

Cannery Station – April 9, 2019

PC 18 33 PUD 02 – Cannery Station, Phase I Final Planned Unit Development (PUD)

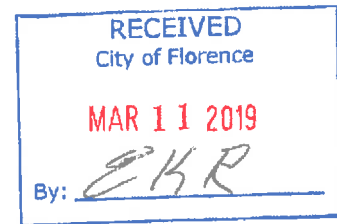
PC 18 34 SUB 01 – Cannery Station, Tentative Subdivision (SUB)

PC 18 35 DR 03 – Assisted Living Facility

PC 18 40 DR 08 – Transitional Cottage Fourplex #1

PC 18 41 DR 09 – Transitional Cottage Fourplex #2

EXHIBIT J – ADDITIONAL TESTIMONY



182 Florentine Ave.
Florence, OR 97439
www.florentineestates.org

Phone:
541-997-1762

FAX:
541-997-3639

BOD correspondence:
bod@fehoa.com

Board Members

Kathy Schimmelman
President
541-997-2510

Kelly Ford
Vice President
541-997-8114

John Culp
Secretary
541-997-3215

Debbie Bassani
Treasurer
503-320-0675

Chuck Waide
Director
541-999-4627

Pam Lowe
Director
801-648-3192

Dick Slaugh
Director
541-902-8747

General Manager:
Jason Nelson
jnelson@fehoa.com

Office Administrator
Belinda Shores
Office_admin@fehoa.com

March 11, 2019

Community Development Department
250 Highway 101
Florence, OR 97439

Re: Concurrent Phase 1 Tentative Subdivision
And Phase 1 Final PUD Application February 7, 2019

Florentine Estates would like to submit the following in regards to the most recent Cannery Station submission. The new material is vast and there are several changes. We have decided to concentrate our concerns in the following areas.

Comments relating to Stormwater Report(s):

Inconsistent Drawings:

Example:

C3.0, Stormwater Report Cannery Station from KPFF December 2018 (Revised) Drawing dated Dec 10, 2018.

Pg. 211 (282 of 386) of submittal – slit trench deleted along east property line

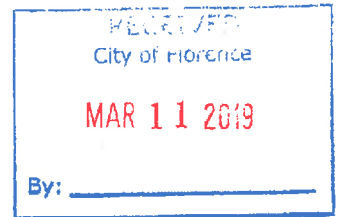
C3.0, Stormwater Report Cannery Station from KPFF August 2009 (Revised march 2018)

Drawing dated Mar 23, 2018.

Pg. 260 (331 of 386) of submittal – shows slit trench along east property line

Pg. 36 (36 of 386) Item 41: ...A detail of the silt fence [sic?] along the eastern property line is needed to understand the function ... Findings: ... The proposed drainage ditch is located in the northeastern corner of the Property in order to collect overflow from the pond on Florentine Estates. The proposed pond overflows and infiltrates onto the Site. The ditch will reserve the existing overland release of the overflow from Florentine Estates to its current path on Munsel Lake Road. Therefore, Condition No. 41 has been met.

Exhibit J2.1



We assume this was in reference to the "slit trench along property line" documented on Drawing Number C3.0, as of Apr 2, 2018. Said trench is completely omitted from Drawing Number C3.0 as of Feb 7, 2019, but developer has decided to address it's need anyway.

The Florentine Estates drainage pond in the north-west corner of our property does not overflow onto the Cannery Station property – said property being at a higher elevation than Florentine Estates. The Florentine Estates pond drains south through twin 18" storm pipes to a second retention pond to the south east, also within Florentine Estates. We acknowledge that prior to construction of the Spruce Street LID, runoff from watershed north of Munsel Lake Road often inundated both Florentine Estates and Cannery Station property, but that situation has not occurred since the LID was completed.

We certainly concur the proposed Pond A will infiltrate – by design – onto the Site. That is the purpose of detention/retention ponds. Some of that infiltration will present as surface runoff downhill. The mention of "proposed pond overflows onto the site" causes us concern, since the proposed grading plans submitted by the developer directs surface runoff – infiltrates and overflow -- from Ponds A and C downhill toward Florentine Estates. The slit trench previously proposed would have served to ameliorate this, so we are concerned it has been deleted, and wonder why the developer goes on to discuss a "new" purpose for a trench that is now missing. We also disagree that the *"The ditch will reserve the existing overland release of the overflow from Florentine Estates to its current path on Munsel Lake Road."* There is no overflow from the Florentine Estates pond, as the city well knows. Such a ditch would, however, serve to intercept the infiltration and surface runoff from Pond A and C, and we would like to see it restored, notwithstanding the city's concern that it meets all standards in the stormwater design manual and City Code Title 9 Chapter 5.

Pg. 250 (321 of 386) Wetlands: *...In addition, the wetland likely receives runoff from the adjacent property to the east during large storm events.*

Our experience in Florentine Estates is that presently in large storm events, we receive runoff from the Cannery Station property and not the other way around. This, in fact, is possibly our biggest concern.

Pg. 252 (323 of 386) Flow Control Standards / Detention

- Detention ponds will meet the flow control standards
- Developed sites and streets cannot exceed the 0.18cfs/acre runoff maximum.
- Due to constraints on the existing public system downstream of the site, established in the LID, the runoff from the Site will be attenuated to meet the limits of this system. The existing downstream system capacity is 1.4 cfs.
- Ponds A & C Detention Capacity = 117,336 cf = 2.69 acre-ft



Florentine Estates has no issues with anything stated in this section – in particular, we applaud the statement that *‘the runoff from the Site will be attenuated to meet the limits of this system’* as it ensures the continued success of the City of Florence’s LID project.

Pg 253 (324 of 386) Comments on Hydraulic Analysis:

- *The entire proposed development was modeled using the Environmental Protection Agency's (EPA) Storm Water Management Model (SWMM).*
- *The parameters from the Florence LID were also used so that the values would be consistent with the LID's design.*
- *The 2006 version of the program, SWMM version 5.0.008, was used.*

This is a minor quibble but the results in Appendix B were produced with version 5.0.011 and the analysis was done in May 2009 – almost 10 years ago, which is an eternity when it comes to software. SWMM is regularly updated (see update history below) and since the “present” analysis was done in 2009, SWMM has had more than 350 documented updates and bug fixes. SWMM is free, open-source software available from the EPA website, and the data model that generated Appendix B results will work with the current version of SWMM, so it does not seem unreasonable to re-validate 10-year old results with the current version of SWMM.

SWMM 5.1 Update History

(Ref: https://www.epa.gov/sites/production/files/2018-08/swmm_5_updates_and_bug_fixes_2.txt)

Build 5.1.013 (05/10/18)	- 13 updates [Current Version]
Build 5.1.012 (03/14/17)	- 20 updates
Build 5.1.011 (08/22/16)	- 25 updates
Build 5.1.010 (08/05/15)	- 12 updates
Build 5.1.009 (04/30/2015)	- 1 update
Build 5.1.008 (04/02/2015)	- 39 updates
Build 5.1.007 (9/15/2014)	- 17 updates
Build 5.1.006 (5/19/2014)	- 5 updates
Build 5.1.005 (4/23/2014)	- 1 updates
Build 5.1.004 (4/14/2014)	- 1 updates
Build 5.1.003 (4/8/2014)	- 2 updates
Build 5.1.002 (3/31/2014)	- 2 updates
Build 5.1.001 (3/24/2014)	- 60 updates
Build 5.0.022 (04/21/11)	- 13 updates
Build 5.0.021 (09/30/10)	- 8 updates
Build 5.0.020 (08/23/10)	- 1 update
Build 5.0.019 (07/30/10)	- 28 updates
Build 5.0.018 (11/18/09)	- 8 updates
Build 5.0.017 (10/7/09)	- 11 updates
Build 5.0.016 (6/22/09)	- 9 updates
Build 5.0.015 (4/10/09)	- 10 updates
Build 5.0.014 (1/21/09)	- 42 updates
Build 5.0.013 (3/11/08)	- 6 updates



Build 5.0.012 (2/4/08)
Build 5.0.011 (7/16/07)

23 updates
- 6 updates [Version used in Appendix B]

Conclusion:

Hydrology of the Munsel Creek watershed has long been a concern of Florentines Estates. The City of Florence's Spruce Street LID project dramatically improved the drainage conditions for most of our residents in the north-west corner of Florentine Estates, for which we are very grateful.

We are also pleased that the developer is pledging to meet the city's requirement that new development must meet the same runoff discharge rate as the undeveloped site.

We would like to see the computer model run again with the latest version of the SWMM software. We think the developer might want to see the results too. Computer bugs can just as easily over-estimate as under-.

Our real concern is with Ponds A & C abutting our property line. If these were below-ground detention ponds, we would have no concern, but in fact they are above-ground ponds, with earthen berms on the Florentine Estates side to hold the water in.

The reason for our concern can be found on Page 266 of Appendix B Hydrology which documents the Max Percentage Full during a 100-year storm at 120% and 165% of capacity for ponds A & C respectively; page 271 documents Max Percentage Full in a 25-year storm as 100% of capacity for pond C.

Of course, there will be overflow drains for the ponds that should handle such discharges, but the reality is if anything goes wrong, e.g., debris clogs a drain inlet and the ponds over-top, that water will surely flow into Florentine Estates – conceivably causing erosion/failure of the berms which could result in 2.5+ acre feet of water flowing into Sherwood Loop. We would like the City to ensure the above-ground, down-slope berms on Ponds A & C are designed/constructed in such a way as to prevent failure in the event of an over-topping. The developer may have been planning to do this anyway, but we would like to make it an explicit condition for development approval.

On behalf of the Board of Directors,

Jason Nelson, General Manager
Florentine Estates HOA
jnelson@fehoa.com
541-997-1762 x304

C.c: Board of Directors
Cannery Station Advisory Committee

From: [Wendy Farley-Campbell](#)
To: [planningdepartment](#)
Subject: FW: Cannery Station
Date: Thursday, April 4, 2019 3:55:24 PM

From: Jason Nelson <jnelson@fehoa.com>
Sent: Wednesday, April 3, 2019 3:17 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Cannery Station

Good Afternoon Wendy,

To address the Florentine Estates fencing issue:

Back in 2013 Florentine Estates was told it would be an 8' solid wall, not a fence. Then move into 2018 and Florentine Estates was told it would be a wood fence and that approximately 6' of the setback would have a variance for vertical building. At that time Florentine Estates was told "not to worry". "Cannery Station will be "identical to Florentine Estates, private and age restricted". That was followed up at the March 2019 meeting with Cannery Station stating it would be a 6' cedar fence. Not only that but it is going to have 20 cottages and an apartment complex that will be mixed use, not age restricted. Then one of his architects got up and stated the pedestrian walk/exercise path would be open to all residents, workers and individuals coming to Cannery Station. Additionally, even if the wood fence is 8' foot tall the mixed-use housing and open space will produce much more noise than an age restricted 55+ neighborhood. Our homeowners moved into Florentine Estates to escape the sounds of skateboards, basketballs bouncing against garages, late evening parties and BBQ's. Finally there is no guarantee of maintenance of a wood fence and it is much easier to damage and gain access.

Thank you for the copy of the stormwater comments from Civil West. Our continued questions are as follows:

Item 1. Florentine Estates understands the developer's comments. Our first question was and is said trench is completely omitted from the most recently submitted drawing, number C3.0 as of February 7, 2019 but the developer has addressed its need anyways. Florentine Estates pond does not overflow into the Cannery Station property. The pond drains south through two 18" storm pipes to a second retention pond. This pond has not even come close to reaching capacity since my employment starting in 2007. There has been zero new work in the area since my employment in 2007. I have submitted two letters with pictures regarding positive water flow coming from Cannery Station onto Florentine Estates (2013 & 2017). To the point of the water traveling up our street into one of our drop inlets at the beginning of the road. I have also extended the offer to give a tour when we have a heavy rain.

EXHIBIT J2.2

Item 4. We would also expect it to be made of non/low-permeable material. Florentine Estates agrees with what is said here but do not believe our question was answered. We want to know that the City has considered the possibility of an overtop event. Florentine Estates is worried about the basins/ponds being above ground verses below-ground. Although there will be overflow drains for the basins/ponds if anything was to go wrong such as a clogged drain inlet and the basins/ponds overtop the water would flow into Florentine Estates. Since the lowest side of the design is on the East (Florentine side) any erosion or failure of the berms from an overtop incident would bring water flowing into Sherwood Loop.

I appreciate you and your entire departments efforts to assure everything is done correctly and benefits Florence as a whole first.

Jason Nelson

General manager

jnelson@fehoa.com

541-997-1762 x 304

Check us out on the web

www.florentineestates.org

From: [Wendy Farley-Campbell](#)
To: [planningdepartment](#)
Subject: FW: Cannery Station concerns
Date: Tuesday, April 02, 2019 10:24:55 AM

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

From: Norman Holloman <nholoman@aol.com>
Sent: Tuesday, April 2, 2019 10:22 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Cc: Jason Nelson <jnelson@fehoa.com>
Subject: Cannery Station concerns

When this project was first announced the plans showed a solid 8' wall along the Florentine Estates border this was an acceptable solution. Now we understand that a 6' wooden fence are in the current plans for approval, this is not acceptable. This opens Florentine Estates up to anyone who can kick out a board in the fence and come on into our homes. Drainage water is of another concern, we already have drainage problems on that end of Sherwood Loop and being downhill from this project without proper drain control will flood the homes in that area.

Norm Holloman
Concerned resident of Florentine Estates Sent from my iPad

From: [Wendy Farley-Campbell](#)
To: [planningdepartment](#)
Subject: FW: Local information concerns about Cannery Station
Date: Tuesday, April 02, 2019 10:24:40 AM

From: Jean Perry <mmmkat33@gmail.com>
Sent: Tuesday, April 2, 2019 8:45 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Local information concerns about Cannery Station

Dear Florence Planning Commission, I am quite concerned over the changes to the promises made in regards to the 8ft concrete wall to a 6ft wooden one. It is critical to the safety and privacy of Florentine Estates to at least have the 8ft concrete one as originally promised. Another concern, that has a negative impact, is with the storm water effects on Florentine Estates. I have not heard about any solutions with that if any.

Also Odot should be required to install a traffic light at the corner of Munsel & 101. The situation there is really bad and is about to get even worse with the oncoming increased summer traffic. Speed limit reductions are no solution as drivers do not obey those laws now.

The other 20 cottages, with no restrictions, are also a concern as it probably will change the whole atmosphere of the area.

Do we really want to change Florence into another Newport, or Lincoln City, or Reedsport, or North Bend? I thought we were to be a nice quiet retirement town with nature at the forefront and not building and signs everywhere instead. We have the Bayfront area to do those things for our community and visitors.

So hopefully these negatives can be stopped in their tracks while there is still time to keep our beautiful community peaceful and beautiful. Thank you. Jean Perry

From: [Marney Reed](#)
To: [Wendy Farley-Campbell](#)
Subject: Florence Munsel & 101 Intersection
Date: Tuesday, April 2, 2019 10:48:53 PM

Dear Wendy Farley Campbell,

I am a resident of Florentine Estates. I have concerns about the amount of traffic on Munsel Lake Rd and especially on Highway 101. In addition I have more concern about the new development that will eventually be built in that area, Canary Station, and the increased traffic flow.

Although there would be some improvement if the posted speed at this location would be decreased, I believe the best and safest solution is to add a traffic light at this location. It's not that there aren't traffic lights in the town of Florence or in other coastal cities. And granted, through traffic would be slowed a little more until they get out of town heading north, those of us who use this intersection, the majority of whom are senior citizens, will be a whole lot safer!

Thank you for your consideration.

Marney Reed
508 Robin LN
Florence, OR 97439



Virus-free. www.avast.com



March 27, 2019

Dear Florence Planning Director & Planning Commission;

As owners of 492 Sherwood Loop, Florentine Estates, located next to the proposed Cannery Station Development, we have the following safety and security concerns:

Florentine Estates was originally granted a 8 foot wall for security and safety of their 55 and older residents.

The Developer has now changed the proposed multi-story apartments from 55 and older, to mixed use and possible low income housing. A big concern for safety and security.

Sand stabilization during the 5 to 10 years of construction.

Traffic Concerns

Highway 101 and Munsel Lake Road needs a traffic light and reduced speed at the northern City limit. Hwy 101 changes into two lanes in each direction through the City. This road change causes impatient drivers to speed when road changes to or from one lane.

Local residents know making a left hand turn onto Hwy 101 between May & October may be very dangerous. Traffic lights ensure safety.

From: [Carol Tarr](#)
To: [Wendy Farley-Campbell](#)
Subject: Cannery Station/Florentine Estates.....
Date: Tuesday, April 2, 2019 8:55:41 PM

We already have enough trouble in re: thefts and trespassing because there is no safe boundary between Florentine and the hobo jungle to our immediate west=(Hwy 101). A 6' wooden fence is absolutely ridiculous. What we need at the very least is an 8' wall, a signal at the junction of 101 and Munsel Lake Rd, as well as a drainage plan for the ponds in the immediate area. There is a lot to be considered because of the impact on local residents!

Carol Tarr
506 Robin Lane
Florence,
997-1228

[Carol](#)

From: [Wendy Farley-Campbell](#)
To: [planningdepartment](#)
Subject: FW: Concerns about Cannery Station Development
Date: Tuesday, April 02, 2019 10:24:45 AM

From: Mitch Tlustos <mtlustos@gmail.com>
Sent: Tuesday, April 2, 2019 10:10 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: Concerns about Cannery Station Development

Florence Planning
c/o Wendy Farley Campbell
250 Highway 101
Florence, Oregon 97439

Dear Ms. Farley Campbell,

My sister and I are residents of Florentine Estates and wish to express our concerns and disappointment at the way the planning process seems to be evolving concerning the proposed Cannery Station development. We are not familiar with all aspects of the development but there are two points that have caught our attention that we feel are not being adequately addressed by the City:

Storm Water Runoff

This has the potential to bring very serious flood risks to Florentine Estates. We understand there will be a large retention pond directly bordering our development that will depend upon raised sides to hold in water. We are very concerned about what would happen if the walls should be breached by excessive water or inadequate engineering, especially since our development is at a lower elevation. We just heard that the pond has possibly been left out of the latest proposals and that there is some confusion surrounding the direction of water flow (it definitely does not flow westward). This all seems very unclear. **Please require strong safeguards against the risk of flooding in our community.**

Sound Buffer and Security

Cannery Estates will directly border a large section of Florentine Estates. In 2013, our HOA was assured that there would be an eight foot wall separating the two developments. We understand that has now been changed to a six foot cedar fence. This is important because our HOA was told, up until the last meeting, that Cannery Estates would be "just like Florentine" and "age restricted." We now hear that the majority of units, including an apartment building, will not be age restricted. We realize the need in Florence for family housing. But **please require adequate sound and security buffering for our retirement community, including a substantial barrier and treed buffer space between.**

Thank you.

Mitch and Margaret Tlustos
142 43rd Way
Florence, Oregon 97439

From: [Bill Whitney](#)
To: [Wendy Farley-Campbell](#)
Subject: Cannery Station Project
Date: Wednesday, April 3, 2019 2:22:23 PM

We are concerned regarding the proposed 6' cedar fence instead of the 8' wall originally proposed between Florentine Estates and Cannery Station. Their plan now allows for memory care patients as well as no age restrictions on the folks who will be living in cottages and the apartment building. Sounds to us Cannery Station people got in the "door" with promises they wouldn't keep. And, how many people are they expecting?

Age restrictions for all these people would be nice and if that won't happen, they should put up that **promised 8'** wall and save us all a lot of **problems** in the future. It only make sense.

Yes, we live Florentine Estates 55+

George and Sandra Whitney