

Aleia Bailey

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:38 AM
To: planningdepartment
Subject: FW: Objection to the development of Benedick Holding LLC

From: Judith Alldridge <alljanne719@gmail.com>
Sent: Saturday, November 21, 2020 5:51 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Objection to the development of Benedick Holding LLC

Please rule against annexing Benedicks Holding LLC 48 acres. After spending 35 years in the medical profession, we moved here from Portland 5 years ago to the Heceta South Developement. The wetlands and wildlife areas are what drew us to this specific area. I feel like its my own slice of heaven. I'm concerned about the wildlife in this area. In Portland I watched Wildlife get squeezed out by developers over the 25 years I lived there. They almost behaved to their loss with a human type quality.

This is no small thing. I know growth is in inevitable, but cities that retain pockets of land for migrating birds and homes for these creatures is whats going to save our planet.

I don't classify myself as a tree hugger, but please, please don't do this!

Another factor is, that it will bring so much traffic into this area. Our development maintains the roads, not the city of Florence.

We have had some serious issues with flooding in this area as new developement squeezes into Heceta South. Thank you,

Judi & Larry Alldridge
88005 Windleaf Way
Florence OR 97439
503-310-0563

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:39 AM
To: planningdepartment
Subject: FW: Annexation Proposal

From: bnkjohnson1@verizon.net <bnkjohnson1@verizon.net>
Sent: Sunday, November 22, 2020 1:16 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Annexation Proposal

Hello. I am a resident of Heceta South and I am writing to express my deep concern over the proposed annexation of Oceana Drive, the 48 acres, and the possible annexation of Kelsie Way. This will very much have a negative impact on the quality of life in Heceta South and the community of Idlewood. We are retired and live on a fixed income, as are most of our neighbors. With an annexation, there would be a financial impact on most if not all, residents here. We love our quiet community and I am sure all the people on Oceana and all the folks in Idlewood love their peace and quiet too. We moved here years ago for Heceta South's peace and quiet and it's natural beauty. We take walks daily, rain or shine, and love the fact that we don't have to worry about traffic in our neighborhood. Neighbors in our community often leave their garage doors open during the day as they feel safe doing so. With an increase in thru traffic, that feeling of safety and security will be gone.

Another major concern I have with this annexation and development is flood control. There is a large seasonal lake on the property. What is going to happen with all the rain water if this is developed? Four winters ago we measured over NINE FEET of rain. We already have problems with flooding in Heceta South. Flooding is a major concern.

Benedick Holdings, LLC, a big developer in Eugene, and I am sure a lot of local developers and realtors, would love to get their hands on this land and make lots of money, but it's the residents of Heceta South and Idlewood who are going to pay. Pay with increased traffic, taxes, trash and crime. Pay with the loss of our peace and quiet. Pay with the loss of wildlife sanctuaries. And pay with the devaluation of our homes. Annexation is wrong for so many reasons.

Brent Johnson
(408)466-5868
Heceta South Resident

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 1:06 PM
To: planningdepartment
Subject: FW: Benedick annexation proposal

From: Terry Barrett <tkbarrett4@yahoo.com>
Sent: Tuesday, November 24, 2020 1:02 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: Susan Johnson <threebears@charter.net>; Betty <bebking193@gmail.com>; Jeff Gemutliche <jeffgemutliche@shasta.com>
Subject: Benedick annexation proposal

My wife and I want to express our strong objection to the proposed annexation of the 48 acres of land owned by Benedick Holding LLC to the City of Florence. Considering the history of this developer it is very apparent that he has little concern for following the rules on his developed properties. His Idlewood development has areas that are still affected by flooding years after that property was built out and he apparently could care less. He completely cleared a large area of the 48 acres proposed for annexation without obtaining the required permit to do so. There are still large slash piles behind our house on that property that have been rotting for several years as a result of that fiasco. We have neighbors at the end of Kelsie Court in low lying areas that are already experiencing flooding issues in wet years. One of those properties was forced to run a sump pump for most of the winter during our last very wet year. There are currently wetland areas in the proposed annexation area very close to the properties already at risk in our development. It is obvious that the developer is intent on developing this property in the near future if the annexation is approved. I hope the planning commission and the City of Florence are willing to force the developer to have a rock solid plan to deal with the water issues that are going to arise if and when the property is annexed and developed.

We moved to Florence in 2012 from Summit County Colorado because development had destroyed our reason for living there. After living there for over 18 years we could no longer enjoy various recreational opportunities due to the crowds that were drawn to the area. Development is going to happen in Florence, but we hope it is well thought out and does not degrade the quality of life we have here. Our Heceta South development is quiet and nature friendly. We share our area with bears, bobcats, coyotes, raccoons, and the occasional mountain lion as well as a wide diversity of other wildlife. This is in sharp contrast to the clear cutting we observed in the proposed annexation. That habitat was completely destroyed sadly. There will be no one in our development who will welcome the additional traffic if Woodlake Way and Kelsie Way are annexed in the future to accomodate this proposed annexation. I am sure that it what is going to happen if this development takes place.

Terry & Kathy Barrett

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:43 AM
To: planningdepartment
Subject: FW: benedick holding

From: Linda Bickel <lbickel54@att.net>
Sent: Tuesday, November 24, 2020 9:23 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: benedick holding

Ms. Farley-Campbell and Members of the Planning Commision:

As a resident of Heceta South, I write you again to express my unreserved opposition to the proposed annexation of property owned by Benedick Holding, LLC, going any further than the Florence Planning Commission.

One would like to think that governmental agencies actually CARE about the citizenry they serve, the very same people who voted to put our civic leaders in the offices they hold. I find it extremely interesting that COVID offers the applicant and the city a perfect way to keep the public at bay. Don't the past attempts by Benedick, that were defeated for reasons still in existence, give you any pause and if not, why not? Maybe because we are not part of the City of Florence and we can't vote for city officers? We have no voice?

The Virtual Planning Commission Meeting on 11/10 was a disgrace. The requirements to challenge the proposal were Mephistophelian. It should not be so difficult for a citizen to take leaders to task that an attorney must be engaged. Audio was terrible and neither the applicant's attorney nor members of the public were able to comment.

What is the rush here? Why can't this wait until there is a NORMAL way to hold meetings of such passionate importance to the people who support the positions you hold? Many of those who will be impacted by your decision are not technically savvy. Many more might not have the skill to write a letter that adheres to your rigid template of submittal requirements. We want to BE THERE and LOOK YOU IN THE EYES and HEAR YOU CLEARLY as you discuss and make plans for us, plans that will affect us in many ways, not the least of which is financially. What really is at stake here is Quality of Life.

My neighbors, my husband and I fear for our safety and the disruption of the very way of life that brought us to Florence: peace, quiet, no traffic, no lights, no sidewalks and occasionally sighting wildlife in our backyards. Deer, coyotes, bears, eagles, cougar...who is to be the spokesperson for the disruption of their territory.

Surely you are aware that many people are watching and scrutinizing all the documentation and communications on this proposal as our faith in your process, your commissions and your "virtual" meetings is non-existent at the moment.

--

Linda Bickel
87942 Kelsie Way
Florence, OR

From: PAUL SANDRA BOWEN <sl_bowen@msn.com>
Sent: Tuesday, November 24, 2020 11:59 AM
To: planningdepartment
Subject: Proposed Annexation

I am against the proposed annexation that would include Oceana Drive leading to 48 acres that include wetlands.

There have been multiple letters already sent to your department listing many reasons to deny the application for annexation. I concur with their reasons for denial.

Sandra Bowen
Idylwood resident

Sent from my iPhone

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:43 AM
To: planningdepartment
Subject: FW: Annexation 48 acres, south of Hecita, (Oceana)

From: Jill Burch <tigerorbison@yahoo.com>
Sent: Monday, November 23, 2020 11:14 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Annexation 48 acres, south of Hecita, (Oceana)

I am personally against the annexation proposal. I live in on Saltaire Street and feel there would be too much traffic in the area.

This entire neighborhood is very dark, no streetlights. It is predominately seniors who are constantly walking dogs and walking up and down the streets. There is barely room for 2 cars to pass. You can't see driving down the streets at night unless you have your bright lights on and it is very dangerous. I can't go outside at night without a flashlight. Thank you for your consideration.

Jill Burch
87763 Saltaire St.,
Florence, Oregon 97439
541 991-3339

Sent from [Mail](#) for Windows 10

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:39 AM
To: planningdepartment
Subject: FW: Annexation of Kelsie Way

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

From: Sakre Edson <sakre@juno.com>
Sent: Sunday, November 22, 2020 10:16 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Annexation of Kelsie Way

We are writing to express my dismay that once again this man is trying to annex land that impacts Heceta South. This greenway was suppose to be there forever for all of us and the animals. We fought this once before (at some expense to us) and now here he goes again. Please uphold the earlier decision to leave this part of Florence natural.

Thank you for your attention to this issue.

Sakre Edson
Michael Calvert
87993 Kelsie Way

Sent from my iPhone

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 12:37 PM
To: planningdepartment
Subject: FW: Objections to proposed Oceana annexation

From: Steve Campbell <stevelcampbell250@gmail.com>
Sent: Tuesday, November 24, 2020 11:39 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Objections to proposed Oceana annexation

City of Florence Planning commission
Wendy Farley-Campbell,

I live on Oceana Drive and have joined the Idylewood Owners LLC.

Further research into the reasons the county has repeatedly denied Benedick Holding LLCa zoning change reinforces my objections to annexation for this property at the expense of residents on Oceana Drive.

The flooding threat is virtually guaranteed with this inclusion of wetlands as a building location for a subdivision.

Habitat destruction for wildlife in this wetland property if this is approved.

In the event of a major disaster (fire, tsunami etc.) there is only one exit. Traffic will also be substantially increased with this additional subdivision on a daily basis.

Thank you for your consideration,
Steve Campbell

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 12:50 PM
To: planningdepartment
Subject: FW: Proposal from Benedik Holding LLC to Annex 48 Acres of his property adjacent to Heceta South

From: sam campione <cnjcampione@gmail.com>
Sent: Tuesday, November 24, 2020 12:06 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Proposal from Benedik Holding LLC to Annex 48 Acres of his property adjacent to Heceta South

As a 10 year Board Member and past President of the Heceta South HOA, I submit my objection to this proposed annexation. I have lived in Heceta South for more than 16 years and have paid for the maintenance and use of our inner roadways. I purposely purchased property outside of City Limits for many many reasons, If I wanted to live within the boundaries of the Florence City Limits I would have done so years ago. I object to the approval of the proposed annexation. There are already numerous letters and emails, submitted by the local citizens affected by this potential action, and it is abundantly clear that they vigorously oppose this action. No one on Oceana Drive wants this annexation approved. Other Idylwood residents do not want this annexation approved. No one in Heceta South HOA wants this annexation approved. Only one entity, Benedick, LLC (the applicant) wants the annexation to be approved. Based on all available information I solicit disapproval of this proposed annexation.

Sam Charles Campione
87914 Kelsie Way
Florence Oregon 97439
541 902 2500

November 20, 2020

Florence Planning Department,

Rhododendron Drive is already a risky road to drive with the current amount of traffic, with drivers treating Rhododendron Drive as though it was a highway - driving 60 MPH and passing on double yellow lines.

I have had cars behind me trying to pass while I was making a left hand turn; a driver passing several cars on double yellow lines coming towards me and I had to slam on the breaks and go towards the edge of the road to avoid a head-on collision; cars passing on the curves almost running me off the road; a very large truck going around a curve so fast he ended up sliding towards me in my lane, and the list goes on.

As mentioned at the last Planning Meeting on November 10th, the police chief said he sees no problem policing new annexed areas, but I see absolutely no police presence between 35th Street and Heceta Beach Road now. Between the proposed 35th Street and Rhododendron Drive project, and the Benedick Annexation proposal, we're looking at more than 100+ more cars on a road that was not built for such traffic. Not to mention, Rhododendron Drive is a Tsunami Evacuation Route!

Try pulling up to the stop sign at 35th and Rhododendron Drive and try and look left towards the river, good luck – with traffic speeding going North, and having a hill blocking your view, it's been downright dangerous pulling out at times.

How about trying to make a right turn onto Oceana Drive with speeding drivers behind you not wanting to slow down while you make a right turn, they don't seem to care that you've been signaling your turn and continue riding your bumper, and have actually had some pull into the opposite lane to go around me – on the curve!

Why is the City considering such proposals? Florence is already at capacity - just try going to Old Town and find a parking spot on the weekend, or any shopping area! Developing any more property along Rhododendron Drive is a recipe for disaster. Is the City prepared for that?

I hope the Planning Committee considers the current problems and decides against these ridiculous new proposals.

Cheryl Chipps
87812 Saltaire St.

Aleia Bailey

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:38 AM
To: planningdepartment
Subject: FW: Objection to Annexation for Benedick Properties Adjacent to Heceta South

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

From: Bruce & Linda Cochran <nitrodog89@gmail.com>
Sent: Saturday, November 21, 2020 3:23 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Objection to Annexation for Benedick Properties Adjacent to Heceta South

Dear Ms. Farley Campbell,

We wish to voice our concerns and objection to the annexation of 48 acres requested by Benedict Holding LLC, adjacent to Heceta South. As residents of Heceta South, a private development, we see this annexation and development as detrimental to all the residents of Heceta South.

The proposal does not have adequate protections for the Heceta South development. Without adequate access, for this new development, Heceta South may be required to grant access to our roads. Our dues pay to maintain our roads for the minimal use by our residents. Potential annexation of properties in Heceta South (Kelsie Way) would put the whole development at risk of traffic by individuals not in our development and additional access for criminal activities. In addition, our property values would be impacted by traffic routed through our development. Annexation of properties /roadways in Heceta South would make us subject to additional taxes with NO benefit to us.

This area has many fragile wetlands. Heceta south has been planned around many of these wetlands. Additional development, would put existing homes at risk of flooding.

Our understanding is that this development was pursued through the County more than once and they could not get approval. Please do not approve the annexation of the Benedict properties.

Sincerely,

Bruce and Linda Cochran
88116 Windleaf Way
Florence, or 97439

Topic: Annexation for sub division

Details: I see that a lot of opposition is growing for an annexation for a sub division. The opposition will no doubt site many reasons to "Not Annex". Some may be valid concerns but most likely the majority will come from people who currently enjoy the ability to live in their homes;...(that already destroyed the natural resources;) but want to halt the ability of others to enjoy the same. With the housing shortage the further development would be an equitable resolve. It is interesting how people want to enjoy their having moved to Florence but want to deny others of the same opportunity. I believe annexation can be done equitably even though the recent annexation and allowable building next to my property had major errors:..... Only a 10 ft setback to adjacent rural land...a destruction of a wetland that was identified in the Cities own (paid for) wetland analysis, and allowance to cut all the trees in a recognized forested wetland. I think you can do better.

Brian Cole

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:39 AM
To: planningdepartment
Subject: FW: Benedict Holding LLC development thru Oceana Drive off Rhododendrun Drive

From: PaulC Nomad1500 <takemine617@yahoo.com>
Sent: Saturday, November 21, 2020 9:23 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: Paul Cunningham <takemine617@yahoo.com>
Subject: Benedict Holding LLC development thru Oceana Drive off Rhododendrun Drive

We would like the Commission to know that we are against the Benedict development plan thru Oceana Drive. We are residents of Heceta South and concerned on the effect it will have on the area.

I know you have been inundated with all the reasons for denying this development, so I will not repeat them. My hope is the Florence Planning Commission will deny this development by a developer who is using the Commission to circumvent the restrictions required by Lane County, restrictions he knows he can not or are too costly to comply with. This is showing he has little concern for our land and property. Florence needs to stand up for the citizens.

Sincerely,

Colleen and Paul Cunningham
88082 Windleaf Way
Florence, OR 97439

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:39 AM
To: planningdepartment
Subject: FW: Heceta South Annexation

From: Sheri D'Amico <sherid@damicodistribution.com>
Sent: Sunday, November 22, 2020 3:54 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Heceta South Annexation

Hello Wendy,

I have received a letter from my neighbors regarding the possibility of annexing 48 acres adjacent to Heceta South. My husband and I are recent transplants to Heceta South and are in the process of retiring. We specifically chose this neighborhood because we walk our dogs regularly and loved the quiet streets and low traffic volume. There is no question at all that such an annexation would severely impact our way of living here. It would open us up to much more traffic and noise. It would severely impact the natural environment to include the wildlife and the old growth trees existing within this 48 acres along with other surrounding trees that would require removal. The neighborhood is basically full of retirees who came here looking for a quiet and safe community in which to live their remaining years, please don't allow this annexation to change this for all of us. Thank you.

Sheri D'Amico

D'Amico Distribution, Inc.

805-206-6328

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 12:51 PM
To: planningdepartment
Subject: FW: Annexation by Benedick Holding LLC

From: Michael Davis <cprimus353@yahoo.com>
Sent: Tuesday, November 24, 2020 12:06 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Annexation by Benedick Holding LLC

To: City of Florence

Wendy-Farley Campbell

& City of Florence Planning Commission

250 Highway 101, Florence, OR 97439

wendy.farleycampbell@ci.florence.or.us

Dear Wendy-Farley Campbell,

Being a resident of the Heceta South Home Owners Association, I am writing to voice my **opposition** to the annexation of the property adjacent to the Heceta South HOA. My reasons are as follows.

A) Since moving here in 2009, I've always viewed this adjacent area in question, as a valuable wildlife wetlands. It supports a seasonal lake which allows many forms of flying wildlife, a respite. During the summer months bear, cougar, bobcat, coastal lynx,

deer, coyote, raccoon, and other small forms of wildlife inhabit the area. Construction in this area will decimate these animals. I've seen it happen in the past. The town of my youth, Novato California, in the 50's supported deer, quail, many forms of reptile, butterfly, etc. all disappeared during the suburban construction of the 60's. I am particularly concerned with our bear population. When complaints come in, ODFW come and destroys the animals. This treatment of our wildlife areas is unacceptable in my view.

B) Annexation of our roadways will add untold cost to the members of our HOA in the form of road maintenance, updating to city standards and codes, etc. Added to these issues will be the addition vehicular traffic which brings more foot traffic and increase the inevitable crime rate. Since this area is not supported by the City of Florence police dept., we will need to wait hours for response from the County Sheriff's office when the need arise.

C) This latest attempt at annexation of this area by Benedick Holding is yet another end run around Lane county's refusal to Annex on two other occasions. The reasons then are still valid today. The area in question is a prime and valuable wetlands area that has come into the sights of a real estate developer. They are not local and only see a monetary value in this area. ***They don't see or care how important this area is to the community.***

Michael J. Davis

4911 Windjammer Way

Florence, OR 97439

541-997-2437

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:43 AM
To: planningdepartment
Subject: FW: No annexation

From: Cher Dolan <dolan.cher@yahoo.com>
Sent: Tuesday, November 24, 2020 3:39 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: No annexation

This is a bad annexation. You will destroy the neighborhoods off Rhododendron. It has enough traffic, I constantly see people at risk while walking or riding their bikes. The lake area habitat will be destroyed. We have no police support out here.

NO

[Sent from Yahoo Mail on Android](#)

November 24, 2020

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

Attn: Wendy-Farley Campbell

Re: Annexation Proposal by Benedick Holdings, LLC

As homeowners in Idylewood, we would like to express our strong opposition to the proposal for annexation by Benedick Holdings, LLC, for the following reasons:

- SAFETY – We have a 19 month old son and frequently walk in our neighborhood with our dog. There are many other young families who do the same. We also have many seniors who walk with or without pets. There are no street lights, no sidewalks and the streets are narrow. There are also no stop signs so there is already an issue with cars speeding through our streets on a daily basis. More homes means more traffic and this will cause significant safety issues for our entire neighborhood. Oceana Drive will not be the only road impacted. Saltire Street is the only other road that exits to Rhododendron Drive (in Idylewood). If there is an emergency and our neighborhood needs to evacuate, it will be a serious safety hazard for current Idylewood residents and residents of 50+ more homes to have access to only two roads. Treewood and Rhodowood Drive (outside of Idylewood) exit to Rhododendron Drive as well so this neighborhood would also be dramatically impacted in an emergency.
- ROAD MAINTENANCE – Due to increased traffic on all roads in the neighborhood, how does The City plan to address wear and tear on our roads? As stated before, Oceana Drive will not be the only road impacted. Saltire Street and Oceana Drive are the only exit routes to Rhododendron Drive (in Idylewood). Other roads that will be significantly impacted are Sandrift Street, Cloudcroft Lane, Rhodowood Drive, Limpit Lane, and Treewood Drive.
- WILDLIFE CONCERNS – One of the many reasons we enjoy living in our neighborhood is the wildlife, which we admire and respect. This annexation will definitely have a negative impact on any wildlife that still resides in the area. We understand this neighborhood, and others, have already encroached on wildlife habitat. Please respect what little habitat is left in this area. Especially since the land in question is already a designated Wetland area which is, by definition, one of the most biodiverse of all ecosystems and serves as home to a wide range of plant and animal life.
- FLOODING CONCERNS – The land in question is designated as a wetland area which is extremely sensitive to drainage issues. Development may destabilize the land and cause significant flooding, which is already an issue in some parts of our neighborhood.
- NEIGHBORHOOD IMPACT – Residents like the peace and calm and of our neighborhood. It's quiet and private. We do not need to cram 50+ more homes into a small area. We do

not want city living. This would change the entire dynamic of the neighborhood and will definitely have an impact on home values. This will also impact neighbors in Heceta South and neighbors south of Limpit Lane off Rhodowood and Treewood Drive.

- PROPOSAL REJECTED BY LANE COUNTY - Many are wondering why The City would even entertain a proposal that has already been rejected by Lane County. The reasoning behind Lane County's decision should be seriously and thoroughly vetted by The City and presented to the public before any decision is made.

In closing, this is a decision that will impact a significant number of Florence residents. Due to the COVID-19 pandemic, a decision of this magnitude should be postponed until a in-person public hearing can be held. I have watched the online meetings and even City staff has trouble with the technology – members lose internet connections, phone calls are dropped, testimony cannot be heard, etc. How does The City expect the public to have a fair opportunity to be present and express their opinions this way? Many do not have access to a computer or the internet. They also may not have access to resources such as transportation, legal advice, etc. The public has a right to be seen and heard. It's a matter of ethics.

Respectfully,

Brian & Jessica Enochian
87751 Saltaire Street

Via email to planningdepartment@ci.florence.or.us
and wendy.farleycampbell@ci.florence.or.us

From: the bearcove <thebearcove97439@gmail.com>
Sent: Tuesday, November 24, 2020 11:59 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Objections to Oceana annexation

City of Florence Planning Commission
Wendy Farley-Campbell

I have lived on Oceana Drive since 1992 and have experienced firsthand the periodic flooding which occurs here. I have also joined the Idylewood Owners LLC.

I have read more about the reasons the county has repeatedly denied previous attempts for a zoning change request by Benedick Holding LLC.

If approved, this will destroy wildlife habitat in this wetland property.

If approved, flooding is virtually guaranteed in developing this wetland property.

If approved and we experience a major disaster, such as fire or a tsunami, all residents will be attempting to use the only route of escape, there is no other option. Daily traffic rates will also be substantially increased on a road we share with pedestrians.

Thank you for your consideration,
Barbara Fiorito

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:41 AM
To: planningdepartment
Subject: FW: Benedick Holding proposal.

From: Ron Gipson <rgipson42_@hotmail.com>
Sent: Monday, November 23, 2020 11:33 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Benedick Holding proposal.

Very sorry that the city is considering yet another attempt to develop their land adjacent to Heceta South. Our board spent numerous hours defending our rights to Lane County. Successfully. All the negatives are the same..Contributing to more flooding, wetlands, more traffic that would not adhere to our speed limits, easier for crimes to be committed. This would turn our quiet area into an unneeded disaster.
PLEASE DO NOT APPROVE!
Ron & Kate Gipson
Heceta South

Sent from my Samsung Galaxy , an AT&T LTE smartphone

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:38 AM
To: planningdepartment
Subject: FW: Idylewood Annex

From: taunia green <tauniag6@gmail.com>
Sent: Saturday, November 21, 2020 10:59 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Idylewood Annex

Attention: City Hall to Wendy-Farley Campbell and City of Florence Planning Commission,

As a resident of Florence Oregon, I was interested to hear about the proposed development of 30+ houses in a wetland between the developments of Idylewood and Heceta South without consulting the existing Idylewood residents. Now I am a concerned citizen.

Though it may benefit some to have this additional housing in Florence, in the long run it has potential to create a negative impact on the whole community, including property value. FEMA demes that flooding on this coastal stretch of Oregon is a concern. Eliminating wetlands by building on them takes away the land's natural ability to deal with floods. The water has to go somewhere. If you eliminate enough of the wetlands that have the space to take in the flood waters, whatever is there instead will be flooded, and most likely more than that. The reason so many houses flood on the Mississippi is because they build on a floodplain, aka: wetland.

I would personally like to see the following involved to make sure the utmost care is being taken to protect the constituents who make up this fabulous town: FEMA (floodplain map), a complete Environmental Impact Statement, Western Lane Emergency Operations Group (WLEOG) and its community partners, Siuslaw Watershed Council, Coast Guard, Heceta South residents, as well as putting it out to the entire community, ie: full disclosure in the Siuslaw Newspaper. If our city decides that building on a floodplain is advantageous, I would like the citizens of Florence to be *assured* that this project will not negatively influence the chance of flooding in Florence. We deal with wildfires, toxic smoke, and pandemics. I am hoping that the Planning Department wants to limit the difficulties we will face here in Florence. Saying no to 30+ houses now is easier than saying hello to displaced residents and extra taxes in the future.

Although my main concern is the impact of flooding, I know there are many other considerations to the public: it would set a precedent for annexing any area outside the city limits without public consent, the increased traffic within Idylewood largely increased traffic on Oceana, the fact that the traffic impact study was done in December when traffic in Florence has the lowest impact instead of in the summer months when snowbirds and tourists are here, serious disruption to the evacuation route in the event of a tsunami alarm, The Realization 2020 Florence Comprehensive Plan which states "the desire of the citizens of Florence... (is) to retain... as much as possible of the native vegetation such as the shore pines, wax myrtles, huckleberry, and native rhododendrons cannot be overemphasized.". Just the issue of flooding seems like a reason to take a close look at developing this wetland with the input of the community. With all of these issues facing this one development/30+ houses, the concern is overwhelming that the consideration of the Florence residents should be involved in this decision.

Thank you for your time and energy in considering this statement, as well as all you traverse through your hard work for this city.

Taunia Green
PO Box 832
Florence Oregon
707 272 2414

18 November 2020

Planning Commission
City of Florence
250 Highway 101
Florence, OR 97439

Re: Benedick Holdings LLC annexation & zone change

In your meeting on November 10, we heard referrals and testimony from Century Link, Florence Police Department, Heceta Water, Lane County and City of Florence Public Works, Siuslaw Valley Fire & Rescue, and Western Lane Ambulance.

All of these agencies said there's no problem providing service to the Benedick property; however, I don't understand how they can claim there are "no issues," when they don't know what's going to be built on Benedick Holdings' 48-acre parcel.

To wit, zone change standards require you to consider levels of potential development on the subject property (including a reasonable "worst-case" scenario) in order to properly evaluate the impacts of the proposed development and whether it is appropriate in that area.

In that November 10 meeting, at the minute:second mark 22:40 in the online recording, Planning Director Wendy Farley-Campbell said that there are "...several properties similar in this way that have annexed just off Rhododendron Drive," and she pointed named the annexation of Driftwood Shores, "...which is another similar annexation like this one."

In this case, it is not appropriate to use the word "similar." In all of the City of Florence annexations cited, there are none that are similar to the one proposed by Benedick Holdings.

Not one of the previous annexations included a "cherry stem" like Oceana Drive. From Rhododendron Drive to the Benedick property, the distance is 2,400 feet — almost half a mile.

While the extension to Driftwood Shores was also long, that extension was made to an existing development; there was nothing unknown or "to be determined." Plus, the unit owners of Driftwood Shores requested the annexation, because they had a failing septic system.

The only other annexation that required an extension from Rhododendron Drive was the one at Harbor Vista Campground, and that one was less than 600 feet long. As with Driftwood Shores, the terminus was a known entity; it was not an unknown situation like Benedick's.

Also, note that the Harbor Vista extension went along North Jetty Road in front of only two homes. The annexation proposed for Oceana Drive trespasses the homes of 48 owners and 72+ residents who are strongly opposed to this annexation and zone change.

In addition, none of the previous annexations have the topography of the Benedick property: designated wetlands, very steep slopes (25%+), and a Prime Wildlife Coastal Shorelands Overlay. Perhaps this topography by itself does not preclude annexation, but it certainly should cause you to question the viability of the property for a zone change and development.

Again, this points to the fact that there is nothing “similar” about this proposed annexation and zone change; it is unique, unprecedented, and unsuitable.

In testimony from Public Works Director Mike Miller, beginning at the marks of 29:45, 32:05, and 34:20, Mr. Miller addressed issues of sewage, roads, and stormwater, respectively.

Mr. Miller said that a sewage pump station would be required, but stated it is “not a problem, we’ve done it before.” However, he does not say where this hypothetical pump station would be located — on whose property — and who would pay for it.

Mr. Miller briefly touched upon the issue of jurisdictional maintenance of authority of Oceana Drive — i.e., transferring it from Lane County to City of Florence. This is a lengthy public process, and is in no way a “slam-dunk.”

It is not stated who will drive this effort, and who will pay for it. Keep in mind, the City of Florence will certainly meet objection from the residents of Idylewood; we want to maintain Oceana Drive as a county local road, and do not want it transferred to the City.

Lastly, Mr. Miller said that there were “some flooding issues in the late ‘90s” in the area where Sandrift Street meets Oceana. Have you seen the photos submitted by Idylewood residents? There was standing water two feet deep; I’d say that’s a bit more than “some issues.”

Mr. Miller also stated that “... the developer was required to do some piping to get the stormwater to move out to Rhododendron Drive,” and “...some of those requirements just haven’t progressed to the point where the county took over,” and “...when they do decide to present plans for the actual development of the site, we’ll really dig into it.”

OK, let’s be clear here: That developer was Benedick Holdings. After 20 years they still have not completed the work that was required of them. It is not reasonable that we should now entertain a new proposal for annexation and zone change from a developer that has refused to address known, documented stormwater problems.

Later in the November 10 meeting, beginning at the recording’s 43:00 mark, Ms. Farley-Campbell returned to the issue of roads and access to the Benedick property.

As far as other streets nearby, she said “...the city would consider them as part of an annexation request for development of the subject property,” and “...the access that that development would need would be served by the city.”

Most importantly, Ms. Farley-Campbell said “...we wouldn’t be having everyone going out by just Oceana; that wouldn’t be realistic.”

I agree with Ms. Farley-Campbell that it’s unreasonable to expect Oceana Drive to serve as the only outlet. Perhaps, then, the developer should also petition to annex Saltaire Street, which is the only other primary road with access to Idylewood and the Benedick property.

At the same time, Sandrift Street ought to be included, because if one enters Idylewood via Saltaire and heads for the Benedick property, it's actually shorter to cut through on Sandrift. If you add the total lengths of Oceana, Saltaire, and Sandrift, we're now talking about a mile-and-a-half of roads needed to properly serve the Benedick property.

As was pointed out in the November 10 meeting, all the roads in Idylewood except Oceana Drive are private roads. The maintenance of those roads is the responsibility of the homeowners.

The City's urbanization goal is "To provide for an orderly and efficient transition from County/rural land uses to City/urban land uses." Because only Oceana Drive is part of this petition, the applicant has provided a transition that is neither orderly nor efficient.

Although Benedick Holdings (then doing business as JMB Enterprises, Inc.) established a homeowners association for Idylewood in 1982, they abandoned it around 2001 without transferring its governance to the residents of Idylewood. They abandoned their promises to fix stormwater problems. They also clear-cut a portion of their property illegally, and have never removed the cut trees as required by law.

Once again, I don't believe that this developer represents someone who can be relied on to "minimize risk to citizens," as dictated by Policy 1 of the City's Development Hazards and Constraints.

It is quite clear that cherry-stem annexations such as this one are neither reasonable nor legal; this annexation and zone change would create a threat to the public health and welfare as well as excessive public expense; and, because Oceana Drive is the only street that's part of the proposal, this proposal will not provide safe transportation.

My neighbors and I strongly encourage you to nip this in the bud, as they say, and deny this petition for annexation and zone change.

Sincerely,



Bruce W. Hadley
Idylewood Owners LLC
4828 Oceana Dr.
Florence, OR 97439

From: Wendy Farley-Campbell
Sent: Tuesday, November 24, 2020 10:39 AM
To: planningdepartment
Subject: FW: Annexation Proposal

From: Kathi Hanauer <hanauerkathi@gmail.com>
Sent: Saturday, November 21, 2020 7:13 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Annexation Proposal

I am a resident of Heceta South and am adamantly opposed to any annexation that would impact our quiet community.

Heceta South consists mainly of retirees, many surviving on fixed incomes. With annexation, you would deliberately be imposing hardships, due to the enormous infrastructure costs that would be imposed.

Along with infrastructure, our depleting wildlife would be overly impacted as well.

Residents have chosen this coveted community for:

1. The quiet enjoyment and preservation of our natural resources, ie: trees, wildlife, etc. that would also deteriorate with annexation.
2. We share strict guidelines to maintain our own piece of privacy and safety for everyone. Most residents walk daily with a pet (or 2) to maintain physical and mental health (required by their physician), annexation would be a detriment to the elderly of our community due to the added traffic.

I hope we don't forget this is a retirement community.

Most of us have lived and seen what developers are capable of, that's why we have chosen this little gem on the coast to support and retire to.

Please don't let us lose the charm and natural resources we have been gifted with, once they're gone.....you can't go back.

--

Kathi Hanauer
(805) 610-8699
Heceta South Resident

From: Ray Hull <theorangehulls@yahoo.com>
Sent: Monday, November 23, 2020 5:52 PM
To: planningdepartment
Subject: Annexation of 48 acres Located East of Idylewood and South of Heceta South - Benedick Holdings LLC Property

We are writing another letter to oppose the annexation of the subject property held by Benedick Holdings LLC. This project has been rejected twice by Lane County for good reason. How then does the City of Florence think this project will benefit the city and our Heceta South and Idylewood neighborhoods? Clearly, we were not able to speak with our votes, since we are in an unincorporated portion of the city. Our only saving grace is that the Florence Planning Commission and City Council will listen to the residents of these neighborhoods and stop this project from happening.

As we read the newspaper article about the outcome of the November 10th Planning Commission meeting, it seems the only benefit is city sewer, which honestly is not seen as a benefit to us. There are no upsides, but many downsides to approving this annexation. We already have poor drainage and enough traffic in the neighborhoods of Idylewood and Heceta South. Adding 50 more houses and twice as many cars and people, the drainage system will be even more taxed, along with more traffic, light and white noise, and loss of habitat.

Furthermore, there is no mention of an EIR, drainage or traffic studies being done prior to approval of this annexation. How is the City Council and Planning Commission able to make an educated decision without them? The only benefit we see is tax dollars for the city at the expense of the residents' quality of life and safety.

Please consider your residents in this major decision.

Sincerely

Ray and Jenny Hull
87653 Saltaire Street
Idylewood Owners LLC Member