

Exhibit R11

From: Nancy Rhodes
To: Planning Department
Subject: January 10 meeting re Fairway Estates
Date: Sunday, January 08, 2023 6:10:02 PM

Attn: Planning Department or Wendy Farley Campbell

I want to confirm that the January 10 scheduled meeting to discuss Fairway Estates is still on the agenda. Please let me know if it again gets postponed. Thank you.

Also, I tried to find the planning details for the FE planned walking path but wasn't able to find anything I could read. There is too much to sort through and many of the Exhibits were shrunk so small (Like Exhibit D) I couldn't read them.

I am concerned about the location of the walking path. I want to confirm it will not utilize any of their 20-ft green belt. My understanding is that Mariners has a 10-ft green belt and Fairway Estates has a 20-ft green belt. Therefore, I want to make sure said walking path with be no closer than 30-ft from my property line, AND will not interfere with drainage on either property.

I am also concerned (as I expressed at the November meeting) that the developer doesn't clear trees and vegetation in unauthorized areas - as he did with Phase I.

Thank you for your kind attention.

Nancy Rhodes
9 Mariners Land

To: Mayor and City Council, Planning Commission
Subject: Fairway Estates, Phase 2-3-4
and January 10, 2023, meeting

January 18, 2023

Concerns:

- (1) Emergency evacuation and traffic concerns
- (2) Illegal usage of Fairway Estates setback space
- (3) Drainage and tree stability concerns
- (4) Wetlands use

My name is Nancy Rhodes and I live at [REDACTED], Florence. I have attended the two prior meetings held at the Florence City Hall concerning Planned Unit Development, Title 10, Chapter 23.

At the November meeting, I expressed concerns regarding the city's vigilance over the Developer's actions once approval has been granted. He has a history of violating codes, including the destruction of property (trees and shrubbery) not yet authorized for removal. At the January 10 meeting, as recorded, I expressed concerns about the location of the Nature Trail or Walking Path and repeated my concern about the clearance of vegetation in UNAUTHORIZED areas.

With regard to the January 10 meeting:

- (1) Emergency evacuation: Mr. Pearson brought up that since Mariners Village only has one evacuation exit, he shouldn't be asked to have more. I would argue that Mariners Village has 70 homes, and his development will have 80. Also, the layout and acreage of Mariners make all homes very close to their exit. This is not true if you look at the homes planned in phases 2, 3, and 4. Also- important to note - is that since the time that Mariners was built, many new homes have come into the area—all that access Rhododendron Drive. And, as you know, there will be hundreds more in the condensed housing plan near Rhododendron and 35th.

If all of us have to evacuate because of a Tsunami or fire, there will be such a backup on Rhododendron we could meet the same fate as people trying to flee from the Paradise (CA) fire.

Finally, two wrongs don't make a right. Mariners Village should have had a second exit. I urge City Planning to make sure the residents of FE have another way of exiting FE besides Rhododendron Drive.

- (2) I believe Mr. Pearson indicated that his planned Nature Path will be on or within FE's easement space. According to Title 10-23-5 (E-4- b and g) "The following areas are **not acceptable for recreation area** required as part of a PUD: // b: 'wetland' buffer' (which much of the area near Mariners Village west side has acted as drainage since the 2017 storms); and, g: Yards, court areas, **setbacks**, or other open areas required by the zoning and building ordinances and regulations shall not be included in the computation. Therefore the current plans for a nature path do not meet city requirements and should not be considered.

(3) Drainage and tree stability: During the last big Florence flood (which seriously affected Mariners Village) I had a lot of water on my property coming from the area slated for development. The last time I checked, there was an area just behind the Mariners 10-ft easement created as a ditch (parallel to my property) that served as drainage so water would not advance into our yards and homes. I urge the city not to allow the developer to fill in any such (important) drainage areas.

There is a grove of trees behind my home, many of which are within Mariner's 10-ft setback. Several more are on FE's setback. (Is it 10-ft or 15? I'd been told earlier it was 20... Would appreciate written confirmation on this.) If the developer removes the nearby trees next to ours—trees that are supported by the same root structures—our trees will no longer be supported and could fall during any major wind event. **This could damage my home and cause major injury to me or others.** I request that none of the trees within 30 feet of my property line be removed. If there are any plans to remove trees within this space, particularly behind FE lots 48 and 49, I urge the Planning Dept to conduct a thorough ecological study to ascertain 1) if removal of said trees will pose threat to surrounding trees on Mariner's property, and 2) will the removal of trees and shrubbery in that area lead to more water retention or flow to our properties?

(4) Wetlands: I was taken aback by Mr. Pearson's comment that the wetland area that he proposes to build on "are never wet." This clearly shows his lack of understanding concerning the importance of wetlands and habitat. I am disappointed that Mr. Pearson can simply 'buy' his way out of having the proposed amount of open space and will build on important wetlands. (I'm not familiar with this area, but I'd be surprised if they weren't wet right now.)

Unfortunately, I will not be in town for the scheduled February 14th meeting. I ask that my concerns be put on record, and request that my questions and concerns be carefully considered and addressed.

Thank you to the City Planning Department and staff for all their effort and work regarding this (and other) proposed development.

Nancy Rhodes



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