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September 4, 2020

John Murphey, Chair
Florence Planning Commission
250 Highway 101
Florence, OR 97439

Rhododendron and 35th Planned Unit Development
Resolution PC 20 07 PUD 01 and Resolution PC 20 08 SUB 01
Florence, Oregon

Dear Chair Murphey,

3J Consulting represents APIC Florence Holdings, LLC in matters related to the Rhododendron and 35th Planned Unit Development (Resolution PC 20 07 PUD 01 and Resolution PC 20 08 SUB 01). This letter has been prepared in order to submit additional information into the record in response to the conditions of approval provided in the staff report.

As written, the proposed conditions of approval are reflective of the initial staff recommendation for approval of the applications. During the August 25th Public Hearing for the Preliminary Planned Unit Development and Subdivision applications, the applicant requested clarification of Condition of Approval 11 by staff and proposed to remove the condition if it related only to the phasing of the development. Clarification by staff indicated that the proposed condition was not related to the phasing of the development. Additional traffic data was requested by the Planning Commission and the hearing was continued.

Additional questions were raised about the stormwater facilities proposed for the development. Conditions of Approval 30 and 31 address the stormwater system proposed by the development and have been addressed within this letter.

Condition of Approval 11

This condition reads as follows:

- 11. In conjunction with application for Final Plat for the second phase the TIA shall be updated using traffic projection methodology that accounts for this project's phases, other approved using traffic projection methodology that accounts for this project's phases, other approved projects in the transportation corridors being reviewed and is consistent with the TSP methodology used.*

Following the public hearing the project team met with City staff and Jim Hanks, the City's TIA peer reviewer for the project, and developed and agreed upon a scope for the additional traffic data collection and analysis. Additional traffic data has been collected for the project and an updated memorandum has been provided with this letter. As the request of the condition of approval has been fulfilled, the applicant is requesting the removal of Condition of Approval 11.

Condition of Approval 30

This condition reads as follows:



30. *Prior to receiving approvals for final PUD or final plat the developer shall obtain the services of a qualified hydrogeologist (not only a geologist) and perhaps someone that is a coastal geomorphologist to supplement the proposed Stormwater plan and assist in preparation of the Phase 1 Site Investigation Report that can bring a better understanding of all the factors in play related to how infiltrated groundwater affects hydrology in this sub-basin and those adjacent up and down-grade.*

A hydrogeologist is engaged on this project and will provide a solution in conjunction with the project water resources engineer to meet the existing condition. A Phase 1 Site Investigation Report and a supplemental memo from the consultant engineering team will be provided at the final PUD stage. We accept the condition as written.

Condition of Approval 31

This condition reads as follows:

31. *There is no capacity available in the public storm systems within Rhododendron Dr. The stormwater system shall be designed to accommodate all on-site stormwater with no additional water being conveyed outside of the property.*

The stormwater management plan shall be implemented to meet the pre-developed runoff condition of the site in accordance with City of Florence stormwater code. We accept the condition as written.

Conclusion

In closing, we very much appreciate your consideration of these requests. We would request that any motion to approve the Rhododendron and 35th Planned Unit Development and Subdivision application (Resolution PC 20 07 PUD 01 and Resolution PC 20 08 SUB 01) include the following modifications:

- Remove the Condition of Approval 11.

The applicant accepts Conditions of Approval 1-10 and 12-33 as written within the staff report.

Sincerely,



Mercedes Serra
Senior Urban Designer
3J Consulting, Inc.

Attach: Traffic Impact Study - Planning Commission Response to Testimony Memorandum



copy: Ms. Ashlee Sorber, APIC Florence Holdings, LLC
Mr. Bob Boileau, LRS Architects
Mr. T Paul Frank, LRS Architects
Mr. Charles Brucker, Place
Mr. Aaron Murphy, PE 3J Consulting, Inc
Mr. Diego Arguea, PE Kittelson & Associates, Inc.
File

