

To:
City of Florence Planning Department
250 Highway 101
Florence, Oregon 97439

September 1, 2021

From:
Charles and Diane Rouse
17684 SW Frederick Ln.
Sherwood, Oregon 97140
Our map and tax lot: 18-12-04-42-01304
Our Address: 4575 Lookout



RE: PC 21 26 ANN 07 & PC 21 21 ZC 07 – Anderson 88385 1st Avenue Annexation and Zone Change

We are the property owners at 4575 Lookout and our property is adjacent to the property being considered for annexation and re-zoning. We are opposed to the re-zoning and development of this property due to the adverse affect it will have on our property and others in the area for the following reasons:

1. Degradation of ground and storm water drainage. The proposed rezoning lots are part of a drainage outlet for about 7-8 square miles of land west of Highway 101. I encourage you to look at this area on Google Earth. Between 1st Avenue and Highway 101 there are large areas of standing water, marsh and swamp. This area has a very high ground water table and Heceta Beach Road is often under standing water during the wetter months. Surface and ground water from this area drains through the subject lots and then is routed under 1st Avenue and emerges at beach level next to the public access on the south side of Driftwood Shores.
2. Damage to real property and pollution. Rezoning and developing the subject lots without a comprehensive plan to manage drainage would result in unmanaged water moving through the area; surface and sub-surface water could damage road beds, septic systems, foundations and possibly sewer line trenches. Many residents in this area will not be able to afford the expense of connecting to the sewer or properly repairing their septic systems which will likely increase pollution.
3. There is a high water table in this area. During the dry months the water table is about 3-5 feet below the surface of our lots and 1-2 feet higher during the wet months. The subject properties are about 2-3 feet lower than our lots elevation and their drainage channel is about 6-7 feet lower than our elevation.

When homeowners have no working storm water disposal system they often end up routing their storm drains to the sanitary sewer, which creates a set of problems nobody wants.

Annexation and development of these lots without a comprehensive drainage plan will cause damage to the real property of the residents in this area.

Thank you for your service, your time and your consideration.

Sincerely,

Charles and Diane Rouse