

**Wendy Farley-Campbell**

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**From:** Renee LoPilato [REDACTED]  
**Sent:** Saturday, March 11, 2023 8:13 PM  
**To:** Wendy Farley-Campbell  
**Cc:** Karen Stanley  
**Subject:** Re: Written Testimony for the PC 3/14/2023 Meeting

Please correct my error in sentence #2, the last PC meeting was 2/28/23 NOT 3/28/23. Or perhaps black out the date in the testimony.

Thank you Wendy. Sorry for my mistake.

Renee LoPilato

On Sat, Mar 11, 2023 at 7:28 PM Renee LoPilato [REDACTED] wrote:

To: Planning Commission Members

From: Renee LoPilato  
K.S. Stanley  
Homeowners, Fairway Estates Phase 1  
Tournament Drive, Florence

Re: Agenda Item #4 Fairway Estates PUD Resolutions &  
Site Investigation Report

We have watched closely as this agenda item has been delayed repeatedly due to the developer continually submitting required city code documents after the stated deadlines.

At the end of the last PC meeting, (3/28/23), the developer took the opportunity to respond to the proposed 46 city conditions. He questioned why paved multi-use paths should be ADA compliant for residents in wheelchairs? However many disabled residents may or may not be in wheelchairs but all want the chance to access an even paved path for exercise.

He also questioned why there would be any need for additional lighting because he doubted any residents would want to walk at night. But some residents prefer to walk with fewer vehicles at night in a lighted, secure, gated community.

Lastly, he questioned why he would be required to replant any trees even though he previously violated city vegetation code by cutting too many down. Trees are needed for shade, privacy and habitat for wildlife.

This type of persistent resistance from the developer characterizes his actions for many aspects of Phase 1, and we believe that this resistance will only continue throughout the construction years of Phases 2-4 in Fairway Estates, consuming the precious time of both the commission and the city staff and ultimately frustrating the new homeowners.

Therefore, we strongly urge the Planning Commission members and city staff to vote to DENY this PUD from further advancing; if that is not feasible, we recommend REDUCING the size of the new development by 50% and requiring that the remaining half be devoted to open space/paths that both Phase 1 and Phase 2 homeowners can access and utilize, all at the developer's expense. The fact that this developer has agreed to pay a fee in lieu of setting aside the required amount of open space clearly marks an intention to disregard the needs of homeowners wanting the promised paths to move about in the new community.

Building subdivisions in Florence should be a privilege that is earned by consistently adhering to all relevant city codes and prioritizing the concerns and well being of the new community homeowners over the profit margins.

Respectfully Submitted,  
Renee LoPilato  
K. S. Stanley  
3/11/2023

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"We shall not cease from exploration, and the end of all our exploring will be to arrive where we started and know the place for the first time."

T.S. Elliot, "Little Gidding", Four Quartets