

SEP 30 2020

By: DHY

Wed. Sept 30, 2020

541-902-0795

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From Suzanne Curtis 4806 Oceana Dr
I received my notice from a neighbor,

Question Why? I was not the only homeowner!!!

Topic: County residential street Oceana Dr
Annexation by City of Florence.

Question: Does Oceana Dr currently satisfy
the City's requirements for Annexation?

If Annexed without conforming to the
City's standards, will the City of Florence and/or
Benedick Holdings be responsible for the street
expenses; As no homeowners have requested
Annexation? What is the City's answer.

The entrance to Oceana Dr off of Rhoddendron
does not have an extra safety turn lane; this
creates a risky situation for cars on an already high
traffic intersection. How will large trucks and
equipment + cars navigate this unsafe situation?
Please provide City's solution to me.

Exhibit K17

Oceana Dr is not a wide county street, with
frequent events such as: garage sales, parties, group
meetings, big truck deliveries etc., getting from one end
of Oceana Dr. to the other end can be difficult,
What is the City's solution. Please provide me the
answer when large equipment + supply truck will be using
this street.

Benedick Holdings is seeking a Low density Residential Community permit. This will require a sewer line to the City's system. All the home owners on Oceana Dr plus the many connecting cul-de-sac homes are on septic systems. How will the City avoid disruptions to basic services such as utilities, water lines etc. Please provide City's solution.

This Above question would apply if Oceana Dr needs to be widened. PS all under ground utility lines are not buried at one level. As trees and foliage removal maybe necessary. How will the City notify current homeowners! Hopefully in a better manner than the current Notice of Public Hearing!

Topic #1 Water "run off" problems along the West end of Oceana Dr. & Rhoddendron And Oceana Dr. east area around Saltire St. have occasional flooding problems which impact the street. What is the City + builders solution?

Topic #2 The every day traffic on Rhoddendron is increasing along with adding new development. In an emergency/disaster, who is responsible for public safety on a two lane street?

Comment:

Without using technology systems and no access to City offices, written responses will be my only assurance the Attached will be read.

Sam. Sept 27, 20

From Jeff + Sheri



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

September 22, 2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission will hold a public hearing via teleconference on October 13, 2020, at 5:30 p.m. in the City of Florence City Hall Chambers located at 250 Highway 101, to consider a request from Michael Farthing, on behalf of Benedick Holdings, LLC, to annex approximately 48.82-acres of property and right-of-way and apply a City of Florence zoning designation to annexed lands. The applicant's proposal consists of annexing Oceana Drive and property described as Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801. Oceana Drive is located east of Rhododendron Dr. within Idylewood and the property is located south and west of Heceta Beach Rd., and south of Kelsie Way and Kelsie Court within the Heceta South subdivision, and east and south of Sandrift St., and also east of the eastern terminus of Cloudcroft Lane within Idylewood and Idylewood 1st and 2nd Additions. The property is proposed to be zoned Low Density Residential with a Prime Wildlife shorelands management unit overlay (LDR/PW).

PC 20 22 ANN 01 & PC 20 23 ZC 02 – Benedick Holdings, LLC Annexation and Zone Change

Criteria Applying to this application include:

ORS 222.111, 222.120, 222.125 and 222.170 (2)

Realization 2020 Florence Comprehensive Plan:

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Chapter 1: Citizen Involvement, Policy 4
- Chapter 2: Land Use, Policy 6; Residential Policies 2, 7, 8, and 10; and Residential Plan Designation
- Chapter 8: Parks, Recreation and Open Space; Parks and Recreation section, Policy 3
- Chapter 14: Urbanization; Annexation section, Policies 1 through 7
- Chapter 17: Coastal Shorelands: Ocean, Estuary and Lake Shorelands, Policies 11 & 17 Prime Wildlife

Florence City Code, Title 10:

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Regulations; Sections 10-1-1-6-4, 10-1-2-3 & 10-1-3
- Chapter 10: Residential Districts; Section 1
- Chapter 19: Estuary, Shorelands, and Beaches and Dunes; Section 9-Prime Wildlife Overlay District

Florence Planning Commission meetings will occur via video conference call. Meetings will air live on these three sources: Cable Channel 191, the 'GoToWebinar' platform link made available on the meeting's agenda, and at www.ci.florence.or.us/citymanager/public-meetings-live. Both written and verbal testimony via conference call will be accepted. For additional information on how to provide verbal testimony at the hearing visit the City of Florence website at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>, for all other questions contact the City of Florence Planning Department at (541) 997-8237, or visit the calendar page for this meeting at the City's website at www.ci.florence.or.us.

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which is believed to apply to the decision. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed to planningdepartment@ci.florence.or.us; or delivered to the document drop

Public Works
2675 Kingwood St.
(541) 997-4106



**City Manager /
City Recorder**
250 Highway 101
(541) 997-3437

**Community Development:
Planning & Building**
250 Highway 101
(541) 997-8237

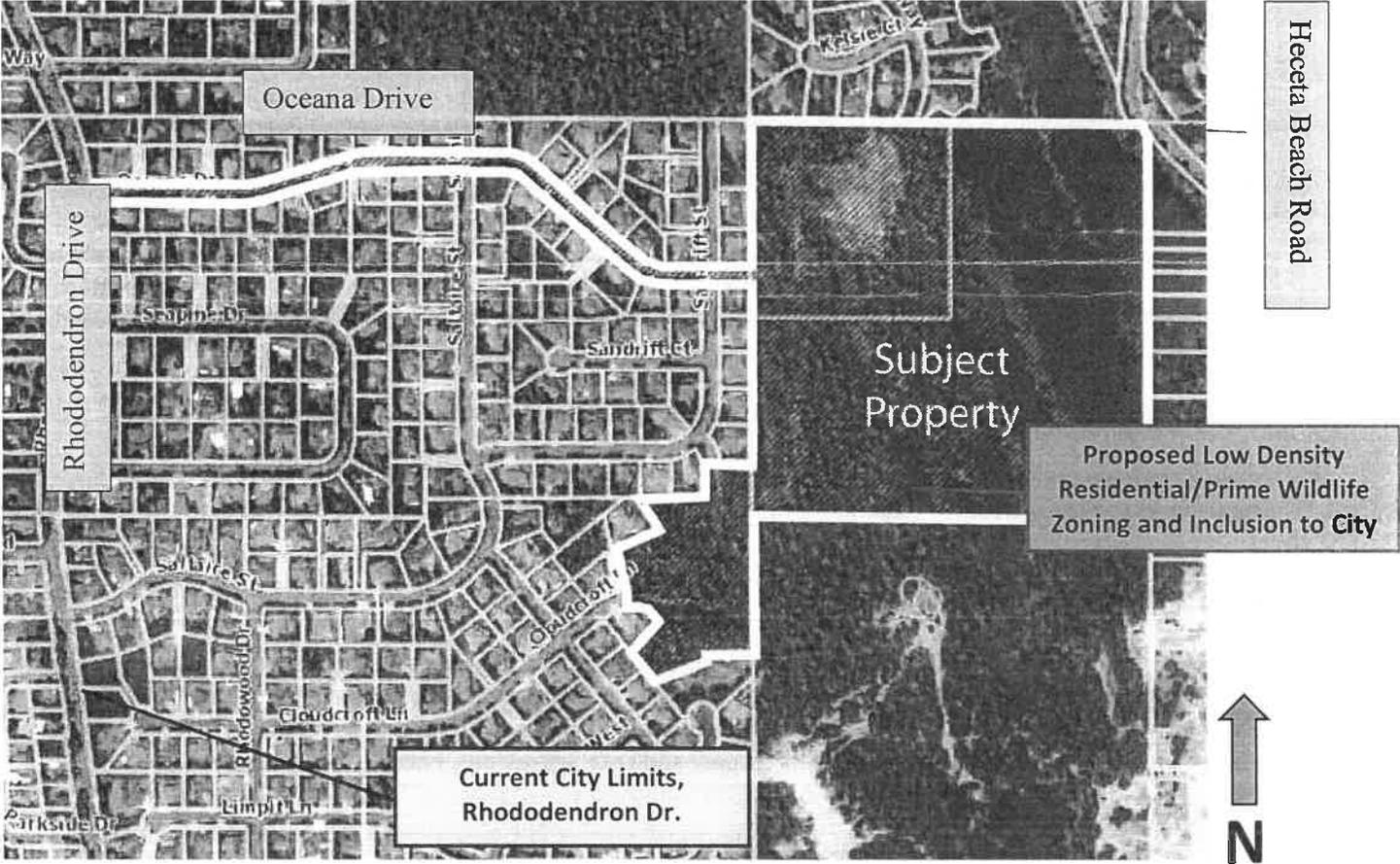
**Finance /
Utility Billing**
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



box to the right of the City Hall main entrance. Written testimony received prior to October 6, 2020, can be addressed within the staff report; however, written testimony will be accepted until October 13, 2020, at 3:30 PM. Comments should include a return mailing address. Failure to raise an issue in person or in writing or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.



Questions for Public Hearing - Benedick
Holdings

From Signature Center

Aleia Bailey

From: Joanne Dal Pra <dalprajoanne@gmail.com>
Sent: Wednesday, September 30, 2020 10:58 AM
To: planningdepartment
Subject: Benedict Annexation petition

I am writing in opposition to the Benedick Annexation Petition & Zone Assignment. Why are those in charge of city and county government trying to make our beautiful TOWN into a crowded, wasteland? If we keep building houses and apartments and taking up the green space that makes this town what it is, the oasis we came to will be gone. This is not California! You can see what's happening there. Is it because the city needs money? Don't you get enough with all the fees you charge? I don't want to start paying more taxes because some big company wants to make more money. I oppose this annexation and know that my entire "neighborhood" feels the same. Stop this land grab now!

**Joanne Dal Pra
87642 Rhodowood Dr
Florence, OR 97439**

Sent from my iPad

Aleia Bailey

From: Gary Donnelly <gldonn.ak@gmail.com>
Sent: Friday, October 02, 2020 3:20 PM
To: planningdepartment
Subject: Annex 48+ acres on behalf of Benedick holdings hearing

To Members of the planning commission:

The issues of density, traffic flow, drainage and many questions/ issues will certainly come up during the public hearing concerning the 48+ acre annexation proposal to the city of Florence by Benedick holdings LLC.

I have just 1 question that needs to be asked, answered, and verified before the planning commission even considers this proposal:

Has Mr. Bendick or Benedick LLC complied with and satisfactorily completed ALL the requirements Lane county expected/required him to do concerning this property?

Thank you!

Gary L Donnelly
87740 Sandrift St.
Florence, Or.

gldonn.ak@gmail.com

Aleia Bailey

From: Ed Dowty <edowty1@charter.net>
Sent: Wednesday, September 30, 2020 11:36 AM
To: planningdepartment
Subject: Benedick Holdings annexation

We are 29 year residents of 4844 Oceana Drive and are opposed to the annexation of Oceana Drive by the city of Florence for the following reasons:

1. Excessive vehicle traffic from the occupants of the proposed homes. Most present occupants are elderly and use Oceana Drive as pedestrians.
2. Excessive traffic from construction vehicles, making our street unsafe.
3. Emergency vehicle use would be greatly curtailed by the vast increase in traffic, since Oceana Drive is the only means of ingress and egress from the proposed site.
4. This area is historically a wetlands area. Mr. Benedick neglected to provide flood drainage in this phase of Idyllwood. More population would increase the danger of flooding.
5. Annexing this narrow thoroughfare to provide access to this plot seems like poor planning.

Carol and Edward Dowty
4844 Oceana Drive
edowty1@charter.net
541-997-6973

RECEIVED
City of Florence
OCT 01 2020
By: DHH

Sept, 28, 2020

To whom it may concern

We received a letter from you dated Sept. 27, 2020 informing us of a public meeting referring to the annexation of 48.82 Acres for a developer to build residential housing.

We have lived on OceanA for 9 years and the traffic has really increased to that time. More traffic from this project would take away what privacy we have left. Plus not to mention additional storm water run off.

We hope this project is not approved.

Wesley J and Shannon M
Dawiggins

4867 OceanA Dr
Florence, OR 97437

Exhibit K21

Aleia Bailey

From: red edson <rededson@hotmail.com>
Sent: Monday, October 05, 2020 4:27 PM
To: planningdepartment
Cc: Kristina Edson
Subject: Regarding annexation off of Oceania Drive and area.

We are land and home owners, off of Woodlands drive, the possibility of a housing subdivision, being built off of said property, raises alarms for concern of increased traffic, flooding, there was flooding issues, in and around this neighborhood, and over there. Septic systems failed, houses were getting flooded, no place for water run off. Traffic is already getting heavy on rhododendron road, and is unsafe for walkers and bike riders, noise pollution, wildlife habitat, and the last but not least is, we bought in this area because of the whole environment, everyone seems to love the ability to walk safely in their neighborhoods, with added traffic these small side streets would be dangerous, for all. And let's not forget about disaster evacuation which is a very real problem. I think this would be a bad move for the city to disregard all these issues, From Krissy eye pad thank you for reading our concern,s sincerely ; Kristina Edson and Garry Edson, property owners in Woodlands subdivision.

Aleia Bailey

From: Steve Campbell <stevencampbell250@gmail.com>
Sent: Monday, October 05, 2020 4:32 PM
To: planningdepartment
Subject: Oceana Drive annexation

My name is Barbara Fiorito, I have lived on 04927 Oceana Drive for 28 years. This letter is about the annexation that the city of Florence has proposed of Oceana Drive. My concerns are very important to myself, along with my neighbor Gail Petty who lives at 4929 Oceana Drive, and my partner Steve Campbell.

This subdivision would be facilitated at the expense of home owners and residents of Oceana Drive. The county has previously denied changing the land use rules to allow this subdivision, why?

The costs to Oceana Drive homeowners to facilitate this subdivision include:

The expense of connecting to city services by homeowners, many of whom are elderly and on a fixed income.

The increased frequency of emergency vehicles on our small streets, and reduced response time with higher levels of traffic flow.

The reduced capacity of people (many elderly) who enjoy walking in our neighborhood due to increased traffic. The existing street, while not a dead end, limits traffic to just local residences.

The increase in noise from increased traffic levels.

The impact on our wildlife, many animals including bears roam our undeveloped areas and wetlands. This would cause more habitat destruction.

All of these impacts would reduce property values in our neighborhood.

The increase in developed areas would also increase the risk of flooding, causing drainage challenges and erosion.

Thank you for your consideration,

Barbara Fiorito (541) 999 0640
Gail Petty (541) 999 1293
Steve Campbell (541) 999 5573

Aleia Bailey

From: Eric Friesen <seikof635@icloud.com>
Sent: Monday, October 05, 2020 2:16 AM
To: planningdepartment
Cc: Eric Friesen; Chris Reep Bill McDoogle; Jamie Cole; John Mc Bride; Les, neighbor
Subject: PC 20 22 ANN 01 & PC 20 23 ZC 02 - Benedick Holdings, LLC Annexation and Zone Change

To the members of the City of Florence Planning Commission:

I, Eric L. Friesen, a resident at 87792 Limpit LN Florence, Or 97439, request that the process of rezoning and annexation of property described as Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801, cease and be postponed to a later date due to the COVID-19 viral pandemic. There are a good number of people affected by the the rezoning and annexation of the above mentioned property that cannot have face to face meetings with each other and or meet face to face with legal advisers and have difficulties using the current video communication technologies. Video conference calls, watching a cable TV channel and a 'GoToWebinar' platform link, are poor substitutes for real government meeting. I, my self am insulted and repulsed by the thought of watching an a attorney or a representative of a greedy developer and government officials making decisions that adversely affect me, on a TV set, with no recourse or ability to object. The rezoning and annexation of the above mentioned property is not a matter of life or death, public safety, public health, or even a matter of public convenience and can wait until it is safe for the people affected, to meet and agree on what is an acceptable outcome. The party that is requesting an annexation and rezoning (currently named Benedick Holdings, LLC with the help of Michael Farthing) into the City of Florence, has had ample time to start this process from the time it was denied a request for the same unsuitable housing development, from Lane County. Why now, is a request for annexation and rezoning being considered during a deadly pandemic ? Is Benedick Holdings, LLC, attempting to exploit the current COVID-19 viral pandemic to push an unsuitable annexation and zoning change that adversely affects the people of Idylewood and Heceta South subdivisions some of, who, have underlying medical conditions and limited or no means of using current video communication technology, that prevents them from objecting or making suggestions ? Does The City of Florence have an environmental impact report available, if so, why was it not mentioned on the "NOTICE OF PUBLIC HEARING" ?

I, Eric L. Friesen object to the rezoning and annexation of property described as Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801 for the following reasons:

- Oceana Drive would not be suitable for an emergency exit or entrance for large emergency vehicles if any more people lived at the East end of it. The same is true of Cloudcroft LN. These are narrow subdivision streets that are susceptible to a traffic jam in a "run for your life fire evacuation" exit. Widening these streets are not an option. The widening of any of these two streets would make some of front driveways useless for parking a regular size vehicles.

- There are problems with flooding near the proposed annexation property because of poor design and operation of storm water pumps. The flooding problems will only get worse with any new development.

- A wastewater collection system for this newly annexed property would be complex, expensive and maintenance intensive requiring lift station pumps and pressurized sewer main lines. Who will pay for this ?

Please show some respect for the people who live near this property (Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801), a good number of them work hard at their business, place of work, and volunteer endeavors to make The City of Florence and Old Town Florence as good as it is.

Eric L. Friesen

Mailing address: 2006 Highway 101 PMB 139
Florence, Or. 97439

E-mail: seikof635@icloud.com

Phone :541-590-0443