR 97439 (copy mailed also)



To: City of Florence Leadership

Re: Rhododendron

At the June meeting of the Florence Habitat for Humanity Board of Directors, our board was made aware of the proposed housing development at 35th and Rhododendron.

As president of the Florence Habitat for Humanity affiliate, I am keenly aware of the challenges current market conditions present for working families. The market is, and has been for some time, beyond the reach of far too many families in our community. Prior to the COVID-19 pandemic, the local economy supported a number of new housing developments. However, very few have served to increase the availability of affordable homes for households at or slightly above the median income level.

My role as a school administrator also affords me a unique perspective on the local housing market. In a typical year, I hire three to five new professionals to join our staff. Each year, securing housing is a significant hurdle. On more than one occasion, our school, and our community, have lost potential living-wage workers due to the lack of housing options.

Due to the high "livability" of our community, Florence has a robust market for homes at the upper end of the affordability scale. We also benefit from multiple subsidized housing developments. What is missing is an opportunity for those entering the middle class to gain a foothold on the American dream by securing a home in which to live while pursuing greater fortunes.

This development has the full support of our Board of Directors and we encourage City of Florence leadership to pursue this venture with vigor and expedience. If Habitat can be of any support, please let us know. We are eager to support projects and policies that increase the availability of affordable housing in our community.

Sincerely,

Mike Harklerode

President, Florence Habitat for Humanity Board of Directors

SEA WATCH ESTATES HOMEOWNERS ASSOCIATION

City of Florence
250 Hwy 101
Florence, Or 97439

July 2, 2020

Florence Planning Commission

The Sea Watch Estates Board of Directors, on behalf of the members of the association, wishes to go on record as opposing Resolution PC 20 07 PUD 01- Preliminary Planned Unit Development/ Resolution PC 20 08 Sub 01- Tentative Subdivision Plat as presented to the Planning Commission.

We have three areas of concern that will directly impact Sea Watch Estates, a subdivision of 27 lots, 25 of which contain single family homes, situated west of the proposed development and bounded by Rhododendron Drive and the Siuslaw River.

Drainage

The City of Florence and the Planning Commission are well aware of the existing drainage issues in this area. Flooding in the mid 1990s led to an extensive study explaining the extreme problems associated with runoff from impervious surfaces in high density developments such as the one proposed by 3J Consulting and Mercedes Serra. The Siuslaw River bank is vulnerable to erosion caused by the concentration of excess runoff. Before any permits are issued the City needs to complete a thorough engineering study by an outside firm not connected to the City, the consulting company, or any investors in the proposed development. The study should determine that drainage from this development not cause undue harm to the Siuslaw River bank or the existing homes in Sea Watch Estates.

Traffic

That traffic will be a problem when this development is completed without extensive road improvements is an understatement. As proposed this development will add 252 cars from 126 families plus delivery vehicles and visitors to what is already becoming a dangerous situation on Rhododendron drive and 35th street. Multiple accidents have occurred near the intersection of Coast Guard Road and Rhododendron Drive due to excess speed. With the completion of Phase 1 and Phase 2 of Fairway Estates another 160+ cars will contribute to congestion and safety issues. The City should consider reducing the speed limit to 30 mph from 35th street to Shelter Cove, adding a continuous turn lane, side walks, and bike lane from 35th Street to Fairway Estates, complete the reconfiguring of the intersection of Coast Guard Road and Rhododendron Drive as previously designed, and create a 3 way stop at the intersection of 35th Street and Rhododendron Drive.

Exhibit L9

Quality of Life/Safety

The proposed high density development seems out of character with the existing single family homes in the immediate area. This could be described as a semi-rural part of the City of Florence. Although within the City limits, proximity to commercial and city services is limited. With additional traffic on 35th Street and Rhododendron Drive it will be dangerous to walk or ride bikes to connect with highway 101 or Old Town. Although the developers propose providing playgrounds, hiking trails, picnic areas, and a dog park the preliminary design clearly shows limited open space especially when open drainage areas are added. Since this development is designed to attract families, wandering children and dogs could become a problem for nearby homes mostly occupied by retired seniors. The consulting firm should recommend the elimination of the apartment structures and focus on single family attached and detached residences.

With design revisions made and infrastructure built to reduce the negative impact on the surrounding community this development could become a model for small cities such as Florence. Without the necessary changes problems that could have been avoided will likely become headaches in the future.

Sincerely

Sea Watch Estates BOD

Jim Thomas, President
Tom Wilson, Vice President
Cathy Dupont, Secretary
Allen Brooks, Treasurer
Steve Williams, Member at Large

Contact address is PO Box 741 Florence, Or 97439

July 6, 2020

To: Florence Planning Commission

From: Nikki Thomas

Re: RESOLUTION PC 20 07 PUD-Preliminary Planned Unit Development (PUD), & Resolution PC 20 08 SUB 01 – Tentative Subdivision (SUB) Plat.

While a City must balance competing interests such as the need for affordable housing for working families and generating revenue, as well as considering the safety of it's citizens and maintaining if not improving the quality of life for said citizens, I am afraid the above project, as submitted, cannot strike such a balance.

I have two primary concerns regarding the proposed development: Safety. Livability.

Regarding Safety:

To accommodate 126 living units, the architect of this proposed PUD plans to include three story apartment buildings adjacent to Rhododendron Drive and 35th Street. It is likely that families with children will be renting those apartments, and perhaps many of the other units. With only a small playground and "bike trail" provided by the developer for play, narrower than usual streets that include on-street parking, variances that will need to be granted to existing codes, as well as no existing or proposed gutters and sidewalks on Rhododendron to connect the development to the rest of the city, the idea of a **safe** "walkable community" remains just that, an idea, not realized by this project.

Exhibit L10

It is my understanding that a traffic mitigation report regarding this project was submitted to the City of Florence in February 2020. The narrow scope of the report, i.e.

gathering of information regarding accidents that; 1. occur at intersections; 2. are reported to ODOT, ignores a dangerous section of Rhododendron Drive, adjacent to the proposed PUD where numerous accidents have occurred due to excessive speed.

The impact of an additional 1000 or more vehicles daily on Rhododendron, and 35th St., so close to Siano Loop and Coast Guard Road **will** impact safety, no matter the machinations of a fast-tracked report.

Livability

In spite of my ever-present wish for a more walkable community, I love Florence, however more vehicles a day along this section of road will make it more difficult for pedestrians to safely cross Rhododendron, create more noise, and make the area **less** walkable.

While few communities are without their flaws or blighted areas, the natural vegetation along Rhododendron Drive and in many developments provides a lovely visual barrier to those flaws.

Please do not allow more natural vegetation to be removed from along Rhododendron Drive.

I believe use of a PUD **could** be in keeping with the City's Goals if the City enhances its own infrastructure (turning lane from 35th to Fairway Estates, paved bike trail as well as curbed road and sidewalks that connect the proposed development to the larger community, a bus stop at the development, etc.) **prior** to onset of the project or require the developer to do so.

A PUD could also be in keeping with the City's goals if the number of apartment units is reduced from 46 to 26, allowing for more parking and play space (greater quality of life for those children) as well as contributing ever so slightly to less of a traffic problem.

In conclusion, while it has become "business as usual" for the City to allow developers to remove all vegetation and grant set-back variances, make changes to their submitted plans, or just not follow through with such, only mitigated by a fine or fee; each time the City does so it compromises its own goal of "Sustaining and Improving the City's livability and quality of life." In a series of a thousand little cuts, quality of life, rather than being enhanced is diminished.

As you make your decision to approve the developer's proposal as submitted or with changes please keep in mind the following statements quoted from Florence City Code and City Goals. Goal number Two of the City of Florence Work Plan is: "Sustaining and Improving the City's livability and quality of life."

Florence City Code Title 10 Sec 1 states the zoning regulations exist "...to promote public **health, safety and welfare...**" "To provide for desirable, appropriately located living areas...with adequate provision for sunlight, fresh air, and usable open space." "To promote **safe**, fast, and **efficient** movement of people and goods **without sacrifice to the quality of Florence's environment**, and to provide **adequate off-street** parking.", and to" ...**preserve the natural beauty of Florence's setting.**"

Nikki Thomas

From: [Janice C. Walters](#)
To: [planningdepartment](#)
Subject: proposed development
Date: Saturday, July 04, 2020 12:01:14 PM

I was recently notified that the planning commission was going to be looking at the tentative subdivision termed Resolution PC 20 07 and 08 PUD 01. I will be logging into the live session on July 14, 2020. I live in Mariners Village, just north of the proposed development. I have great concerns about the fact that we are not yet hooked into any system for stormwater runoff and this development could greatly impact that issue in our neighborhood. Also the increase in traffic in this area of 35th St. and Rhododendren is also of great concern. I hope that the commissioners will address these issues. I know that a great number of our community are going to be logging in to hear how the planning department is taking into consideration the neighboring communities.

Janice Walters

From: [Nancy Rhodes](#)
To: [planningdepartment](#)
Subject: PC 20 07 PUD 01 & Resolution PC 20 08 SUB 01-Tentative Subdivision (SUB) Plat
Date: Monday, July 06, 2020 5:06:35 PM

To whom it may concern,
I live in Mariner's Village and have recently heard about the above referenced subdivision plan. As an active adult I'm very concerned about the increase of traffic on Rhododendron once the development is completed. I run and bicycle on that windy road and, as you know, there is very little space to do so safely until you get to Wild Winds. The situation is critically unsafe now, but will worsen substantially after 100+ dwellings are added.

If approval is given for this development, I believe that a signal should be installed at the intersection of Rhododendron Drive and 35th.

I also hope that the city gives serious study and consideration to the risks for cyclists, walkers and runners along Rhododendron. Besides the planned sidewalks which are proposed only for the subdivision, consideration should be given to the people of nearby communities. The ideal would be a bike path but I understand the near-complete unlikelihood of that ever happening. At the very least, the city should widen Rhododendron to provide a minimum of 4-ft beyond the exterior solid white line.

Thank you.
Nancy Rhodes
9 Mariners Ln.

Exhibit L12

Florence
415-497-4083



Virus-free. www.avg.com

From: [Michael Allen](#)
To: [planningdepartment](#)
Subject: Resolution PC 20 07 PUD 01 & Resolution PC 20 08 SUB 01 - Tentative Subdivision Plat
Date: Monday, July 06, 2020 3:18:23 PM

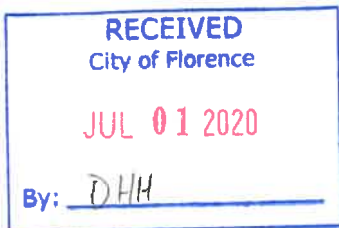
To Whom It May Concern:

I live off Rhododendron Drive just outside the city limits. My comment regarding the above development is that if we have a tsunami, people who live off Rhododendron have limited egress (35th St. and Heceta Beach Rd.) to escape. I am not opposed to much needed moderately priced housing, but I think this issue needs to be seriously considered and addressed before proceeding.

Also, I hope that the increased traffic on Rhododendron necessitates lowering the speed limit on Rhododendron "Speedway".

Pat Allen
87490 Rhodowood Drive
Florence, OR
505-401-7762

Exhibit L13



June 29, 2020

Florence Planning Commission
Florence City Hall
250 Highway 101
Florence, OR. 97439

RE: NE Intersection 35th St & Rhododendron Drive

My property at 3545 N. Rhododendron Drive is adjacent to your proposed project above. As I am sure you are aware that the current speed limit on Rhododendron Drive at your proposed site is 40 MPH which currently makes it a safety hazard for me and others in this area to enter Rhododendron Drive in a safe manner. The project being considered will add greatly to the current traffic flow as you well know. I do not object to the development of the project but do want to raise concerns about the average of 13.57 units per acre which is proposed. This proposed density is not cohesive with the current single family residences which are closer to an average of 4.5 units per acre.

My suggestion would be to have the owners file a revised application to reflect a development similar to the connecting development (Fairway Estates) which would be a lot more conducive and blend with the current neighborhood. It would surprise me if my concerns or recommendations will be entertained as I am sure minds have already been made up and the public hearings are a futile exercise required by the city in order to proceed. But I am sending this in spite of that so I can feel that at least my voice was heard. Please feel free to contact me if you have any questions about this letter.

Thank You

A handwritten signature in blue ink, appearing to read "Marshall Denton".

Marshall Denton
Ph # 916-521-8757
Em: mmdenton2014@gmail.com

Exhibit L14

From: [Debra Fisher](#)
To: [planningdepartment](#); [Steve WILLIAMS](#)
Subject: Project On 35th & Rhody
Date: Wednesday, July 08, 2020 4:14:36 PM

Darryl & Debra Fisher
22 Sea Watch Place
Florence Or 97439

RE: Mercedes Serra Project at 35th and Rhododendron Drive

Dear City Of Florence,

The proposed project is absolutely inconceivable to even consider! 126 unit on 9 acres on a two lane road with one way out in a tsunami zone! Its irresponsible to not have more exits out of the proposed subdivision. There are so many reason this project is not a good idea for Florence. The traffic is number one, with Fairway Estates adding in another 80 homes along with this new proposal that is 200+ dwelling a minimum of 400 more cars to get out of here in an emergency. Also we have lots of tourist that use Rhododendron drive to access the Jetty and beach which adds further traffic not just from homeowners. Its already dangerous making a left turn into our subdivision and if we are contending with another 400 residence or more trying to exit to Rhody there will be more accidents. Making a turn from Rhody to 35th is also very dangerous. The city is fully aware we have already had accidents at this dangerous curve that have yet to be resolved from the city.

Number two it will forever change the look of Rhododendron drive for the worst. The reason people live in Florence is for the beauty. There would be no continuity with the rest of the community around the project as we are surrounded by single family homes. To put apartment houses and townhouses and strip the area of the beautiful greenbelt makes no sense.

Number three this city does not have enough doctors for the current population. Just to see my primary doctor currently it takes months to get an appointment. To add in more housing without taking into consideration that there will not be proper medical care for the new population is careless. We have a large senior population here that needs medical and to ration the medical care current from the existing tax payers is just plain wrong! You need to demonstrate to us citizens that the healthcare will not be further jeopardized by adding in this extra housing.

In conclusion this a reckless proposal and we ask that it be revised to single family homes on 1/4 acre minimum lots which is consistent with the current neighboring developments. The drainage has to be taken into great consideration as not to disturb the riverbank. And the traffic needs to be really considered as not to jeopardize the public. This a residential area NOT commercial! Apartment houses are commercial. We propose that a full environmental impact be done by an outside company and a traffic study done as well in normal times as we know we are not having normal traffic this year because of the coronavirus. The current traffic plan did not take this fact into

Exhibit L15

consideration if conducted on current traffic patterns. Sea Watch owners are not taking this lightly and we will ask Peter Dfazio's help if necessary. My mother was a fire victim in the Paradise camp fires and was trapped in her car for over 6 and half hours because of poor planning by the city of Paradise to have an adequate escape route. This plan will be putting lives in danger! We will be soliciting all of our neighbors and the property owners North and East of us to stop this project in it's current proposal!! This is just not the right thing to do for Florence.

Thank You,
Darryl & Debra Fisher

CC: Sea Watch Estates HOA

From: [Debra Fisher](#)
To: [planningdepartment](#); seawatch_hoa@yahoo.com
Subject: Mercedes Serra Project at 35th and Rhododendron Drive
Date: Friday, August 07, 2020 3:52:12 PM

Darryl & Debra Fisher
22 Sea Watch Place
Florence Or 97439

RE: Resolution PC-20-07-PUD-01

Dear Planning department,

What makes Florence special is the natural beauty of our city. Our coastal pines, the greenery and our native Rhododendron in which we have dedicated a whole festival to every year is what makes Florence the beautiful community it is. Rhododendron drive in particular is one of our most scenic corridors in the city. But this is in jeopardy! The proposed project on Rhody/35th will forever change the landscape on this scenic drive.

Our city knew when writing our codes that future development may encroach on our natural beauty and the impact of removing vegetation can have on protecting property. Title 4 Chapter 6 Vegetation Preservation was written to strike that balance. It is very definitive, code 4-6-4 says- Procedures for obtaining a vegetation permit the following has to be met. Section C states removing native vegetation has to be in a reasonable manner consistent with the city Code and policies. Also the impact of removing such vegetation will have in a riparian corridor and the properties around it. Rhododendron drive is designated in code 4-6-3 as a significant scenic corridor as well as being a riparian corridor.

Again the city code 4-6-1 clearly states "Purpose: The city council finds that it is necessary to regulate tree and vegetation removal on private property to:

1. Provide for revegetation and maintenance of plant materials on private property
- 2 PRESERVE THE SCENIC quality of the City by RETAINING NATIVE VEGETATION
3. Protect the property from storm run- off and wind erosion"

THE PROPOSED PROJECT WILL REMOVE ALL NATIVE VEGETATION and not only native in fact will remove all vegetation that exist on all 9.28 acres! This is clearly not in compliance with the City codes as stated above. Rhododendron drive is a preserved scenic corridor and well as a riparian corridor. Also by removing all vegetation it will detrimentally have an impact on storm run -off and ground water situation that will affect the properties all around the proposed project.

The Native vegetation in our City is so important in keeping the beauty of our City for future generations. None of us live here to have it look like a concrete jungle.

There has to be a balance to development and retaining the integrity of the beauty of our beloved City. Its obvious the corporation that owns the land only cares about

profits. The landscaping they proposed does not make up for removing the beauty of the native vegetation that already exist on the land. The proposal does not even make an effort for any preservation of the native landscape. Its in your ball court to figure out that balance. We would like to make some suggestions to help with that decision if we may. We have many years of experience in apartment complexes, multi family homes and single family houses. We are very educated in this field. We are not opposed to growth and corporate profits . With that said there are so many factors to consider in the development of this property. Maintaining the scenic quality of Rhododendron drive, making sure that the development does not severely harm other existing properties and cause damage to the river bank. There has to be a true plan to deal with the traffic for safety of cars and pedestrians and cyclist as we don't want to see an increased in fatalities and accidents as a result. Its a real issue because we have two big blind curves at both ends of the proposed project. So there is a lot to consider. We believe that if the water issue and traffic COULD be resolved the project be scaled back to single family homes and or town homes with as much native vegetation and trees to remain as possible. By reducing the amount of proposed units it will allow for more native vegetation to be preserved. This balance would keep Rhododendron drive scenic and provide more housing for the community.

In closing, in the spirit of our current codes of maintaining the integrity of our City from becoming an ugly place to live as well as maintaining safety the proposed project should be rejected as currently proposed. The City needs to preserve our native vegetation so future citizens can enjoy the beauty as much as we have. We are a rural community and yes we need more housing but it has to be added responsibly without compromising the integrity of the beauty of our City. Again please consider all the impact this project will have on the quality on this residential area in scenery, safety, traffic and noise. Please find a way to strike a good balance in preservation and growth for the good of our community. We moved here 10 years ago from California. We have seen what happens to a community when developers come in for profit only and before you know it the once beautiful place you loved no longer resembles what it was before. Lost forever! We need to be careful not to allow this to happen to our beloved City. Once you set a precedence its hard to retract the course. Responsible Growth! This is you time to shine!

Thanks You,
The Fishers

cc: Sea Watch Estates Hoa

From: [Alan Knoblock](#)
To: [planningdepartment](#)
Cc: [Alan Knoblock](#); [Denise Knoblock](#); [School Meals Program Bruce Andrade](#)
Subject: RESOLUTION PC 20 07 PUD 01 –Preliminary Planned Unit Development (PUD), & RESOLUTION PC 20 08 SUB 01 – Tentative Subdivision (SUB) Plat.
Date: Thursday, July 09, 2020 7:04:48 AM

City of Florence (Planning Commission)

After extensive discussion with many of my neighbors in, and around north Rhododendron we are concerned about the location of this proposed development. To be clear we agree there is a need for additional housing here in Florence. However, we do not agree with the location for this development.

Our major concern is the additional traffic that will ensue. We estimate 1,000+ additional cars on Rhododendron daily. The road is a two lane (*rural road*), and is not designed for the amount of additional traffic.

- Adding 126 families to this location adds approximately 200 more cars. (*Assumes 80% of these units have 2 drivers in the household*).
- Each driver goes to work and back - that's 400 cars on the road. (*200 going to work, and 200 returning from work*)
- Each driver makes one trip to drop the kids off at school, or go to the local store; again 400 more cars on the road. (*200 leaving for the destination, and 200 returning*)
- Easily 1/2 (or more) of these drivers will make one additional trip each day.
- Members of The Planning Commission ask yourself. How many times do you leave home (*and return*) each day in your vehicle?

The current design allows for only two entrances from this housing complex. We predict a backup of traffic during major traffic times; along Rhododendron Dr. Do we want tourists, and visitors heading to the North Jetty or the beach sitting stopped in traffic along Rhododendron?

There are many other locations in this city that are suitable for the same development. Along Kingwood there are many available 9+ acre locations. The road "Kingwood" has been designed for larger amounts of traffic (*3 lane road with a center turn lane*) The location on the corner (*or near the corner*) of Kingwood and 35th would be a more suitable location for this development. Three lane roads are found on Kingwood, and the 35th street location. It has closer access to Hwy 101, and downtown Florence. It will not block traffic from our natural resources that attracts visitors to our beautiful city. (*It is possible Kingwood is Zoned for commercial property. If re-zoning is needed then let's take a look at that.*)

Please consider this concern, and recommendation seriously. We appreciate your leadership.

Alan J. Knoblock
87696 Saltaire St. Florence, OR 97439
(707) 365-5853
alanknoblock@gmail.com

Exhibit L16

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

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 35th 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

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 Rhododendren
Date: Monday, July 13, 2020 8:34:27 AM

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
Subject: Planning Commission Hearing
Date: Sunday, July 12, 2020 12:54:37 PM

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

From: [Wendy Farley-Campbell](#)
To: [Roxanne Johnston](#)
Subject: FW: Traffic concerns at Rhododendron Drive and 35th Street
Date: Monday, August 10, 2020 8:20:24 AM

-----Original Message-----

From: Robin Sullivan <sullivan62@charter.net>
Sent: Saturday, August 8, 2020 12:27 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Traffic concerns at Rhododendron Drive and 35th Street

At 11 am on each last Friday of each month the earthquake/tsunami warning siren is tested. Presumably, this system came at some expense to the City. Since we live in Sea Watch Estates we are grateful for this concern for our safety. However, our safety is thrown out of the window with the development of the planned construction of 126 homes at Rhododendron and 35th Street.

Currently, there is only one road off Rhododendron to Hwy. 101 between 9th Street and Heceta Beach Road and that is 35th Street. When the siren goes off FOR REAL due to a natural disaster, the impact of evacuation onto Rhododendron in only 1/4 of a mile north of 35th Street is going to be phenomenal. There will be existing traffic coming south from Shelter Cove and Fairway Estates and points north, cars trying to gain access to Rhododendron from Coast Guard Road, and now cars trying to access Rhododendron (perhaps as many as one hundred) from the new development. Cars from this development will have to make a left hand turn, difficult at the best of times, unless they wish to drive north to Heceta Beach Road.

Please, will you and the City of Florence Planning Commission assure current homeowners in Sea Watch Estates and others north of 35th Street that our safety is not compromised by this planned development.

We look forward to a written response from the Planning Commission.

Richard and Elenor Sullivan
1 Sea Watch Place
Florence OR 97439

Sent from my iPad

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

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: brendajgilmer@gmail.com
To: [Roxanne Johnston](mailto:Roxanne.Johnston@ci.florence.or.us)
Subject: Re: 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 (writ
Date: Tuesday, July 14, 2020 4:42:56 PM

In my speaker's card I corrected the Habitat recommendations to city leadership that they pursue this project with vigor and expedience. "Experience" was a typo that substantively altered their advice. Brenda Gilmer

On Jul 14, 2020, at 3:24 PM, Roxanne Johnston <Roxanne.Johnston@ci.florence.or.us> wrote:

Hello Ms. Gilmer,

Thank you for your email. As you can imagine, we have received numerous inquiries for this development and are responding to each email as soon as possible. We are seeing common patterns in the concerns and will be discussing the during the meeting. Traffic and stormwater are two of the main concerns and we have had peer reviews of the submitted traffic and stormwater studies that you can review at the link, below (it is nearer the bottom of the page on the City site!).

Yesterday evening, the applicant submitted a letter requesting to continue the Public Hearing. This has been posted on the website, below.

Your testimony is valuable. We will be uploading your testimony on our City's web page -<https://www.ci.florence.or.us/bc-pc/planning-commission-hearing-5>.

The Planning Commissioners and the applicant will also have access to yours and other testimony submittals for their consideration.

Thanks again,

R

Roxanne M. Johnston, CFM

Senior Planner | City of Florence

O: 541.997.8237

Roxanne.Johnston@ci.florence.or.us

250 Highway 101, Florence, OR 97439

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From: Brenda Gilmer <brendajgilmer@gmail.com>

Sent: Tuesday, July 14, 2020 1:59 PM

To: planningdepartment <planningdepartment@ci.florence.or.us>

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), &

Exhibit L23

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: Brenda Gilmer <brendaigilmer@gmail.com>

Sent: Tuesday, July 14, 2020 3:17 PM

To: Dylan Huber-Heidorn <Dylan.HH@ci.florence.or.us>

Subject: Re: Automatic reply: 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...

I also wish to offer the following written evidence, and challenge to impartiality.

I want to talk about the community need to look at new [non-gated, non-affluent] housing as very needed and just waiting for new neighbors to move in and get to know each other. Each home offered is stability and good health. The Board of Directors of Florence Habitat for Humanity asked you, the City of Florence Planning Commission, City Leadership, to pursue this development with vigor and expedience. No throwing stones to keep people out. Welcoming nice people in.

I also would like to contest as biased and unqualified to judge (because unable to do so without prejudgment/personal interest) any commissioner who does not agree as a matter of that commissioner's oath of office to support the US Constitution and the laws of the State of Oregon and the county with respect to health and welfare, that you respect every person, individually, in their right to be free from discrimination.

The Oregon Department of Justice has this website where each commissioner can test themselves (and City Council member, and every commission or board member, etc.). It is the State of **Oregon's** Department of Justice webpage for reporting **hate crimes** and **bias incidents**:

Hate crimes and bias incidents are on the rise, both in Oregon and nationally. It is up to all Oregonians to make sure that everyone is safe in their community. In 2019, the Oregon legislature passed [SB 577](#) », which updated Oregon's **bias crime laws** (formerly called intimidation), defined the new legal term **bias incidents**, created a victim-centered **response hotline** for reporting bias, **requires law enforcement to refer all victims of bias incidents** to support services, and **streamlines data collection** about bias occurring in Oregon.

What's the Difference between a Hate or Bias *Crime* and a Bias *Incident*?

What is a Bias *Incident*?

A bias incident is any hostile expression that may be motivated by another person's race, color, disability, religion, national origin, sexual orientation, or gender identity. The act does not need to be a federal, state, tribal, or local crime.

Examples of Bias *Incidents*

Bias incidents can be verbal, physical, or visual. This language and behavior often contributes to or creates an unsafe or unwelcoming environment. Some examples include:

- Name calling; using a racial, ethnic, or other slur to identify someone; or using degrading language.

- Creating racist or derogatory images/drawings.
- Imitating someone with a disability, or imitating someone's cultural norm or practice.
-

What is a Hate or Bias *Crime*?

A hate crime, known as bias crime under Oregon law, is a crime motivated by bias against another person's race, color, disability, religion, national origin, sexual orientation, or gender identity. There are federal, state, and tribal hate and bias crime laws, each defined separately under individual state's laws, federal law, and individual tribe's laws. Oregon's bias crime was modified in [2019's SB 577 »](#), and is codified under [ORS 166.155 and 166.165 »](#).

Examples of Hate and Bias Crimes

Bias crimes can also be verbal, physical, or visual. Some examples include:

- Assaulting, injuring, or even touching someone in an offensive manner because of their perceived protected class.
- Creating racist or derogatory graffiti on someone else's property based on their perceived protected class.
- Threatening to physically harm a person, their family, or their property based on their perceived protected class.

Why Should I Report?

While bias incidents and crimes sometimes target specific individuals, they often violate an entire group or community's sense of safety and belonging. Graffiti on the wall, fliers, anonymous emails, and language meant to harass individuals convey intolerance that impacts all of us. We want Oregon to be welcoming and inclusive.

Report and Support

The "Report and Support System" is designed to help us track hate crimes and bias incidents, who was targeted, and where the incident took place. We want to:

- Support survivors who have witnessed or been the target of hate crimes and bias incidents.
- Refer survivors to services that can help.
- Inform Oregon's legislature, governor, law enforcement, and community about the extent of the problem.

Information and Referral

The Oregon Department of Justice Bias Response Hotline is a reporting and referral service designed to support bias victims. We are not able to investigate any reports submitted via the hotline or web portal. Reports submitted here may not receive an immediate response and will not result in an investigation.

For emergency assistance, dial 911.

If you believe a crime has occurred and want it investigated, contact your [local law enforcement agency](#).

Represented callers

We are not able to give any legal advice to anyone reporting a bias incident.

If the hotline operator is an attorney, no attorney-client privilege is created through a report or information sharing.

If you have an attorney representing you regarding the bias incident you are reporting, please consult with your attorney for legal advice. The hotline operators are prohibited from interfering with attorney-client relationships pursuant to the [Oregon Rules of Professional Conduct »](#) and [ORS 40.225 »](#), and will be required to terminate calls from represented callers.

Mandatory reporting

Information shared with hotline operators or via the web portal that includes information about child abuse, elder abuse, or danger to a child (under 18) or elder (over 65) is subject to Oregon's mandatory reporting laws. Information including your name, phone number, email address, location, nature of the danger/abuse, and any other identifying information will be reported to Oregon Department of Human Services or Oregon Adult Protective Services pursuant to [ORS 419B.010 »](#) and [124.060 »](#).

How your data is stored and protected

Information submitted via the hotline or web portal regarding the character, location, and impacted protected class of any bias crime or bias incident will be shared with the Oregon Criminal Justice Commission (CJC) pursuant to [Oregon Laws 2019, chapter 553, section 8 »](#). The CJC will share results of their data analysis from this information to the Governor, the Legislative Assembly, the Attorney General, the Oregon District Attorneys Association, the Department of State Police, and the Department of Public Safety Standards and Training. Personal identifying information will be redacted from any reports pursuant to [Oregon Laws 2019, chapter 553, section 8 »](#).

Data may be subject to public record requests.

By submitting information via the hotline or the web portal, you consent to the collection and processing of the relevant data as described above.

<https://www.doj.state.or.us/oregon-department-of-justice/bias-crimes/about-the-law/>

At the very least, each "City Leader" and city employee should be able to pass the bias and hate crime tests. So, good timing.

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

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 35th street intersection, as it does not show the increased seasonal tourist traffic (considerable). Right and left turn lanes from Rhododendron and 35th streets would help (maybe a traffic circle like the one proposed for Kingwood and 9th 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](#)

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

From: [Steve WILLIAMS](#)
To: [planningdepartment](#)
Cc: [Joshua Greene](#); [Ron Preisler](#); [Geraldine Prociw](#); [Woody Woodbury](#)
Subject: Facts for Sandpines Drainage issue
Date: Sunday, August 02, 2020 12:01:28 PM
Attachments: [Georeport_p3.pdf](#)

Aug. 4th, 2020

Re: Resolution PC 20 07 PUD 01 Rhododendron Drive

Cc. Florence City Council

Bc. Seawatch BOD, Seawatch Hearing Grp.

Dear Florence City Planning:

I'd like to request this Email and attachment be submitted to the record for PC 20 07 PUD 01 Rhododendron Drive.

The 4-29 preliminary Storm Drain Report (dated 4-29) states on page 11 "all runoff will be managed and infiltrated onsite" - **but the runoff does not stay on site.**

The infiltrated waters will come to the surface about 450 ft away and 50 ft elevation below the Sandpines development on the Seawatch Estates common ground called "our slope" in the form springs (surface water) - causing massive erosion, property loss, and a general loss of property value.

Basically by choosing "infiltration", the City is knowingly choosing our common area to serve as a drainage ditch for the Sandpines project.

This threatens us as a viable community that the Town of Florence approved and was eager for us all to invest.

I submit the following:

1. Attached file is page 3. from the Foundation Engineering report. Please the section on Engineering analysis - Infiltration and erosion. This report was reviewed and accepted as a matter of record by the Planning Commission. The flow of water from Sandpines Infiltration surfacing on our land is also undisputed by the City (minutes 9-22-98 p35-37)
2. Title 9 Chapter 5-3-2-D of Florence code says that any surface water issue within ¼ mile of a development needs to be studied and mitigated. "Springs" resulting from infiltration just 450 ft from us are surface water issues within ¼ mile. Why is there no

consideration to the water nor any mitigation plan to protect our homes ?

3.

My requests for an opportunity to relay relevant information to Mr. Miller directly, and my request to be able to submit a risk assessment to the city insurance - were both either ignored or denied.

There are ways to do an alternate drainage plan (closed system) and/or mitigate issues to allow the project to proceed. However, as currently planned, the City is proposing to use our common ground as the vehicle to drain runoff of the entire project through our common area - knowing the adverse effect it will have, and without our consent or any direct discussion. Is the City claiming "Eminent Domain" for use of our slope as the drainage mechanism for Sandpines ?

The Sandpines past infiltration/drainage project in 1997-98 had an unpredictable outcome of a "Slope Blowout" from increased spring flow that nearly destroyed a home here. This was proven by a groundwater dye test by the City. Back then, both the City and Seawatch worked together to identify and correct the issue. Our slope is stabilized from a planting program. My home, for instance, was built 23 years ago 32 ft from the slope. It is still 32 feet from a non eroding slope 23 years later.

Land use issue PC20-07-PUD 01 is being done with the City's full knowledge and historical record of this known issue - knowing full well the outcome and negative effect it will have on us.

I copied the City Council on this because I'm unsure if they have been made aware of our issue or the other information about this we have submitted.

Please realize for us - this is a fight/effort to save and protect our homes.

Sincerely, Steve Williams, Sea Watch HOA

Geotechnical Investigation

Sea Watch Estates Slope Study

Florence, Oregon

Submitted to:



Ward Northwest, Inc.
Florence, Oregon

July 18, 1997

Prepared by:
FOUNDATION ENGINEERING, INC.

strengthened by numerous embedded stumps, logs and associated roots (Photos 3 and 4, Appendix B). The top of the ledge is located at El. ± 10 feet. The ledge is widest (± 30 feet) in front of Lots 19, 20 and 21. Erosion has removed this protective shelf in front of Lots 16, 15, 14 and 12, resulting in open, retreating sand slopes in all but Lot 14.

Springs were observed along the entire length of the ledge during our site visits. Loose dune sand, washed out of the slope by springs, covers portions of the ledge. Wave action at high tide and during storms removes the sand from the ledge. Over the long term it appears that piping undercuts the slope causing vertical settlement and the formation of the scarp.

Beneath the resistant ledge, weakly cemented terrace sand stands nearly vertical. In isolated areas, undercutting by the Siuslaw River was observed below the organic silt. Water from the springs and the tidal fluctuation of the river has resulted in abundant algae growth on the ledge. Some resistance to erosion may be offered by the cementation in the sand and the algae growth.

Subsurface Conditions

The boring is located near the center of Lot 21, ± 31 feet inland of the slope edge. This location is underlain by ± 9 feet of loose sand with roots over dense to very dense dune sand to a depth of ± 40 feet. Stiff, dark brown, organic silt was encountered to a depth of ± 42 feet followed by very dense, weakly cemented terrace sand to the bottom of the boring (55.8 feet). A ground water level of 24.8 feet was recorded on June 6, 1997.

ENGINEERING ANALYSIS AND CONCLUSIONS

We performed a slope stability analysis using a cross-section at lot 21 through the borehole (Figure 3). Considering the uniformity of the site we believe this section is generally representative of the conditions throughout the common area slope. Using relatively conservative soil strengths, we obtained a factor of safety of 1.27. This value was obtained from a static equilibrium calculation comparing the forces pulling the slope down to the forces resisting movement. Based on this analysis and our observations of the slope, we believe the scarp observed on the slope is not due to landsliding. In our opinion the scarp and slumping observed in the slope is due to internal erosion of the sand by the springs.

Reportedly the slumping of the common area slopes has recently increased. Several factors may be contributing to the reported increase in movement. Increased groundwater levels due to increased rainfall or increased infiltration of surface water would increase the piping and subsequent slumps. High water levels during flooding of the river can erode sand from the base of the slope increasing the observed slope movement. Slope movement is often naturally cyclic, with periods of relative stability followed by periods of increased movement. Also increased awareness of slope movement leads to more observations of the slope and an

From: [Steve WILLIAMS](#)
To: [planningdepartment](#)
Cc: [Linda Farrell](#); [13 John and Monica Severino](#); [Bill Smith](#); [Kent Coleman](#); [Susan Vollman-King 6](#); [25 Larry and Cathy Fenstermaker](#); [1 Elenor and Robin Sullivan](#); [Deb & Darryl Fisher 22](#); [Norman Askew](#); [8 David and Margaret Bielenberg](#); [3 Vernon Gibson](#); [21 Allen Brooks](#); [Karen Wilson](#); [Cathy Dupont](#); [Jim Thomas](#); [Gary Plunkett](#)
Subject: TIA - facts for the record
Date: Thursday, August 06, 2020 11:50:32 AM
Attachments: [TIA_p11x.pdf](#)
[Hearing Traffic.pdf](#)

Aug. 8th, 2020

Re: Resolution PC 20 07 PUD 01 Rhododendron Drive

From: Steve Williams, 18 Sea Watch Pl, Florence, OR 97439

Bc. Sea Watch BOD, Sea Watch Hearing Grp.

Dear Florence City Planning Committee:

I would like to request this Email and its attachment be submitted to the record regarding "Facts" about the TIA.

Subject: Traffic Impact Analysis (TIA) Omissions as follows:

1.
The Study excludes all issues and accident data of the intersection at Coast Guard Road and Rhododendron Drive. This is in the immediate area, within 200 feet of the project's northern exit. It is a critical path for HomeLand Security (Coast Guard). It has an accident history. It already doesn't have adequate visual sight clearance to support a safe left hand turn in a 40 mph zone.
2.
No consideration was given to the north bound traffic that turns into Coast Guard Road for the Coast Guard (and their equipment) and for the Sea Watch Neighborhood. Since there is no left turn lane, all this traffic has to reduce speed in front of the proposed driveways of the development causing blockage and increasing congestion for the project. Currently, near misses from rear end collisions occur almost daily for us making this turn, even at present conditions.
3.
The seasonal adjustment factor of 1.2236 is unreasonable. The traffic was counted in December. It did not take into account the many seasonal operations that people access many times as much in the summer season. A standard calculation would not include these. This includes:
 - a.
128 room motel, conference center, and restaurant.
 - b.

A large recreational area (North Jetty)

- c.
A county park beach area
- d.
A camp ground
- e.
An RV park
- f.
Many AirB&Bs

4. Unlike Fairway Estates, the proposed project allows for no pull off area for cars to get off Rhododendron Dr. and decelerate. Instead, all traffic going into the proposed development will have to slow down on Rhododendron Dr., affecting all traffic going North. There are no turn lanes proposed, so South bound traffic to the project will bring traffic on Rhododendron to a complete halt. How can the Coast Guard get out for a response when Rhododendron is blocked by people trying to make a left hand turn. It seems obvious that a third lane is needed from 35th to Coast Guard Rd.

5. North of 35th, there are at least 5 HOA communities under construction and a new one (Fairwood Estates II) being developed. This will add close to a 100 homes in the next few years, not to mention homes built since 12/2019 that will use the 35th and Rhododendron intersection for town access. This was intentionally excluded from the study at the direction of "City Staff"- see page 11 attached.

We ran this by a neighborhood resident with expertise in this - his comment as follows:

Comment from Gary Plunkett:

I am a civil engineer with a bachelor's degree, licensed in California, but not Oregon, with forty years experience in public works engineering, including land development regulation in West Sacramento. Twenty of those years were served as a director of public works. In California counties the director of public works is also the county road commissioner, land development engineer, flood control engineer, public transportation manager, county surveyor, airport engineer, and waste management engineer.

"A traffic engineering report which fails to consider the effects of future growth is essentially useless."

This brings into question of the report as being an independent study.

Robert Friedman - with much experience on Florence City issues - mentioned that he has seen traffic studies in the past tailored to be biased in favor of the developer. He has concerns about this report.

Neighborhood Concern:

We would hope that TIA would be done with City Residences safety (driving conditions) as a priority and the City would consider all related issues in their final plan for traffic.

It is apparent that a third middle lane will be needed between Coast Guard Road and the southern exit of the project to manage turns and deceleration issues from turns. By not addressing this now, and favoring the developer to maximize their development area now, will mean the only way to put in the third lane "after the fact" would be to remove all the greenbelt and partial back yards of many homes in Sea Watch Estates on the west side of Rhododendron Dr..

The real tragedy is how many accidents and how many people will hurt by not looking at all issues and addressing traffic safety up front, with future growth included.

Sincerely, Steve Williams - Sea Watch HOA

TRAFFIC IMPACT ANALYSIS

The TIA identifies how the study area's transportation system will operate in the year the proposed development is expected to be fully built, year 2021. The impact of traffic generated by the proposed residential subdivision during the typical weekday AM and PM peak hours was examined as follows:

- Developments and transportation improvements planned in the site vicinity were identified.
- Year 2021 and background traffic conditions were analyzed at the study intersection during the weekday AM and PM peak hours.
- Site-generated trips were estimated for build-out of the site.
- Site trip-distribution patterns were derived based on surrounding land uses.
- Year 2021 total traffic conditions were analyzed at the study intersections and site-access points during the weekday AM and PM peak hours.
- Driveway operations and sight distance were assessed.

YEAR 2021 BACKGROUND TRAFFIC CONDITIONS

The year 2021 background traffic conditions analysis identifies how the study area's transportation system will operate without the proposed residential subdivision. This analysis includes traffic attributed to planned developments within the study area and to general growth in the region but does not include traffic from the proposed development.

Planned Developments and Transportation Improvements

Based on conversations and direction provided by City of Florence staff, no planned in-process developments in the area are included in the analysis. There are plans for a mixed-use path along 35th Street, however there are no expected changes to the study intersections.

Traffic Volumes

Regional traffic volume growth was evaluated based upon the ODOT Future Volume Tables which identify the average annual daily traffic (AADT). Two locations near the study area were identified on Oregon Coast Highway (US 101, ODOT Highway No. 009): 0.02 miles south of 36th Street and 0.02 miles south of 29th Street. Table 3 provides the base year (2018) and forecast year (2038) model AADTs for computation of the growth rate.

Table 3. ODOT Future Volume Table

Highway	Milepost	Description	Year 2018 AADT	Year 2038 AADT	R ²	Growth Rate
009	188.64	0.02 miles south of 36 th Street	12,500	12,600	0.4298	0.00040
009	21.34	0.02 miles south of 29 th Street	14,100	14,200	0.8050	0.00035

Growth rate calculation example: $(12,600 / 12,500 - 1) / (2038 - 2018) = 0.00040$

Aug. 8th, 2020

Re: Resolution PC 20 07 PUD 01 Rhododendron Drive
From: Steve Williams, 18 Sea Watch Pl, Florence, OR 97439

Bc. Sea Watch BOD, Sea Watch Hearing Grp.

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Sincerely, Steve Williams - Sea Watch HOA

From: [Steve WILLIAMS](#)
To: [planningdepartment](#)
Subject: Short Term Rental vs Residential
Date: Friday, August 07, 2020 12:10:24 PM

Aug. 9th, 2020

Re: Resolution PC 20 07 PUD 01 Rhododendron Drive
From: Steve Williams, 18 Sea Watch Pl, Florence, OR 97439

Bc. Sea Watch BOD, Sea Watch Hearing Grp.

Dear Florence City Planning Committee:

I would like to request this Email be submitted to the record - and the answer to our question.

Per a conversation between Debra Fisher (lot 22) and Dillon (City Planning) today we found out that the homes proposed are not going to be private homes or townhomes, but apartments (owned by the developer). Dillon indicated that there is a need in Florence for these for people working here providing services (OK maybe so, but we could understand that - just not the need for extreme high density)

Our question to the Planning Commision:

As rentals - what is to prevent the Developer from turning them all into Air B&B's ? This would maximize their profit and wouldn't do any good for the City's Housing shortage. Actual it explains the design. It would also put a large number of people in or neighborhood looking to party with no vested interest in the community.

We here (as do many HOA's have a 30 day minimum lease requirement. Is the City addressing this in any way or is this project potentially a vacation resort. This would explain their quest for such high density.

Please let us know - thanks

Sincerely, Steve Williams

From: [Steve WILLIAMS](#)
To: [planningdepartment](#)
Cc: [Roxanne Johnston](#)
Subject: PC 20 07 PUD 01
Date: Monday, August 10, 2020 12:54:30 PM

Aug. 10, 2020

From: Steve Williams, 18 Sea Watch Pl, Florence, OR 97439

Bc. Sea Watch BOD, Sea Watch Hearing Grp.

Re: For Record - Resolution PC 20 07 PUD 01 Rhododendron Drive

Issue: Is this project for family homes or is it going to be a vacation resort ?

Dear Florence City Planning Committee:

This PUD proposal has been troubling. We wondered why the developer would want to **COMPLETELY** remove the protected greenbelt. Leaving just 15 ft would maintain the look of Rhododendron and act as a noise barrier for the renters there and only reduce the development area by 4-5%. It would have also eliminated many objections the neighborhood has had.

As proposed, it doesn't match any of the other PUD's on Rhododendron Dr. that kept the greenbelt. I think that asking for an exception from the city to destroy ¼ mile of greenbelt vs reducing their development from a few rentals speaks to the developer's agenda - maximum profits vs consideration for the community.

I'm sure the new high density codes the City now has were made to allow cheaper housing costs.

I would speculate that the design to remove the greenbelt is less about getting a few extra rentals in (project already has staggering density), but is more about **NOT** fitting in with surrounding PUD's in an attempt to give it a commercial resort look (like many of a resort complexes I've stayed in Hawaii).

Instead of being a PUD of rentals for low income workers, why wouldn't the developers charge high rents that most can't afford, and convert the project into high return Air B&B complexes (that are also in great demand). It would be conveniently near their golf course and just 2 miles from the beach. Rip out all the native vegetation and give it that crisp resort type look with trimmed lawns.

Last I looked (about 3 years ago) when I worked on our issues with Air B&B's, the City had no restriction that would prevent this.

We hope the City will require this PUD to not allow short term rentals, requiring all leases and subleases to be minimum 30 days. This would insure that rental rates remain competitive locally to workers and not to the highest outside vacation bid.

We hope the City will not grant them permission to destroy the protected greenbelt and require at least 15 ft remain as every other PUD on Rhododendron has done.

Sincerely, Steve Williams

Good Afternoon Fran,

Thank you so much for your comments. We appreciate your interest in the project. I will forward them to the Planning Department for inclusion into the record for the Planning Commission decision.

If you would like to learn more about the project, please visit the City's website at <https://www.ci.florence.or.us/planning/florence-golf-links-preliminary-pud-and-tentative-subdivision>. This website provides all the information in the record thus far for the development.

If you have any further questions, I encourage you to contact the City of Florence Planning Department at planningdepartment@ci.florence.or.us or via phone at 541-997-8237.

From: Fran Rogers <kirkfarm45@gmail.com>
Sent: Friday, July 17, 2020 12:20 PM
To: Kelli Weese <kelli.weese@ci.florence.or.us>
Subject: Re: Soooo sorry

Sure, here it is.

Hi Kelli...

I think I just said something to the effect that approximately 490 people on 9 acres is waaaaay to many. Further, I have no objection to low income housing but most of the families will not have vehicles and cannot walk nor take the Rhody bus (can't carry many passengers), and so will have a very difficult time getting much needed goods and services as they will be far away from them.

If most of the families do have vehicles...Rhododendron is very curved and I find it very dangerous sometimes getting out of Mariner's Village where I live...what will 250 (about half of the planned for people) more vehicles do trying to get out onto the road.

Can or will the City provide transportation for this huge number of people? I doubt it. Mariner's Village has about 90 people living here

and with service vehicles and trucks, UPS and FEDEX...it can be crowded getting onto Rhododendron.

Thank you and may the City Council and Planning Dept.

please reconsider approving such a large project. Perhaps closer to downtown Florence.

Sincerely,

Frances Rogers

kirkfarm45@gmail.com

From: [jd.larson](#)
To: [planningdepartment](#)
Subject: PUD at Rhody & 35th
Date: Monday, August 10, 2020 8:28:39 PM

Dear Planning Dept. and Sandpines

I am writing regarding your planned development of the acreage at the corner of Rhody and 35th, behind W. Sandpines and N. Siano Loop homes. Based on the current development plans I was sent, my home and my personal well being will be seriously affected in a negative way if your proposed building plan is implemented. My property value and my quality of life will be irrevocably damaged if nothing in your proposal is changed. So I am writing with the hope that perhaps some modifications can be made so that the damage and harm can be minimized.

I have lived here for more than 11 years now. I purchased this house for one reason... because it backed onto a private greenbelt with open sky views and natural vegetation. The house itself did not appeal to me. It was okay, but if it were located in any other place I would not have been interested in it. For me, I would rather live in a shack with privacy and a view than in a mansion without either.

Before I purchased this home for the natural view and privacy it had at the back, I talked with Sandpines owners who assured me that there were no plans to develop the area behind my home. I bought this home because of that promise. And all the time I have lived here I have cared for the open area behind my home as if it were part of my property. I have hired Camp Florence crew to come once a year to remove all the invasive species from the area and keep it clean and open. I have regularly cleaned up garbage that the bears have stolen from neighbors and brought to the space behind my home to sort through in search of edible treasures. I have planted trees and spent countless hours, weeks, and months watering them so they would survive. So I have invested a lot of time and money in caring for the property, even though I do not legally own it, because it is part of my personal 'view' and I believed it would remain so....

I live in the back of my home that faces this area, with this privacy and natural beauty and openness. I spend my days working in my home office in front of a large window that looks out over this back area. The only other part of my house that faces it is my Master Bathroom, and when I purchased this home I replaced the tiny bathroom window with a large clear window so that I could see out the back more clearly and fully and enjoy the view while using my bathroom. If another home/s with windows facing toward mine is built behind me, it will destroy my privacy and view and therefore seriously impact my mental health and sense of well being.

My physical health has not been good for many years and I am now considered 'high risk' for Covid, so I need to stay home these days. Even without my current health risk, I have had trouble finding and keeping a job and am currently unemployed and unable to work. One of the only positive things in my life these days, which gives me a sense of joy and well being, is the view out my back two windows. My private, open, natural green space backyard is my sanctuary. Please don't destroy it.

Of course I realize that I do not own the property and it is legally yours to do with as you choose. But I believe that you have an ethical and moral responsibility to consider the welfare

Exhibit L27

of those who will be directly negatively impacted by your project, and to do your best to minimize the negative impact. I do not know if I am the only person who purchased their home because of its private greenbelt backyard, or who was promised by previous Sandpines owners that the space behind my home would not be developed. And I do not know if anyone else enjoys natural green views and privacy that they will lose if you continue your plans as they are now shown. I do know that those who are already living here should be able to expect that newly developed projects will not cause them property damage nor personal harm, which is what I believe your project will do to me.

I cannot afford to just sell and go somewhere else. I live at poverty level, so I cannot afford to just find something comparable. Finding another home in a similar price range with a natural view, privacy, and openness, like this one has, in the current market, will be next to impossible. Even more so when the only things this house has going for it are removed. Surely the resale value for my home would be significantly decreased by your development. Also, the idea of moving seems overwhelming to me... like a mountain I simply do not have the energy to climb.

Based on the plans I was sent, a row of small single family homes is planned for the area directly behind my home at 1537 N. Siano Loop. None of these four homes, marked in blue at the bottom right corner of your design, has any green space behind nor between them for privacy nor yard space. Personally, I do not know why anyone would want to buy a home with no yard nor green space in front or behind it. I surely would not. Most of the other homes in your design do have some green space between each row. Why would you even consider building single family homes without any green space at all? You are not providing a quality of living that makes your project a benefit nor an improvement for anyone. If you just focus on squeezing in buildings where they do not adequately fit in order to earn a few extra bucks of profit (which you may not earn if no one wants to live there), what benefit are you providing to this community? How are you making improvements? I do not think you are. So I ask and suggest that you eliminate those four planned homes, because you do not have enough space to make them liveable, since you cannot provide any yard or green space whatsoever for those home buyers. Why build them in the first place when there is no room for them there?

As an alternative... maybe it would be better to have some attached condos there instead, since people in condos don't expect to have a yard in front or back. Also, I see that you have provided a small green space at the beginning of the street and row of four blue boxes. I suppose you must think that providing a small green spot at the front of the row will make up for not providing any yards or green space for the houses themselves? It won't. And no one will miss what they do not have to begin with, when they make the choice to buy. So... I am asking and suggesting that the entire row of four blue houses (IF they cannot be eliminated from your design) be moved further West into that green space shown on your map. This will create more greenspace on the East side of the row of houses instead, which is exactly where my back yard sanctuary now exists. Then it will become green-space sanctuary for your row of homes as well, just on the East side instead of the West side.

If these suggestions do not help save me and my green space, perhaps there is something else that can be done instead? At very least, maybe the last house in the row, which would be directly behind mine, can be taken off the plans, and the other three can be moved at least a little further West? Or, as a last resort, maybe I can be given the opportunity to purchase that last corner lot at a price I can afford to pay, which would not be a lot, and continue to make monthly payments to you toward that lot cost while I still live here? I'm willing to 'work with

you' and am open to any ideas which can help me continue living here without the loss of my privacy and green view.

Of course, I know I am just one person with no power and you can steamroller over me and my green space as you choose. But I hope that you will not. And I am begging you to please not do the damage that you have planned.

Sincerely,
Julie Larson
1537 N. Siano Loop
Florence

From: [jd.larson](#)
To: [planningdepartment](#)
Subject: PUD Modification Request
Date: Monday, August 17, 2020 8:33:08 PM

This is the SHORT version of my 'testimony':

I purchased my home in 2009 because of a promise made to me by the former Sandpines Owners that they would not develop the greenbelt space that my home backs onto. I believe that the current Sandpines owners should honor that promise by granting my simple request: Move the four small single family homes (lower right corner of your map), planned for the greenbelt behind my home, further East into the planned green space shown just to the left of them on your map. Instead of adding green space on the east side of that row of four homes, please leave the greenspace on the right/West side of the row instead. This will mean the difference between my continuing to live here or being forced to move elsewhere, losing resale value, and probably losing my sanity.

I believe that my home is the only one that backs onto a private open greenbelt. I do not have a wall of natural vegetation that would separate my home from those you have planned. I have no way to block the view between the two back windows of my home where I spend all my time, and the back windows of the homes you build behind me. The loss of my privacy and open nature view will destroy me. PLEASE do not build any homes behind me.

In desperate supplication,
julie larson
1537 N. Siano Loop
Florence

From: [jd.larson](#)
To: [planningdepartment](#)
Subject: PUD ethical responsibilities - improvement suggestions
Date: Monday, August 17, 2020 11:09:20 PM

Dear City of Florence,

We all know that more affordable housing is needed in Florence. However, it should NOT be added without ethical considerations given to those who have already purchased property upon which new developments will encroach. Property owners in Florence pay taxes and city/sewer/garbage fees to live in their purchased property. Their properties were purchased prior to your new development plans, with the expectation that their chosen neighborhoods and locations would not be destroyed and/or devalued by future city approved and permitted developments.

Also, the well being and quality of living for those who will be purchasing your future planned units should be given full consideration as well. Since there is a shortage of housing here, many people will be forced to purchase these planned units, even though they perhaps would not choose to do so otherwise. Their future well being is at stake in this PUD as well.

The proposed PUD at the corner of Rhody and 35th, as it currently stands, is unethical and causes more harm than good to those already living in the areas upon which the PUD will encroach, as well as to those intended to occupy many of the new units, because it does not provide enough breathing room nor green space to live. It also removes the breathing room and green space current residents now have with how closely the new units encroach on existing property lines and homes.

The entire row of pink attached units on the West side have no green space whatsoever in front nor behind them. It is one thing to be sandwiched between other units on the sides. It is entirely another to also be sandwiched between other units behind and in front. Same goes for all the blue single family units on the outside edges. The blue rows shown on the north and south ends have zero green space and breathing room. And all the blue units on the outside West edges of each row are WAY TOO CLOSE to existing housing in Sandpines and on Siano Loop . The proposed PUD seems like something that would work inside a city center area where there is no expectation of privacy nor breathing room nor greenbelt space between housing. However, in the suburbs it is an inappropriate development which does not provide the current residents nor the future residents, enough of a benefit to be acceptable nor permitted just for the sake of adding units.

Rather than cramming everyone into the available property like sardines, and smushing new houses up against each other and existing housing developments without providing anyone adequate breathing room, why not redesign your PUD to create more benefit for everyone? Preferably, there should be fewer units planned so that all of them can have adequate breathing room and green space. However, since it seems as though you are trying to create as many units as possible, why not forget about putting in 'single family houses' next to multi-family, and just make the entire development multi-family housing? Instead of removing all the green space breathing room from many of your planned units, and from the existing home owners who border your PUD, why not create fewer separate units, but more attached units that can each have more breathing room and green space around them, and also between them and the existing neighborhoods? That way everyone can breathe easier!

Sincerely,
jd larson
1537 N. Siano Loop
Florence



D. Robert & Sara E Bloom

1551 Kallakalla Ct

Florence, OR 97439

August 14, 2020

City of Florence Planning Department

250 Highway 101

Florence, OR 97439

Dear Sirs,

Thank you for informing us of the application from Mercedes Serra seeking approvals for the proposed PUD including multiple private dwellings. This project is proposed to be located on Rhododendron Drive at 35th Street.

My wife and I are homeowners in an adjacent neighborhood in that direct vicinity and we would like to strongly voice our fervent opposition to proceeding with that development as it is presented. Our opposition comes, not due to the development of the land, but the extreme number of dwellings proposed. The density of the proposed development would affect the rural character of the area to an extreme degree causing a large amount of over crowding. In addition, 35th Street being the only access to Highway 101 in this area, the traffic resulting from the development would cause such a high volume of cars that it would directly affect the quality of life currently enjoyed by the number of pedestrians that utilize 35th Street.

Therefore, we strongly oppose this proposal. In reply, we suggest that Mercedes Serra go back to the drawing board and reduce the density of homes to that of a normal neighborhood for this area or take this proposed plan somewhere else. We do not want this high density of dwellings in our backyard!

Sincerely yours,

A handwritten signature in black ink, appearing to read "D. Robert Bloom".

A handwritten signature in black ink, appearing to read "Sara E. Bloom".

D. Robert & Sara E. Bloom

Exhibit L28



To: planningdeparment@ci.florence.or.us

Planning Department
City of Florence
250 Hwy 101,
Florence, OR 97439

August 16, 2020

Re: Resolution PC 20 07 PUD 01 & Resolution PC 20 08 SUB 01-Tentative Subdivision (SUB) Plat

I am writing on behalf of the Board of Mariners Village HOA to pass on concerns and questions raised by homeowners in our community, for consideration at the August 25th, 2020 Public Hearing.

The proposed development at 35th St. and Rhododendron Dr. appears to be high density, in an area designated as medium density on the Florence Realization 2020 Comprehensive Plan map. Residents within Mariners Village are concerned especially about the increase in the volume of traffic on 35th St. and Rhododendron Dr., which are the only roads available to us for practical access to essential services. Turning left onto 35th from southbound Rhododendron Dr. and left from westbound 35th St. onto Rhododendron Dr. is already difficult and potentially unsafe. The Traffic Impact Analysis (TIA) for the development states that "the proposed development is estimated to generate approximately 1,077 net new weekday daily trips...". It also states that "No transportation capacity or safety-related mitigations are recommended....". Mariners Village HOA requests that the following questions be answered:

1. Has the TIA taken into account future traffic volumes which will be generated by homes in the Fairway Estates development, which has 40+ lots approved in Phase I, and which has applied to clear vegetation for approximately the same number of lots in Phase II?
2. Was the TIA based on actual Florence data, including e.g. actual seasonal variation in traffic which is considerable, rather than generic state rural community figures?
3. Under what conditions does the City require a center (turn) lane, and will this be required on Rhododendron Dr. at the driveways for the development and/or at the junction with 35th St.?
4. Under what conditions does the City require a signal or stop signs at an intersection and will a signal or stop signs be installed at the intersection of Rhododendron Dr. and 35th St.?
5. How will the proposed addition of a sidewalk on this section of Rhododendron Dr. impact any potential decision about a future extension of the Rhododendron Dr. cycle lane?
6. How will the City make sure that the proposed development does not have a negative impact on the quality of life of current residents, and on safety for road traffic, pedestrians and cyclists?
7. Has the City considered the danger of this additional congestion in the event of a tsunami evacuation, and how would this be managed?

We believe these issues need to be resolved before the permit for the development is granted and look forward to your written response, so that we may make it available to our homeowners.

Sincerely,

Eva Pinkavova (President)
Mariners Village Homeowners Association
marinersvillage97439@yahoo.com
541-991-7187

Exhibit L29

AUG 17 2020

By: DHH

8/14/2020

SANDPINES

TO: THE CITY OF FLORENCE, PLANNING COMMISSION

RE: APPLICATION BY APIC FLORENCE HOLDINGS LLC TO CONSTRUCT 126 HOUSING UNITS
NEAR THE INTERSECTION OF 35th STREET AND RHODODENDRON DR

WE THE RESIDENTS OF SANDPINES AND WISTERIA WISH TO EXPRESS
TO THE CITY COUNCIL AND PLANNING COMMISSION STAFF OUR
GRAVEST OF CONCERNS THAT THE PROPOSED DEVELOPMENT WOULD
NEGATIVELY AFFECT OUR PROPERTY VALUES AND QUALITY OF LIFE
FOR THE FOLLOWING REASONS:

1. The added traffic burden on 35th Street and Rhododendron Dr
There seems to be no provision for additional lanes, turning lanes, pull outs or bike lanes in the proposal
that would be essential for safety and convenience
2. Inadaquate Fencing: a 12 ft concrete tilt-up is needed to provide a noise barrier

Exhibit L30

AUG 17 2020

By: DHH

8/14/2020

SANDPINES

TO: THE CITY OF FLORENCE, PLANNING COMMISSION

RE: APPLICATION BY APIC FLORENCE HOLDINGS LLC TO CONSTRUCT 126 HOUSING UNITS
NEAR THE INTERSECTION OF 35th STREET AND RHODODENDRON DR

WE THE RESIDENTS OF SANDPINES AND WISTERIA WISH TO EXPRESS
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FOR THE FOLLOWING REASONS:

1. The added traffic burden on 35th Street and Rhododendron Dr
There seems to be no provision for additional lanes, turning lanes, pull outs or bike lanes in the proposal
that would be essential for safety and convenience
2. Inadaquate Fencing: a 12 ft concrete tilt-up is needed to provide a noise barrier

3. Play areas: insufficient recreational areas and equipment are noted in the plan for the number of children anticipated
4. Sidewalks: residents of 126 dwelling units should not be forced to walk in the streets
5. Drainage: On site disposal of ground water will negatively affect surrounding subdivisions, AND the Corp of Engineers won't allow expansion of the existing drainage to the river
6. Inadequate visitor parking: there is insufficient street parking to allow for normal visitor parking

If these and other issues are not addressed before approval and construction, then they will become a financial and logistical burden upon the community to be unfairly borne by the taxpayers in the future.

Brian Deis 3167 Royal St. Georges

Laurel Lorentzen 1039 Royal Saint Georges

Gary Baker

Steve Dolyniuk

2171 Royal St GEORGES DR

2163 Royal Saint George

Steve Dolyniuk

Courtney Pitcher

2157 Royal Saint George Drive

Courtney Pitcher

George D Phebus

1037 Royal St Georges Dr.

Geo Phebus

Sharon Burnett

2011 Royal St George Dr

Sharon Burnett

Alfonso Pelayo

2149 Royal St George Dr

Alfonso Pelayo

Charles Miller

2143 Royal St Georges Dr. Florence

Darla Smiler Darla Smith 1040 Royal St Georges Dr. Florence, OR
Kelli Schmidt Kelli H 2123 " " Florence, OR
MICHELE DIFFENDERFER 2014 ROYAL ST. GEORGES, FLORENCE,
OR

Lucia Iglesias 2131 Royal St. George Dr. France
Bernard Iglesias " " " " OR

Shelley cimarossa 2127 Royal St. George Florence, NZ 97439

Norma Edman 1031 Royal St. Georges, Florence, OR 97939

Steven Edman 1031 Royal St. Georges, Florence, OR 97939

Jim McLain 1030 Royal St George & Florence OR 97439

Ms. Marking Maughan 2119 Royal St. Georges, OR 97439
JERRY GORTON 1078 Royal St. Georges, OR 97439

JERRY GORTON 1028 ROYAL ST GEORGES bn 974

Kathy Parsons 1027 & 1026 Royal St. New York Dr. 97439

KEVIN MCGLOIN - 2071 ROYAL ST. GEORGES DRIVE, 97439

Gerlof de Jong 2067 Royal St Georges Drive,
Klein Ru/don

Carolyn Sparman 1025 Royal Saint George Dr.
LINDSEY ULLICH 2059 Royal Saint George DE.

SUN HEE BLITSHTZYN 1024 Royal St George Dr.

Rebecca Richter

2051 ROYAL St George Dr.

Xiao Kuang
MARY GARTNER

2043 Royal St George DR
2031 RSG

Sandra Stenberg

1011 RSG

Robert Joseph Burres

2025 Royal St. George

Dennis H. Collins

1033 Royal St. George

Carolyn Sparman
Lindsey Ullich

Sun H. Blitshtzyn

Rebecca Richter

Xiao Kuang

M. Gartner

Sandra Stenberg

Robert Joseph Burres

Dennis H. Collins

AUG 17 2020

By: DHH

Kathy Parsons (Kathleen E.)
1027 Royal Saint Georges Drive
Florence, OR. 97439

Florence Planning Commission

August 17, 2020

Dear Planning Commission,

This is in regard to the proposed affordable housing development at 35th Street and Rhododendron Drive. This new development is going to negatively impact the residents of Sandpines West in many ways that need to be considered. Several of our neighbors have already put their homes up for sale because of this proposal, and we hate to see them go. I'm sure several others are considering the same - especially those on the Wisteria and Townhome side of Royal Saint Georges Drive. Some of the issues that need to be considered are:

1. A lack of jobs in this area. It is several miles from here to any businesses that would provide jobs - if there are any available.
2. There is no public transportation to get to jobs in other parts of the city.
3. With that many new homes, traffic is going to be hugely impacted. There are still only four homes occupied in Fairway Estates. Once all of the homes are built there, there will be many more cars.
4. More trees will be taken down. One of the wonderful things about Florence has been the natural beauty. First we lost the trees in Fairway Estates, and most of the trees will be taken down along Rhododendron as well.
5. Our wildlife will be impacted AGAIN. We are seeing more coyotes, and now a cougar in Sandpines West as well as the deer. We are needing to keep our pets inside. That will only get worse with more habitat destroyed.
6. I spent most of my life in the Bay Area in CA, and affordable housing always brings in a rise in crime. Always.
7. We moved up here in 2007 from the Bay Area largely because Florence was named one of the best places in the country to retire. We moved up here for the peace and quiet as well as the natural beauty of the area, and seeing it go away is very discouraging and disappointing.
8. Are there enough jobs for that many new residents?
9. Is there enough room in the classrooms for that many new students?
10. Is there enough medical care available? Most people have to wait more than a year to be assigned to a doctor or a PA. What will that many more people do to the availability of medical care?

There are many more questions and reasons to reconsider this development. I hope you will consider them before moving ahead with this development.

Thanks for your time!


(541) 999-9720

Exhibit L31

From: Pilon, Luke <Luke.Pilon@centurylink.com>

Sent: Monday, June 22, 2020 2:49 PM

To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>

Subject: RE: PC 20 08 SUB 01- 35th & Rhododendron Dr. Florence Golf Plat & PUD

Hi Wendy,

CTL shows a buried cable running directly under the proposed area of development. The relocation of this line and any other conflicts would need to be billed to the owner of the development for an alternate route prior to construction.

You can use me as a point of contact if that needs to get started.

Thank you!

(See attachment!)

Luke Pilon

ENGINEER II

CenturyLink

1762 W. 2nd Ave. Eugene, OR 97402

| Eugene | Springfield | Blue River | Florence | Mapleton | Veneta |

| Oakridge | Lowell | Jasper | Marcola | Roseburg | Winston |

| Sutherlin | Junction City | Harrisburg | Culp Creek | Cottage Grove |

Voice: 541-484-7827 | 716-238-6610

Email: Luke.Pilon@CenturyLink.com

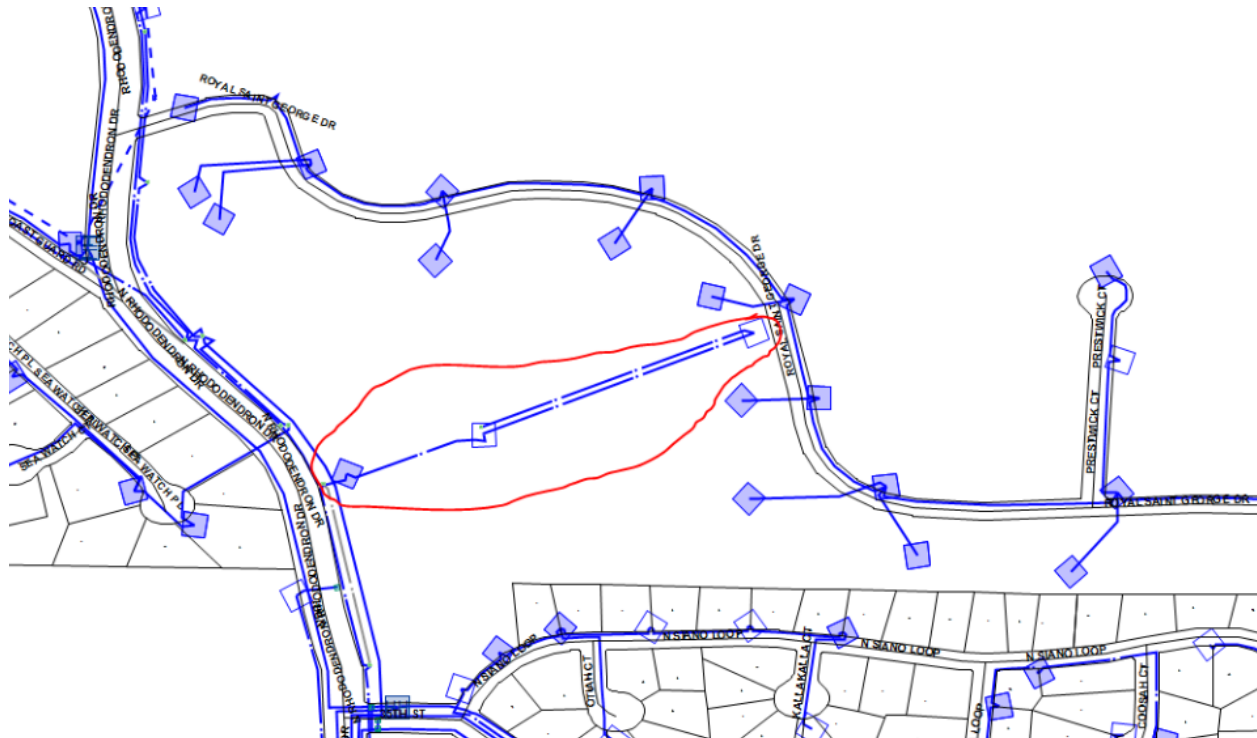


Exhibit M



Siuslaw Valley Fire and Rescue

2625 Highway 101 North
Florence, OR 97439-9702

(541) 997-3212

35th St. & Rhododendron Dr. Development

06/20/2020

Siuslaw Valley Fire & Rescue (SVFR) review & comments for the Land Use Application PC 20 08 Sub 01-35th & Rhododendron Dr. Florence Golf Tentative Platt. I have several comments regarding the presented application.

- During the discussion process, SVFR requested two additional hydrants (not notated on the plans presented at that time) to be added on the property. It appears the hydrant located on the West side of Rhododendron Dr was counted as one of the additional hydrants required for fire suppression or not added to the plans presented. The hydrant on the West side of Rhododendron Dr. cannot be utilized in the count for this project. Rhododendron Dr. is a minor arterial road.
- Hydrant placement will need to meet 2019 Oregon Fire Code for separation distances on this project.
- All hydrants will need to have Quick connect Storz with caps attached to the large diameter port (Specification upon request).
- All roads and or tracts will need to allocate no parking areas (Per State Requirements) around all fire hydrants located on the property.
- I re-evaluated the apparatus turning page in the proposal. It appears the apparatus would hit or turn into the structure. Option would be to install approved automatic sprinklers as an alternative to fire department access.
- KnoxBox (Specific brand for fire departments) installed to store access keys to fire sprinkler riser rooms or any crucial keys needed for access during an emergency. (Exterior box).

Tony Miller

Siuslaw Valley Fire & Rescue

2625 Hwy 101, Florence, OR 97439

(541) 997-3212

tony@svfr.org

Exhibit N