

Exhibit P4

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

From: Mike Miller <mike.miller@ci.florence.or.us>
Sent: Tuesday, January 10, 2023 10:42 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: Michael Schick <chief@wlfea.org>
Subject: RE: Comments/questions for January 10, 2023 Meeting

Hi Wendy,

Regarding item 5, oversizing, yes the water, sewer and stormwater system was designed for the ultimate buildout of Fairway Estates (formerly Westshore). The water system for Fairway Estates is connected to the 8-inch water main in Rhododendron Drive as well as intertied to the 8-inch water main on Royal St. Georges Drive (the 8-inch water line in Royal St. Georges Drive is connected to the 12-inch water main on 35th). In addition, due to the potential development that would extend Tournament Drive to a separate 78 lot subdivision on the Florence Golf Links property, I had Murraysmith complete some hydraulic modeling of our water system to see if additional looping or line size increases need to take place. The modeling results show that water available during a fire flow condition within the existing Fairway Estates subdivision are 1740-1760 gallons per minute which is more than adequate for residential development. The modeling results were with the Florence Golf Links 78 proposed subdivision being constructed and connected to Fairway Estates.

Regarding sewer, the existing sanitary sewer within Fairway Estates was planned and installed for the full development. All of the existing sanitary sewer is 8-inch main lines and has capacity to serve phase two of Fairway Estates, including full buildout.

Regarding the stormwater system, again the original design was for the completed fully developed subdivision. The system is a combination of retention, detention and infiltration. The stormwater lines vary in diameter from 36-inches to 48-inches to 60-inch line in Tournament Drive. The system is design to retain the stormwater and attenuate the flows prior to discharge to the stormwater line in Rhododendron Drive.

Thank you,

Mike

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

From: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Sent: Sunday, January 8, 2023 7:13 AM
To: Mike Miller <mike.miller@ci.florence.or.us>; Michael Schick <chief@wlfea.org>
Subject: FW: Comments/questions for January 10, 2023 Meeting

Mike and Chief,

Please see below questions clipped from the below email (I could not highlight them). Please let me know your responses by Tuesday's hearing if you can.

Mike: 5. Oversizing: By statute (10-36-3 [D]) for development in phases, subsequent infrastructure such as water, sewer and drainage is to be taken into consideration during the previous development.

Question: Was oversized required in PI to accommodate the needs of PII?

Chief: 6. Gate between SandPines West and Fairway Estates on Royal St. George Drive.

Background: There is a gate between SP West and FE where SP West has both ingress and egress access. FE has no access. In the original easement/staff reports, the City encouraged SP West to allow access but did not require it. To date, FE has not been able to negotiate an amendment to the Easement that would allow access to FE residents. What is the process to have the City reevaluate this gate usage due to the increased residential traffic from PII (80 more homes) and the need for an emergency exit in the event of fire, tsunami or earthquake? FE does not have a designated emergency exit.

I'm checking the previous approval and am pretty sure access through Royal St. George was a requirement. Please provide the maximum number of single family homes that can be on a single access with and without fire suppression in the homes.

Thank you both,
Wendy

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

From: sylvia.attny@gmail.com <sylvia.attny@gmail.com>
Sent: Friday, January 6, 2023 5:16 PM
To: Planning Department <PlanningDepartment@ci.florence.or.us>
Cc: Sylvia.attny@gmail.com
Subject: Comments/questions for January 10, 2023 Meeting

My name is Sylvia Duran and I live with my husband, Joe Wilson, at 4131 Dunbar Way, Florence, Or 97439 in Fairway Estates. I plan to attend your meeting on January 10, 2023 and would appreciate your consideration of the questions below that I am sending to you in advance.

Regarding Resolutions PC 21 39 SUB 03 and PC 21 40 PUD 02 and Tentative Subdivision and AR 21 21 SIR 14 (Site Investigation Report).

1. Traffic Questions:

A. Background: There have been 2 traffic impact studies done, one in 2015/2016 by Fred Wright Consulting and one in 2022 by Sandow Engineering. Neither report found any mitigation necessary. Sandow actually added in additional needs of Phase II and growth projections through 2029. The most recent study focused on the intersection at 35th and Rhododendrum, but I am unsure if the study included the entry to Fairway Estates (FE).

Question: Can you advise whether the entrance to Fairway Estates was considered?

B. Background: The FE entrance is impacted by oncoming northbound cars driving fast near the Coast Guard Road and the FE gate. There is a blind spot that creates a traffic hazard with these northbound oncoming vehicles. With 80 more homes and residents in PII, and only one gate to service, it may end up being a concern for entrance and exit. Under the statute, the Planning Director can determine that a Traffic Impact Study is necessary because adjacent neighborhoods and other areas will be adversely impacted by proposed development.

Question/s: Did the traffic impact study address the ingress/egress at the FE gate? If not, can we request that the Planning Director determine another limited study is necessary?

2. Final Staff Report - Phase II: I am asking to be copied in on the

final staff report for Phase II when available. By statute it should be available to the public 7 days after the Notice of Decision is provided.

According to statute I must ask to be copied in and included in the distribution.

Question: How can the public access both Phase I and Phase II Final Staff Reports? Are Staff Reports available electronically?

3. Wetlands. There is an original proposed development plan for PII.

Question: Has it been amended to address the wetlands and where can we access it?

Question: Is there replatting for the PII development? Is it available to the public?

Question: Has the State Lands Commission approved any wetlands mitigation offered by the developer?

4. Timelines: According to statute, final development plans for PII is supposed to be approved within 2 years after PI was approved.

Question: Has it been extended?

Question: When is the final approval expected?

5. Oversizing: By statute (10-36-3 [D]) for development in phases, subsequent infrastructure such as water, sewer and drainage is to be taken into consideration during the previous development.

Question: Was oversizing required in PI to accommodate the needs of PII?

6. Gate between SandPines West and Fairway Estates on Royal St. George Drive.

Background: There is a gate between SP West and FE where SP West has both ingress and egress access. FE has no access. In the original easement/staff reports, the City encouraged SP West to allow access but did not require it. To date, FE has not been able to negotiate an amendment to the Easement that would allow access to FE residents. What is the process to have the City reevaluate this gate usage due to the increased residential traffic from PII (80 more homes) and the need for an emergency exit in the event of fire, tsunami or earthquake? FE does not have a designated emergency exit.

Your time and consideration is appreciated.

Thank you,

Sylvia Duran, homeowner - FairWay Estates Phase 1.

(530) 828 1852