

City of Florence - Planning Commission
250 Hwy 101
Florence, Oregon 97439

Subject: Cannery Station (17 acres – Hwy 101)

July 23, 2023

Planning Commission;

As homeowners of 31 years at [REDACTED] Florence, located 2 blocks east inside Florentine Estates property line shared with Cannery Station.

We have attended many meetings with the first developer, Arlie & Co. to work with the Planning Commission to express our concerns and safeguard the integrity of our property and that of Florentine Estates.

MAJOR CONCERN: a wall built to separate properties for security and noise. All parties agreed to a 10 foot concrete wall.

This agreement was lost or void by some building code changes which Florentine Estates was never notified or given advance notification to voice input.

PRESENT: Cannery Station developer was granted 8 foot wooden fence with landscaping for noise control.

Two years ago initial clearing was started and abanded with huge piles of brush, drying vegetation plus exposed sand. Extentions by Planning Commission and City of Florence giving to help developer finalize funding. Meanwhile. Unhoused individuals are camping on the sand and crossing onto Florentine Estates property. Piles of brush are fire hazards and homes for rodent infestation. Developer should be required to install fence, mulch and spread bark.

Several other projects have received permission to build. Examples: one next to Presbyterian Church. Two more north of Munsel Lake Road on east and west side of Hwy 101.
What about the impact of vehicle traffic making right and left hand turns onto Hwy 101?

Please, consider your decisions and the impact to our community. Yes, we need housing and expansion, but let's not forget safe speed of traffic on Hwy 101.

We remain,

Frances Rickaby
John Rickaby
Frances Rickaby & John Rickaby





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July 24, 2023

Community Development Department
250 Highway 101
Florence, OR 97439

Re: Resolution PC 23 05 EAP 03 – Cannery Station & Phase 1 Tentative
Subdivision Extension

Florentine Estates Homeowners Association understands this hearing is for a one-year extension to the approval of PC 18 34 SUB 01 and the resulting status of the Phase 1 PUD and master plan.

However, Florentine Estates has been told that a fence is to be built prior to any to construction, this hasn't happened. Forms have been poured, conduit ran and soil compaction has happened as well. Then the area between Cannery Station and Florentine was cleared, we were told it was in preparation of the required fence. That never happened either.

I have corresponded by phone, email and written letter with the Planning Department many times over the past several years. Each time being assured that the fence and required landscape buffer would be happening soon, but it has not.

Since the clearing of the 25 – 30 foot north to south area of Cannery Station adjacent to Florentine Estates foot traffic by trespassers has increased immensely. Prior to the clearing there was no foot traffic at all as the brush was impenetrable. We have seen people coming and going at all hours of the day and night both on foot and on bicycles. On occasion, when approached by staff or residents the trespasser has gotten aggressive and verbally abusive. We have advised residents and staff to call the police department out of our concern for individual safety. At least two camps have been set up just across the property line with debris being scattered clear onto Florentine Estates property.

Not only has the foot traffic increased but we are now finding garbage on our property, the sand barriers are completely trampled and no longer effective, the scotch broom is out of control and spreading. There are large piles of brush we understood were to be chipped to cover the exposed sand they have not. They are currently nothing more than a screen for squatters to camp behind and a safe haven for multiple vermin such as rats and mice, which love that kind of shelter.



How much longer will Florentine Estates residents have to endure the trespassing, increased noise due to the open space and the spreading sand and scotch broom? If the required fence and landscape buffer would have been put in place when the area was originally cleared, or even earlier when the actual construction started, much of the trespassing and noise residents deal with every day would have been averted.

On behalf of the Board of Directors,

A handwritten signature in blue ink, which appears to read "Jason Nelson", is written over the typed name.

Jason Nelson, General Manager
Florentine Estates HOA



Clare Kurth

From: Marney Reed [REDACTED]
Sent: Monday, July 24, 2023 11:51 PM
To: Planning Department
Subject: PC 23 05 EAP 03 - Cannery Station Phase Tentative Subdivision Plan Extension

Dear Planning Commission,

We are residents of Florentine Estates, residing in the north end of our community on Robin LN, off of Sherwood Loop. We are close to the west section of Sherwood Loop which has the most impact from the development of Cannery Station.

It is also the area most impacted by the "vacant land" that Cannery Station developers have now created when they proceeded to tear down all of the trees and brush on the land. Unfortunately, it has given easier access to the transient population that come and go, with many deciding to "make camp" in the empty spaces. They can also easily access Florentine Estates property since there is no barrier.

Several residences are impacted by the area that the developer opened. Unfortunately, this area has been left open and because the developer has been allowed to continue with permits to extend building on the land, a barrier, and/or fence, has not been required to be built. However, a fence is required by the city once building commences, and that continues to be put off.

If you allow the developer to stall building further, we feel it is essential that you require them to at least put up a temporary fence to provide some limitation to access of Florentine Estates property.

Thank you for your consideration,
Marney Reed and Lyn Hackelman
[REDACTED]