

Aleia Bailey

From: Linda Bickel <lbickel54@att.net>
Sent: Monday, October 05, 2020 10:49 AM
To: planningdepartment
Subject: Formal Letter of Objection

TO: Planning Department, City of Florence.

Regarding: Benedick Holdings, LLC Annexation and Zone Changes

As property owners in Heceta South, we would like to express opposition to the proposed annexation of property owned by Benedick, LLC, tagged as lots 400, 401, MR 18-12-10-34 Tax Lot 801.

These lots are partly adjacent to Heceta South. They are described as "prime wildlife" and I believe are protected under the "beaches and dunes" law, which would require studies be done by Lane

County before development would be considered. I have been told that in 2016, Benedick requested a variance from Lane County to develop these very parcels. Our Heceta South HOA attorney was involved in the process. Development did not proceed because of Benedicks failure to provide studies.

The area of Heceta South, Kelsie Ct . has often flooded. Any development will increase run off and will make this worse.

These parcels provide habitat and pathways for many bears, coyotes, bobcats, deer and many other wild animals and birds. They also provide access to the 40 acre land parcel in our development (wildlife area).

We object to annexation if there is no regard to zoning of Lane County or variances. What standards would be used?

Our other objection to this annexation is the prospect of Benedick attaching a road from their development into ours, at Kelsie Way or any link into Heceta South.

Our HOA built our roads and we, as homeowners, maintain our roads. Its costs us dearly for the surfacing of our streets and keeping them in pristine condition. Neither the City of Florence, nor the county, has ever put any money into our roads.

We do not want any thru traffic on our roads, due to the addition of these future homes, since they would not be contributing to the cost incurred by Heceta South HOA. We do not want added traffic, noise or wear and tear on our roads.

Thank you.

Linda and Eric Bickel

87942 Kelsie Way

Florence, OR 87942

530-575-2685

September 30, 2020

Wendy Farley-Campbell, Planning Director

City of Florence

250 Highway 101

Florence, OR 97439

Re: Objection to the petition put forth by Benedict Holdings, LLC Annexation and Zone Change

We are in receipt of your letter dated September 22, 2020, regarding Notice of Public Hearing for a proposed land development by Benedict Holdings, LLC.

We, David and Annie Blanks, are property owners in Heceta South Subdivision. Residing at, Lot 49, 5014 Kelsie Court, Florence, OR.

We, David and Annie Blanks, would like to be put on record that we are extremely against the Annexation and re-zoning of Oceana Dr. 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.

Our major concern in the area Benedick Holdings, LLC, plan to develop is extremely sensitive to drainage. The unstable slopes in this area and any disturbance of these lands will cause destabilizing of the land and can, and most likely will, cause water drainage issues and possible future flooding in the development and neighboring properties. Us being one of those properties. Our property is located close to the seasonal lakes on the proposed development.

Will this be engineered properly so that we won't endure future water problems created from this proposed new development? What is our re-course should we experience water issues caused by the development of said lands?

We are also concerned the City of Florence will require Benedick Holdings, LLC to connect to our roads for access to the property they want to develop. We strongly oppose this. Our HOA pays for and maintains our roads. If the City of Florence intends this to happen, our developemnt would be severely impacted in many ways: security, safety, livability, road issues and property values.

Please put David and Annie Blanks, on record as extremly opposing Benedick Holdings, LLC, request to annex their property and right-of-way and apply for a City of Florence re-zoning designation.

Regards,

David and Annie Blanks

5014 Kelsie Court

Florence, Or 97439

Exhibit K10

Aleia Bailey

From: J P BOLIN <jpbolin303340@msn.com>
Sent: Thursday, October 01, 2020 6:16 PM
To: planningdepartment
Subject: Housing

I live on Saltaire and already the traffic is getting terrible. And I also have flooding on the end of the street. Tell mister greedy to put in his park like he promised!!!!

J. Patricia Bolin

Sent from [Mail](#) for Windows 10

Aleia Bailey

From: Charlie Campione <cnjcampione@yahoo.com>
Sent: Wednesday, September 30, 2020 8:39 AM
To: planningdepartment
Subject: Annexation

I Sam Charles Campione, 87914 Kelsie Way Florence Or 97439 541 902 2500 would like to go on record as being opposed to Annexation Request Made by Benedick Corporation of property adjacent to Heceta South Housing Development. Further, request each homeowner and taxpayer living in Heceta South be provided with the opportunity to provide comment by return mail..

Sent from [Mail](#) for Windows 10

September 14, 2020

Wendy Farley Campbell, Planning Director
City of Florence
250 Highway 101
Florence, Oregon 97439



Ref: Letter against Benedict Annexation Petition


I'm writing this letter against the proposed Benedict Annexation Project. In looking at the aerial photo of where the proposed annexation is, this will cause nothing but problems for current residents of Heceta South and Idylewood.

1. According to the aerial photo, this will become a short cut for anyone wanting to cut over between Rhododendron Drive and Heceta Beach Road. Currently, the roads are too narrow for residents to park their cars along each side of these roads, let alone it becoming a thoroughfare.
2. Along these lines, many residents can walk the neighborhood freely without worrying about being run over, but all our lives will forever be changed when this becomes a short cut!
3. Property values are great now because of the development(s) we live in, but property values will decline once the increased traffic starts up.
4. If this development goes forth, will the City go against its promise not to force annexation to the existing homes in the area?
5. Included in the documents on the City website, this proposed annexation project is being compared to Fawn Ridge and Driftwood Shores. There is no comparison here. The Driftwood Shores area was already developed, and Fawn Ridge had no impact to other pre-existing neighborhoods. It was just an off shoot from Rhododendron Drive, and not directly affecting other homes.
6. Impact to wildlife is also a huge concern. Currently we have a healthy balance with Wood Lake Park and the area around the seasonal lakes for wildlife to live. Taking out another huge chunk of land will drive the animals into the neighborhoods and decimate their habitat.

Florence is already experiencing traffic congestion, parking difficulties in Old Town and shopping areas, endangering pedestrians with increased traffic, and dwindling livability and desire to live in Florence. At what price is the City willing to allow the growth and greed to continue? Do we want to look like another Newport or Lincoln City, or worse yet – a California Coastal town?

We highly urge the City to deny this application.


Cheryl Chipps 87812 Saltaire St


Kenneth Chipps 4936 Sandrift Ct


Judith Chipps 4936 Sandrift Ct


Chris Kohl 87812 Saltaire St

Exhibit K13

Aleia Bailey

From: Kathryn clark <kathryn85768@gmail.com>
Sent: Tuesday, September 29, 2020 9:24 AM
To: planningdepartment
Subject: Annexation of Oceana Drive & area

Hello

I sincerely hope that you will not approve this project. My concern is flooding and traffic. Flooding has been an issue in the past and will certainly be much worse if this project is improved.

What about the traffic? There is no plan to deal with it. It would be horrendous. Emergency services in another problem that should be considered. This area contains many elderly individuals. Emergency vehicles are often needed in this area.

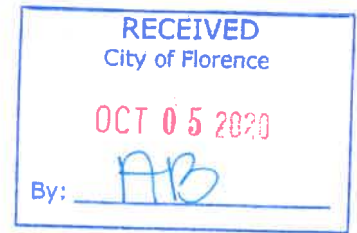
Street damage/repairs is another consideration, higher taxes. The loss of wildlife which live in the area.

It was my understanding that the county deemed this area as wetlands several years ago. The county has a large file stating why this area should not be developed.

Please consider the people who now live in this area and make the correct decision.

Thank you

Kathryn Clark
4814 Cloudcroft Ln
Florence, Or



City of Florence
Request for Annexation and Zone Change

City Manager,

I object to the city of Florence annexing the 48 acres in my subdivision. When I purchased my property approximately twenty years ago, the city was trying to eliminate septic systems and then be connected to the city sewer line. I feel the city wants to utilize the extended sewer line to the camping park.

Unless it can be proven that there is low water in the 48 acres, the septic system will fail in the winter months.

Sincerely, *Robert Clausen*
Robert Clausen
87630 Woodmere East
Florence, OR 97439

Exhibit K15

Aleia Bailey

From: Christine Cole <iluvsocwk@gmail.com>
Sent: Saturday, September 26, 2020 2:11 PM
To: planningdepartment; Christine Cole
Subject: Regarding annexation

My name is Christine Cole, I live at [4978 Cloudcroft Ln, Florence Oregon 97439, United States](#).

I am writing you in regard to my concern about proposal to annex the area by the Idlewood home subdivision. As a homeowner in this area we moved here for the privacy, the quiet and the lack of traffic flow in the area. As I read the map it also appears that my street may be included as an exit for this project. I am concerned that I never received any type of letter from the city in regard to this annexation and had to hear about this word-of-mouth. This neighborhood is primarily a retirement community, many neighbors walk their animals, bike and just walk for exercise in our neighborhood on a regular basis throughout the day. We are able to do this safely due to the lack of traffic flow in our neighborhood.

I am adamantly against the annexation of this property, I am concerned in regard to traffic, flooding, resultant street damage and or repairs due to the high traffic flow. I'm also concerned about higher taxes, the security of our neighborhood, and how this potential annexation will affect the value of our homes, utility costs and safety in our neighborhood.

This annexation should not occur in this neighborhood. I demand that the county records for the specified property include my objection to the annexation of this property. And that no development should occur.

Please send me a return receipt so I can confirm that you have received my email.

Thank you, Christine Cole